

**PLANNING
COMMITTEE**

25th May 2010

APPLICATION NUMBER 2010/069/FUL

**GREEN KEEPERS COMPOUND AND BUILDING WITH ASSOCIATED
INTERVAL WELFARE FACILITIES, WASH DOWN PAD, FENCING AND
LANDSCAPING**

REDDITCH GOLF CLUB, GREEN LANE, REDDITCH

APPLICANT: REDDITCH GOLD CLUB

EXPIRY DATE: 7TH JUNE 2010

WARD: ASTWOOD BANK AND FECKENHAM WARD

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site description

The site is a large green golf course on the western edge of the urban area of Redditch, accessed via rural style Green Lane from Webheath or the Green Belt to the south. In the centre of the golf course is a small, 1970s residential development of large detached dwellings.

On entering the site, the car park and club house facilities are located to the left, with the road leading straight on to the residential properties. This is a shared private access road from Green Lane. To the right is an informal grassed area used for practice purposes and as an informal driving range. This land slopes down to the south, and is lower than the entrance road. The site has hedging and trees to the perimeter and across the course, and the land slopes up to the north across the whole site.

Adjacent to the golf course to the north and east is the urban area of Redditch, and specifically residential development beyond the site boundary. To the south is Morton Stanley Park, an area of outdoor recreation facilities, and to the west is open Green Belt landscape used for agriculture.

Proposal description

The application proposes the replacement of the existing green keepers' accommodation in order to bring it up to modern standards. The proposal is for a new building to accommodate equipment, and staff facilities such as WCs and showers, and an external fenced compound for storing ancillary materials such as deliveries of sand etc.

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The proposed building and compound would be located to the south of the access from Green Lane, along the hedgeline and lower than it, to make the most of the existing natural tree screening in the boundary treatment. This would also improve security and management of the site by bringing all the ancillary facilities together into the same part of the course.

The building would be steel framed and clad, and the fencing details would be agreed with the LPA if consent is granted. It would measure 25m in length and 16.5m in width, and the compound would extend this by the same width for a further 25m to make a long thin oblong footprint. The building would be 3m high to the eaves and 7m high to the ridge, which would run lengthways along the building.

The application is supported by a Design & Access Statement, an ecological appraisal, a climate change statement, a secured by design summary, a community involvement statement and a sustainable travel statement. The applicant highlights the need for improved facilities in order to meet impending increased legislative controls with which the club must comply.

Relevant key policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1 (& accompanying documents) Delivering sustainable development
PPG17 Planning for open space, sport and recreation

Regional Spatial Strategy

QE1 Conserving and enhancing the environment
QE4 Greenery, urban greenspace and public spaces
QE6 The conservation, enhancement and restoration of the region's landscape

Worcestershire County Structure Plan

RST1 Criteria for the development of recreation and sports facilities
RST13 Golf courses
SD2 Care for the environment

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Borough of Redditch Local Plan No.3

CS2	Care for the environment
CS8	Landscape character
S1	Designing out crime
B(BE)13	Qualities of good design
B(BE)19	Green architecture
B(NE)1a	Trees, woodland and hedgerows
R1	Primarily Open Space

The site is designated as Primarily Open Space within LP3.

Relevant site planning history

None

Public Consultation responses

Responses against

Two comments received raising the following points:

- Lowest part of course is often liable to flooding – keen to ensure new facilities do not flood
- Increase in noise to residents within course area from change in pattern of mower movement due to new facility location, especially early in the morning

Consultee responses

County Highway Network Control

No objection subject to conditions

Environmental Health

No objections

Landscape and Countryside team

No objection subject to conditions regarding method of construction (to ensure tree root zones protected) and details of planting proposed

Assessment of proposal

The key issues for consideration in this case are:

Principle

The principle of providing ancillary facilities in order that the golf course/club can continue to function and be maintained properly is considered to be acceptable under the terms of the relevant planning policy framework, subject to the details of the development being considered to be acceptable.

Design and layout

The location of the proposed development, 'tucked away' in the bottom corner of the site on low ground, such that its visual impact would be minimised and

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it would benefit from existing natural boundary screening is such that it is considered to be appropriate. This would have minimal visual impact on any residential properties – it is likely not to be visible from any.

Whilst the materials proposed are not rural in style, the visual impact could be softened through the application of an appropriate colour to the external finished, and this could be controlled through the imposition of a condition.

Landscaping and trees

There are no proposals to remove any landscaping or trees, and subject to conditions to protect the existing ones in close proximity to the proposed development, it is considered that the proposal would not cause any harm or visual intrusion, nor would it harm the ecological value of the site. It is therefore considered to be in compliance with the relevant planning policy objectives.

Highways and access

There are no concerns raised in relation to highways and access arrangements, and it is considered unlikely that the proposal would cause any significant harm to the progress of vehicular or pedestrian traffic on or accessing the site. The proposal would not result in the generation of any additional vehicle movements of any kind, as it is a relocation and improvement of existing facilities, and not an increase at all.

Sustainability

Whilst in some respects it would be more sustainable to convert the existing premises at the far end of the course, which are currently accessed via Marlpit Lane, there is insufficient capacity to accommodate the improved facilities, and therefore the erection of additional built form is inevitable. Therefore, in the longer term, the provision of a purpose built and designed facility now, to current standards, is likely to result in better longevity and lower consumption of materials and is therefore considered to be acceptable.

Other issues

Representations suggest that additional disturbance to residential properties is possible due to the relocation of the green keepers' facilities, however there would be no additional mower etc traffic within the golf course site, and any management of its movements is currently not controlled through the planning process. It is therefore considered to be outside the control of the planning system, and as such unreasonable to attempt to control timings or routes of movements within the golf course site as a result of this application. The overall impact on residential amenity is unlikely to be significantly increased as a result of the proposed development.

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Conclusion

There are no significant concerns or elements of the proposal that are considered to be contrary to the policy framework, and as such the proposed is considered to be acceptable in that it complies with policy and is unlikely to cause significant harm to amenity or safety.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

1. Time
2. Materials/finishes
3. Landscape officer conditions
4. Highways conditions
5. Approved plans & documents specified

Informatives

1. Information should be provided on the future use of the existing buildings used for maintenance etc purposes, in order to ensure that they are dealt with in compliance with the statutory planning framework. Advice can be sought from the Development Control Team.