DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H17-0511-23**	**Applicant:**	**Spalding Golf Club**
Proposal:	Extension and alterations to club house		
Location:	Spalding Golf Club A16 Bypass Between A152 To A151 Holbeach Road Pinchbeck		
Terminal Date:	31st July 2023		

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
32	Community, Health and Well-being

National Guidance

National Planning Policy Framework 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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full application seeking approval for extensions and alterations to the club house at the

Spalding Golf Club. It includes some internal and external alterations to the property.

Site Description

The site lies narrowly outside of the settlement boundaries of Surfleet Seas End as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). It is approximately 160m South of the boundary. The site currently operates as a golf course with the existing driving range at the south west corner of the site, the driving range faces south east with A16 at the rear. On site there is a club house which hosts facilities to the members with a stewards bungalow slightly to the north of this which provides a possible living arrangement for a member of staff. At the front of the building there is a car parking area with a 'Pro-Shop' adjacent to this.

The site is located within Flood Zone 3. The site is classed as danger to all of flooding to the South East Lincolnshire Strategic Flood Risk Assessment.

History

H17-0002-93 - Car parking area to replace existing - Approved

H17-0059-93 - Proposed extension and alterations to clubhouse - Approved

H17-0156-93 - Details of surface water drainage - Approved

H17-0130-96 - Erection of new golf shop - Approved

H17-0958-97 - Green keepers store, workshop, toilet office and access road - Approved

H17-0111-03 - Extension to clubhouse - Approved

H17-0563-04 - Extension to clubhouse for ladies changing area - Approved

H17-0401-07 - Extension to garage to form lean to - Approved

H14-0951-07 - Proposed covered driving trees - Approved

H14-0659-22 - Installation of internal lighting and flood lighting to existing driving range - Approved

Consultation Responses

Surfleet Parish Council

No comment.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. Likewise, Policy 2 of the SELLP, states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The main part of the extension is to create a new seating area which will be called the 'Quiet Lounge' the measurements for this new building will be 6190mm (length) and 5685mm (wide). When compared to the overall size of the club house the size of the extension is considered to be proportionate and as such will provide an adequate area for the members of the golf club. Following the internal alterations the store will be relocated and the new measurements for this will be 1950mm (width) and 3250mm (length) this is of a similar size to the existing. To make room for this, the ramp will be shortened and therefore be 1400mm wide now, this will still provide access for those in need of it.

The materials being used as part of the club house extension will mostly match the existing building

and therefore will be in keeping. The walls will be made of facing brickwork and render with a Cedral click horizontal boarding in dark grey. The roof of the proposal will be made of plastisol coated steel pantile profile which will be in the colour dark brown, these will both match the existing. The windows and doors are currently made of uPVC with a woodgrain finish, the new windows will be made of uPVC in the colour anthracite and the doors will be a powder coat aluminium also in the colour anthracite. Despite the windows and doors being made out of a slightly different colour, overall the main materials being used will be in keeping with the existing club house and ensure that it blends in and doesn't create any visual discrepancies. As it is one of few buildings on site the development won't look out of place compared to other buildings.

Internally there are lots of alterations taking place as part of the application, this includes demolition walls, rearranging sections and relocating certain parts etc. The canopy at the main entrance to the clubhouse will be shortened as the main lobby is being brought out more, this is to create more room/seating for the '19th Hole' cafe area. In this area, the bar is being extended following the removal of a store, the existing walls surrounding this area will be demolished and they will be removing the coving overboard and existing ceiling and skim. This creates more floor space to accommodate the members dining/drinking area. At the rear, the restaurant is undertaking some minor changes following the addition of a set of bi-fold doors to create a further access into the gardens. Adjacent to this is the lounge which is also receiving some minor changes similar to the restaurant section, along the rear they will be removing existing brick pillars and brick arches to install steel columns clad with supalux board, along this section also will be steel rafters which leads directly to a set of sliding doors that lead out to the garden. They will also be removing existing windows and brickwork to fit new uPVC glazed screen at the back of the lounge/restaurant. Finally, the main part of the extension is a 'Quiet Lounge' on the south east side of the club house, this includes an internal door for access with a bi-fold door for easy access to the outdoor seating area and course.

A former meeting room will now become an office to allow the employees space to work away from the main areas. The ladies showers on the north east section of the building are being slightly rearranged to allow for more space in this area, within the changing rooms the worktop and lockers are being swapped over. Similarly, there is a change in the men's changing rooms / toilets with a new opening being formed to create a small lobby section. On this north east section there is a second entrance with a ramp, similar to the main entrance. The overall width of this is being shortened to allow for a store to be added in as the existing one near the '19th Hole' is being demolished.

Externally there are also some alterations taking place, the main feature will be a new gable pitched roof section in the middle front of the club house. This section creates a large window which will create an outlooking from the lobby / cafe area into the car park and will be a main focal point from inside. It will allow natural light inside this area and will be a prominent feature along the front elevation. Also on the front elevation there will be a change of material to allow the Cedral click fibre cement cladding on four separate areas, similarly, this will happen at the rear and the north east elevation. On the rear and south west elevation the existing brickwork will receive a polymer render to make the bricks more aesthetic and allow the club house to appear more appealing.

Impact upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposed extension and alterations would have no impact on resident amenity. The nearest resident to the Spalding Golf Course is over 150m away. There would be no concerns regarding overshadowing or overlooking and the development would not be overbearing on the area or locality. Naturally, after the initial construction, which itself would take place over a short period, minimal additional noise pollution would be caused as a result of the development.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

Flood Risk

The site is within Flood Zone 3 and is identified on the South East Lincolnshire Strategic Flood Risk

Assessment as an area that is 'Danger for All'. As such a Flood Risk Assessment was submitted alongside this application.

Policy 4 states that 'Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map at risk during breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted where applicable.

The primary possible source of flooding on this site would be either from rivers or the sea. If there were no flood defences this area could be flooded from the sea by a flood that has a 0.1 percent (1 in 1000) or greater chance of happening each year or from a river by a flood that has 0.1 percent (1 in 1000) or greater chance of happening each year. Extreme rainfall could be another possible cause of flooding however, this should not have a major effect as the site stands alone and has well drained surfaces including a variety of permeable surfaces. There will be no additional impermeable area and there will not be any increased risk as there will not be additional storm water runoff as the proposed extension will be built over an existing hard landscaped area.

The proposed extension cannot be accommodated on any other similar land in the vicinity of ownership, therefore there is no other suitable land, or any alternative land that is at less risk in the immediate locality. The site will provide an appropriate new area for members to sit and accommodates their needs. The proposal will be protected from vulnerability to flooding by having the existing finished floor level between 400mm to the west and 1000mm to the east, above that of the surrounding ground levels which also slope away. Any flooding that could occur on this site would likely be signalled well in advance with flood warnings, weather reports and local observations as to water levels within the river. The building will incorporate flood resilient construction where practical, the proposal is not considered to materially increase the risk of flooding elsewhere in the vicinity of the site.

This site sits around 100m away from the River Glen on which the banks have been strengthened and raised and there are large areas of flood plain adjacent to the river, the site is also a good distance away from the sea and the existing defensive banks are in good condition here. They were not breached previously.

This application is in accordance with Policy 4 of the South East Lincolnshire Local Plan.

Other Matters

Policy 32 of the SELLP 2019 relates to 'Community, Health and Well-being. It states that development shall contribute to the creation of socially-cohesive and inclusive communities, reducing health inequalities and improving the overall health and well-being of the community. Development will only be permitted in relation to this policy only if it 'Protects and enhances existing public rights of way and creates new links to the rights of way network'. It must also 'create environments which discourage crime and disorder, encourage healthy eating and local food growing, are accessible to all sections of the community, facilitate walking, cycling and public transport use and encourage community use'.

It can be considered that as part of this development it covers the majority of sections in this condition specifically as it will be accessible to all sections of the community and encourage community use. The new extension will provide more floor space to accommodate the members and could possibly allow the Golf Club to take on more members. It can be considered that this proposal is in accordance with Policy 32 of the SELLP.

Planning Balance

It is considered that the proposed extension and alterations to the club house at the Spalding Golf Club can be incorporated onto the site without materially harming the character and amenity of the locality. The submitted FRA and design successfully demonstrates that the building should be safe from flood risk. This application is in accordance with Policies 1, 2, 3, 4 & 32 of the SELLP as well was Section 2, 4, 6, 12, 14 & 15 of the NPPF.

Conclusion

The recommendation is therefore for a delegated approval.

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.