

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0659-22 **Applicant:** Spalding Golf Club
Proposal: Installation of internal lighting & flood lighting to existing driving range
Location: Spalding Golf Club Surfleet Spalding
Terminal Date: 29th August 2022

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
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 2021

National Planning Policy Framework (NPPF, 2021)

Section 2: Achieving sustainable development
Section 4: Decision-making
Section 6: Building a strong, competitive economy
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change
Section 15: Conserving and enhancing the natural environment

Planning Practice Guidance

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

SHDC INTERNAL	0	0	0	1
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CASE OFFICER ASSESSMENT

Proposal

This application seeks approval for the installation of internal lighting and floodlighting to the existing driving range at Spalding Golf Club, Surfleet. As internal lighting does not require planning permission, this application will only assess the proposed floodlighting. It is proposed to install four 300W floodlights along the south-east elevation of the existing driving range structure.

Site Description

The site currently operates as a golf course with the existing driving range at the south-west corner of the wider site. The existing driving range structures faces south-east with the A16 to the rear.

History

H14-0951-07 - Proposed covered driving tees - Approved 20 Sept 2007.

Consultation Responses

Pinchbeck Parish Council
Support this application.

Lincolnshire County Council Highway Authority and Lead Local Flood Authority
No objections.

South Holland District Council's Environmental Protection Team
No objections.

Planning Considerations

Principle

The site is located outside the settlement of Surfleet and is therefore classified as countryside land in accordance with Policy of the South East Lincolnshire Local Plan (SELLP, 2019). Policy 1 goes on to state that countryside development will be permitted 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.

Furthermore, paragraph 84 of the National Planning Policy Framework (NPPF, 2021) states that decisions should enable the sustainable growth and expansion of all types of business in rural areas and sustainable rural tourism and leisure developments which respect the character of the countryside.

As the proposal involves the installation of floodlighting on an existing structure at Spalding Golf Club, the principle of development is considered to be acceptable, subject to all other planning matters being addressed.

Amenity

The proposed development includes the installation of four floodlights on the south-east elevation of the existing driving range structure. The proposed floodlights are not considered to result in any detrimental impacts on the amenity of the area and there are no neighbouring residential properties, the proposed floodlights would be located within the existing golf club site and are a typical feature of development of this nature. Furthermore, the proposed level of illumination (300W) is considered

to be acceptable.

Overall, the proposal is considered to be acceptable in terms of amenity and would therefore be in accordance with Policies 2, 3 and 30 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) and the guidance within the National Planning Policy Framework (NPPF, 2021).

Highway Safety

The proposed floodlights are not considered to result in any detrimental impacts on highway safety as they would be positioned on the south-east elevation of the existing structure that project away from the public highway of the A16. Furthermore, the site benefits from dense tree planting along the western boundary adjoining the A16 to prevent any light spillage that may occur. Furthermore, Lincolnshire County Council Highway Authority raised no objections to the proposal.

As such, the proposal is considered to be acceptable in terms of highway safety.

Planning Balance

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 proposal represents an acceptable form of development in the countryside and is therefore in accordance with Policy 1 of the South East Lincolnshire Local Plan (SELLP, 2019) in this regard. Furthermore, the proposal is considered to be acceptable in terms of its impact on amenities and highway safety.

Overall, the planning balance is considered to be in favour of the proposal.

Conclusion

Approve.

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.