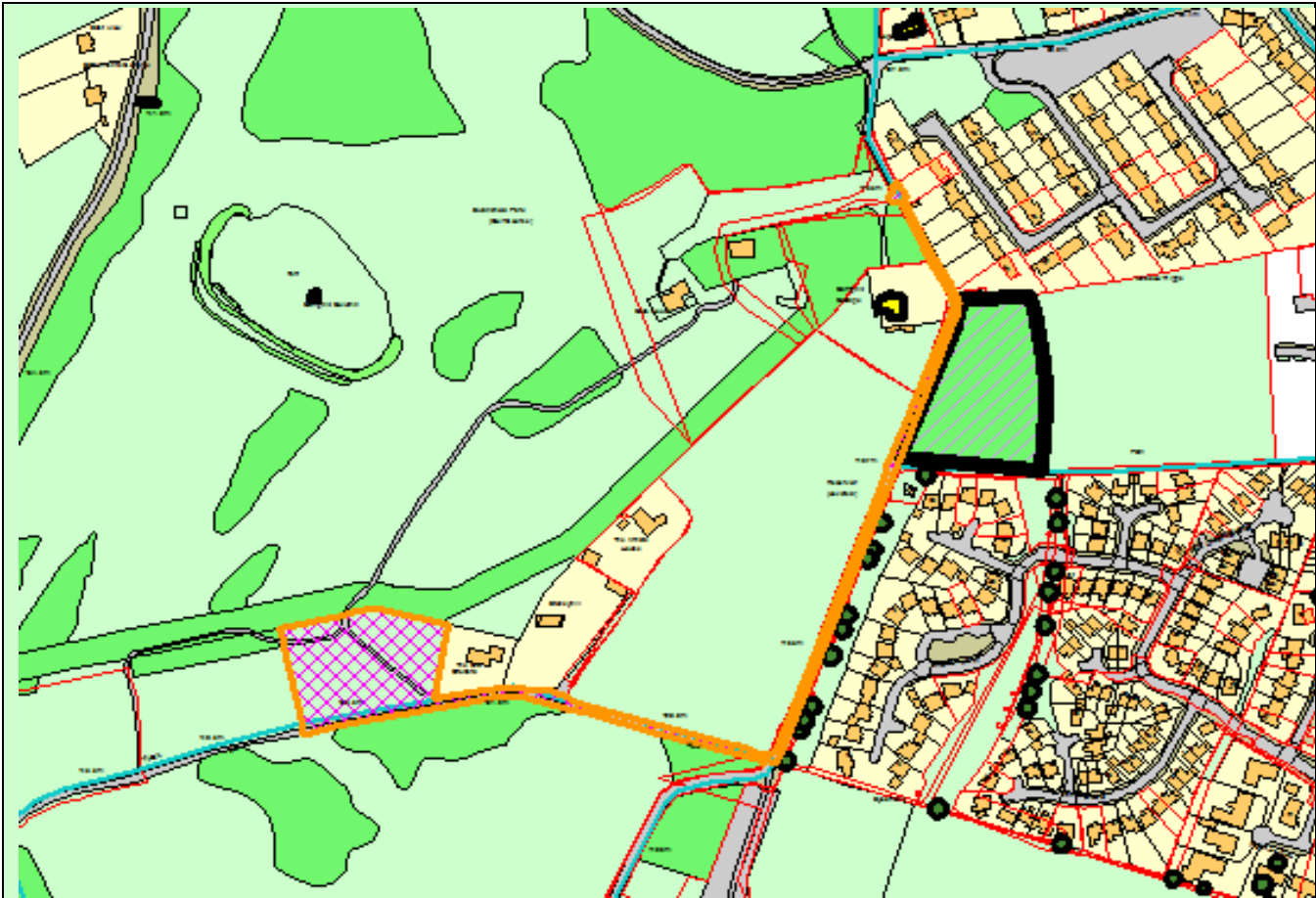




Northumberland County Council

North Northumberland Local Area Council
23rd August 2018

Application No:	18/01016/FUL		
Proposal:	Construction of steel framed Greenkeepers Store		
Site Address	Alnwick Golf Club, Swansfield Park Road, Alnwick, Northumberland NE66 2AB		
Applicant:	Mr Colin Barnes The Estate Office, Alnwick Castle, Alnwick, Northumberland NE66 1NQ	Agent:	Mr Andrew Richardson 8 Mosley Street, Newcastle uponTyne, NE1 1DE,
Ward	Alnwick	Parish	Alnwick
Valid Date:	28 March 2018	Expiry Date:	31 August 2018
Case Officer Details:	Name: Mr James Bellis Job Title: Senior Planning Officer Tel No: 01670 622716 Email: James.Bellis@northumberland.gov.uk		



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

1. Introduction

1.1 Following inclusion and review on the Chair Referral List, this application has been deemed appropriate for consideration at North Northumberland Local Area Council Planning Committee.

2. Description of the Site and Proposals

2.1 The site to which the application relates is situated to the south west of Alnwick city centre and located 100m from the nearest public highway and 50m to the rear of the nearest privately-owned property, The development site is elevated with undulating topography in the locality. The site is accessed via a public single track road with easy access to the B6341.

2.2 The existing greenskeepers store is located north east of the existing golf club house, adjacent to the club's existing car park. The shed is partially visible from the main access road, and is in full view of the existing golf course club house and car park. The existing shed currently houses all the of course maintenance machinery and store of seed, fuel and other course maintenance materials. A portacabin located close by provides welfare facilities. The existing site is due to be re-developed into private housing which has already gained outline planning permission through planning application 16/02824/OUT, the store will be demolished and a new store is required in a new location suitable for servicing the golf course requirements.

2.4 The proposed building will consist of a steel portal frame with profiled cladding to the walls and roof. The building will have two large roller shutters for vehicle access and storage, an access door leading to the main open plan space through the staff amenity area with two fire doors located within this space to provide means of escape. The building will be generally open plan with a compartmented amenity area. The building will have a simple rectangular footprint with a hardcore hardstanding to the perimeter to allow to maintenance and access to the building and a large hardstanding area to provide a turning circle for delivery vehicles and onsite machinery to easily traverse the site and shed. The proposal is understood from the application form to be dark green with mature planting arranged to provide windbreaks, landscaping and screening to the site and proposal.

2.5 The proposed location for the new shed is located at least 650m from the nearest public highway via a single lane and 50m to of the nearest privately-owned property. The site is accessed via a public single laneway with easy access to the B6341.

3. **Planning History**

Reference Number: 16/02824/OUT

Description: Outline application for 10 dwellings, including all ancillary works, with all matters reserved apart from access (Amended Access Design Plan received 29th September 2016).

Status: PER

Reference Number: 17/03074/REM

Description: Reserved matters approval for appearance, layout, scale, and landscaping for 10 no dwellings including all ancillary works in relation to planning permission 16/02824/OUT. Amended house types received 12th September 2017. Additional plans received 23.10.2017

Status: PCO

Reference Number: 17/03075/DISCON

Description: Discharge of Conditions 12 (cycle parking), 15 (refuse storage facilities), 19 (nesting sites), 22 (Surface Water) and 27 (landscape scheme) on approved planning application 16/02824/OUT (As amended 22/12/2017, 12/06/2018 and 09/07/2018).

Status: PER

Reference Number: 18/01070/VARYCO

Description: Removal of condition 29 (height restriction) of approved planning application 16/02824/OUT owing to the topography restrictions enabling exclusion of a height restriction to the site. Documents from Outline 16/02824/OUT Included (31.07.2018).

Status: PCO

Reference Number: 18/02144/FUL

Description: Construction of golf clubhouse with integral bedroom accommodation

Status: PCO

Reference Number: A/ENQ/2009/0191

Description: Planning history on golf courses in Northumberland

Status: REPLY

Reference Number: A/ENQ/2007/0585

Description: Redevelopment of Golf Club, Hotel & other facilities

Status: REPLY

Reference Number: A/ENQ/2007/0406

Description: Proposed 3G Base Station

Status: REPLY

Reference Number: A/2002/0239

Description: Extension to clubhouse to include male changing room and toilets

Status: PER

4. Consultee Responses

Alnwick Town Council	There is no visual or landscape assessment with the application. The site is at the top of the ridge above Alnwick and visible from numerous points to
----------------------	--

	<p>the South and East of the town which the Town Council consider to be a visible site with the capacity to alter views of the town from these aspects. Without a landscape assessment, the applicant has failed to demonstrate that the development does not harm the distinctive landscape or historic character of Alwick - ADNP Policy HD1.</p> <p>The proximity of the development to the Grade II* listed Camp Hill Column is significant as it is only 230m from the edge of the site and careful consideration should be given to ensuring there is no negative impact. Softening of the building, perhaps through the use of vernacular wooden exterior cladding and a slate roof and sensitive planting could perhaps help reduce the impact of this development. The Town Council appreciate that the Golf Club will need a new facility of this nature to assist with its function as a valuable community facility, but care must be taken with regard to the points mentioned above.</p>
Countryside/ Rights Of Way	Countryside/Public Rights of Way Team have no objection to the application on the condition that the Public Bridleway No.13 is protected throughout. No action should be taken to disturb the path surface, without prior consent from ourselves as Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.
County Ecologist	No response received.
Lead Local Flood Authority (LLFA)	No objection to development - subject to recommended conditions and informatives.
Building Conservation	Building Conservation raise no objection to the proposed development subject to plans submitted with this application. The proposal would not result in any detrimental visual impact upon the setting of the identified listed buildings.
Public Protection	In principle, the Public Health Protection Unit does not object to this proposal subject to the measures detailed in the application documents being implemented as stated. Conditions and Informatives are recommended.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	4
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

No Site Notice Required.

No Press Notice Required.

Summary of Responses:

No representations have been received from neighbouring occupiers.

The above is a summary of the comments. The full written text is available on our website at:

<http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=P5UIW4QSN2F00>

6. Planning Policy

6.1 Development Plan Policy

S1 Location and scale of new development - Alnwick LDF Core Strategy
S2 The sequential approach to development - Alnwick LDF Core Strategy
S3 Sustainability criteria - Alnwick LDF Core Strategy
S13 Landscape character - Alnwick LDF Core Strategy
S15 Protecting the built and historic environment - Alnwick LDF Core Strategy
S16 General design principles - Alnwick LDF Core Strategy
S20 Providing for open space, sport and recreation - Alnwick LDF Core Strategy
BE12 Protection of landscaped areas - Alnwick District Wide Local Plan

6.3 National Planning Policy

National Planning Policy Framework (2018)
National Planning Practice Guidance (2014, as updated)

Other Material Considerations

Northumberland Landscape Character Assessment 2010
Northumberland Key Land Use Impact Study 2010
Alnwick Landscape Character SPD

7. Appraisal

7.1 The application has been assessed against national planning policy and guidance, development plan policies and other material planning considerations and the advice of statutory consultees. The key planning issues raised by the proposal include:-

- The principle of the development;
- Design and impact on the local area;
- Impact on neighbour amenity; and,
- Impact on heritage assets;

7.2 The National Planning Policy Framework (NPPF) operates under a presumption in favour of sustainable development and identifies there are three dimensions to sustainable development; economic, social and environmental. The planning system needs to perform each of these roles. The environmental role contributes to protecting and enhancing our natural, built and historic environment, and as part of this, helping minimise waste and pollution.

7.3 Planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise. The adopted development plan in relation to this application is formed by the Alnwick & Denwick Neighbourhood Plan (2017), Alnwick Core Strategy (2008) and the Alnwick District Local Plan (Saved Policies). The NPPF is also a material consideration in the determination of planning applications. The development plan has been used as the starting point for the assessment of the proposals submitted for consideration and the following policies are considered important to establishing whether the principle of development is acceptable in the case of this application. As the Alnwick

Neighbourhood Plan has been 'made' by NCC it is now considered to have full weight in planning decisions as part of the development plan covering this site.

7.4 Policy S1 of the Alnwick Core Strategy (ACS) identifies Alnwick as a Main Rural Service Centre, which are the main focus for new development. These settlements offer the greatest range of housing, employment and service opportunities, have links to the transport network, public transport systems and serve wide rural hinterlands and is therefore an appropriate broad location for this type of development. ACS policy S2 provides for a sequential test for new development however, whilst the NPPF encourages the use of previously developed land it does not set a strict hierarchy therefore ACS policy S2 is afforded little weight in the determination of the application. ACS policy S3 outlines sustainability criteria that generally need to be satisfied before permission is granted for new development. It includes that the site should be accessible to homes, jobs, shops services, the transport network and modes of transport other than the private car; that there is adequate existing or, planned capacity in the physical and community infrastructure and environmental needs can be mitigated; potential implications of flood risk have been assessed. It is considered that the proposal can broadly conform with the above policies given the appropriate weight which can be apportioned to them.

7.5 The NPPF is generally supportive of development such as this to enable the improvement of sports and recreation facilities (Paragraph 97), and it is considered that the benefits of the proposal will outweigh the loss of this space within the Golf Course facility.

Design and impact on the local area

7.6 The NPPF, ADNP and ACS seek to ensure that development is sited appropriately, without an unacceptable, adverse impact on the local environment. The NPPF's presumption in favour of sustainable development is based on securing a balance between its economic, social and environmental dimensions. The site is set within/adjacent to existing urban development; any new development will be viewed in the context of the existing built form, which will help visually assimilate new development into its surroundings. The visual change of the built form is not considered to have such an adverse, visual impact on the local area as to justify refusal. The layout and siting is considered to be appropriate for the site, with the external finish to be considered appropriate for this edge of settlement location, with the proposal understood to be dark green, this can be secured via condition.

7.7 The NPPF and both the ACS and NCS seek to ensure good design in all development. The proposal seeks to provide a development to enable the future operation of the golf course once application 16/02824/OUT has been implemented. housing. The proposal is considered to be broadly consistent with its surroundings and is located away from nearby residential occupiers, with acoustic fencing, and door locations included to minimise any potential impact on those nearby residential occupiers. The proposed design of the proposal is therefore considered to accord with the design principles of ACS policy S16, policy HD5 of the ADNP, BE12 of the ADWLP and the provisions and intentions of the NPPF.

Impact on Neighbour Amenity

7.8 It is acknowledged that the proposal seeks to place development on a site which is currently open and less intensively used area of the Golf Course grounds. However, discussions and consultation has taken with regards to the potential impact of the proposal with regards to noise impacts and measures have been included by the applicant to mitigate for those, such as the location of the doors of the proposal away from the nearby residential occupiers and the placing of an acoustic fence between the proposed building and the nearby occupiers.

7.9 The Public Protection Team have assessed potential impacts from noise and potential land contamination. No objection has been raised subject to conditions. Therefore, subject to conditions the proposal is not considered to have an unacceptable, adverse impact on neighbour amenity/ activity that would outweigh the public benefit of the proposal or that would constitute reasonable grounds for refusal.

7.10 In light of the above considerations it is considered that subject to conditions the use of the site for residential development, would not have any significant or, unacceptable impacts on the amenity of new or, adjacent residents, such as noise and traffic disturbance, that would reasonably justify refusal. The proposal would therefore be in accordance with ADP policy BE16 and CD32 of the Local Plan and ACS Policies S3, S13 and S16.

Landscape Impact

7.11 The proposal has been assessed in terms of the impact of the proposal on the landscape and considered in the context the guidance and evidence in the Northumberland Landscape Character Assessment 2010, Northumberland Key Land Use Impact Study 2010, and the Alnwick Landscape Character SPD 2010.

7.12 Comments on this have also been received from the Town Council on these matters. They comment that the site will be visible from the south and west with the capacity to alter views of the town from these aspects. The comments are noted however the proposal is to be set against the existing hillside which typifies this area of Alnwick, with the proposal set in the context of the existing mature landscaping on the site, and will be viewed in this context.

7.13 Furthermore, the proposal is to be of a dark green colour and this will be secured via an appropriate condition. It is considered that in these circumstances the proposal will be deemed to be appropriate in this location. Although the Town Council has requested that a landscape and visual impact assessment is undertaken, it is not deemed appropriate to required necessary to determine this particular application for the reasons set out above.

Impact on Heritage Assets

7.14 The NPPF, ADLP and the NCS seek to protect heritage assets within the plan area. The site is approximately 230m from the nearest listed buildings at Camphill Column, which is grade II* listed, with Grade II listed Farm Buildings with Attached Walls South West of Greensfield Farmhouse lies approx. 260m from the development site and Grade II listed Greensfield Farmhouse with Attached Wall to North lying approx. 290m south of the development site.

7.15 Comments have been received from the Town Council on this matter, raising queries regarding the impact of the proposal on nearby heritage assets, and the comments received from the County Archaeologist and the County's Building Conservation Team.

7.16 The comments are noted, however the proposal has been examined by both the Building Conservation officer and the County Archaeologist. The Building Conservation Officer has no objection and the County Archaeologist has no objection, subject to conditions. Due to the site context and the separation distance to this building and intervening land form, the proposal is not considered to have any greater impact on these or, other heritage assets in Alnwick, than currently exists. The proposal is considered to accord with the provisions of ACS policy S15, ADNP policy HD5 and the provisions and intentions of the NPPF.

Drainage, foul sewage and flood risk

7.17 Consultation has taken place with the council's Lead Local Flood Authority Officer (LLFA). They have raised no objection to the proposal, however the LLFA have requested that an informative in relation to hardstanding is included in the application and a condition relating to the disposal of surface water from the development including the use of sustainable drainage techniques.

Impact on Public Rights of Way

7.18 A Public Right of Way (Public Bridleway No.13) runs alongside southern perimeter of the site, it is understood that the proposal will not impact upon this and the public rights of way team have raised no objection to the application on the condition that Public Bridleway No.13 is protected throughout. A condition is recommended to be attached to the application to cater for this.

Impact on operation of Golf Course

7.19 The proposed site is currently unused and unkept, currently covered with scrub and small bushes, and is not currently used for golfing purposes, away from the course itself and is therefore suitable for this development and will be situated centrally in the existing course layout, providing increased efficiency for the green keepers and allowing this building to be used as a central hub for staff amenity, material, vehicles and maintenance equipment.

Equality Duty

7.20 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

7.21 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

7.22 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

7.23 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

7.22 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 It is considered that the proposal is appropriate insofar as it seeks to improve the facilities at a Golf Club. Such proposals are generally supported by both local and national planning policy. The proposed Greenskeepers store represents an appropriate form of development that would not have a significant adverse impact on the character or appearance of the area. The site is well screened and would not therefore have a detrimental impact upon the amenity of nearby residents. It is therefore considered that the proposal is in accordance with national and local planning policies and accordingly it would be unreasonable to withhold planning permission.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

Proposed Acoustic fence details - 1724-GKS-01.2

Proposed Green Keepers Store - Floor plan, Elevations and Roof Plan
1724-GKS-03

Proposed Site Plan and Section - 1724-GKS-01.1

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. The external elevations and roof of the Greenkeepers Store building shall be coloured Dark Green and shall be retained in that colour thereafter.

Reason: In the interests of the visual amenities of the area and to conform with Policy S13 and S16 of the Alnwick Core Strategy and HD5 of the Alnwick and Denwick Neighbourhood Plan and the NPPF.

Date of Report: 07.08.2018

Background Papers: Planning application file(s) 18/01016/FUL