DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0321/20/FUL
Proposal: Change of use to convert the two storey living space (Flat) within the golf club house into an internal meeting room (1st floor) and a storage area (2nd floor).
Location: Boldon Golf Club Ltd.
Dipe Lane
East Boldon
NE36 0PQ

Site Visit Made: 21/07/2020

Relevant policies/SPDs

1 LDF CS A1 - Improving Accessibility
2 LDF CS EA1 - Local Character and Distinctiveness
3 LDF CS SC4 - Housing Needs, Mix and Affordability
4 DM1 - Management of Development (A, B & G)
5 SPD6 - Parking Standards

Description of the site and of the proposals

Planning permission is sought to change the use of a two storey living space (a flat) within a golf club house into an internal meeting room at first floor and a storage area at first floor, at Boldon Golf Club in East Boldon.

Application drawings submitted illustrate the internal layout of the area that is subject of the proposed change of use.

The application site is located within Green Belt.

Publicity / Consultations (Expiry date 04/08/2020)

1) Neighbour responses

None received

2) Other Consultee responses

Traffic and Road Safety Team (the local highway authority)

No comments to make

Environmental Protection

No response provided

East Boldon Neighbourhood Forum

No response provided

Assessment

The main issues relevant to the determination of this application are:

- Impact on green belt
- Loss of residential unit
- Design and impact on visual amenity
- Impact on residential amenity
- Impact on highway safety

Impact on green belt

On the adopted South Tyneside LDF Site Specific Allocations proposals map, the application site is located within Green Belt. LDF Core Strategy Policy EA1 seeks to conserve the best qualities of South Tyneside's built and natural environment with Criterion B stating the need for the Council to protect and enhance the openness of the Green Belt.

Paragraph 133 of NPPF (February 2019) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 134 of NPPF states that Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 of NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 145 of NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, subject to certain exceptions. Paragraph 146 lists certain other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and e) material changes in the use of land.

The proposal would not include the construction of any new buildings. However it would include the re-use of an existing building which is of a permanent and substantial construction, and would also comprise a material change in the use of land. The proposal would not extend or alter the existing building in any way, and so it would preserve the openness of the Green Belt and not conflict with the purposes of including land in it. The proposal would therefore be appropriate development in the Green Belt. It would protect the openness of the Green Belt, and so it would accord with adopted South Tyneside LDF Core Strategy Policy EA1, and guidance within NPPF.

Loss of residential unit

The proposal would result in the loss of a residential unit in this area. However application details state that it has been vacant since 2017, and the applicant has confirmed that they have no desire to seek another tenant. The unit is positioned within the golf club house, and comprises space that would be more appropriately used for purposes directly connected with the golf club. It is therefore considered that the proposal would have no material impacts on housing land supply within the Borough, and so would not conflict with the aspirations of adopted South Tyneside LDF Core Strategy Policy SC4.

Design and impact on visual amenity

The proposal would not include any external alterations to the building. The proposal would therefore convey sensitive consideration to its surroundings. It would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM1 (A).

Impact on residential amenity

The proposal would not build nearer to any neighbouring residential properties. It would also not result in a use that would cause any disturbances, and instead would simply be ancillary meeting and storage space relating to the golf club. On this basis it is considered that the proposal would have no unacceptable impacts on the amenities of the occupiers of neighbouring properties. It would accord with adopted South Tyneside LDF Development Management Policy DM1 (B).

Impact on highway safety

The proposal would have no impacts on the access into the application site, and there is adequate car parking available associated with the Golf Club. The Traffic and Road Safety Team (as local highway authority) has stated that they have no comments to make in relation to the proposal. It is considered that the proposal would have no unacceptable impacts on highway safety, and so it would accord with adopted South Tyneside LDF Core Strategy Policy A1 and the associated Supplementary Planning Document (SPD) 6 'Parking Standards', and adopted South Tyneside LDF Development Management Policy DM1 (G).

Summary

For the reasons articulated above it is considered that the proposal would accord with development plan policy. It is therefore considered to be an acceptable form of development.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plan(s) as detailed below

- Proposed meeting space and storage space drawings received 19/06/2020

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

Case officer: David Rogerson

Signed: *David Rogerson*

Date: 11/08/2020

Authorised Signatory:
Date: