

Item B. 4 **06/00205/FUL** **Permit (Subject to Section 106)**

Case Officer **Mr David Stirzaker**

Ward **Brindle And Hoghton**

Proposal **Erection of Golf Club House and associated car-park together with machinery store to service 9 hole golf club**

Location **Moss Side Farm Bury Lane Withnell LancashirePR6 8SW**

Applicant **Mr C Downes**

Proposal This application proposes the relocation and enlargement of a golf clubhouse and the relocation of a 32 no. car parking area. The application site is Moss Side Farm, which Members will recall, was granted planning permission for a 9 hole golf course and two fishing lakes last year (ref no. 05/00366/FULMAJ).

The originally proposed clubhouse comprised of a single storey building occupying a footprint of approx. 15m by 8m. The height of the building was approx. 5.7m. Internally, the clubhouse was split into a shop/cafeteria area, storeroom, kitchen and toilets.

The building for which permission is now sought would occupy of footprint of approx. 20m by 13m with a total height of 10.2m and is two storey in nature and comprises on the ground floor of a refreshment area/café, kitchen, fishing and golf shop, male and female lockers, toilet and storeroom. The first floor comprises of a committee room, shop store, office, store and toilet. The building, as with the one approved is to be constructed from stone with a slate roof. The slab level of the building is to be cut into the landscape with the excavated materials being taken off site. At its lowest point, the floor level of the building will be 4.3m below the adjacent land level, which falls considerably from south to north. The car park will provide 32 spaces and will utilise some cut and fill to create useable spaces, which are intermittently broken up by areas of planting every five or six spaces.

Access to the car park and clubhouse will remain the same from Bury Lane to the east of the site. The applicant has agreed to enter into a Section 106 agreement with the Council to revoke the clubhouse and car park permitted by the previous permission.

Background Construction of the golf course and fishing lakes is now underway. Since planning permission was granted, the applicant has acquired additional land adjacent to the access to the site from Bury Lane and wishes to site the car park and clubhouse on this additional land. The clubhouse has also been increased in size and the applicants agents have submitted a detailed statement of support, which is summarised in the relevant section of this report.

Planning Policy **GN5:** Building Design/Retaining Existing Landscape Features & Natural Habitats
DC1: Green Belts (In this case essential facilities for sport and recreation)

EP4:	Species Protection
EP9:	Trees and Woodlands
EP10:	Landscape Assessment
EM3:	Proposals for farm diversification for small scale industrial and commercial development.
TR4:	Highway Development Control Criteria
LT12:	Golf, Other Outdoor Sport and Related Development – a priority for new courses will be assessed and then eight site specific criteria will need to be satisfied.
PPG2:	Green Belts
PPS9:	Biodiversity & Geological Conservation
PPG17:	Planning for Open Space, Sport & Recreation

Planning History	05/366/FULMAJ -	Nine hole golf course, two fishing lakes and ancillary facilities – (Permitted).
	04/896/FULMAJ -	Nine hole golf course and fishing lakes – withdrawn prior to determination.
	02/688/CTY -	Drainage improvements and infill (CBC objected to works)
	01/1036/FUL -	Detached double garage and detached stable block (Permitted)
	01/720/FUL -	Erection of double detached garage and stables (Permitted)
	01/420/COU -	Conversion of existing workshop/office building to residential (Permitted)
	00/853/COU -	Conversion of existing workshop/office building to one dwelling (withdrawn)
	99/542/FUL -	New pitched roof to replace existing on workshop/office building (Permitted)

Applicant's Case The applicants agents state the following in support of the application:

- At the time of the application for the golf course, the land upon which the clubhouse and car park is now proposed was not in the ownership of the applicant.
- The original location of the clubhouse could be viewed from a number of public vantage points including at least 11 residential properties on Bury Lane and Moss Side Farm and relate less well to nearby properties than the clubhouse now proposed.
- The proposed clubhouse building and car park would be viewed as part of a group of buildings comprising Hilltop Farm.
- The position of the approved clubhouse would be in direct view of Hilltop Farm, which is situation at a higher level.
- The position of the new clubhouse is one, which has been carefully considered in relation to any visual impact, particularly in relation to Old Olivers Farm on Bury Lane.
- Substantial landscaping will be implemented to effectively screen the development.
- The new position is one, which is better suited to the security and maintenance of the approved Golf Course in that for the most part it will overlook the course.
- The car parking will be closely related to the clubhouse building and the access to the car park is proposed at a

lower level that the buildings at Hilltop Farm and vehicle using the car park would not cause any inconvenience to occupiers at Hilltop Farm or Moss Side Farm as the only passing vehicles would be private vehicles rather than persons using the facilities of the golf course.

- The level of the clubhouse is proposed to be set lower than the surrounding landscape reducing the impact of the clubhouse on the wider landscape.
- The applicant has sought advice from experts in golf course construction and agronomy based at Myerscough College. The College has advised that the approved clubhouse is too small and not fit for its purpose. A letter from the College has been submitted with the application advising that a larger clubhouse than that approved needs to be provided to serve the course.
- The size of the clubhouse has been designed to meet the requirements of modern golf courses as set out by the English Golf Union and the course itself is not simply a pay and play course, it is being constructed to a high standard to English Golf Union standards.
- The building proposed is considered to be the minimum that could be regarded as acceptable by those who would wish to take advantage of the golfing and fishing facilities being provided.
- Myerscough College have been engaged to advise on the construction of the greens, tees, fairways and course management and are using the construction of the course as part of their agronomy and sports study courses and are also providing personnel to be involved in course management.
- Myerscough College has stated that the size of the committee room at first floor level is needed in order for them to operate a training academy at the site.
- Chorley School Sport Partnership have also stated that they would like to bring groups of school children to the course but would not be able to do so without the facilities being proposed.
- All excavated material from the construction of the clubhouse and car park will be taken off site.

Representations

One letter of objection has been received, the contents of which can be summarised as follows:-

- The clubhouse would be some distance from Moss Side Farm and could cause a security risk
- The use of security lighting would be undesirable
- The re-siting of the car park would be on a hill side and would be clearly seen whether in use or not
- Overnight parking could become an issue with mobile homes and caravans

Consultations

The Head of Environmental Services raises no objections to the proposal.

The Council's Landscape Assistant raises no objection to the principle of the development.

LCC (Highways) have no objections subject to the access improvements being undertaken proposed by the previous permission for the golf course.

LCC (Strategic Planning) have no objections to the principle of the development subject to suitable landscaping measures.

LCC (Ecology) raise no objections to the principle of the development.

The Ramblers Association comment that footpath no. 17 should be adequately signposted.

English Nature raises no objections to the application subject.

The Director of Leisure and Cultural Services has commented that the size of the clubhouse being proposed is reasonable in terms of its scale in relation to the activities proposed on the site.

Assessment

The following matters warrant consideration in the determination of this proposal: -

Justification For Enlarged Clubhouse - As detailed, planning permission has already been granted for the provision of a 9 hole golf course, the construction of which is under way. Accordingly, the provision of ancillary facilities to such uses in the Green Belt is in principle acceptable subject to them being essential facilities only, which preserve the openness of such areas and Members will recall that the Council has already accepted the need for a clubhouse by virtue of the permission for the gold course which included a smaller clubhouse building.

In terms of the justification for the size of building proposed, the applicant's agent has provided several statements as to why the larger building is considered necessary. These set out the involvement of Myerscough College in the construction and subsequent management of the course and the intention for the college to operate a golfing academy from the site hence there is a need for facilities to enable this to take place, in particular a committee room. The applicant also states that the building has been designed in line with English Golf Union (EGU) guidelines in terms of the facilities it provides and its overall size. Letters of support have also been provided from Chorley School Sport Partnership and the Mini Marvels Golf Schools in which both organizations express a wish use the golf course subject to appropriate facilities being provided in the form of the larger clubhouse building for which permission is now sought.

The Director of Leisure and Cultural Facilities has commented on the application after visiting the site and advises that the golf course is being constructed to a very good specification and that the facilities will be very attractive to users and will offer a quality sporting experience. The golf course will not simply a pay and play course. The advice from the Director of Leisure and Cultural Services is that the building is reasonable in terms of scale, especially when the fishing, educational and community elements are taken into consideration.

On this basis, it is considered that sufficient justification has been forwarded in support of providing a clubhouse building comprising

of the facilities being proposed.

In terms of the machine store building, this is being re-sited only and its design and dimensions remains as per that approved for the golf course hence it does not raise any additional issues in terms of its justification.

Green Belt – The clubhouse building is substantially larger than the single storey building for which permission has already been granted and is proposed on land the applicant has recently acquired to the west of the golf course near to the Bury Lane access to the site. To mitigate the impact of the larger clubhouse, the slab level of the building is to be set below the surrounding land level, which falls from south to north, by a maximum of 4.3m. The applicant is also proposing substantial landscaping adjacent to the clubhouse and around the periphery of the car park as well as to the field boundaries, the details of which would be finalised through an appropriate condition. Views of the clubhouse will only be marginal from Bury Lane and from the east and north, the building will be seen against the backdrop of the existing trees running adjacent to the access to Moss Side Farm and the rising land level to the west. Whilst the building is obviously going to have an impact on the Green Belt, it is considered that the reduced slab level, utilisation of existing tree coverage and landscaping measures proposed will satisfactorily mitigate any significant detriment to the open and rural character of the Green Belt hence the proposal is considered to be in line with the objectives of Policy DC1 and PPG2.

In terms of the design of the clubhouse building, it is not to dissimilar in terms of form from many of the simple agricultural buildings and dwellings found in the locality save for the two storey front element, which houses the staircase and the single storey side elements. In terms of materials, it is proposed to use random stone and natural slate and subject to this, it is considered that the building would not be unsympathetic to the locality in terms of its design and scale.

The car park will utilise 50%/50% cut and fill providing mounded areas at a maximum height of 900mm along its northern edge to be planted with a hawthorn hedge. The levels will not though change significantly as the existing land levels will largely be utilised as the land falls down towards the clubhouse from the west. The surfacing of the car park is yet to be agreed but the applicant has indicated a grasscrete type surface will be used although the landscaping proposed will largely screen views of the car park from longer distances and only the same number of spaces are being provided as already approved.

The machine store is of the same scale and design as approved by the permission for the golf course but is proposed to be sited approx. 45m further south than was approved. However, the building will still be fairly close to the built development of Moss Side Farm and it is considered that the building in the re-sited position will not prejudice the openness of the Green Belt.

Residential Amenity – The nearest residential properties to the clubhouse and car park are located to the south (Hill Top Farm) and to the west (Old Olivers Farm, Bury Lane). In terms of the relationship with Old Olivers Farm, the car park will at its closest

point (spaces 1 and 2) be located approx. 75m away and it is proposed to provide screening to west of the car park to restrict views of it. The clubhouse building will be sited at a level that will not interrupt views from Old Olivers Farm and the distance between the car park and clubhouse building is considered sufficient to not cause detrimental harm to the amenities of the occupier of this particular property.

In terms of the relationship with Hill Top Farm to the south, the clubhouse will not be readily visible from this property as it will be sited behind an existing tract of establish trees running adjacent to the Moss Side Farm access and at a reduced slab level. The area of tree coverage immediately south of the clubhouse and car park should be sufficient to mitigate noise and disturbance. Notwithstanding this, by virtue of the access position of the car park being before Hill Top Farm, customer vehicles will no longer need to pass this property hence noise and disturbance should be less than that resulting from the already approved clubhouse position closer to Moss Side Farm.

Accordingly, it is considered that the proposal will not harm the residential amenities of the occupiers of these adjacent properties.

Ecological Matters – The applicant submitted an Ecological Assessment with the application upon which both English Nature and LCC (Ecology) have provided comments whereby no objections to the development have been made subject to a condition restricting works during the bird-breeding season.

Highways Matters – Access to the site remain from Bury Lane and the car park comprises of 32 spaces. LCC (Highways) have raised no objection to the application subject to the highway improvements set out in the permission for the golf course being undertaken hence the proposal is considered to accord with Policy TR4. A condition is recommended covering this.

Other Matters – In terms of the objections raised citing the clubhouse position as being a security risk, it will be in the applicants own interests to ensure the site is secure due to the closer position of the car park and club house to Bury Lane. In terms of the objection citing external illumination, a condition was attached to the original golf course permission stating that there shall be no floodlighting to any part of the course or external illumination to any building hence this objection can be suitably addressed by a similar condition.

Conclusion On the basis of the above and subject to the imposition of the recommended conditions, it is considered that planning permission should be granted.

Recommendation: Permit (Subject to Section 106) Conditions

1. 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 be shown on the approved plans. 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.

2. 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 the approved plan(s). 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 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. 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 10 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.

4. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) 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.

5. 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.

6. Before the development hereby permitted is first commenced, a plan of the car park shall be submitted to and approved in writing detailing the provision of 3 no. additional disabled car parking spaces.

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.

7. Before the clubhouse building is first used for the purposes associated with the golf course and fishing lakes, 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.

8. No development approved by this permission shall be commenced until a scheme for the disposal of foul drainage to a septic tank has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into

use until such treatment plant has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment.

9. There shall be no form of illumination to the car park or any of the external areas within the site and there shall be no external illumination of the buildings hereby permitted.

Reason : In the interests of visual amenity in this open countryside location and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review .

10. 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.

Reason: To enable the Local Planning Authority to retain control over the use of this facility; usage beyond those playing golf or fishing may be inappropriate in terms of leisure uses appropriate in the Green Belt and the impact of such usage would have to be considered separately by the Local Planning Authority; also to accord with the provisions with policies LT12, DC1 and SP8 of the Adopted Chorley Borough Local Plan Review.

11. Before the development hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel wash facility shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during operation of the site.

Reason: To prevent the tracking of mud and/or the deposit of loose material upon the highway, in the interests of public safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

12. The development shall only be carried out in accordance with the recommendations contained within the Ecological Assessment by the Environmental Research and Advisory Partnership that was submitted with the application dated February 2006 and no potential bird breeding habitat including trees and shrubs shall be removed during the bird breeding seasons of March to August inclusive unless a bird survey has first been conducted immediately prior to the work to show that the areas to be developed are clear of all breeding birds and the details submitted to and approved in writing by the Local Planning Authority.

Reason: To meet the provisions of the Wildlife and Countryside Act 1981 to protect breeding birds and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.

13. Prior to the first use of the clubhouse building hereby permitted and the golf course, the first ten metres of the access road to the site from Bury Lane shall be hardsurfaced in a material to be first agreed in writing by the Local Planning Authority and the access improvements shall be implemented in accordance with the approved plans.

Reason : In the interests of highway safety at the site junction and to accord with policy LT12 of the Adopted Chorley Borough Local Plan Review .

14. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
