

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H07-0497-20 **Applicant:** Monkwise Ltd
Proposal: Proposed extension to golf clubhouse facility
Location: Monkwise Golf Club West Drove North Gedney Hill
Terminal Date: 18th August 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 2, 4, 6, 8, 12 and 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Full planning permission is sought for an extension to an existing golf clubhouse facility at Monkwise Golf Club, Gedney Hill.

Description

The existing golf clubhouse is located on the western side of West Drove North within the centre of the golf course. The golf club is served by an existing car park accessed off North Road. Existing residential properties are situated opposite and to the south-east.

Policies/Constraints

Outside a defined settlement limit as defined in the South East Lincolnshire Local Plan, 2019.

Planning History

H07-0128-03 - Full - Proposed new Golf Club facilities and extension to Pro shop - Granted 22 April 2003

H07-0367-14 - Full - Proposed function room and snooker room extension to existing golf club house complex - Granted 25 June 2014

H07-0457-16 - Full - Proposed beer store extension to golf clubhouse and function room - Granted 13 June 2020

Consultation Responses

Gedney Hill Parish Council - No response

LCC Highways/SUDS - No objections but request note.

SHD Environmental Protection - Recommend contaminated land condition and note re unexpected contamination.

LCC Archaeology - No archaeological input.

Material Considerations

The main issues in this case are:

- Policy/principle;
- Character/appearance;
- The likely effect upon the amenity of neighbouring residents;
- Highway issues;
- Other material considerations such as flood risk.

Policy/principle

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed development is outside a defined settlement limit within the South East Lincolnshire Local Plan, 2019. It is therefore within an area regarded as countryside. Policy 1 of the South East Lincolnshire Local Plan is therefore applicable. It states that development will be permitted in the

countryside that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Policies 32 is also of relevance. It indicates that development shall contribute towards improving the community's health and well being.

The above policies are consistent with advice within the National Planning Policy Framework, 2019. Paragraph 83 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas and also sustainable rural tourism and leisure developments which respect the character of the countryside. Paragraph 92 indicates that planning decisions should plan positively for the provision of community facilities. Paragraph 11 indicates that decisions should apply a presumption in favour of sustainable development providing any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Addressing the above, the proposal has a functional link with the existing golf course and is necessary in this location. It would also improve existing leisure facilities within the district. No objections are therefore raised in principle.

Character/appearance

Policy 2 of the South East Lincolnshire Local Plan, 2019 indicates that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met in relation to, inter alia, size, scale and impact on the amenity, character and appearance of the area. Policy 3 indicates that it should create a sense of space and respect the character of the area within which it is situated.

The proposed building would be attached to the existing clubhouse and would be part two storey and part single storey. It would be constructed in materials to match those of the existing building. It would be in a landscaped setting and be viewed against a back drop of the existing golf course and associated facilities. It is considered that it would not materially harm the character or appearance of the rural locality or constitute a visual intrusion.

The proposal satisfactorily accords with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in this respect.

Highway Issues

Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 indicate that sustainable considerations should be met in terms of access and the provision of facilities for the layout of car parking. Policy 36 indicates that all new development should provide vehicle and cycle parking in accordance with the minimum parking standards adopted by the Local Planning Authorities. The parking standards within Appendix 6 indicate that leisure development such as this should be assessed on a site by site basis.

Three parking spaces have been provided. In any case, satisfactory parking facilities are available within the existing golf club car park.

LCC Highways has indicated that the applicant has shown the boundary line of the site to be within highway land. Consequently, in order to accommodate the provision of the proposed parking bays, there will be a requirement for a new vehicular access to be provided.

The proposal satisfactorily accords with Policies 2, 3 and 36 of the South East Lincolnshire Local Plan, 2019 in terms of highway safety and parking requirements.

Other Matters

Drainage - Waste water would be disposed of to the existing system and surface water to soakaways. This arrangement is considered to be acceptable and in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan.

Flood Risk - The site is located within Flood Zone 3 of the Environment Agency's Flood Maps. A sequential test therefore needs to be undertaken.

The Environment Agency's Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South East Lincolnshire Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test

The SFRA indicates that the site is within an area identified as "no hazard". The proposal is therefore acceptable on flood risk grounds and is in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019.

Conclusion

The proposal satisfactorily accords with Policies 1, 2, 3, 4, 30, 32 and 36 of the South East Lincolnshire Local Plan, 2019. It is therefore recommended that it be approved under delegated powers.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.