

Item B. 3	07/00747/FUL	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South East	
Proposal	Proposed demolition of existing golf club house and the construction of a new single storey club house incorporating a Bar/Dining area, sport shop, function room and offices.	
Location	Duxbury Park Golf Club Duxbury Hall Road Chorley PR7 4AS	
Applicant	Glendale Managed Services Ltd & Chorley Council	
Proposal	<p>The application relates to the erection of a single storey club house for Duxbury Golf Club incorporating Bar/ Dining area, sport shop, function room and offices. The proposal incorporates the demolition of the existing single storey club house.</p> <p>Duxbury Golf Club is located within the Green Belt and forms part of a complex of buildings which are occupied by office accommodation. The two immediately adjacent buildings, The Coach House and The Stables, are Grade II Listed Buildings.</p> <p>The application has been submitted by Glendale Managed Services Ltd and Chorley Council. Chorley Council owns the existing buildings, including the Coach House and Amenity Building. Glendale Managed Services manage Duxbury Golf Course and lease the buildings for the Duxbury Park Business Centre.</p>	
Planning Policy	<p>Planning Policy Statement 1- Delivering Sustainable Development Planning Policy Guidance Note 2- Green Belts Planning Policy Statement 7- Development in Rural Areas Planning Policy Guidance Note 15- Planning and the Historic Environment</p> <p>Joint Lancashire Structure Plan: Policy 6- Green Belts Policy 21- Lancashire's Natural and Manmade Heritage</p> <p>Chorley Borough Local Plan Review: DC1- Development in the Green Belt EP9- Trees and Woodland HT2- Alterations and Extensions to Listed Buildings HT3- The Setting of Listed Buildings LT8- Valley Parks LT12- Golf, Other Outdoor Sport and Related Development</p>	
Planning History	<p>9/74/14- Conversion and extension of existing buildings to form a Golf Club House. Approved 1974</p> <p>9/82/296- Single storey pitched roof extension to enlarge professional's shop area. Approved May 1982</p> <p>9/86/930- Display of signs at Duxbury Hall Road and Duxbury</p>	

Park Centre. Approved February 1987

9/87/157- Conversion of Vacant Coach House to Offices. Approved April 1987

9/87/158- Application for Listed Building Consent for Conversion of Vacant Coach House to Offices. Approved April 1987

9/89/542- Extension to form Golf Practice room. Approved August 1989

07/00748/LBC- Listed Building Consent for the proposed demolition of existing golf club house and the construction of a new single storey club house incorporating a Bar/Dining area, sport shop, function room and offices to be in keeping with the adjoining property a grade 2 listed building the Coach House. Pending Consideration

Applicant's Case

The applicant has forwarded the following points in the form of a planning statement:

- There is a pressing need to improve the existing golf facilities. There is currently a mismatch of unsuitable buildings in poor states of repair scattered around the park
- The design process for the new club house has been carried out with the overall policy aims of sustainable development in mind. The scheme will take place on previously developed land and has been designed to result in minimum impact on the environment and maximum environmental gains
- The proposal is an essential facility for outdoor sports and recreation and will not reduce the openness of the Green Belt
- The scheme will remove a building that currently distracts appreciation of a number of listed building in Duxbury Park
- The scheme has been based on an understanding of the site and its surroundings and the need to preserve its character.
- The scheme constitutes a well-considered proposal that will make a positive contribution to the provision of recreation facilities in the local area.

Representations

2 letters have been received from neighbouring residents in support of the application

1 letter has been received raising the following comments:

- The access road is totally inadequate for current usage and will further disintegrate by increased frequency of use. Has a traffic impact study been carried out?
- Attention should be given to the junction in the driveway from Duxbury Hall Road
- What are the applicants proposals for servicing? The current courtyard areas are currently under contract for parking
- Since the function room will probably extend usage into the evenings street lighting should be considered.

Consultations

Lancashire County Council Highways Section have no

objection to the proposal.

Assessment

The proposed development is located within an area designated as Green Belt and the application site is located in close proximity to Grade II Listed Building. As such the main issues of consideration relate to whether the development is appropriate within the location and whether the development respects the character and setting of the Listed Buildings.

Green Belt

In accordance with Government advice contained in PPG2: Green Belts development will only be permitted in the Green Belt where it is considered appropriate or where very special circumstances can be demonstrated which outweigh the harm the development will have on the Green Belt. This is reinforced in Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review.

The proposed development incorporates the demolition of the existing club house and the erection of a new single storey modern club house incorporating a shop, bar/dining room, changing facilities, office accommodation and a function room. The proposed development will result in a 1.6% increase in the floor area when compared to the existing facility and the height of the building will not change significantly when compared with the existing building.

PPG2 sets out development which is considered appropriate within the Green Belt. Essential facilities for outdoor sport and recreation are considered to be appropriate development and as such in principle a building relating to Golf facilities is considered to be appropriate development within this Green Belt location. PPG2 states that examples of such facilities would be small changing room facilities. In respect of the proposed development changing room accommodation, small office accommodation and a shop could be considered as essential facilities relating to golf however the function room and bar area, of the size proposed, cannot be considered to be essential facilities. As such very special circumstances are required in support of this element of the proposal.

The applicant has stated within the Planning Statement submitted with the application that the proposed building will only result in a 1.6% increase in the floor area of the existing building and the height of the building will not be significantly different. As such the proposed development will not reduce the openness of the Green Belt. In addition to this the proposal will replace facilities which are already existing on the site.

It is considered that the fact that the proposal only results in a small increase in the floor area when compared to the existing structure and the fact that the development replaces existing facilities in one building which in design terms is considered to much more aesthetically acceptable than the existing building represents very special circumstances which outweigh the harm the proposal will have on the Green belt.

Historic Context

The existing building is attached to The Coach House, which is a Grade II Listed Building, and it is proposed to attach the new

development to the Listed Building. Due to the proximity of the development to the Listed Building and the impact the development will have on the Listed Building the historical context and impact on the setting of the Listed Buildings is an important consideration.

The submission of this application follows discussions between the applicants and the Council's Conservation Officer (who has since left the authority) in respect of the proposed development. The Conservation Officer originally had concerns which related to the design of the proposed development and its relationship with the Listed Buildings.

The applicants have assessed the historic context and the impact of the development on the Listed Buildings within their Planning Statement. Both The Coach House and The Stables contribute to the historical development of Duxbury Park and originally formed part of the complex of buildings associated with Duxbury Hall. The Hall was destroyed by fire in 1957.

The proposal incorporates the demolition of a building which has no architectural merit and actually detracts from both the character of the area and the setting of the Listed Buildings. The demolition of this building is considered to be a benefit to the area as a whole and the setting of the Listed Buildings.

Although the proposed development comprises a modern development this is not considered to be inappropriate within the setting. It would not be possible to replicate the historic existing buildings on site and it is considered that a building which replicates a modern transition from old to new is appropriate within this setting. The proposal incorporates a relatively simple structure with clean lines which also enables the courtyard area to the rear of the site to be reinstated. This courtyard historically was associated with the Listed Building and has been partly lost by the existing building on site. This is achieved by re-establishing the line of the eastern side of the courtyard.

English Heritage were consulted on the scheme prior to the submission of the application. They welcomed the modern approach however they did raise a few points of concern. The proposal incorporates disengaging the existing club house from the Coach House, the exposed ashlar wall should be cleaned back and presented as matching the elevation currently visible. Appropriate archaeological watching briefs should be commissioned for excavating the new foundations. The proposed stone element should be matching stone ashlar. In addition to this the adjacent brick garden wall is statutorily listed and English Heritage would not condone its demolition.

It is considered that the demolition of the existing building benefits the character and the setting of the Listed Buildings. The modern approach to the replacement buildings represents the transition from old to new and enables the historic court yard to be established.

Design and appearance

As stated earlier the proposal incorporates the erection of a single storey modern development to accommodate facilities associated with the Golf Club. The proposed development will be constructed

using modern materials which include Larch Cladding in rough sawn boards and a green sedum roof. Part of the element of the proposal which fronts onto the car park will be constructed out of stone.

The development incorporates the use of sustainable materials and high levels of thermal performance which accords with the Government's objectives of sustainable development and renewable resources.

In design and appearance terms the modern design of the development helps to distinguish between the old and new and incorporates a development which compliments the character of the rural area.

Impact on highway safety

The site is accessed via a private driveway which is not adopted. Lancashire County Council's Highway Engineer has no objection to the proposal and it not considered that the proposed development will create any highway safety implications.

One of the neighbouring businesses has raised concerns in respect of the access driveway and the parking situation. The driveway to the site is not adopted and in parts is in a poor state of repair. This accessway however does not form part of this application and as such improvements to this road cannot be incorporated into this application.

The parking situation at the site is on a contract basis which is a private issue and cannot be controlled through the planning system.

Conclusion

The proposed development is considered to be appropriate within the Green Belt setting and seeks to remove a structure which detracts from the character of the area and the adjacent Listed Buildings. The modern design as proposed represents an acceptable design solution within this location.

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. 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.

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 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.

4. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details 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 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, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the buildings (notwithstanding any 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, HT2 and HT3 of the Adopted Chorley Borough Local Plan Review.

7. Free access to the development site at all reasonable times shall be afforded to any archaeologist nominated by the Local Planning Authority, such access to allow the nominated archaeologist to observe the excavations and record items of interest and finds.

Reason: The development involves excavating close to Statutory Listed Building and archaeological remains have been recorded in the area. In accordance with Government advice contained in PPG15: Planning and the Historic Environment.

8. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the work proposed to the Listed Building. The required details shall include details of the works proposed to the Listed Building following the removal of the existing building and the works required in respect of the construction of the development hereby approved, in particular details of how the building will be attached to the Listed Building. The works thereafter shall be carried out in accordance with the approved details.

Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.
