

Item 3 **11/00667/FULMAJ**

Case Officer **Mrs Nicola Hopkins**

Ward **Brindle And Hoghton**

Proposal **Erection of a 26 bed accommodation unit extension to existing club house and function facility**

Location **Moss Side Farm Bury Lane Withnell Chorley PR6 8SW**

Applicant **Oak Royal Country Club**

Consultation expiry: 17 August 2011

Application expiry: 19 October 2011

Proposal

1. The application proposes the erection of an extension to the existing club house at Oak Royal Golf Course to accommodate a 26 bedroom hotel. The total footprint of the development will be 440m² which incorporates the main service areas (foyer, lounge, rest rooms and additional kitchen space) at ground floor level with 26 ensuite bedrooms at first and second floor level (with a total combined floor area of 1231m²).
2. Oak Royal Golf Course is a nine hole golf course located within the Green Belt close to Withnell. There is extensive planning history associated with this site which is set out below.
3. The existing site comprises of a club house which incorporates large bar and restaurant area, first floor function room and golf shop. The golf course is a nine hole golf course with presently 150 members and a pay and play facility, the course has an optional 18 hole layout also. There are two fishing lakes on site, a course lake and a fly lake, these are accessed off Bolton Road. Currently a redundant building is being converted into three holiday cottages.

Recommendation

4. The development involves the erection of a hotel within the Green Belt. As such the development is a departure from the Local Plan. By virtue of Section 77 of the Town & Country Planning Act 1990 and Circular 02/09 The Town & Country Planning (Consultation) (England) Direction 2009, certain departure applications are subject to referral to the Secretary of State.
5. Circular 02/09 sets out which types of application require referral to the Secretary of State and include Green Belt development. "Green Belt development" means development which consists of or includes inappropriate development on land allocated as Green Belt in an adopted local plan and which consists of the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;
6. The development will create a floorspace of more than 1,000 square metres. As such Members should note that if they are minded to approve the application, the application would be referred to the Secretary of State for his consideration as to whether he wishes to call in the application for his determination. Alternatively, if members are minded to refuse the application, then the matter would not be referred, and a decision notice of refusal would be issued.

It is recommended that:

7. the Director of Partnerships, Planning & Policy notifies the Secretary of State that the Development Control Committee is MINDED TO APPROVE the application, subject to the conditions listed in this report;
and
8. IF the Secretary of State is minded NOT to call in the application, then authority be delegated to the Director of Partnerships, Planning & Policy in consultation with the Chair of the Development Control Committee to issue a decision notice of approval for the respective elements of the proposal, subject to the conditions in this report;
and
9. that the Director of Partnerships, Planning & Policy further advises the Development Control Committee whether the Secretary of State wishes to consider the matter himself.

Main Issues

10. The main issues for consideration in respect of this planning application are:
 - Background information
 - Planning Policy
 - Principle of the Development
 - PPS4 (Sequential Assessment and Impact Assessment)
 - Impact on the neighbours
 - Design
 - Trees and Landscape
 - Ecology
 - Traffic and Transport

Representations

11. **4 letters of objection** have been received raising the following concerns:
 - Highway safety: the exit and egress to the lane of residential properties is along side the entrance and exit to the Golf Club and houses in the vicinity. Already there have been some incidents whereby traffic have indicated the intention to turn from the already busy Bury Lane (which has a speed limit of 60mph.) into the entrance and traffic leaving the Golf Club have assumed that the vehicles were turning into the Golf Club and have therefore begun to drive onto Bury Lane. Due to these occurrences, there have been some near misses already and the increase in traffic will significantly increase the risk of a serious accident.
 - The increased traffic will cause an increase in danger to both the cars travelling on Bury Lane as well as guests from the golf club trying to access & exit their entrance- the best course of action would be a review of the speed limit to be amended to 40mph from the top of Withnell to the end of Bury Lane at Blackburn Road.
 - There is a spot light within the Golf Club which shines onto the adjacent residential properties. One can only assume with addition of another building there will be a requirement for further security lighting- impact on privacy.
 - This being a local club I would expect the majority of membership to live in the locality and hence not to be a large demand from them for accommodation.
 - Noise and disturbance to local residents.
 - The proposal would seem more appropriate to a Motel/Hotel development.
 - Would make open rural area into a commodity and be detrimental to character.

Consultations

12. **Lancashire County Council (Ecology)** comments will be reported on the addendum
13. **The Environment Agency** has no objection subject to specific conditions.
14. **Chorley's Arboricultural Officer** – has no objection to the proposal.
15. **Economic Development Unit** – has no objections to the proposal. The project supports the visitor economy.
16. **United Utilities** has no objection to the proposals
17. **Lancashire County Council (Highways)** has no objections to the proposals
18. **Chorley's Waste & Contaminated Land Officer** has no comments to make

Applicants Case

19. The agent acting on behalf of the applicant has put the following 'very special circumstances' forward in support of the application:
 - The accommodation unit is an extension to not only an existing leisure tourism facility but also to an existing building.
 - Accommodation is a normal use associated with commercial golf courses.
 - The scale of the development has been kept to the absolute minimum in terms of number of rooms and size of rooms compared to other comparable facilities. The existing club house facilities at Oak Royals will be used by the accommodation unit i.e. kitchens, bar and main function room significantly reducing the overall scale of the development.
 - The building has been designed to the highest standards using local stone and slate. In addition existing and proposed landscaping will screen the few open views of the site that exist.
 - The carbon footprint of the building will be 38% less than equivalent facilities through the use of ground source heat pumps. See Environmental Statement.

- The business will generate over £1million of investment in the local economy and employ up to 16 additional staff. Through additional visitor spend away from the site Chorley District will see an increase of £416,600 in spend to the local economy over the next five years.
- As the site is already an existing leisure facility and many of the guests within the accommodation will convert day visits to overnight visits the impact on traffic will be minimal. The Transport Assessment that accompanies the applications shows that total movements will increase from 42,713 to 47,632 with the peak daily flow increase from 182 to 191 movements per day. This represents only a 10% increase in the annual traffic movement and a 5% increase in the peak flow month of July.
- Chorley has a shortage of quality bed spaces for visitors. The new facilities will provide a unique niche facility alongside an existing range of leisure activities that cannot be accommodated within the main town area. This in turn will boost bed occupancy in the District by some 4% annually.

Assessment

Background Information

20. As detailed in the planning history below the site historically operated as a mixed farm holding. In 2006 planning permission was granted (06/00205/FUL) for the construction of a 9 hole golf course, two fishing lakes and two ancillary buildings for use as a club house and machinery/maintenance store. Since then there has been further planning permissions which has expanded the activity and leisure use on the site.
21. A condition was attached to the original permission restricting the use of the club house and stated:

The clubhouse building hereby approved shall be used as a golfers' changing area and rest facilities for golfers and fishermen. The café/refreshment area shall only provide snack facilities and not multi course meals, and shall not be available to the general public not using the leisure facilities at the golf course and fishing lakes. The café/refreshment area shall not be open beyond the opening hours of the golf course itself. The shop facilities shall not be open to the public as a general retail outlet and shall also not be open beyond the opening hours of the course itself.
22. In 2008 a relaxation of this condition was granted (08/01008/FUL) by allowing more flexibility in terms of how the clubhouse operated. The opening times of the clubhouse were no longer linked to the golf course and the restaurant would be able to serve multi course meals, albeit only to members and their guests. Functions could also take place but again, these were to be directly associated with the golf course and fishing lakes. This was granted as it was considered that the clubhouse would remain ancillary to the golf course and fishing lakes.
23. Further development on the site included ancillary timber huts being granted in 2008. It was considered that these were essential facilities for the fishing ponds on the site. Redundant stables were allowed to be converted to holiday accommodation in 2009.
24. An extension to the club house was granted approval under permission 09/00228/FUL. It was considered that the extension was required to provide improved changing facilities. A condition was attached to this permission limiting the use of the upper floor area to a viewing gallery/ teaching area only.
25. In 2010 permission was granted (10/00209/FUL) to convert the roof space of the club house to a bar and lounge and a relaxation to an earlier condition which now allows the bar/restaurant to be used by the general public as well as extending the opening hours of the restaurant.
26. Prior to the submission of this application the applicant, along with his agent, entered into extensive pre-application discussions with the Local Planning Authority. These discussions led to a reduction in the number of bedrooms from 32 to 26 and the size of the rooms has also been reduced to minimise the scale of the development in the Green Belt.
27. Planning permission is sought for on site accommodation due to market demands which dictates a desire for on-site serviced accommodation.

Planning Policy

28. The site is located in the Green Belt where policies PPG2 at national level and DC1 at local level are both relevant. These provide a number of defined criteria of when development may be appropriate in the Green Belt:
 - agriculture and forestry

- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it;
 - limited extension, alteration or replacement of existing dwellings
 - limited infilling in existing villages and limited affordable housing for local community needs under development plan policies according with PPG3; or
 - limited infilling or redevelopment of major existing developed sites identified in adopted local plans
29. During pre-application discussions the agent suggested that the proposal should be determined as 'essential facilities' for the golf and fishing enterprise. However it was later accepted that based on the size and nature of the hotel proposed and that it would also be operating for functions, it did not represent an ancillary 'essential' element to sport/recreation use. It is considered that the erection of a new hotel does not fall within any of these criteria and is therefore is classed as inappropriate development. Inappropriate development will only be permitted where 'very special circumstances' can be demonstrated which outweigh the harm on the Green Belt.
30. PPS4 defines a new hotel as a main town centre use. It is the aim of PPS4 to encourage development of new main town centre uses into existing town centres to promote their vitality and viability. A sequential and impact assessment are both required for planning applications for main centre uses that will not be located in an existing centre. The sequential test should demonstrate that there is no alternative town centre or edge of centre sites to accommodate the proposed hotel. The impact assessment should assess any retail impacts on adjacent centres.
31. Policy TR4 states that proposals for new development will be required where appropriate to be supported by a Transport Impact Assessment to ensure that developments satisfactorily mitigate any highway and transportation problems that may arise.

Principle of development

32. The proposed development is inappropriate development within the Green Belt which is by definition harmful. As set out above development within the Green Belt which is considered to be inappropriate development will only be considered acceptable where very special circumstances can be demonstrated. In this regard the agent for the application has submitted very special circumstances in support of the application which are listed in paragraph 19 above.
33. In cases where the development is considered to be inappropriate the level of harm is required to be assessed.
34. The proposed development results in an extension to an existing leisure facility within the Green Belt which ensures that the proposed hotel development can utilise the existing facilities (kitchen, bar etc.) on site thereby reducing the scale of development required. The siting and scale of the development has been considered in respect of the Green Belt setting and the design of the extension has been considered in respect of the setting along with the existing building.
35. In accordance with PPS4 (addressed below) the impact of the proposal has been assessed and the submitted reports demonstrate that the proposals will generate over £1 million of investment into the area and result in job creation.
36. It is considered that the level of harm to the Green Belt resulting from this development will be minimal due to the scale, siting and design of the proposed accommodation. Additionally the economic benefits of the scheme are a material consideration in support of this planning application.

Planning Policy Statement 4

37. This is an application for economic growth for the purposes of PPS4. PPS4 requires an approach to assessment based on whether the proposal is for a main town centre use, whether it is within a centre and also whether it is in accordance with an up to date development plan.
38. PPS4 defines main town centre uses as including 'arts, culture and tourism development' which includes hotels. The proposed development is located within the Green Belt with the closest settlement being Withnell and as such is not located within the defined town centre. The development is considered to be a departure from the Local Plan.
39. PPS4 states that local authorities should adopt a positive and constructive approach towards applications for economic development, and applications to secure economic growth should be treated favourably.

40. Policy EC14 states that:
A sequential assessment (under EC15) is required for planning applications for main town centres uses that are not in an existing centre and are not in accordance with an up to date development plan. This requirement applies to extensions to retail or leisure uses only where the gross floor space of the proposed extension exceeds 200 square metres.

An assessment addressing the impacts in policy EC16.1 is required for planning applications for retail and leisure developments over 2,500 square metres gross floorspace or any local floorspace threshold set under policy EC3.1.d not in an existing centre and not in accordance with an up to date development plan.

In advance of development plans being revised to reflect this PPS, an assessment of impacts in policy EC16.1 is necessary for planning applications for retail and leisure developments below 2,500 square metres which are not in an existing centre and not in accordance with an up to date development plan that would be likely to have a significant impact on other centres.

41. In this regard the application is accompanied by a sequential assessment and impact assessment in accordance with PPS4.

Sequential Assessment

42. Pre-application discussions were held with the agent and it was agreed that the sequential assessment, and the impact assessment, should be applied to the overall use of the site and not specifically to the accommodation use of the hotel. This was considered appropriate as it is considered that the proposal is not only an extension to an existing club house/function room but will be linked to the overall sport and tourism uses on the site.
43. For the sequential assessment it was agreed that sites either within the defined centre of Chorley, edge of centre sites and out of centre should be the primary consideration. The existing facilities accommodate an area of 26 hectares however a nine hole golf course and associated facilities could be reduced to a minimum scale of 18 hectares and as such the assessment considers available sites up to 18 hectares. The assessment considers allocated sites, sites on the market and other greenfield sites.
44. In respect of allocated sites the assessment confirms that there are no appropriate allocated sites or sites on the market within the town centre or periphery. This is due to the fact that the sites were not of a sufficient size and would not be able to accommodate the range of activities available at the present site.
45. Other Greenfield sites were also assessed within the agreed area (including the north east of Chorley and south of Feniscold). Seven locations were identified that met the area requirements of 18-30ha and include areas of Green Belt, safeguarded land and areas of other open countryside. The applicant has discounted these sites arguing that as a complete new planning application would be required for the development which would be classed as inappropriate development within the Green Belt and would not be considered appropriate development in respect of safeguarded land or other open other countryside. The applicant considers that as the proposals would be a complete new facility rather than an extension to an existing facility it would be difficult to demonstrate 'very special circumstances' in support of the application.
46. Policy EC15 of PPS4 states:
- In considering sequential assessments required under policy EC14.3, local planning authorities should:
- a) ensure that sites are assessed for their availability, suitability and viability.
 - b) ensure that all in-centre options have been thoroughly assessed before less central sites are considered
 - c) ensure that where it has been demonstrated that there are no town centre sites to accommodate a proposed development, preference is given to edge of centre locations which are well connected to the centre by means of easy pedestrian access
 - d) ensure that in considering sites in or on the edge of existing centres, developers and operators have demonstrated flexibility in terms of:
 - i. scale: reducing the floorspace of their development;
 - ii. format: more innovative site layouts and store configurations such as multi- storey developments with smaller footprints;
 - iii. car parking provision; reduced or reconfigured car parking areas; and

- iv. the scope for disaggregating specific parts of a retail or leisure development, including those which are part of a group of retail or leisure units, onto separate, sequentially preferable, sites. However, local planning authorities should not seek arbitrary sub-division of proposals
47. In respect of the above tests the sequential assessment demonstrates that there are no more central sites which are available, suitable or viable in respect of the proposals.
 48. In respect of criteria (d) it is considered that the applicant has demonstrated flexibility in respect of the facility by virtue of the fact that the existing site occupies 23 hectares however the sequential assessment considers sites of 18 hectares which is adequate for a nine hole golf course. The sizes of the rooms have been kept to the minimum possible to reduce the impact on the green belt and the size of the scheme has been reduced when compared to the original proposals. The proposal utilises the existing parking provision as the hotel will be linked to the existing facility. For a hotel with 26 bedrooms 30 spaces are recommended however as the intention is to enhance overnight stays by people already utilising the site 20 additional spaces is considered to be acceptable and reduces the impact on the Green Belt. The hotel will be linked to the other uses on site and any disaggregation would impact on the economic viability of the scheme as such sub-division is not considered to be applicable in respect of this proposal
 49. In conclusion it is considered that the applicant has adequately addressed the sequential assessment requirements of PPS4 and there are no other sequentially preferable sites for the proposal.

Impact Assessment

50. Policy EC16 of PPS4 requires developments to be assessed against the following impacts on centres:
 - a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal.
51. The assessment concludes that there are no planned sites for this type of accommodation within the area and there is only one equivalent function room and accommodation provider within the area (Hartwood Hotel). The application is supported by a business plan which confirms that by year 5 5207 bed nights will be created. Of these 2083, it is anticipated, will be based on guests attending functions. This would result in a £83,320 loss to Chorley accommodation providers. This is however the worst case scenario as potential customers are not using the site due to lack of accommodation and potential overnight guests are just as likely to stay outside the area. Additionally the additional tourism created from the accommodation will result in tourism spending increasing by £60,600 per annum.
52. It is therefore concluded that there is no robust evidence of 'significant adverse' impacts with regard to investment within the area.
 - b) the impact of the proposal on town centre vitality and viability, including local consumer choice and the range and quality of the comparison and convenience retail offer.
53. The accompanying sequential assessment concludes that there are no equivalent facilities within Chorley town centre or the periphery. The other equivalent facility within the area (Shaw Hill Golf Club) however this is an 18 hole golf course. The proposed facility will attract different clientele by virtue of the fact that it is a 9 hole golf course which will enhance choice within the Borough by virtue of the proposed on-site accommodation.
54. It is therefore concluded that there is no robust evidence of 'significant adverse' impacts with regard to the vitality and viability of Chorley Town Centre or the surrounding area.
 - c) the impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan
55. The accompanying sequential assessment concludes that there are no allocated sites within Chorley town centre or the periphery.
56. There are no sites within the catchment area that are presently subject to an allocation and therefore it is considered that there will be no 'significant adverse' impact.
 - d) in the context of a retail or leisure proposal, the impact of the proposal on in-centre trade/turnover and on trade in the wider area, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made, and, where applicable, on the rural economy.

57. Hotels fall under arts, culture and tourism within the PPS4 definition.
- e) if located in or on the edge of a town centre, whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the hierarchy of centres.
58. The assessment identifies that within the area there are 16 commercially operated golf courses ten of which have on site hotels. The average number of bedrooms at these hotels is 86. In respect of this proposal only 26 rooms are proposed which is lower than that normally offered and the average bed space area (excluding en-suites) 20.5m² whereas the average is 32.6m². Additionally the impact assessment concludes that Chorley as a whole has a low number of serviced accommodation beds in relation to population and overall tourism spend. As such it is considered that the scale has been considered taking into account similar hotels.
59. It is therefore concluded that there is no robust evidence of 'significant adverse' impacts with regard to the scale of the proposals.
- f) any locally important impacts on centres under policy EC3.1.e
60. The current Local Plan does not define any locally important impacts on centres which should be tested. The impact is not therefore considered to be 'significant adverse'.

PPS4 Conclusion

61. PPS4 confirms that planning applications for main town centre uses should be refused planning permission where the applicant has not demonstrated compliance with the requirements the sequential approach or there is clear evidence that the proposal is likely to lead to significant adverse impacts.
62. As set out above it is not considered that there are any sequentially preferable sites. In respect of the impacts of the scheme climate change has been taken into consideration in accordance with Policy SR1 and the scheme will incorporate a ground source heating system and rain water harvesting tanks. From accessibility perspective there is a bus service close to the site which runs between Chorley and Blackburn and there are a number of rights of way across the site. It is acknowledged that the site will be mainly access via car however the transport assessment concludes that the peak daily flow of vehicles will only increase by 9 movements. The design and siting of the proposals has been considered in respect of reducing the impact on the green belt. It is acknowledged that the proposals have the potential to adversely impact on existing hotel accommodation within the Borough however this should be considered along with the economic benefits in respect of tourism spend within the Borough. Additionally the proposals will result in the creation of 16 new jobs. As such it is not considered that the development would result in significant adverse impacts
63. In conclusion it is considered that the proposals have been assessed against PPS4 and no reason has been found to refuse the application. As such it should therefore be treated favourably, subject to appropriate conditions

Design and appearance

64. The proposed extension will project from the rear (south) of the existing building by 12.5m and a further side (east) extension will project 40m from this new part. This will considerably change the footprint of the building resulting in a new 'L' shaped layout. The extension will be split into three levels. Internally the ground floor will contain the service areas including the foyer, lounge, rest rooms and additional kitchen space. The 26 individual en-suite bedrooms will be located on the first and second floors. Externally the proposed materials will be matching stone to mirror the existing club house.
65. The extension will be erected on hardstanding land as well as cut into a raised grassed bank to the south of the club house. There will be an element of screening of the building from the south and west created by the existing earth bank which will result in a minimal visual impact. The design, scale and appearance of the extension are considered to be acceptable.

Impact on the neighbours

66. The closest neighbour is Hill Top Farm which is approximately 40m to the south of the club house. This neighbour has raised issues with noise and nuisances from lighting. According to the Design and Access Statement, all external lighting will be low wattage down lighters that minimise light pollution

away from the building this will be secured by condition. In respect of noise the application relates to hotel accommodation. The function room and bar, which generally generate more noise than a hotel, already exist and it is not considered that the proposed hotel will generate noise which would adversely impact on the neighbours.

Trees and Landscape

67. The site contains a mixture of hard and soft landscaping. There are existing trees along the north and east boundaries. The extension will cut into the raised earth bank to the south and south east of the club house resulting in the removal of some of the existing trees however these are a relatively young general woodland mix. It is not considered that the loss of these trees will adversely impact on the character of the site and a replanting scheme will be secured via condition.

Ecology

68. The application is accompanied by an ecological survey which has been forwarded to Lancashire County Council for comment. Although no comments have been received at the time of writing this report the Ecologist was consulted at pre-application stage.

69. At pre-application stage the ecologist considered that the site was of relatively low biodiversity value, replacement trees would be required to compensate for those felled however no other concerns were raised. The Ecologist's formal comments on this application will be reported on the addendum.

70. Following a high court decision (R (on the application of Simon Woolley) v Cheshire East Borough Council, June 2009) the Local Planning Authority have a legal duty to determine whether the three 'derogation tests' of the Habitats Directive implemented by the Conservation (Natural Habitats &c.) Regulations 1994 have been met when determining whether to grant planning permission for a development which could harm a European Protected Species. The three tests include:

- (a) the activity must be for imperative reasons of overriding public interest or for public health and safety;
- (b) there must be no satisfactory alternative and
- (c) favourable conservation status of the species must be maintained.

71. This requirement does not negate the need for a Licence from Natural England in respect of Protected Species and the Local Planning Authority is required to engage with the Directive.

72. As set out above it is considered that the site has a low biodiversity value and the proposals will not impact on protected species. As such the Council has discharged its obligations in respect of the Habitats Directive.

Traffic and Transport

73. In terms of access arrangements, the site is already served by an existing and established vehicle entrance, and the visibility sightlines enjoyed at the access are also satisfactory for the given road and traffic conditions. The agent has submitted a Transport Statement with the application which estimates the proposal to result in approximately 100 movements per day with a peak hour increase of 10 movements. LCC Highways are in agreement with the conclusions in the Transport Assessment and do not consider this increase to be significant. As such it will not have any adverse impact on the operation of the immediate highway network.

74. In terms of parking, there are an additional 20 spaces proposed adjacent and north of the existing car park on an existing stoned area. This is considered acceptable taking into account that the hotel is likely to generate group travel rather than individuals arriving by car.

75. As set out above concerns have been raised in respect of the access and increased traffic by residents. The Highway Engineer has considered this issue and has confirmed the visibility sightlines enjoyed at the access are also satisfactory for the given road and traffic conditions. As such a reason for refusal could not be substantiated on these grounds.

Overall Conclusion

76. It is considered that the very special circumstances forwarded in support of this development, including the consideration of the scale and siting, result in a development which will not unduly harm the Green Belt. From an economic perspective the proposal is considered to be acceptable. The proposal will not adversely impact on the vitality or viability of Chorley town centre and will create additional benefits from an economic and tourism perspective along with job creation. As such the application is recommended for approval.

Other Matters

Public Consultation

77. In accordance with the Council's Statement of Community Involvement prior to the submission of this application the applicant undertook a full community engagement exercise in May and June 2011. 45 responses were received, no negative responses from the local community.
78. Additionally the application is supported by e-mail enquiries requesting on site accommodation which the applicant considers demonstrates a demand for such facilities. Both the North and Western Lancashire Chamber of Commerce and the Lancashire and Blackpool Tourist Board have written to the applicant support of the application.

Sustainability

79. In September 2008 the first policy document, Sustainable Resources DPD, within Chorley's new Local Development Framework (LDF), was adopted. The applicants have provided an Energy Efficiency/Resources Conservation Statement which sets out how they propose to meet the requirements of Policy SR1 of the Sustainable Resources DPD. This includes consideration of orientation and passive solar design along with the inclusion of ground source heat pumps which will result in a 37.85% carbon saving. Policy SR1 currently requires 15%. This will be secured via condition.

Planning Policies

National Planning Policies:

PPS1, PPG2, PPS3

North West Regional Spatial Strategy

Policies: DP9, RDF2, W6, W7, EM17

Adopted Chorley Borough Local Plan Review

Policies: DC1, GN5, DC9, EP21A, TR4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Joint Core Strategy

Policy 1, Policy 3, Policy 11, Policy 13, Policy 17, Policy 22, Policy 27

Planning History

78/00350/OUT: Outline application for dwelling. Refused

78/01099/OUT: Outline application for Replacement farm dwelling. Refused

81/00707/FUL: Demolition of existing dwelling and erection of new house. Approved September 1982

82/00307/FUL: Change of use of milking parlour to preparation of farm products eggs, lemon curd, etc.). Approved July 1982

89/00481/FUL: Erection of detached house. Approved August 1989

89/00819/FUL: Conversion of barn to dwelling. Refused- appeal dismissed

92/00323/FUL: Continuation of storage use. Approved September 1992

92/00491/FUL: Alternative application for continued use for storage with retention of access road to Bury Lane. Refused

92/00720/FUL: Continued use of premises retaining alternative access to the west. Approved November 1992

95/00707/COU: Conversion of barn to dwelling (unit 1). Refused- Appeal dismissed

95/00708/COU: Conversion of existing workshop and offices to dwelling, (Unit 2). Withdrawn

96/00007/COU: Conversion of existing workshop/office to dwelling including re-facing of external walls, addition of porch and extension to provide first-floor accommodation and pitched-roof. Withdrawn

97/00539/COU: Conversion of redundant barn into dwelling, including associated works to relocate access doors and provide a turning apron to the adjacent commercial building. Refused- appeal dismissed

99/00244/COU: Change of use of former agricultural building to form one dwelling with ancillary class B1 workspace. Approved May 1999

99/00542/FUL: New pitched roof to replace existing on workshop/office building. Approved September 1999

00/00853/COU: Conversion of existing workshop/office building to one dwelling. Withdrawn

01/00420/COU: Conversion of existing workshop/office buildings to residential. Approved August 2001

01/00720/FUL: Erection of double detached garage and stables. Approved October 2001

01/01036/FUL: Detached double garage and detached stable block. Approved April 2002

02/00688/CTY: Drainage improvements and infill (CBC objected to works)

04/00896/FULMAJ: Construction of 9 hole golf course, fishing lakes and ancillary building. Withdrawn

05/00366/FULMAJ: Construction of 9 hole golf course, two fishing lakes and two ancillary buildings for use as a clubhouse and machinery / maintenance store. Approved December 2005

06/00205/FUL: Erection of Golf Club House and associated car-park together with machinery store to service 9 hole golf club. Approved July 2006

06/01138/COU: Retrospective application for the change of use of land to form extension to approved golf course. Approved February 2007

07/00226/FUL: Retrospective application for the retention of an extension to the car park approved under permission 06/00205/FUL associated with a golf course, fishing lakes and clubhouse. Approved May 2007

08/00238/FUL: Erection of chalet building adjacent fishing lake and erection of fisherman's lodge building adjacent fishing lake nearest Bolton Road and formation of 20 space car park accessed from Bolton Road for use by fishermen. Withdrawn

08/00239/FUL: Deletion of condition no.10 and variation of condition no.11 of planning permission 06/00205/FUL to allow the provision of illumination to car park and clubhouse and to allow clubhouse to be open to members of the general public. Refused May 2008

08/01008/FUL: Variation of condition 11 on 06/00205/FUL Variation of condition 10 on 06/00205/FUL. Approved November 2008

08/01009/FUL: Erection of ancillary buildings and car-park. Approved December 2008

09/00227/FUL: Conversion of stables to Holiday Accommodation. Approved May 2009

09/00228/FUL: Extension to existing golf club house. Approved May 2009

09/00646/FUL: Alterations to site entrance off Bolton Road, extension to car park, landscaping, the parking of 5 caravans and hardstanding for such have been removed by condition 5 of planning permission, extensions to buildings for trout and coarse fishing lakes and creation of new children's pond. Approved November 2009

10/00209/FUL: Conversion of roof space to members bar and lounge and variation of condition no. 11 of planning permission no. 06/00205/FUL (the original permission for the clubhouse) to allow the restaurant to remain open until 10pm each evening to the general public. Approved May 2010

Recommendation: Permit (after referral to Secretary of State)
Conditions

1. The proposed development must be begun not later than three years from the date of this permission.
Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The approved plans are:

Plan Ref.	Received On:	Title:
	20 July 2011	Proposed Site Plan and Site Sections
	20 July 2011	Existing Site Plan
	20 July 2011	Proposed Floor Plans
	20 July 2011	Proposed Elevations
	20 July 2011	Location Plan

Reason: To define the permission and in the interests of the proper development of the site.

3. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.
Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

5. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.
Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.
Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.
Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

8. Before any tree felling is carried out full details (including species, number, stature and location) of the replacement tree planting shall have been submitted to and approved in writing

by the Local Planning Authority. The replacement tree planting shall be carried out in accordance with the approved details within nine months of the tree felling.

Reason: To safeguard the visual amenity of the area and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

9. Before the hotel accommodation is first used the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the details approved pursuant to the other conditions attached to the permission hereby granted. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

10. Before the development hereby permitted is first commenced, (notwithstanding any such detail shown on previously submitted plans) full details of any proposed external lighting shall be submitted to and approved in writing with the local planning authority. The lighting detail shall be shown accurately on a scaled plan, detailing wattage and hours of use. The lighting scheme shall then be carried out only in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: Such detail has not been provided during the course of the application however, is required given the nature of the development. To protect the appearance of the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

11. Prior to the commencement of the development full details of the bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The bin storage thereafter shall be constructed and retained in accordance with the approved plans.

Reason: To ensure that adequate refuse storage is provided on site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

12. The on-site measures to reduce carbon emissions by a minimum of 15% shall be installed, implemented and retained in perpetuity in accordance with the submitted Energy Efficiency and Resource Conservation Statement.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

13. Prior to the commencement of the development full details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how the design and layout of the buildings will withstand climate change. The proposed extension shall be constructed to achieve a minimum Building Research Establishment (BREEAM) standard of 'very good'. The approved details shall be fully implemented and retained in perpetuity.

Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.

14. Within 6 months of the completion of the building a 'Post Construction Stage' assessment shall be carried out and a Final Certificate, certifying that a BREEAM standard of 'very good' achieved, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of minimising the environmental impact of the development and to accord with the requirements of Policy SR1 of the Sustainable Resources DPD and PPS4

15. Prior to the occupation of the hotel hereby permitted the existing vehicle access shall be extended to suit the current entrance opening and the full extent of the crossing including all kerbing shall be renewed and upgraded in accordance with a plan which has been submitted to and approved in writing by the Local Planning Authority. The vehicle crossing shall be retained in perpetuity thereafter.

Reason: In the interests of highway safety, in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.