

**Horton Park Golf and Country Club, Hook Road, Epsom, Surrey, KT19 8QG**

Erection of driving bay extension and new conservatory to club house

<b>Ward:</b>	<b>Ruxley</b>
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## **1 Plans**

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to the originally permitted application via the Council's website, which is provided by way of background information to the report.

**Link:** <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OC3W69GYM0T00>

## **2 Summary**

- 2.1 The wider application site comprises about 50ha of land that is set on the north-eastern edge of the Horton Country Park and is utilised as a golf course and driving range. The proposed driving bay extension would involve extending the roof frame by a depth of 4.0m in front of the existing driving bays together with various other minor amendments to the existing structure to improve the functioning of the facility.
- 2.2 The glazed conservatory would be positioned on part of the existing terraced seating area outside the rear of the clubhouse building. The site forms part of the Metropolitan Green Belt and the application is referred to Committee for determination because it involves Council owned land.
- 2.3 The application is recommended for APPROVAL as it involves a policy compliant open recreational use in the Green Belt and there are no visual or amenity concerns relating to the proposal.

## **3 Site description**

- 3.1 Horton Park Golf and Country Club occupies land owned by Epsom and Ewell Borough Council. The existing facilities comprise an 18-hole and 9-hole complex, a clubhouse with shop and a driving range. Extensive parking is provided alongside the clubhouse, to the north-east of the site and in the northern corner of the site adjacent to Chessington Road frontage is an 18-hole adventure golf course aimed at children.

#### **4 Proposal**

- 4.1 The application seeks permission for the erection of an extended roof overhang with a depth of 4.0m and maximum height of 4.7m to the front of the existing golf driving bays. The extended structure would be provided in profiled metal cladding similar to existing and supported on steel columns. The extension would allow users to have a seating zone when playing within each of the driving bays.
- 4.2 The conservatory would measure 23m (width) x 8m (depth) x 4m (height) and would be immediately adjacent to the western elevation of the club house building. The building would have a brick plinth to match the existing clubhouse building and would have upvc windows and a shallow pitched glazed hipped roof. The conservatory would enable the outside sitting and refreshment area to be used in all weathers.

#### **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to the 17 nearest residential properties on Chessington Road some 140 metres distant to the north. To date (21.09.2016) no letters of objection have been received.

#### **6 Consultations**

- 6.1 Head of Leisure Development – No objections.
- 6.2 Surrey County Council – No objections.

**7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
11/00591/FUL	25.11.11	Erection of two-storey extension	Granted
12/01094/FUL	30.04.13	Development of 18 hole adventure golf course involving remodelling of existing bunds and provision of new landscape features including cave with waterfall structure, rock structure, dwarf walls, external seating area and new planting.	Granted
14/00114/FUL	09.09.14	Variation of Condition 4 of 12/01094/FUL (Development of 18 hole adventure golf course involving remodelling of existing bunds and provision of new landscape features including cave with waterfall structure, rock structure, dwarf walls, external seating area and new planting) to include revised layout as built together with associated landscaping details to discharge Condition 2 of 12/01094/FUL.	Granted
15/01261/FUL	17.02.2016	Erection of children's play area structure.	Granted

**8 Planning Policy**

National Policy Planning Framework (NPPF) 2012

Chapter 9: Paragraphs 79-89 Protecting the Green Belt

Core Strategy 2007

Policy CS2 Green Belt

Policy CS13 Community, Cultural and Built Sports Facilities

Development Management Policies 2015

Policy DM10 Design Requirements for New Developments

Policy DM34 New Social Infrastructure

## **9 Planning considerations**

### Impact on the Green Belt

9.1 The application site lies within the Green Belt and accordingly the application needs to be assessed as to its conformity with national Green Belt policy set out within the NPPF and in CS2 of our Core Strategy. The NPPF and the Core Strategy state that the following is considered relevant to this proposal:

- The fundamental aim of Green Belt policy is to keep land permanently open
- Local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities for outdoor sport and recreation
- Exceptions to inappropriate development (buildings) in the Green Belt are... 'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it' and 'extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building.

9.2 It is considered that the proposed development in the case of the driving range extension is providing appropriate facilities for outdoor sport/recreation and therefore cannot be defined as inappropriate development. The conservatory is a relatively modest extension designed to complement the original building and would meet the criteria set out under Policy DM3 that requires extensions to be no greater than 30% above the volume of the existing building. Furthermore, the siting of the extensions adjacent to the existing buildings and the scale and design of the structures would not have a negative impact on the openness of the Green Belt.

### Residential Amenity

9.3 The proposal would be situated some 140m away from the nearest residential properties that are located across Chessington Road. It is therefore considered that there would be no impact on residential amenity in terms of noise and disturbance.

## **10 Conclusion**

10.1 The application proposal would provide a facility that would enhance the attractiveness and utility of the Golf and Country Club to users and as such this would meet the policy objective under policies CS13 and DM34 to encourage multi-use and flexible use of leisure facilities in the Borough. It would have no harmful impact on the openness of the Green Belt or upon residential amenity.

## **11 Recommendation**

11.1 Planning permission granted subject to the following conditions:

**Conditions:**

- (1) 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 by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 16042/100, 16042/101, 16042/103, 16042/105, 16042/106.

**Reason:** For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

- (3) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and as shown on drawings 16042/103 and 16042/105.

**Reason:** To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

**Informative:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.