

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF THE
PLANNING COMMITTEE OF THE CANVEY ISLAND TOWN COUNCIL
HELD IN THE COUNCIL OFFICE, 13 HIGH STREET, CANVEY ISLAND ON
MONDAY 04TH JULY 2016 AT 7.00 PM**

PRESENT: Cllr P. Greig (Chairman), Cllr B. Campagna and Cllr T. Belford

NON COMMITTEE MEMBERS: Cllr P. May

Also present: Mrs E. Hunt – Town Clerk
Mrs A Ruskin – Community Warden
9 members of the public

PL/007/16 - APOLOGIES FOR ABSENCE

Cllr M. Tucker and Cllr J Blissett provided their apologies due to other commitments.

PL/008/16 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

PL/009/16 - PUBLIC FORUM - TO RECEIVE CONTRIBUTIONS FROM MEMBERS OF THE COMMUNITY OF CANVEY ISLAND ON ITEMS ON THE AGENDA FOR A PERIOD NOT EXCEEDING TEN MINUTES.

Cllr P Greig addressed the members of the public to ask if any members of the public wished to speak on items on the agenda. Three members of the public indicated that they wished to speak.

Cllr P Greig invited each member in turn to speak on items on the agenda.

Mr D Crump Secretary of Castle Point Golf Club stood asking to give a brief presentation to members in relation to item ESS/0416/16/CPT/PRE.

Mr Crump informed members that Castle Point Golf Club is a separate club attached to Castle Point Golf Course and has been since 1988. He expressed his concerns with the management of the course by Glendale, advising that they were unable to maintain the course to an acceptable playing condition.

Mr Crump commented that due to Glendale's lack of investment in the course and the site, in the maintenance machinery, green staff and amenities, they did not come up to the standard that should be expected as a services provider to the community.

Mr Crump advised that the Driving Range at the course was only two thirds in use and of the 11 bays with mats only 3 had rubber tees present. He went on to explain that there were also lots of weeds and stones at the front of these bays.

He explained that the perimeter fence surrounding the Driving Range had holes in and or in places did not cover the height required to stop range balls from being hit onto the first fairway on the right hand side nor the public footpath on the left hand side. Mr Crump added that recently the Driving Range had been closed due to the shortage of balls available because the grass had been too long for Glendale to collect up the balls with their machinery.

Mr Crump explained that over the last three years Glendale had taken twenty two of the bunkers out of play on the course due to the costs of maintaining them.

Mr Crump advised that in 2013 Castle Point Golf Club contacted Castle Point Borough Council to advise them of the condition of the course and facilities explaining that they were not fit for purpose and asked them if they could approach Glendale in order to resolve the matter. He explained that an inspection was carried out by Castle Point Borough Council and the grounds and facilities were deemed acceptable.

Mr Crump advised members that Club members made contact with the Directors of Glendale informing them of their concerns about the service they were providing and went on to comment that it was believed that in response to that, Glendale opened their own Club (Glendale Castle Point Golf Centre and registered it with the Essex Golf Union) in direct competition to Castle Point Golf Club. He informed members that they had offered season ticket holders free membership to their Club and CONGU handicaps with qualifying competitions to maintain their handicaps and later advised that they were also going to open a Junior Academy.

Mr Crump explained that Castle Point Golf Club had always had a Junior and Cadet Section teaching young golfers the rules and etiquette of the game bringing them into the main club at 18 years old. He added that their Junior organisers worked with and paid the Glendale teaching professional for their time on a Saturday morning to assist in the teaching.

He advised that from 2013 Glendale have not had a teaching professional at the course and it was decided that Castle Point Golf Club would pay for a teaching professional to come in on a semi regular basis to assist them. He added that the Junior Organiser did a handover process to Glendale advising the abilities of each of the youngsters, however, three weeks later the teaching professional had left and shortly after the academy ceased.

He advised that Castle Point Golf Club had always had a Ladies section at the club but this was now very close to closing because over the past three years its members have found the course conditions unacceptable and too hard to play fair and competitive golf. He added that the Ladies have now stopped inviting other clubs and local organisations such as Essex Police for friendly matches, which they had done for years on an annual basis, due to the course conditions and Club House amenities and services.

Mr Crump explained that the Seniors section also regularly played friendly matches against other golf clubs around Essex (ie Belfairs, Belhus, Mardyke Valley) but Belfairs now refuse to play at the course because of its bad condition. He added that they had played a friendly against Belhus earlier on in the year and had to apologise for the bad condition of the course. He explained that Mardyke Valley indicated that they were also not keen to play at Castle Point because of its condition.

Mr Crump advised that in September 2014, the course became virtually unplayable due to its condition and that twenty three of Castle Point Golf Clubs members had left because of this. He informed members that some of the committee members had taken it upon themselves to carry out a course check, taking photographs of unacceptable areas and hazards and that they then presented these to the course manager. He explained that it had been hoped that the issues highlighted to the Course Manager would be addressed and that they had promised to put them right as soon as possible. He added that this had led since to committee members carrying out regular course checks with the Manager and when available the Head Greenkeeper and the club now prepare minutes for Glendale to help them address the problems and to see when they are resolved.

Mr Crump explained that at the start of the year the Glendale site manager, advised that they would not be continuing with Glendale Castle Point Golf Centre as they couldn't see a reason for having two clubs on the same course.

Mr Crump explained to members that it is grass and clover growing season at present and with the rain and sunshine the grass and clover is growing too quick for the maintenance teams to cut and, with broken machinery that takes weeks to repair, the problem is only accentuated. He commented that Castle Point Golf Club had asked if the clover was going to be sprayed to kill it but were told by Glendale that it was too expensive, however, they would be cutting it more often to keep it under control. Unfortunately this has not happened to date.

Mr Crump commented that Castle Point Golf Club feel that Glendale will not put in the investment and resources required to maintain the present course in a fit-for-purpose condition for all year round golf and is concerned that they are looking to bring in land fill to the course by one of their other Companies.

Mr Crump finished by saying that Castle Point Golf Club felt that if Glendale could not maintain the present golf course to a suitable condition, any new development/layout could not be expected to receive anything other than Glendale's current low standard. He commented that it could cause the complete demise of

Castle Point Golf Club as a huge majority of their membership have indicated that they would not be happy being a member of a 9-hole course which would be a sad situation given that the golf club has been in existence since the opening of the full 18 holes by Castle Point Borough Council in 1988.

Cllr P. Greig thanked Mr Crump for his presentation and invited Canvey Island Golf Society to speak on item ESS/0416/16/CPT/PRE.

The Canvey Island Golf Society member informed members that two and a half years ago there were forty four members of the Society and at present there are only fourteen remaining members. He commented that many of the previous members have indicated that they preferred to play courses in Rayleigh and Laindon due to the condition of the course managed by Glendale.

He explained that they had a Junior section of approximately forty to fifty girls and boys, who would attend at the course each week, for lessons and to teach them about course etiquette, manners and how to get the most out of the course. He added that they also had their own presentation evenings for them. He informed members that Glendale had said that they would be bring in a teaching professional who would take over from Bill Assenheim who taught the youngsters at that time. He commented that the new teaching professional was regularly late for lessons and within weeks the Junior Section had folded.

He informed members that there are regular issues with water leaks on the site which are excessive and commented that there are no properly trained groundsman either. He added that the machinery used was not fit for purpose and that the management of the site was unsuitable. He commented that it needed to be well managed and maintained in order bring the members back.

Cllr P. Greig thanked Canvey Island Golf Society and invited Cllr A. Taylor to speak on item ESS/0416/16/CPT/PRE

Cllr A. Taylor, Castle Point Borough Councillor for Winter Gardens Ward advised members that he had visited the site and concurred that the condition of the Club House was unsatisfactory.

Cllr A. Taylor explained that he had attended at meetings at Castle Point Borough Council offices and had frequently asked questions relating to their finances and when asked had been told that financial matters are being looked into. Cllr A. Taylor commented that these are questions that need answering before any planning can start on the site.

He explained that this was already a site which caused flooding to houses nearby and by raising the level of the ground by 6 ft it would exacerbate the issue. He added that it had been advised that lakes would be installed on the site to hold surface water, although this did not address the issue of the high water table underground.

Cllr A. Taylor commented that if they were planning to install a 5 star golf course then they should also have a 5 star Club House, although they have said that this would come later.

Cllr P. Greig asked Cllr A. Taylor if he was aware of the proposals for lorry movements to the site. Cllr A. Taylor advised that they had originally looked into using Somnes Avenue although it now looks as though they may use Winter Gardens Path outside of rush hour traffic times.

Cllr T. Belford recommended that Cllr P. Greig skip item 5 application number 16/0419/FUL to consider and comment on item 5 application number ESS/0416/16/CPT/PRE.

Cllr P. Greig asked members if they were happy to proceed with the request. Members **AGREED** and skipped to item 5 application number 16/0419/FUL to consider and comment on item 5 application number ESS/0416/16/CPT/PRE.

PL/010/16 - TO CONFIRM AND SIGN AS A TRUE RECORD THE MINUTES OF THE COMMITTEE MEETING HELD ON 13TH JUNE 2016.

The minutes of the committee meeting held on the 13th June 2016 were **CONFIRMED** and signed as a true record.

PL/011/16 – TO CONSIDER AND COMMENT ON PLANNING APPLICATION:

- **16/0419/FUL – ROSCOMMON WAY, CANVEY ISLAND, ESSEX – CONSTRUCT 5 NO. NON-FOOD RETAIL UNITS (CLASS A1) AND 1 NO. DRIVE THRU UNIT (CLASS A3) INCLUDING PARKING, LANDSCAPING AND OTHER ASSOCIATED WORKS.**

Members discussed the application submitted and unanimously **RESOLVED** that the Council have no objection to the application.

- **ESS/0416/16/CPT/PRE – CASTLE POINT GOLF CLUB, SOMNES AVENUE, CANVEY ISLAND, SS8 9FG – PROPOSED RECONFIGURATION OF CASTLE POINT GOLF COURSE.**

Members discussed the application submitted and considered the comments made by the members of the public made in public session and unanimously **RESOLVED** that the Council should raise grave concerns over the present condition and management of the course and its amenities and to raise concern about how this would transfer over to the proposed development. Members **RECOMMENDED** that a request is also submitted to Essex County Council to consult with Castle Point Golf Club and Canvey Island Golf Society members for comment on this application.

The meeting closed at 7.55PM.

CHAIRMAN
11th July 2016