

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 21/12/2010 | Item No: 5.1 |
| Report Originator | Louise Haggan-Craig Development Officer | Application No: KET/2010/0637 |
| Wards Affected | Slade | |
| Location | Pytchley Golf Lodge, Kettering Road, Pytchley | |
| Proposal | Full Application: Kitchen/lounge extension | |
| Applicant | Mr R Tarry | |

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision of waste reduction/recycling and provision for water efficiency and recycling shall have submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with these approved details. REASON: In the interests of energy efficiency and sustainable construction in accordance with Policy 14 of the North Northamptonshire Core Spatial Strategy.

4. The additional floorspace hereby permitted shall only be used as lounge and kitchen facility for the Golf Lodge and for no other purpose whatsoever.

REASON: In order to prevent the conversion of the floorspace to other uses which may conflict with the policies contained within PPS4 (Planning for Sustainable Economic Growth) and Policy 12 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

NONE

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Planning Policy Statements 4 and 7, Policies 1, 2 and 48 of The East Midlands Regional Plan, Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy. There are no material considerations that indicate against the proposal.

Officers Report

3.0 Information

Relevant Planning History

KET/1992/0546 – Golf driving range with ancillary shop and facilities – ALLOWED ON APPEAL (1993).

KET/2005/1018 – Open fronted storage building for machinery, sands – APPROVED

KE/01/0896 – Proposed extension to provide residential unit – APPROVED

KE/01/0706 – Proposed residential accommodation – REFUSED

KE/99/0603 – Rebuilding of fire damaged bar area - APPROVED

Site Description

Officer's site inspection was carried out on 20/10/2010.

The application site is situated to the south east of Kettering outside the settlement boundary within open countryside. It lies to the north east of Pytchley Village and adjacent to the A14. It is also in close proximity to the Kettering Venture Park which comprises Tesco and a number of retail outlets on the edge of Kettering.

The site comprises Pytchely Golf Lodge which is an established golf course, driving range and club house which also offers a retail element on site in the form of a golf superstore selling golf paraphernalia.

Proposed Development

This is a full application for the extension of the Pytchley Lodge Golf club to increase the floorspace of the lounge and kitchen facilities by approximately 128 sqm. A patio area is also proposed to the eastern side of the Golf Lodge.

Any Constraints Affecting The Site

Open Countryside

4.0 Consultation and Customer Impact

Pytchley Parish Council

Response received 2nd November 2010. No objection.

Highway Authority

Response received 28th October 2010. No objection.

Highways Agency

Response received 2nd November 2010. No objection.

Environmental Health

Response received 29th October 2010. No objection.

Neighbours

No comments received.

5.0 Planning Policy

National Policies

PPS4 – Planning for Sustainable Economic Growth

PPS7 – Sustainable Development in Rural Areas

Development Plan Policies

East Midlands Regional Plan

Policy 1 – Regional Core Objectives

Policy 2 – Promoting Better Design

Policy 48 – Regional Car Parking Standards

North Northamptonshire Core Spatial Strategy

Policy 11 – Distribution of Jobs

Policy 13 – General Sustainable Development Principles

Policy 14 – Energy Efficiency and Sustainable Construction

Local Plan

Policy 7 – Protection of the open countryside

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

- 1 Planning History
- 2 Principle
- 3 Impact on the character and appearance of the countryside
- 4 Highway matters
- 5 Extraction and Ventilation
- 6 Amenity
- 7 Sustainable Construction and Energy Efficiency.

1. Planning History

As detailed above the development for the driving range and on site facilities was granted permission (allowed on appeal) in 1993. It is an established course and has undergone a number of small additions and extensions over the last 15 years.

2. Principle

National Policy in the form of PPS4 specifically refers to planning for sustainable economic growth. Economic development includes B Use Classes, public and community uses and main town centre uses. It also applies to the following types of development:

- Those which provide employment opportunities
- Those which generate wealth or
- Those which produce an economic output

PPS4 policies apply to both urban and rural areas. A Driving Range/Golf Club falls into the D2 Use Class (assembly and leisure) and due to the nature of the game and size of the site required to accommodate the course is very much a rural/open countryside activity. Therefore it is considered that Policies EC6 and EC12 apply in this instance.

Policy EC6 of PPS4 states that 'local planning authorities should ensure the countryside is protected and strictly control economic development in open countryside away from existing settlements or outside areas allocated for development in development plans'. However in determining planning applications for economic development in rural areas Policy EC12 states that 'local planning authorities should support small scale economic development where it provides the most sustainable option in villages or other locations and recognise that a site may be an acceptable location for development even though it may not be readily accessible by public transport'.

Paragraph 15 of PPS7 states that policy should provide a positive framework for facilitating sustainable development that makes the most of new leisure and recreational opportunities that require a countryside location. Planning authorities should continue to ensure that the quality and character of the wider countryside is protected and where possible enhanced.

The East Midlands Regional Plan objectives seek to improve the health and mental, physical and spiritual well being of the Regions residents through improvements in access to health, cultural, leisure and recreation facilities and services. Policy 2 promotes 'better design' measures which includes reducing Carbon Dioxide emissions and improving the quality of life for local people.

The Core Spatial Strategy places importance on leisure facilities and states within Policy 13 that development should be designed to promote healthier lifestyles and for people to be active outside their homes and places of work.

Saved Policy 7 of the Local Plan for Kettering Borough relates to the protection of open countryside from development and states that 'planning permission within open countryside will not be granted except where otherwise provided for in this plan'.

The proposal is set to create employment opportunities for two full time posts in addition to the four and half already provided by the existing facilities. Although this is deemed to be very much small scale economic development it would support an established leisure facility in the local area which provides employment and sporting facilities. Health and well being is a key factor in helping people to improve their way of life and the extension will help to meet the needs of local people using this facility. The proposal will therefore help to raise local standards, meet demand and allow more people to make use of the facilities on site. It therefore accords with Policy 13 of the Core Spatial Strategy.

3. Impact on the character and appearance of the countryside

The proposed extension will increase the floorspace of the existing building by approximately 128 sqm. The extension would be very much ancillary to the existing

development on site and would remain within the curtilage of the golf club. The design of the proposed extension both replicates and enhances the scale and style of the original buildings and improves the appearance of both the north and east elevations. It is an isolated building which lies in close proximity to the A14 but is well shielded from good landscaping to the boundaries. Given the ancillary nature of the extension it is considered that the proposal will not adversely impact upon the character and appearance of the countryside in comparison to the existing situation.

4. Highway Matters

The access arrangements to the site are not proposed to change as a result of the development and the parking provision already caters for 90 spaces. It is concluded that a small extension to the Lounge and Kitchen area of the Golf Lodge will not adversely impact upon the existing access and parking arrangements and as such accords with Policy 48 of the East Midlands Regional Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Extraction and Ventilation

Policy 13 of the Core Spatial Strategy states that development should not result in an unacceptable impact on amenity by reason of noise, vibration, smell, light or other pollution. This proposal involves the extension of the existing kitchen facilities on site and the repositioning of the Kitchen Extraction Duct. The duct will now be located on the south elevation of the building which comprises the rear part of the new extension and the duct will not compromise the site with respect to noise or smell. The proposal therefore complies with Policy 13 of the Core Spatial Strategy.

6. Amenity

Given the isolated nature of the application site and the extensive grounds within which the Golf Lodge is situated, there are not considered to be any pertinent amenity considerations. The proposal is therefore in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Sustainable Construction and Energy Efficiency

Policy 14 of the North Northamptonshire Core Spatial Strategy states that development should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. All developments should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/recycling and water efficiency.

While the submission makes reference to these matters by illustrating the provision of solar panels on the southern elevation of the proposed elevation plans, it is considered that more clear and definitive methods need to be identified to meet the requirements of Policy 14 of the CSS. It is therefore appropriate to attach a condition requiring further details for implementation.

Conclusion

Subject to conditions, the application is in accordance with national and local policy. It will help to meet local demand, provide a larger facility for an established sporting use and include employment opportunities. It is an acceptable design, will have no significant impact upon the character and appearance of the countryside and raises

no adverse highway safety implications. The local planning authority has a duty under S 38(6) of the Planning and Compulsory Purchases Act 2004 to determine planning applications in accordance with the Development Plan it is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Michael Boniface, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

