

Item B. 4 06/00819/FUL Permit Full Planning Permission

Case Officer Mrs Wendy Gudger

Ward Chisnall

Proposal Erection of new entrance to club house, extension to pro-shop and new lobby to rear of pro-shop,

Location Charnock Richard Golf Club Preston Road Charnock Richard Lancashire PR7 5LE

Applicant Mr M Turner

Proposal: The application is for the erection of a new entrance to the club house, extension to pro-shop and new lobby to rear of pro-shop (forming an enclosed yard) at Charnock Richard Golf Club, Preston Road, Charnock Richard.

Background: Charnock Richard Golf Club is situated in the Green Belt on Preston Road next to Barker's Farm. The golf course was granted in 1992 by permission number 92/00936/FUL. A clubhouse was then applied for, originally as a conversion from a former agricultural building (95/00122/COU), although a new build clubhouse was eventually permitted on the grounds that the building would be slightly lower in height with the same footprint as the building it replaced (96/00214/FUL). Even though it contained a lounge, bar, snooker room, kitchen and pro-shop as well as changing rooms, it was considered these facilities could be justified as the building would have no greater impact on the openness of the Green Belt than the existing building. The case officer at the time stated the facilities to be provided were over what would be regarded as essential, however, the factors above rendered the proposals acceptable. There have since been a significant number of applications to develop the facilities as detailed below.

Planning History:

97/00364/FUL Construction of link between golf club and golf practice building - Permitted

97/00693/FUL Extension to form link between golf club and golf practice building - Permitted

98/00621/FUL Modification to planning permission 9/97/00693 for alterations to west elevation and internal layout of golf club link building - Permitted

00/00163/COU Use of part of golf clubhouse as restaurant - Permitted

00/00164/ADV Retrospective application for two advertisement signs - Permitted

01/00419/COU Conversion of existing agricultural building to golf practice facility - Permitted

01/00493/FUL Earth works to form pond and mound to the south of the clubhouse (retrospective) - Permitted

04/00084/FUL Creation of link between existing clubhouse and converted agricultural building - Permitted

04/01370/ADV Erection of a static illuminated sign at the entrance of the golf club - Permitted

Planning Policy: DC1: Development in the Green Belt
PPG2: Green Belt
LT12: Golf, Other Outdoor Sports and Related Development

Consultations: None received

Representations: None received

Assessment: Green Belt
The main issue is that the site is in the Green Belt. Therefore Policy DC1 and PPG2: Green Belt is relevant to the application.

PPG2 states that in the Green Belt there is a general presumption against inappropriate development. Such development should not be approved, except in very special circumstances. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Policy DC1 of the Adopted Chorley Local Plan Review reinforces PPG2 that planning permission will not be granted, except in very special circumstances, for development other than:

- 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
- limited infilling or redevelopment of major existing developed sites identified in adopted local plans

The only exception that the proposals would fall within the exceptions outlined above, are essential facilities for outdoor sport and recreation. However, PPG2 states that 'essential facilities' should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Possible examples of such facilities include small changing rooms or unobtrusive spectator accommodation for outdoor sport, or small stables for outdoor sport and outdoor recreation.

As outlined in the history section above, an application in 2000 (00/00163/COU) permitted use of part of the golf clubhouse as a restaurant. The case officer at the time stated the one of the main issues was would the golf clubhouse require a future extension as a result of the loss of space caused by the proposal. It was

considered in the committee report that the accommodation being retained by the golf club was sufficient to accommodate 'essential facilities'.

The accommodation now applied for includes a new entrance to the club house, extension to pro-shop and new lobby to rear of pro-shop.

The accommodation provided although not for essential purposes will make internal arrangements more efficient. The proposals are also very small scale and are well hidden by existing buildings. A very special circumstance is the consideration that development is of such a small scale that it would not impact on the openness of the Green Belt or prejudice the reasons for including land within it.

Highways/Parking

The proposals will not have any detrimental impact on parking or highway safety.

Neighbour Amenity

There are no neighbour amenity issues associated with the proposals.

Design and Appearance

The design of the proposals is in keeping with the design of the existing buildings on the site.

Conclusion: It is therefore considered that the extensions although being small scale and are inappropriate but due to their limited scale are considered acceptable.

Recommendation: Permit Full Planning Permission 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 91 of the Town and Country Planning Act 1990.

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.
