

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2479/0F1
2.	Proposed Development:	PROPOSED EXTENSION OF EXISTING DRIVING RANGE BUILDING TO PROVIDE ADDITIONAL TUITION BAYS (REVISED APPLICATION PREVIOUSLY APPROVED UNDER 4/20/2164/0F1)
3.	Location:	WHITEHAVEN GOLF CLUB, RED LONNING, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: NO Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report Site and Location The Application Site comprises part of the golf driving range at Whitehaven Golf Club, Red Lonning, Whitehaven. The golf driving range is a linear building comprising a combination of open sided driving bays, tuition areas, retail areas and operational areas. The driving range itself is enclosed by a combination of high-level nets and palisade fencing. A PRoW exists to the northwest of the golf driving range (number 431023). Relevant Planning Application History Application Ref. 4/91/0587/0 – Change of use to golf driving range and deposit of soil – Approved. Application Ref. 4/05/2165/0 - Erection of golf driving range building, greenkeepers shed on site	

access road and ancillary groundworks – Approved.

Application Ref. 4/12/2014/0F1 - Revised siting for existing golf driving range approved under ref. 4/05/2165/0f1- Approved.

Application Ref. 4/20/2164/0F1 – Proposed extension of existing driving range building to provide indoor putting facilities – Approved.

Proposal

This application seeks Full Planning Permission for the erection of an extension to the southwest elevation of the existing driving range building to provide additional tuition bays. The proposed extension measures 10m in width and 10.6m in length with eaves and ridge heights of 2.4m and 5.5m respectively.

It is proposed to finish the building with profiled green cladding and concrete block work to the plinth. A powder coated pass door is proposed.

Consultation responses

Whitehaven Town Council – No objections.

Coal Authority – No objections, however more detailed considerations of ground conditions and/or foundation design will be required as part of any subsequent building regulation application.

Countryside Access Officer - Public footpath 431023 follows an alignment to the north of the driving range area and must not be altered or obstructed before or after the development has been completed.

Public Representation

The application has been advertised by way of a site notice.

No responses have been received as a result of this consultation.

Planning Policy

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013-2028 (Adopted December 2013)

Core Strategy (CS)

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Policy DM28 – Protection of Trees

Copeland Local Plan 2001-2016 (LP)

Saved Policy TSP8 - Parking Requirements

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Assessment

Principle of the development

A larger extension to the driving range was approved in July 2020, however the plans have been reduced and resubmitted. This is a modest extension to an existing building on the site, which is situated where it is not particularly visible from local viewpoints. It is considered that the development is in keeping with the surrounding area and will help to support the existing business on

the site.

The proposed development comprises the improvement of an existing golf course facility as supported by Policy ST1 and Policy ST2 of the Copeland Local Plan.

Design, Settlement Character, Landscape Impact and Visual Impact

The existing driving range building is located within the landscaped confines of the Whitehaven Golf Club. It is visible from within Whitehaven Golf Club, the nearby PRoW and distantly from the highway to the north.

The scale, form and design of the proposed extension relates to the existing driving range building, incorporating consistent eaves heights, ridge heights and comparable materials. It is a much reduced scheme from that which was previously approved and it is considered that there will be a lessened impact as a result.

The development will not result in adverse impacts upon settlement character or harmful landscape and visual effects.

Access and parking

Due to the location of the development, there is unlikely to be a material effect on the existing access or highway situation. There is adequate parking within the site to serve the existing and new development.

Given the location, the development will not impact upon the existing PRoW to the northwest.

Overall, it is considered there is unlikely to be an impact on the accessibility of the site and the proposal complies with Policy DM22 of the Copeland Local Plan.

Residential Amenity

The development is not located within close proximity to existing dwellings; therefore, the physical building, operation and construction will not result in adverse impacts upon residential amenity.

In the context of the above, planning conditions are not proposed in respect of hours of use and construction.

Land Stability

The Coal Authority have been consulted and raised no objections. They have requested that further information be submitted to them during the Building Regulations stage in order to ensure the foundations will be suitable.

Conclusion

The proposed development comprises the improvement of an existing golf course facility as supported by Policy ST1 and Policy ST2 of the Copeland Local Plan.

The proposal is considered to be an acceptable form of development and accords with the Policies within the Copeland Local Plan.

8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): The development hereby permitted shall be commenced 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 by the Planning and Compulsory Purchase Act 2004. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - Site Location Plan, scale 1:200, drawing number WLL/KT/20/02, received 26th November 2020; Elevations and Floor Plan, scales 1:1250 and 1:200, drawing number WLL/KT/20/01, received 26th November 2020; Design and Access Statement, drawing number WLL/KT/20/03, received 26th November 2020; Coal Authority Response, 10th June 2020, received 26th November 2020. Reason To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004. Informatives 1) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority 2) Public footpath 431023 follows an alignment to the north of the driving range area and must not be altered or obstructed before or after the development has been completed. Statement The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any

	representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.	
Case Officer: Sarah Papaleo		Date : 12/01/2021
Authorising Officer: N.J. Hayhurst		Date : 21/01/2021
Dedicated responses to:- N/A		