

PLANNING COMMITTEE

14th July 2021

Planning Application 21/00810/FUL

Proposed Gazebo to provide shelter from the sun or rain for the patrons of the Pitcheroak Municipal Golf Course

Pitcheroak Municipal Golf Course, Plymouth Road, Southcrest, Redditch, B97 4PB

Applicant: Mr Paul Hawkes (Rubicon Leisure)
Ward: Central Ward

(see additional papers for site plan)

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3206 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site of the proposed Gazebo structure is immediately to the rear (to the north-west) of the existing Pitcheroak Municipal Golf Club House building which itself is set back approximately 40 metres (to the west) of Plymouth Road. Vehicular access to the Golf Course is via Plymouth Road.

Proposal Description

The proposal is to erect a Gazebo in order to provide shelter from the sun or rain for the patrons of the Golf Course.

The Gazebo would measure 5.9 metres in length and would have a width of 3.4 metres. Its height to eaves would be 2.14 metres and its height to ridge would be 3.1 metres.

The Gazebo would have a hipped pitched roof, clad in timber shingles. The roof would be supported on impregated pine posts each having a diameter of 115mm.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 13: Primarily Open Space

Policy 16: Natural Environment

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Policy 43: Leisure, Tourism and Abbey Stadium

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

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Relevant Planning History

None

Public Consultation Response

None

Assessment of Proposal

The site for the proposed building together with the existing clubhouse are undesignated ('White land') within the Local Plan, whereas the Pitcheroak Golf Course itself falls within land designated as Primarily Open Space (Policy 13 applies). The Golf course is also designated as a Local Wildlife Site (Policy 16 applies).

Policy 13 of the Borough of Redditch Local Plan no. 4 (BoRLP4) aims to ensure that designated POS is protected, and where appropriate, enhanced to improve its quality, value, multifunctionality and accessibility. Policy 16 aims to conserve and enhance biodiversity.

The proposal to site a new building immediately behind the clubhouse building on 'white land' would comply with the provisions of Policy 16 and the proposals would contribute towards an enhancement to the adjacent open space, increasing its value and functionality to its users, meeting the aims of Policy 13. Furthermore, Policy 43 of the BoRLP4 supports proposals relating to leisure facilities provided they are located within a sustainable location, which are accessible by a choice of transport. In view of this, the site is an established leisure facility which is located in an accessible and sustainable location, within walking distance of many residents.

Policy 39 of the BoRLP4 requires development to contribute positively to the local character of the area. Paragraph 39.5 states that areas should be designed to ensure they make places better for people. Policy 40 of the BoRLP seeks development of a good design including that which contributes to both public and private spaces. In order to achieve this, Policy 40 expects proposals to be of a high quality design which reflects or complements the local surroundings.

With regards to the above, the proposed gazebo structure would be located behind the existing clubhouse and as such public views of the development would be limited.

Notwithstanding this, the proposed design of the development, its size and choice of materials (timber) are considered to be appropriate in its context and therefore the siting and appearance of the development is considered to be acceptable.

In view of location of the site, the development is not considered to cause any adverse impact to residential amenity. There have been no third party representations received as a result of public consultation.

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Conclusion

No objections are raised to the principle of the proposed development and the siting, design and appearance of the development is considered acceptable. No technical concerns have been raised and as such it is recommended that planning permission is granted subject to conditions.

RECOMMENDATION:

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

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Layout and location Drg No P2247/3 dated 19 May 2021

Proposed elevations Drg No P2237/3 dated 19 May 2021

Materials for use as per planning application form: Timber 115mm diameter posts with timber shingle roof

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is being reported to the Planning Committee because the application site relates to land belonging to Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.