



# Delegated Report

## Planning Application

**Application No:** 20220795

**Location:** Mid Kent Golf Club Singlewell Road Gravesend Kent DA11 7RB

**Description:** Erection of a two-storey side extension on the western side of the existing club house and including the refurbishment of the club house.

**Applicant:** Mr R Jago, Mid Kent Golf Club

**Site Visit Date:** 04 August 2022

### Description of the Application Site and Surroundings

The Mid Kent Golf Club is an 18-hole golf course established in July 1909 and located on sloping land between Wrotham Road to the west and Singlewell Road to the east with the clubhouse located off Singlewell Road and to the rear of dwellings in Dennis Road. The golf course is bounded to the south by the rear gardens of two storey houses in Chalky Bank and runs alongside Harman Avenue. It extends to an area of some 88 acres (35.6 hectares) and is a parkland type course with a length of approx. 6,106 yards (par 70).

The current and now extended clubhouse (which dates from the early/mid 1960's) and the car park are located in the northeast corner of the site with access from Singlewell Road (see red line site plan below)



The clubhouse and car park lie to the south of an attractive terrace of 1930's two storey dwellings on the west side of Singlewell Road (no's 175-183).

Historically there was a golf clubhouse on what is now 166-170 Singlewell Road on the corner of Ascot Road.

The green keeper's area and buildings are in the southwest corner of the course accessed from Wrotham

Road. The access to Wrotham Road is gated and has restricted visibility. This is immediately north of a terrace of two storey cottages (350-356 Wrotham Road), which date from the late 1890's, and are within the club's ownership.

There is an irrigation lake towards the southern end of the course. The course is enclosed by 2m high palisade fencing and hedging. The golf course has a practice putting green and a practice driving range for club members near the clubhouse. Membership of the club is circa 850 members.

The course has 23 staff in total consisting of 9 greens, 3 office, 2 site and 9 bar staff but only about half of these on site at any given normal trading time, increasing to 75% on busier event/function days. Staff on site but not paid by the club are 2 in the Pro Shop and 3-4 for catering.

The car parking includes a small car parking area for club pro, chairman directors and staff just to the north of the clubhouse with space for at least 10 cars with some disabled parking spaces and a larger car parking area for members and guests to the west of the clubhouse providing parking for approx. 140 cars (of which some 5-6 are allocated as staff spaces). The car park lies to the south of the foot of the rear gardens of existing two storey 1940's semi-detached and terraced dwellings in Dennis Road.

The single storey clubhouse is constructed of brickwork with a part tiled roof and part flat roof and has been considerably extended over the years. The existing Golf Club buildings have a total internal floor area of 1200m<sup>2</sup>. It is generally open between 07:30-22:00hrs every day of the week although can be open to midnight for special evening events.

Historically there was an air raid warden's post of uncertain design on the entrance area to the Mid-Kent Golf Course in Singlewell Road, Gravesend. It was built around 1939, decommissioned in 1945 and demolished around 1970. There were wartime allotments within the course.

The following aerial view of the site from Google Earth show the northern end of the course and the existing clubhouse and car park in 2008.



*The following aerial views of the Golf Club from Google Earth date from March 2020 with the course closed due to the Covid Pandemic.*



## Planning History

There is an extensive planning history relating to this site as follows in chronological order:

| Ref No    | Description and Site                                                                                                                                                                                                                                                                                                     | Decision   | Date       |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| 19630005  | New Golf Clubhouse, changing rooms, stores, stewards' accommodation, clubroom etc. and car park.                                                                                                                                                                                                                         | Permission | 04.03.1963 |
| 19630005A | Details of clubhouse etc.                                                                                                                                                                                                                                                                                                | Approved   | 21.11.1963 |
| 19630005B | Erection of a drying room, concourse, games room, practice range, professionals' shop and trolley shed and extension to locker room.                                                                                                                                                                                     | Permission | 08.02.1968 |
| 19630005C | Extension for a bottle store                                                                                                                                                                                                                                                                                             | Permission | 06.06.1968 |
| 19770494  | Erection of extension to bar stores board room and kitchen area.                                                                                                                                                                                                                                                         | Permission | 28.07.1977 |
| 19790279  | Outline application for the erection of implements and equipment store adjacent to 14th tee.                                                                                                                                                                                                                             | Withdrawn  | 22.08.1979 |
| 19791019  | Erection of single storey extension at the front to form new bar stores and enlarged bar and boardroom and lobby.                                                                                                                                                                                                        | Permission | 18.12.1979 |
| 19800256  | Erection of two prefabricated store buildings adjoining the clubhouse and erection of a 2.4m high fence along the southern boundary of the Stewards garden.                                                                                                                                                              | Permission | 24.06.1980 |
| 19800373  | Erection of a single storey extension to implements shed adjacent to the Wrotham Road frontage.                                                                                                                                                                                                                          | Permission | 23.10.1980 |
| 19830983  | Erection of single storey extension on the west elevation and infilling under existing canopy to form enlarged kitchen enlarged lounge and dining room.                                                                                                                                                                  | Permission | 10.02.1984 |
| 19910274  | Erection of part 2 storey & part 1st. floor extension at rear to form enlarged dining room, enlarged lounge & canopy at ground floor with kitchen, ladies changing facilities, function room, toilet accommodation & enclosed staircase at 1st. floor & erection of external staircase & extension to existing car park. | Permission | 25.11.1991 |
| 19920440  | Erection of drinks pavilion.                                                                                                                                                                                                                                                                                             | Permission | 02.09.1992 |
| 19950023  | Erection of single storey front extension to form enlarged secretary's office, meeting room and utility room and alterations to existing car park to form 16 no. additional car parking spaces.                                                                                                                          | Permission | 25.04.1995 |
| 19950082  | Erection of single storey detached building to form green keeper's store.                                                                                                                                                                                                                                                | Permission | 30.05.1995 |
| 19960313  | Erection of 3 no. storage bunkers, sand bin & shell bin.                                                                                                                                                                                                                                                                 | Permission | 30.07.1996 |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                  |                               |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------|
| 19990365 | Erection of water storage tank and a single storey building for use as pump house for water irrigation system.                                                                                                                                                                                                                                                                                                   | Permission                                       | 20.07.1999                    |
| 20000417 | Outline application for erection of 4 no. detached dwellings with associated garaging and parking spaces.                                                                                                                                                                                                                                                                                                        | Refused                                          | 04.08.2000                    |
| 20040455 | Erection of a 2-metre-high perimeter fence around the Wrotham Road, Singlewell Road and Harman Avenue/Chalky Bank boundaries.                                                                                                                                                                                                                                                                                    | Permission                                       | 12.07.2004                    |
| 20040751 | Re-siting of first green teeing area and erection of a 2-metre-high fence around the new area.                                                                                                                                                                                                                                                                                                                   | Permission                                       | 05.10.2004                    |
| 20050802 | Erection of four detached two/three storey four-bedroom dwellings each with integral garage, with access on to Chalky Bank.                                                                                                                                                                                                                                                                                      | Refused<br><br>Appeal Dismissed (AP06/00010/REF) | 11.11.2005<br><br>20.06.2006. |
| 20080740 | Erection of single storey extension to provide reception, office, staff room, kitchen, function/dining room, bar area and glazed entrance canopy with a trolley locker store at lower ground floor level; erection of new entrance gates and front wall along Singlewell Road frontage and provision of new car parking layout and refuse storage area.                                                          | Permission                                       | 15.10.2008                    |
| 20110785 | Application for renewal of planning permission 20080740 for erection of single storey extension to provide reception, office, staff room, kitchen, function/dining room, bar area and glazed entrance canopy with a trolley locker store at lower ground floor level; erection of new entrance gates and front wall along Singlewell Road frontage, provision of new car parking layout and refuse storage area. | Permission                                       | 28.10.2011                    |
| 20130229 | Erection of single storey rear extension to provide large bar/dining area; raised roof to northwest corner to provide additional kitchen accommodation; new front entrance canopy; low level boundary wall and gate and revised parking layout.                                                                                                                                                                  | Permission                                       | 18.09.2013                    |
| 20130621 | Construction of an irrigation reservoir.                                                                                                                                                                                                                                                                                                                                                                         | Permission                                       | 03.05.2013                    |
| 20131103 | Enlargement of existing concrete yard to include a wash down bay for machinery.                                                                                                                                                                                                                                                                                                                                  | Permission                                       | 12.02.2014                    |
| 20160599 | Extension to and improvements to the existing storage area.                                                                                                                                                                                                                                                                                                                                                      | Permission                                       | 16.04.2018                    |

#### Pre-Application Enquiries

PRE20210419: Refurbishment and extension of clubhouse. Advice was issued on 31 December 2021 advising no overriding objection to the development per se but there were a number of issues that will need to address relating to the design, impact and parking etc. in the submission of any subsequent planning application and that various supporting documents were required.

## Proposal

This planning application is for the erection of a two-storey side extension on the western side of the existing club house and including the refurbishment of the club house.

### Submitted Plans and Documents

#### *Documents*

Planning Application Form and Certificates

Planning Statement by MKA Architects, July 2022

Design and Access Statement by MKA Architects (ref 23353 July 2022)

Lighting Impact Assessment and External Lighting Design by BSG (13 July 2022, ref 22-9026 rev R01)

Energy Statement by MES Building Solutions, 25 May 2022

Sun Studies Document by MKA Architects March 2022

Transport Statement by Considine 25th April 2022 (Report No: 4942 TS P01)

Travel Plan by Considine 25th April 2022 (Report No: 4942 TP P01)

Noise Assessment by Lustre Consulting (Report Ref 4301\_AC\_1.0)

Watching Brief by Lustre Consulting 27/04/2022 (Ref: 4301 - 220419 - AR)

Townscape and Visual Impact Assessment July 2022 by Louise Hooper Landscape Architect

Preliminary Ecological Appraisal Report by KB Ecology 29th April 2022 (Ref No 2022/02/07)

Bat Survey by KB Ecology 1st July 2022 (ref 2022/02/07)

Archaeological Watching Brief Written Scheme of Investigation by Canterbury Archaeological Trust Ltd April 2022 (Ref WB MGCSRG 22)

#### *Plans*

Drawing No LUG/9.0: Site Survey

Drawing No LUG/9.1: Existing Floor Plan

Drawing No LUG/9.2: Existing Roof Plan

Drawing No LUG/9.3: Existing Elevations

Drawing No 2353/01: Site Location Plan

Drawing No 2353/10: Proposed Ground Floor Plan

Drawing No 2353/11: Proposed First Floor & Roof Plans

Drawing No 2353/12: Existing & Proposed Block Plans

Drawing No 2353/15: Proposed North & West Elevations

Drawing No 2353/16: Proposed East & South Elevations

### Details of the Development

In the Planning and Design and Access Statement it is stated:

*The club house has now reached a point where it needs general refurbishment, updating and re-consideration as the needs of the club have changed since the building was last reviewed.*

*The Club has always been keen to reach out to its local community and provides a location for various functions etc. In addition, due to the age and condition of the roofs on the Western half of the building the Club is looking at ways to re-consider the use of the more public spaces.*

*The current layout of the bar space, lounge(s) and kitchen is dated, and the Club is looking to provide better public spaces for the hire/ use and to also give better views from the lounge to the course on the South side. The design scheme therefore proposes to re-organise the interior of the Western side of the club house in the following ways: -*

- *Move the kitchen to the replace the Robbie Bar on the Eastern side*
- *Re-design the central bar to better access the various spaces*

*In addition, the scheme proposes to add a two-storey piece to the Western side of the building to provide: -*

- *Additional function/ bar/ lounge spaces*
- *A first-floor viewing room and open gallery to the south elevation looking south across the course*

The ground floor extension will be 6m wide from the existing Western Elevation, it will be the full depth of the existing building and extend to the south by approx. 2.8 m which is around 750mm longer than the existing canopy roof over the southern terrace.

The extension will also add a new entrance way to the function rooms to provide for an event that needs to run simultaneously or independently to the golf club. This will allow parts of the building to be used without the whole building having to remain open.

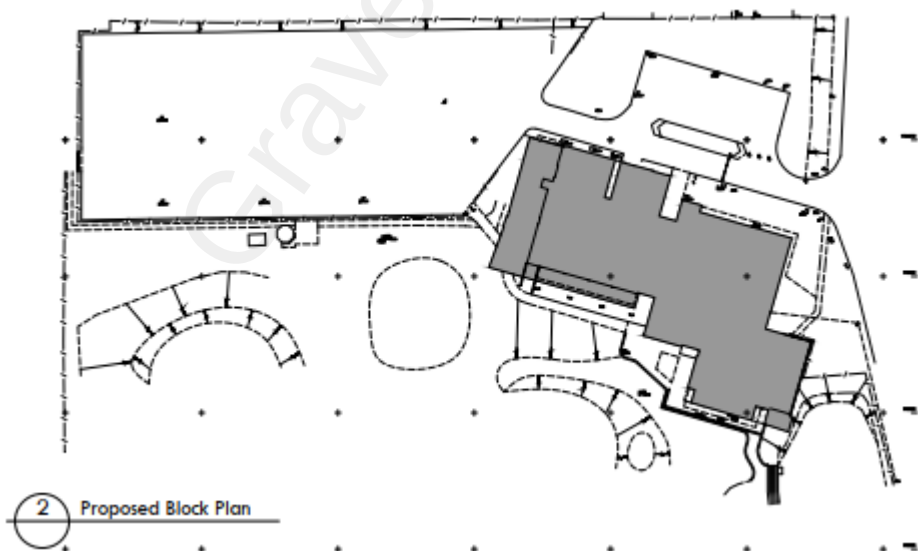
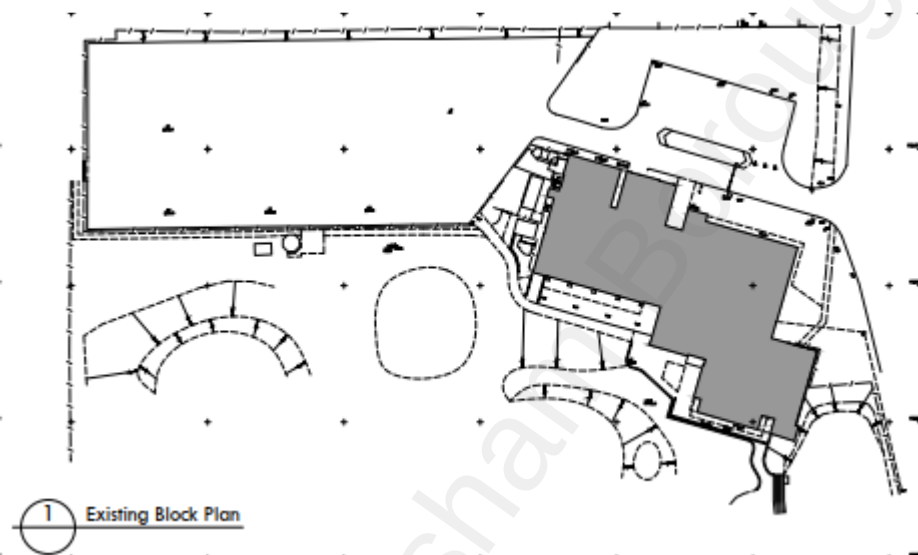
The two-storey element will be limited to the Southern end of the extension, it will be approx. 14m long leaving the northern 11m to be single storey to match the existing building.

The two-storey element will sit approx. 58m from the rear elevation of the houses on Dennis Road and 33m from the back fence of the house's gardens.

The side extension will have flat roofs to maintain the existing overall aesthetic of the existing building. The single storey part will be the same scale as the existing building and the 2-storey corner will be around 7.5m high which is approx. 3m higher than the cantilevered roof over the southern terrace.

In addition to the corner extension the proposal also proposes to add an external viewing gallery to the existing southern elevation. This will be in the form of a simple steel frame construction sitting directly over the roof of the southern terrace. It will only look across the Golf Course to the South and West and will not provide views to any neighbouring houses.

The drawings below show a comparison of the existing and proposed block plans



The existing floor layout (all at single storey level) is shown below



Fig 24—Existing Plan

The proposed floor layouts at ground and first floor are shown below



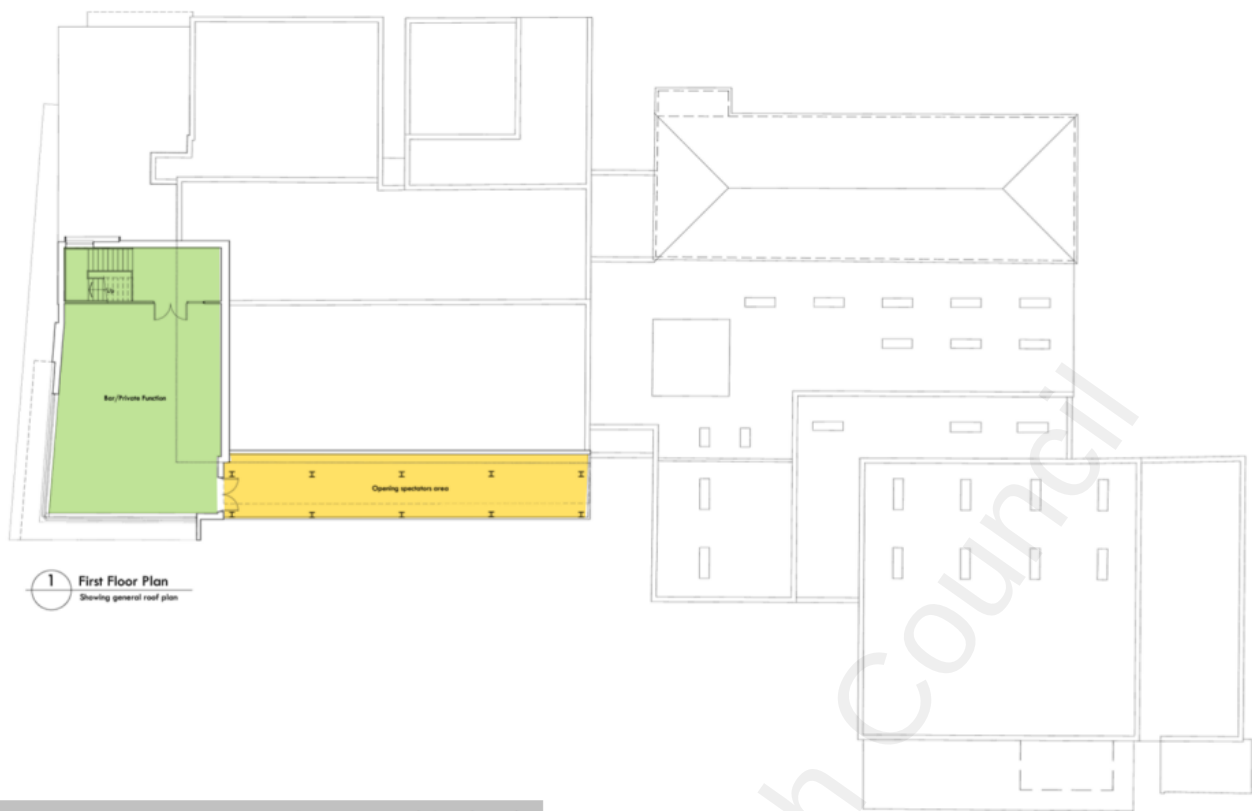


Fig 26—Proposed First Floor Plan

The proposed western and northern elevations of the extension and alterations are shown below



The following are southerly views of the extensions.



Fig 32—Southerly view



Fig 33—Southerly View

It is indicated in the Design and Access Statement that the existing Golf club buildings have a total internal floor area of 1200m<sup>2</sup>. The proposals will add new floor areas as follows: - Ground floor - 1355 m<sup>2</sup>, First Floor - 110 m<sup>2</sup>, External viewing area at 1st floor - 59m<sup>2</sup>. This adds additional 265m<sup>2</sup> internal floor area to the building and the 59m<sup>2</sup> first floor external viewing area.

### Development Plan and other related Planning Policies and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.<sup>1</sup>

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham therefore comprises: -

- *The Gravesham Local Plan Core Strategy and Policies Map (September 2014);*
- *Remaining Saved Policies in the Gravesham Local Plan First Review (November 1994); and*
- *The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)*

<sup>1</sup> See the Judgement in the Court of Appeal on R(on the application of William Corbett) and The Cornwall Council and others [2020] EWCA Civ 508 at <https://www.bailii.org/ew/cases/EWCA/Civ/2020/508.pdf>

There are a number of other planning policy documents which are of some relevance to the consideration of planning applications and are material considerations, including national planning advice and guidance in the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), supplementary planning guidance, and, where they exist, neighbourhood plans. There are currently no relevant neighbourhood plans.

Previous decisions on planning applications and appeals relating to the site and relevant case law etc. are also capable of being material considerations.

### Local Planning Guidance

#### ***Gravesham Local Plan Core Strategy, September 2014***

The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.

The site the subject of this pre-application enquiry is shown as being within an **urban area** (Policy CS02) and fronting on to a **local distributor** (Saved Policies T1-T5) in the Gravesham Local Plan Policies Map.

The following development plan policies in the Gravesham Local Plan Core Strategy are of relevance and will be taken into account should you submit a planning application:

Core Strategy Policy CS01: Sustainable Development  
Core Strategy Policy CS02: Scale and Distribution of Development  
Core Strategy Policy CS11: Transport  
Core Strategy Policy CS12: Green Infrastructure  
Core Strategy Policy CS13: Green Space, Sport and Recreation  
Core Strategy Policy CS18: Climate Change  
Core Strategy Policy CS19: Development and Design Principles  
Core Strategy Policy CS20: Heritage and the Historic Environment

#### ***Gravesham Local Plan First Review 1994***

The Gravesham Local Plan First Review was originally adopted in November 1994. A substantial number of policies of the Gravesham Local Plan First Review were saved by a Direction dated 25 September 2007 of the Secretary of State under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 as transitional arrangements pending adoption of the Core Strategy.

Saved policies contained in the Gravesham Local Plan First Review should still be accorded significant weight, albeit that the weight accorded should be greater where policies are consistent with the National Planning Policy Framework (NPPF, paragraph 219). Those Local Plan First Review policies that remain in force are listed in Appendix 1 of the Local Plan Core Strategy. The remaining saved policies will be replaced following the adoption of the Site Allocations and Development Management Policies Development Plan Document.

The following remaining saved policies are relevant to the consideration of this proposal:

Policy T1: Impact of Development on the Highway Network  
Policy T5: New Accesses onto Highway Network  
Policy P3: Vehicle Parking Standards  
Policy TC7: Other Archaeological Sites

#### ***Review of Local Plan***

Paragraph 33 of the NPPF (2021) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and the review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

### ***Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020***

The Council published in 2020 a Regulation 18 (stage 2) consultation on its proposed Development Management Policies Document, replacing the 2018 Stage 1 version, which will in due course form part of and update the Gravesham Local Plan. Under paragraph 48 of the NPPF 2021, policies in this document may be accorded weight in the decision-making process with this varying according to its stage of preparation; the extent to which there are unresolved objections; and the degree of consistency of policy with those in the Framework. As the Development Management Policies Document is at an early stage and the fact that the consultation has only recently concluded, the policies therein should at this stage be given very limited weight. It should be noted, in any event, that many of the relevant policies reflect those set out in the Framework and for the purposes of this pre-application these should be relied on instead.

The following draft policies from the Regulation 18 (Stage 2) Development Management Policies Document (2020) show the direction of travel the Council is going and are considered as being relevant to the consideration of this application, albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy INF 2: Transport Design Principles  
Proposed Policy INF 3: Understanding and Mitigating Transport Impacts  
Proposed Policy INF 4: New Accesses and Junctions  
Proposed Policy INF 5: Electric Vehicle Charging Points  
Proposed Policy FW 3: Managing Flood Risk  
Proposed Policy AM 1: Air Quality  
Proposed Policy AM 2: Contaminated Land  
Proposed Policy AM 4: Sunlight and Daylight within New Development  
Proposed Policy AM 5: Noise and Vibration

### **National Planning Policy Guidance**

#### ***The National Planning Policy Framework (NPPF)***

The National Planning Policy Framework (NPPF) July 2021 is a material consideration. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11) which means approving development proposals that accord with the development plan without delay and where there are no relevant development plan policies or where the policies are out of date planning permission should be granted unless policies of the Framework provide a clear reason for refusing the development or any adverse impacts would so significantly and demonstrably outweigh the benefits or specific policies in the NPPF taken as a whole.

The NPPF includes (in paragraph 8) three overarching objectives to achieving sustainable development:

- An economic objective
- A social objective, and
- An environmental objective.

The following paragraphs are specifically highlighted as being of importance to the consideration of the development proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered.

Section 2, Paragraphs 7 - 14: Achieving sustainable development  
Section 4, Paragraphs 38 - 59: Decision Making  
Section 8, Paragraphs 92 - 103: Promoting healthy and safe communities  
Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport  
Section 12, Paragraphs 126 - 136: Achieving well-designed places

Section 14, Paragraphs 152 - 173: Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15, Paragraphs 174 - 188: Conserving and Enhancing the Natural Environment

Section 16, Paragraphs 189 - 208: Conserving and Enhancing the Historic Environment

### ***The National Planning Practice Guidance (NPPG)***

Planning Practice Guidance (<http://planningguidance.planningportal.gov.uk/>) supports and clarifies areas in the NPPF. It contains guidance on assessing housing need; design; public consultation; open space provision in new development; travel plans, transport assessments and statements in decision-taking; health and wellbeing; water supply, wastewater and water quality; light pollution; determining a planning application; the use of planning conditions and viability, amongst other things. The NPPG gives guidance on what is a material planning consideration in determining a planning application indicating that the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations.

The NPPG includes more detailed advice on the use of planning conditions (replacing the cancelled Circular 11/95). It outlines the six tests. It indicates that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls.

### ***The National Design Guide 01 October 2019***

The National Design Guide (Planning practice guidance for beautiful, enduring and successful places) sets out ten characteristics of well-designed places based on planning policy expectations and are illustrated by projects that demonstrate good practice. It should be read alongside the separate planning practice guidance (NPPG) on design process and tools.

### **Supplementary Planning Guidance and other Documents**

The Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

The following documents are relevant to the consideration of this proposal:

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)
- GBC Residential layout guidelines October 2015, (SPG2) Adopted February 1996 - amended June 2020.
- Vehicle Accesses on Classified Highways (SPG6 November 1992)
- Gravesham Landscape Character Assessment, May 2009 (a technical document which underpins Local Plan Core Strategy Policy CS12).

The Golf Course lies within the Gravesend Southern Fringe landscape character area which consists of small arable fields and has a gently undulating topography rising from north to south. The dry valley into Gravesend is the strongest landscape feature bringing the countryside into the urban area and creating an attractive approach to the town. It is indicated that *the man-made golf course landscape acts as a visual detractor*.

## Other Relevant Council Documents

Also of relevance are the published Gravesham Open Space, Sport & Recreation Assessment, Strategy & Action Plan which has two components being the technical based assessments and the Strategy/Standards.

Of particular relevance are:

- Knight, Kavanagh & Page GBC Playing Pitch Strategy Assessment Report, June 2016
- Knight, Kavanagh & Page GBC Playing Pitch Strategy and Action Plan, August 2016

The above documents provide strategic evidence on what open space, sports and recreational provision is needed within Gravesham and will be used to inform the development of planning policies, including the need for supplementary planning documents. This is carried out in order to inform future planning application decisions and future corporate/strategic development opportunities as and when they arise.

In terms of golf courses, the Playing Pitch Strategy Assessment Report, June 2016 identified 4 golf sites in Gravesham and states:

*The current level of provision is thought to be sufficient for the area.*

*It is not thought likely that future demand will currently generate enough need for another golf course in Gravesham. In part, this is also due to the proximity of other golf courses in surrounding areas.*

## **Consultations, Publicity and Representations**

### ***Consultations - Internal***

#### GBC Regulatory Services - Environmental Protection Comments

The following to be considered:

### **Watching Brief**

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical, and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out

### **Code of Practice on Construction and Demolition**

Please apply

### **Smoke Control Informative:**

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions, and they can only be used for the fuel for which they are designed.

When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services [air.quality@gravesham.gov.uk](mailto:air.quality@gravesham.gov.uk).

## GBC Highways Development Management Officer

Considers that the Transport Statement is disappointing as it is a desk-top exercise using guidance rather than an assessment of the situation.

Accepts that golf courses have a maximum car-parking limit of three spaces per hole, but this applies to a golf course that does not offer ancillary facilities such as function rooms to the public, as the site would be in use by people attending two activities and not just one. If the golf course facilities were just in use by the players, then the guidance in SPG4 would apply as suggested. SPG4 states

### ***Mixed-Use Developments***

24. For mixed-use developments the parking provision should first be determined for each constituent land use or building. The scope to reduce overall parking through shared provision between uses should then be discussed with the local planning authority. For example, at retail or business parks, parking could be provided centrally rather than for individual units. Different uses within a site that require parking at different times may be able to share provision.

I would have expected the consultant to carry out parking surveys at different times on different busy days to establish the actual car park usage rather than rely on guidance, and determine any spare capacity, within the existing provision.

However, we are where we are. Given at times some of the club house is let for activities not associated with playing golf, providing the new function room replaces this use, and the existing club house is used exclusively by members the situation should not be much different to current operations.

In terms of the Travel Plan, given the nature of the game, unless a member can store their clubs on site the options for people to travel to site will be limited. Perhaps secure lockers for the long-term storage of golf clubs should form part of the Travel Plan as this would give members the opportunity to consider means of transport other than the car if their clubs are stored on site. In terms of the Targets in Table 6.1, there are two targets; one increasing car sharing whilst the other is reducing journeys by single occupancy car. These are the same thing as options to travel by other means of transport are limited.

No objections to the proposal, subject to the limiting condition above.

## GBC Leisure and Resilience Manager

No comments received

## Ward Councillors

No comments received

### ***Consultations - External***

## Kent County Council (KCC) Highways and Transportation Services

The application proposes the erection of a side extension to provide an additional function room and viewing area at Mid Kent Golf Club. The increase in function space would operate separately to the area currently used by the golf club members.

A Transport Statement has been submitted; it is noted the proposals will not affect the existing accesses already in place. There are currently 129 car parking spaces available, and these will remain in place, the parking provision complies with the Kent Vehicle Parking Standards (SPG4). I would welcome the provision of covered cycle parking and electrical charging points.

Consequently, I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority: -

Provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.

Requests imposition of standard KCC Highways informative

### KCC Heritage and Conservation

As noted in my pre-application comments, the club house was the site of a Second World War air raid wardens post built around 1939, located in the entrance area of the Mid-Kent Golf Course, on the western side of Singlewell Road, Gravesend. Its design and form are not precisely known but it may have been a standard rectangular concrete structure. As one of a network of posts serving Gravesend, it was a local focus in the incident reporting chain for coordinating the emergency services in the event of injury or damage resulting from an air raid. It was also a place from which patrolling wardens enforced blackout restrictions in their community. It reported to a control centre, first at the Old Town Hall and later to a one in a new police station in Windmill Street, Gravesend. It would have been decommissioned in 1945 and was demolished around 1970. It is uncertain to what extent below-ground remains were removed and it is possible that the proposed development could exposed elements which it would be useful to record. In addition, there is general background archaeological potential in the area.

I would be happy for the Archaeological Watching Brief Written Scheme of Investigation by Canterbury Archaeological Trust Ltd April 2022 (Ref WB MGCSRG 22) to be approved at the appropriate time.

The recommended archaeological condition wording would be:

***No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed, and items of interest and finds are recorded. The watching brief shall be in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.***

***Reason: To ensure that features of archaeological interest are properly examined and recorded.***

### KCC Biodiversity

#### **Summary**

Has reviewed the ecological information submitted by the applicant and advise that sufficient ecological information has been provided.

The site itself appears to have limited biodiversity potential, although nesting birds and foraging/commuting bats could make use of trees/shrubs on and around the site. A condition (ecological mitigation and enhancements) and an informative (nesting birds) are recommended where planning permission is granted. Reasoning and suggested wording is outlined below.

#### **Detailed Comments**

##### ***Nesting Birds***

An informative should be included where planning permission is granted to remind the applicant of legislation pertaining to nesting birds. Suggested wording is provided below.

##### Nesting birds – Suggested informative wording

***The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built.***

*Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and between 1st March and 31st August (the main nesting bird season) could contain active nests, unless a survey carried out immediately prior to the clearance of suitable nesting habitat (trees, scrub, nest boxes) has been undertaken by a competent ecologist and has shown that nesting birds are not present.*

*Therefore, the clearance of suitable nesting habitat should take place outside the main nesting bird season, or only be carried out following a nesting bird check by a suitably competent individual, within 48 hours of the clearance, that shows that the nesting habitats are not in active use by nesting birds.*

### **Commuting/Foraging Bats**

There are trees, tree lines/hedgerows and tree/scrub groups within the wider golf course which provide suitable foraging and commuting habitat for bats. Although there are residential gardens, playing fields, parks and other pockets of green space around the site, with a green corridor either side of Watling Street to the south of the site, the golf course is relatively isolated from other good bat foraging and commuting habitat. Further, bat activity around the building for extension and refurbishment was found to be low during the emergence survey undertaken in June 2022. Nevertheless, lighting plans should not increase lighting levels to an extent that further significantly decreases the suitability of foraging and commuting bat habitat around the building.

Up lighting can produce light spill that decreases the suitability of nearby habitat for commuting and foraging bats. It is noted that ecological features were not considered within the lighting impact assessment. Bat sensitive lighting was recommended within the Preliminary Ecological Appraisal produced for the site (KB Ecology, 2022). In this instance, considering the available information, size, scale, and location of the development, a minor increase in light spill around the building is not considered likely to result in significant effects upon the local bat population.

Nevertheless, it is recommended, that steps be taken by the applicant to ensure that the decorative external lighting is not left on when the building is not in-use, and that any security lighting is set on motion-sensors and short (e.g., one minute) timers. This will minimise any potential impacts upon bats that may be using nearby vegetation for foraging and/or commuting.

The above recommendations are in line with the National Planning Policy Framework (NPPF) that sets out how planning policies and decisions should contribute to and enhance the natural and local environment by: '*minimising impacts on and providing net gains for biodiversity*'.

### **Ecological Mitigations and Enhancements**

One of the principles of the NPPF 2021 is that '*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity*'. We advise that Gravesham Borough Council should seek to ensure that ecological enhancement measures are delivered within the proposals. Any biodiversity losses should be mitigated/compensated for before seeking to provide enhancements. Therefore, any lost vegetation on-site/lost bat roosting features should be compensated for in advance of providing enhancements.

If planning permission is granted, we advise that a condition securing the implementation of ecological mitigations and enhancements is attached.

When selecting ecological enhancements:

- Any bat or bird boxes included as ecological enhancements, should ideally be integrated into the fabric of the building as these provide the most permanent features for biodiversity. However, if wall/tree mounted boxes are selected, these should be made of woodcrete for longevity.
- Bird boxes should be chosen to target amber/red listed species.
- The height, aspect, location, make and model of box should be chosen as advised by an ecologist to increase the likelihood of the boxes being used.
- Native and wildlife friendly planting should be maximised as far as possible.

### **Ecological Mitigation and Enhancements – Suggested condition wording:**

*Within 3 months of commencement of the development hereby approved, details of how the development will mitigate for lost habitat/habitat features and enhance biodiversity will be submitted to, and approved in*

*writing by, the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of native species planting. The approved details will be implemented and thereafter retained.*

### Southern Water

The applicant has not stated details of means of disposal of foul drainage from the site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

It should be noted that under the Water Industry Act 1991 it is an offence to "throw, empty, turn or permit to be thrown or emptied or to pass into any drain or sewer connecting with a public sewer any matter likely to injure the sewer or drain or to interfere with the free flow of its contents

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

### **Publicity and Representations**

A site notice was displayed on site under Article 15. In addition, 30 neighbouring properties were notified of the application with an overall expiry date of 26 August 2022.

One neighbour objection has been received and the comments are summarised as follows:

- The window to the north elevation of the extension should be of obscured glass to protect our privacy.
- The new entrance on the north side could perhaps be relocated to the west side to reduce noise emissions.
- The amount of opening doors / windows proposed will allow the emission of noise at the facility during events, could an upper limit on noise emission by way of a condition be imposed, if the works are permitted?
- Could any consent limit the strength of any lighting installed on or around the north elevation which directly faces the rear of our house?

### **Planning Analysis and Assessment**

#### Introduction

This proposal had been the subject of a pre-application enquiry in 2021 (PRE20210419) the response to which supported the principle of the development per se. Design advice had been sought from Design South East (DSE)

It is noted that earlier pre-application enquiries have related to the provision of an entirely new clubhouse and enabling development as opposed to an extension of the existing clubhouse as is now proposed.

The image below shows the proposal for a two-storey clubhouse as proposed in a pre-application enquiry from 2019.



The key issues in assessing this current proposal are:

- The Principle of the Development
- Impact on the Character and Appearance of the Locality
- Appropriateness of the Design
- Impact on local residential amenity and existing residents
- Highways, Access and Parking
- Other Material Considerations

#### Principle of the Development

The site to which this pre-application enquiry relates is not specifically allocated for the current use or any other forms of development as such in the adopted development plan (Gravesham Local Plan Core Strategy 2014 and saved policies of the Gravesham Local Plan First Review 1994) being within the urban area of Gravesend. It is not specifically protected as a golf course.

Therefore, development proposals would need to be judged against the general policies of the development plan and these would include policies CS01 and CS02 of the Gravesham Local Plan Core Strategy in relation to sustainable development and the scale and distribution of development as well policies CS12 and CS13 in terms of the impact on Green Infrastructure and Green Space, Sport and Recreation including the national planning policies in the NPPF.

The adopted development plan policy in Gravesham Local Plan Core Strategy Policy CS12 (Green Infrastructure) and Policy CS13 (Green Space, Sport and Recreation) support the retention of green spaces that contribute to the green infrastructure and to make adequate provision for and protect and enhance the quantity, quality and accessibility of green space in accordance with an adequate up to date and relevant evidence base.

At the pre-application stage the Borough Council's Leisure Manager supported in principle the refurbishment of the existing built facilities and the inclusion of a second floor, commenting that

*The inclusion of the additional floor, is a common feature of modern pavilions/club houses, which can help to provide additional space for day-to-day food and beverage provision, as well as additional events/functions, which in turn can help to support and sustain the main core activities at site. This is even more pertinent now from a local sports perspective, with the anticipated closure in the near future of the Southern Valley Golf Club due to the Lower Thames Crossing development.*

It is indicated that the proposal adds an additional 265m<sup>2</sup> of internal floor area to the building and will provide a new entrance way to the proposed function rooms nearer to the main car park area to provide for an event that needs to run simultaneously or independently to the Golf Club. This will allow parts of the building to be used without the whole building having to remain open as currently happens. The clubhouse is used at present for private functions - weddings, wakes etc.

The principle of the development is supported in this case.

## Impact on the Character and Appearance of the Locality

Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 (LPCS) requires development to conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards, amongst other things.

Paragraph 130 of the National Planning Policy Framework (NPPF) 2021 indicates that developments should be sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation and change (such as increased densities); and establish a strong sense of place, using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

As indicated above Core Strategy Policy CS12 (Green Infrastructure) also indicates that the overall landscape character and valued landscapes will be protected, enhanced and maintained.

A comprehensive Townscape and Visual Impact Assessment has been undertaken by the applicants to inform the design of the proposals. This concludes that the landscape impact of the proposal would be negligible, with a minor adverse impact on a nearby copper beech tree with sensitive siting of the proposal and landscaping sufficient to mitigate against it.

It is considered that the proposed development for extending the existing clubhouse in Singlewell Road would have a relatively low level of material harm to the landscape character or loss of actual green space and can be supported in that respect.

## Appropriateness of the Design

At a local level Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy, 2014 states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area.

At a national planning policy level, the National Planning Policy Framework (NPPF) 2021 sets out that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development (paragraphs 126 and 130 of Part 12 - Achieving well designed places).

Paragraph 130 (b) of the National Planning Policy Framework (NPPF) 2021 indicates that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 134 of the NPPF advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

In the applicants planning statement it is stated that careful consideration has gone into the design of the proposed elevations. It says:

*A simple palette of materials has been chosen to incorporate a mix of traditional materials and modern materials. The materials will be a mixture of red and yellow brickwork to relate the proposals to the brickwork elevations of the existing buildings together with the use of dark grey standing seam Zinc cladding which is a high-quality material that has a recessive impact on the elevations.*

*In addition, panels of timber cladding will be used to break up the elevations, which will help to reduce mass and bulk. White cladding is also proposed to the viewing area to reference various white panels that are on the existing building.*

*Long and horizontal canopies have been designed to provide shading to the large format glazing. These, together with the material palette, have been arranged to emphasize the horizontal architecture of the*

proposals and to make them harmonious with the existing building.

Various other features are proposed to protect the proposals from becoming 'blocky' such as window shrouds and various elevational indents etc.

The design at the pre-application stage had been assessed at a Gravesham Design Surgery with Design South East, in accordance with the advice in paragraph 133 of the National Planning Policy Framework (NPPF). DSE commented:

*Whilst DSE welcome the proposal and consider that the form, scale and massing of the proposal is appropriate and well-considered, their concerns are:*

- *The slight step down from the main parapet of the proposed extension (visible on the western elevation) is awkward. A unified height with a single step down to single storey level would appear more cohesive.*
- *The new entrance to the building should have generous space for pedestrians and adequate pavement, with separation from vehicles moving around the car park.*
- *The proposed use of artificial cladding materials would contrast strongly with the existing building and shift focus too strongly away from the building as a whole and towards the extension and the use of a natural material palette similar to the existing building (brick, timber, render) including zinc would be more appropriate.*
- *More details on the building's energy, sustainability and sustainable drainage strategies would be welcomed.*
- *Solar PV roof panels and/or a green roof could be considered.*

The Planning Statement and the Design and Access Statement both indicate that the planning application has responded positively to the DSE comments at the pre-application stage by adjusting the cladding proposals, addressing the step down on the west elevation and function entrance and adding PV arrays to the roof and solar gain management on the south facing windows.

An aerial view and image looking from the south are shown below.



Fig 28—Aerial model view



Although the basic design involves a part single and part two-storey flat roofed appearance as the majority of the existing clubhouse building is also a flat roofed structure this would harmonise well with the existing character and appearance of the building and would not over accentuate the scale or form of the development.

Overall, it is considered that the design and layout and impact on local character is not at variance with local or national policy and notably Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and Section 12, Paragraphs 126 - 136: Achieving well-designed places of the NPPF.

Whilst the application form, plans and supporting documents do provide details of the external appearance of the extension it would still nevertheless be appropriate to ensure that through a planning condition full details are reserved for further scrutiny, particularly as precise details of matters such as bricks and cladding are not indicated at this stage.

### Impact on local residential amenity and existing residents

#### *Policy*

In considering any proposals for development it is important to ensure that it does not cause demonstrable harm to the amenity of any existing residents or property such that it will materially harm their living conditions.

Gravesham Local Plan Core Strategy Policy CS19 (Development and Design Principles) indicates that new development will be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

The Supplementary Planning Guidance Note 2 Residential Layout Guidelines also sets out requirements not to just protect future residents/occupants of new development but also those existing residents that might be affected by the development. The guidelines include guidance on privacy distances and overshadowing including the minimum standard of a window-to-window distance of at least 21 metres and on the 25° rule.

The National Planning Policy Framework (NPPF) in paragraph 130 also assists and seeks to ensure developments will function well and add to the overall quality of the area and create attractive, welcoming and distinctive places to live, work and visit with a high standard of amenity for existing and future users.

Emerging Policy AM 4 (Sunlight and Daylight within New Development) of the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 all new development should be designed to ensure that adequate levels of daylight and sunlight are available to occupants and those available to occupants of neighbouring properties are not adversely affected to an unacceptable extent and recommends that daylight and sunlight report prepared in accordance with the standard Building Research Establishment methodology.

#### *Residential Amenity including Sunlight and Daylight Impacts*

The application is supported by a Sun Studies Document that assesses shadowing impact from both the existing and proposed development at different times of the days and different months of the year. It indicates that the development will not result in any material harm to neighbouring dwellings that are nearest to the site to the north in either Singlewell Road or Dennis Road.

In terms of privacy distances and overlooking the location of the extension is within an existing storage compound and it is indicated in the Design and Access Statement that the back of the gardens to Dennis Road to the North are some 25 metres away at their closest with the rear elevations on the houses themselves being around 46m away at their closest. The two-storey element to the extension is even further away and thus this is substantially in excess of the recommended minimum privacy distances in the adopted Residential Layout Guidelines

This is illustrated in the extract drawing below taken from the Design and Access Statement.



Fig 18—Distances to Dennis Road houses

## Noise

The application is accompanied by a Noise Assessment. It indicates that:

*In terms of future operational noise, the main existing noise sources are expected to remain the same or be replaced with similar units. The number of members of the Mid Kent Golf Club is also understood to not be affected by the proposed development. As such, this noise assessment has been carried out with respect to potential daytime noise from new plant items only.*

*The assessment has shown that worst-case plant noise egress from the Mid Kent Golf Club would be well below the existing daytime ambient sound level at the nearest noise-sensitive receptor. The new noise sources are therefore not expected to contribute to the existing ambient noise environment.*

*In terms of the BS 4142 assessment, the noise rating level associated with worst-case operation of the new plant would be around 10 dB below the daytime background sound level. This is a positive indication that the likelihood of adverse comment would be low.*

It does however suggest that plant details are checked to ensure the conclusions of this report are still valid. It does not assess additional noise that is perhaps uncontrollable through use of the car park by patrons using the facilities although it is not expected that this would necessarily increase significantly. There would potentially be additional noise from the viewing gallery, but this looks due south towards the golf course and is some distance from neighbouring dwellings in Singlewell Road and Dennis Road to the north.

The Planning Statement suggests that the noise impact of the proposals on neighbouring occupiers would be of an acceptable level. Subject to appropriate conditions it is considered that the development would not result in material harm to neighbouring properties through noise impacts. It is expected that the Club will have in place a night-time neighbour respect policy.

It is noted that the club has in the past been used for functions or social activities that are not necessarily connected with the use of the site as a golf course.

## Lighting

The application is accompanied by a Lighting Impact Assessment and External Lighting Design that relates to the facades of the proposed extension but does not include any existing or proposed lighting to the existing building, car park or footpaths. It is stated:

*Our design is simple and unobtrusive, and our aim was to make the best of the architecture using minimalist light sources.*

*The structural columns at ground level to the West and South sides and at first floor to the viewing gallery to the South side are uplit with small narrow beam uplights to the sides. The same uplights are used at the columns between the windows of the bar and in two arrays of three to upwash the light-coloured walls at the far ends of the colonnade around the function room. An uplight with a soft wash is used on another stretch of wall under the colonnade to this side. For general task lighting to the covered terrace behind the bar there is an array of trimless recessed downlights.*

*For the first floor, we again uplit the columns to the viewing gallery, but this time with a single uplight behind the column, which is mirrored to the inside wall. We have not included any task lighting here as we assume it will not generally be used at night. We included one purely decorative feature on the first floor, the light-coloured section of wall above the colonnade around the function room is uplit from a linear source. The visual effect of this is to make the upper floor appear to float above the lower floor when viewed from a distance. Note that the two clusters of uplights at the ends of the terrace tie this feature to the ground.*

It is considered that the details are satisfactory subject to a condition ensuring compliance with the submitted details.

## Neighbour Representations

Notwithstanding the extent of publicity given to the proposals there is only one neighbour objection of which the key concerns are:

- The window to the north elevation of the extension should be of obscured glass to protect privacy.
- The new entrance on the north side could perhaps be relocated to the west side to reduce noise emissions.
- There should be an upper limit on noise emission by way of a condition be imposed
- There should be a limit on the strength of any lighting installed on or around the north elevation

The case officer photograph below shows the proximity of the nearest dwellings to the north in Dennis Road that face towards the golf course car park. Much of boundary is screened, other than here.



In response to the neighbour objection the applicants advise:

*The window is to a half landing on a staircase and so it is not expected to be a place where users may gain vantage point to the rear of Dennis Road. In addition, the rear of the houses on Dennis Road, at the closest point to this window, are over 50m's away. Therefore, a window like this wouldn't normally present a challenge to the amenity of neighbours and therefore needing obscured glass.*

*An entrance as shown or on the West elevation are likely to produce the same sound characteristics. The entrance area has been lobbied to limit sound breakout on exit/ entrance.*

In terms of the concerns about noise and lighting they advise this is a matter for the Local Planning Authority to impose planning conditions and point out that a lighting impact assessment has already been submitted.

It is agreed that having regard to the distance away from the back of housing to the north in Dennis Road (as referred to earlier in this report) it would not be necessary or reasonable to expect what is a landing window to be obscure glazed and the intention to lobby the entrance should curtail any sound breakout. Conditions re noise and lighting are intended to ensure that there is no material harm to privacy and amenity to neighbours.

### *Conclusion*

Overall, and subject to planning conditions it is considered that the scheme will not materially impact on local amenity or the environment, and it is considered that the development is in conformity with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 and section 12, Paragraphs 126 - 136: Achieving well-designed places, of the National Planning Policy Framework 2021.

It is not considered that amendments to the design, layout or detailing of the scheme are necessary in this case to mitigate further the impact of the development and/or address the neighbour representation.

### Highways, Access and Parking

#### *Local and National Policy*

An important issue in the assessment of this planning application is the impact the scale and type of development will have on the local and strategic highway network, what off site highway works might be necessary, how highway impacts can be mitigated, what role can sustainable methods of transport provision play, and connectivity be improved and what levels of parking provision should be made and are appropriate to the type of development and having regard to the suburban location of the site.

The proposed development therefore needs to be considered and assessed against local and national highway policies. At a local level Gravesham Local Plan Core Strategy Policy CS11 (Transport) states that new development should mitigate their impact on the public highway and that transport assessments should be provided and implemented to ensure delivery of travel choice and sustainable opportunities for travel. Furthermore, it states that sufficient car parking in new developments will be provided in accordance with adopted standards, which will reflect the availability of alternative means of transport accessibility to services and facilities.

This approach to development is also supported by saved policies in the Gravesham Local Plan First Review Policy T1 (Impact of Development on the Highway Network), Policy T5 (New Accesses onto the Highway Network) and Policy P3 (Policy for Vehicle Parking Standards) and in supplementary guidance in the adopted KCC vehicle parking standards (SPG4).

Saved Policy T1 requires that all proposed developments are adequately served by the highway network identified on the Proposals Map. Saved Policy T5 requires that the formation of new accesses or the intensification of use of existing accesses to the roads forming the highway network shown on the

Proposals Map, will not normally be permitted, except where no danger would arise and where a properly formed access can be created in a location and to a standard acceptable to the Local Planning and Highway Authorities.

Saved Policy P3 requires development to make provision for vehicle parking, in accordance with the Kent County Council Vehicle Parking Standards, as interpreted by Gravesham Borough Council, (SPG 4 published in 2003 and adopted in 2006) and endorsed as supplementary guidance by GBC on 6 July 2009, unless justified as an exception. These are set out as maximum standards although it should be noted that the government abolished national maximum parking standards in 2011 and the ministerial statement in March 2015 indicated that the imposition of maximum parking standards leads to blocked and congested streets and pavement parking and arbitrarily restricting new off-street parking spaces does not reduce car use. The adopted standards therefore would normally seek to be met in full, and all vehicle parking provision should normally be made on the development site.

At a national level the National Planning Policy Framework (NPPF) 2021 recognises that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability objectives. It indicates that all development that generates significant amounts of movement should be supported by a Transport Statement or Transport Assessment and development should only be prevented or refused on transport grounds where there is an unacceptable impact on highway safety, or the residual cumulative impact of development is severe (paragraph 111).

The NPPF advocates sustainable transport methods (Paragraph 110). The reduction of pollution and use of public transport, walking and cycling are at the heart of the policy document as part of the core planning principles.

In this instance the nature and scale of the development does not require a full transport statement or transport assessment (indicative threshold of 1000m<sup>2</sup> for assembly and leisure) in Supplementary Planning Guidance SPG 4 Kent Vehicle Parking Standards July 2006).

However, the application is nevertheless accompanied by a Transport Statement (TS) and Travel Plan.

#### *Traffic Generation and Distribution*

The TS indicates that the proposals will enable a more flexible management of the clubhouse's use without detriment to the existing members use of the general clubhouse facilities.

It is stated:

*The proposed increase in the bar/lounge floor area is only 265sqm and the trip impact of this is considered negligible especially when the events to be held in these new floor areas would be held at the club in any event but would have previously excluded members (normally after playing golf) accessing the existing bar/lounge area.*

*It is important to note that the busiest golfing events at the site, such as the Pro-Am tournaments etc will not be attended by any more people than currently do and non-golfing events at the clubhouse would not be permitted to occur on these days in any case. The Golf Club have confirmed that the club house will retain its limit for 120 attendees.*

These general conclusions are accepted by the GBC Highways Development Management Officer and the highway authority, Kent Highways and Transportation Services.

#### *Vehicle and Pedestrian Access*

The access to the clubhouse from Singlewell Road is in the form of a 6m radii kerbed access junction leading to a 4.8m internal shared surface access road and the internal car park areas.

The existing site access, internal access road and parking areas will be retained as existing along with the servicing and delivery operations. The existing access has good visibility in both directions and allows for two-way passage of traffic.

## Accidents

It is indicated that Personal injury accident data on the public highway has been reviewed for the most recent 5-year period and there were no accidents in close proximity to the main site access on Singlewell Road. The proposed development is not expected to result in a material impact on the accident rate in the area with the expected low development trip impact.

## Vehicle Parking

The adopted KCC vehicle parking standards for Assembly and Leisure (Former Use Class D2, now F2) are 3 spaces per hole although significantly more would be expected where ancillary facilities such as function rooms to the public, as is the case here as the site would be in use by people attending two activities and not just one.

The current car parking includes a small car parking area for club pro, chairman directors and staff just to the north of the clubhouse with space for at least 10 cars with some disabled parking spaces and a larger car parking area for members and guests to the west of the clubhouse providing parking for approx. 140 cars (of which some 5-6 are allocated as staff spaces).

The TS states in relation to parking:

*It is expected that the main parking area will be relined in due course for more efficient use of the parking spaces. It is understood from the Golf Club that the parking provision is considered adequate considering the proposed clubhouse changes, management of the events/hiring diary and any overspill parking onto the public highway is extremely unlikely to occur.*

No additional parking is being provided. The GBC Highway Development Management Officer suggests that he would have expected the consultant to carry out parking surveys at different times on different busy days to establish the actual car park usage rather than rely on guidance, and determine any spare capacity, within the existing provision. Nevertheless, he accepts the current situation and given at times some of the club house is let for activities not associated with playing golf, providing the new function room replaces this use, and the existing club house is used exclusively by members the situation should not be much different to current operations.

KCC Highways request a planning condition for the provision and permanent retention of the vehicle parking spaces shown on the submitted plans prior to the use of the site commencing.

## Travel Plan and Sustainable Transport Measures

The TS indicates that the site is accessible by modes of transport (including bus services) other than the private car although realistically for the playing of golf this is unlikely. The Club does provide club storage to its members.

In terms of the Travel Plan, there are two targets - one increasing car sharing whilst the other is reducing journeys by single occupancy car. GBC Highways point out that these are the same thing as options to travel by other means of transport are limited.

The Travel Plan refers to encouragement of cycle use for employees but does not indicate any specific facilities would be provided.

KCC Highways would welcome the provision of covered cycle parking and electrical charging points, and this could be secured by a planning condition. The minimum adopted KCC cycle parking standards for sports facilities and venues are: 1 space per 10 participants +10%; 1 space per 10 staff

## Conclusion

On balance it is considered that the proposals will satisfy the objectives of Gravesham Local Plan Core Strategy Policy CS11 (Transport) as well as saved policies T1, T5 and P3 of the Gravesham Local Plan

First Review 1994, and which seek to prioritize sustainable modes of transport, and which assesses car parking in accordance with the adopted Kent Parking Standards. The development is also in accordance with Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport of the National Planning Policy Framework (NPPF), 2021.

## Other Material Planning Considerations

### Contamination and Ground Stability

Gravesham Local Plan Core Strategy Policy CS19 (Development and Design Principles) requires that new development will be located, designed and constructed to avoid adverse environmental impacts from land contamination. Emerging Proposed Policy AM 2 (Contaminated Land) of the Development Management Policies Document indicates that contaminated land assessments and remediation strategies should be produced ensuring best practice and industry standards are followed, such as the Model Procedures for the Management of Land Contamination or any subsequent best practice guidance.

Paragraph 178 of the NPPF indicates that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination and land is properly remediated prior to development.

The application is accompanied by a Watching Brief by Lustre Consulting that indicates that a non-specialist (full-time) watching brief will be maintained by an appropriate person on-site throughout the works who is experienced and capable of identifying signs of potential contamination, including discolouration/staining, unfamiliar odours and visual evidence of potentially contaminated/ hazardous materials.

Notwithstanding this the GBC Environmental Protection team have indicated that the watching brief cannot be discharged until the development/groundworks are complete and therefore it will still be necessary to include a planning condition as a precautionary approach.

### Drainage/Flood Risk

Gravesham Local Plan Core Strategy Policy CS18 (Climate Change) indicates that the Council will prioritise the maintenance, improvement or replacement of flood defence infrastructure over other land uses where relevant. In addition to meeting their own flood defence and management needs, the Council will expect new development to take advantage of opportunities to reduce the causes and impacts of flooding from all sources where it is technically and financially feasible.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) of the NPPF indicates that the planning system needs to take full account of and the long-term implication for flood risk and coastal change because of climate change. Paragraph 159 of the NPPF advises that:

*Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.*

The development is located within Flood Zone 1 and is not susceptible to flooding.

The applicants Planning Statement says:

*Matters of drainage will be dealt with through the building control regime and therefore, in accordance with guidance in the NPPG, should not be replicated through the planning process.*

The drainage comments from Southern Water will be set out in an informative in the recommendation.

### Trees and Landscaping

Paragraph 5.7.18 of the Gravesham Local Plan Core Strategy 2014 indicates that landscape features such as trees and hedgerows within the urban area are also important as they help to raise the quality of the

environment and the quality of people's lives as well as providing steppingstones and habitats for wildlife, while Policy CS19 (Development and Design Principles) stresses the need for details of appropriate hard and soft landscaping in new developments.

Paragraph 130 (b) of the NPPF indicates that planning policies and decisions should ensure that developments are visually attractive through good architecture, layout and appropriate and effective landscaping.

The applicants Planning Statement suggests that the development would not have any impacts on trees and hedging on the site.

It is stated:

*The golf club is obviously dominated by lawns, hardstanding to paths and patios and also includes various flower beds generally planted to the borders of buildings etc. These will simply be adjusted to accommodate the new extensions.*

*Currently the Western side of the building contains a slightly untidy collection of storage buildings, containers, and detritus that have built up in the running of the club. This has been screened as much as possible but is visible in the landscape. The new scheme will clear this away and open up the Western side of the Clubhouse to the car park area giving an enhancement to the landscaping.*

This is shown in the case officer photograph below



Whilst it is acknowledged that the development will remove an untidy area of the site nevertheless no landscaping proposals have been submitted with the application and it would be reasonable to expect that the development will incorporate additional landscaping to soften the appearance of the development, and this would be imposed as a planning condition. The applicants Townscape and Visual Impact Assessment in any event suggest that landscaping sufficient to mitigate against the development should be considered.

It is noted that the proposals include new retaining walls and further details of these, and any other new boundary treatments should be provided pursuant to a planning condition.

### Biodiversity and Ecology

Paragraph 177 of the National Planning Policy Framework (NPPF) 2021 requires planning decisions to ensure that the natural and local environment is enhanced by minimising impacts on and providing net gains for biodiversity.

Policy CS12 (Green Infrastructure) of the Gravesham Local Plan Core Strategy indicates that sites designated for their biodiversity value will be protected, with the highest level of protection given to internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites, and that there will be no net loss of biodiversity in the Borough.

The application is accompanied by a Preliminary Ecological Appraisal Report and Bat Survey by KB Ecology indicating the extent of ecological survey work already undertaken. The report indicates that ecological enhancements should where possible be incorporated into the proposed development to contribute towards the objectives of planning legislation.

KCC Biodiversity who have reviewed the documents and consider that the site itself appears to have limited biodiversity potential, although nesting birds and foraging/commuting bats could make use of trees/shrubs on and around the site. They recommend a planning condition (ecological mitigation and enhancements) and an informative (nesting birds).

### Heritage and Archaeology

Gravesham Local Plan Core Strategy Policy CS20 (Heritage and the Historic Environment) gives high protection towards the preservation, protection and enhancement of the Borough's heritage and historic environment. Proposals will be supported which preserve and, where appropriate, enhance heritage assets and their interpretation including surviving built features and archaeology relating to the Borough's maritime, military, industrial and transport history.

Saved Policy TC7 of the Gravesham Local Plan First Review indicates that planning permission may be refused without adequate assessment of the archaeological implications in areas of archaeological potential. Similarly emerging policy HER4 in the Gravesham Local Plan Regulation 18 Stage 2 Consultation Part 2: Draft Development Management Policies Document October 2020 indicates that planning applications on sites where there is potential archaeological interest must be supported by an informed assessment of the asset and the impact of the proposal on its significance.

At a national level paragraph 194 of the NPPF advises that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest (evidence of past human activity), local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The application is supported by an Archaeological Watching Brief Written Scheme of Investigation by Canterbury Archaeological Trust Ltd

Notwithstanding this, Kent County Council Heritage and Conservation advise that the site has archaeological potential particularly relating to the fact that the club house was the site of a Second World War air raid wardens post built around 1939, but long since demolished and therefore requests an archaeological watching brief condition as a pre-commencement condition, to which the applicants agree, and that the applicants Written Scheme of Investigation can be approved at the appropriate time.

### Sustainability, Energy Strategy and Green Credentials

Adopted Gravesham Local Plan Core Strategy (LCPS) Policy CS18 (Climate Change) and the accompanying written text requires all development to support the transition to a low carbon future and ensure that they address issues relating to flood risk, sustainable drainage and water run-off, water demand and carbon reduction through building construction and energy supply systems. Policy CS19 (LPCS) requires (where relevant) that new development will provide carbon reduction and provision for low carbon and renewable imagery, minimising energy consumption and water use.

It is also a key environmental objective in the NPPF (paragraph 8) and with policies set out in section 14 (Meeting the challenge of climate change, flooding and coastal change).

An energy and sustainability statement have been submitted with the application and the sustainability measures include a brise-soleil to reduce heat gain and a solar PV array on the roof.

## Conclusions and Overall Balancing Exercise

This development for the erection of a two-storey side extension on the western side of the existing golf club house and including the refurbishment of the club house would add 265m<sup>2</sup> internal floor area, thus an increase of approx. 20%. The proposals are nevertheless of a relatively modest scale and have effectively replaced an earlier draft proposal/scheme for an entirely new clubhouse on the site, further to the west.

The proposals, together with a full refurbishment of the building will modernise the clubhouse and thereby bring an improvement to the building and its wider setting. The additional events/functions can help to support and sustain the main core activities at site. The principle of the development is supported in this case.

The development would have a relatively low level of material harm to the landscape character or loss of actual green space and can be supported in that respect.

The scale has been kept to single storey except for the Southeast corner of the building where a two-storey element is proposed together with a first-floor viewing gallery. Although the basic design involves a part single and part two-storey flat roofed appearance as the majority of the existing clubhouse building is also a flat roofed structure this would harmonise well with the existing character and appearance of the building and would not over accentuate the scale or form of the development.

Overall, it is considered that the design and layout and impact on local character is not at variance with local or national policy and notably Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and Section 12, Paragraphs 126 - 136: Achieving well-designed places of the National Planning Policy Framework (NPPF).

The location of the two first floor elements has been carefully considered so that they will have no impact on the housing to the North in Dennis Road or Singlewells Road and also so that they will not result in disproportionate new additions to the existing clubhouse and particularly the front elevation which is relatively public. Subject to planning conditions it is considered that the scheme will not materially impact on local amenity or the environment.

It is considered that the proposals will satisfy the objectives of Gravesham Local Plan Core Strategy Policy CS11 (Transport) as well as saved policies T1, T5 and P3 of the Gravesham Local Plan First Review 1994, and which seek to prioritize sustainable modes of transport, and which assesses car parking in accordance with the adopted Kent Parking Standards. The development is also in accordance with Section 9, Paragraphs 104 - 113: Promoting Sustainable Transport of the National Planning Policy Framework (NPPF), 2021. There are no highway objections to the development from the highway authority.

All other material planning considerations, including Ecology and Biodiversity, Archaeology, Construction and Contamination, Drainage/Flood Risk/Services, Trees and Landscaping, Sustainability, Energy Efficiency and Green Credentials, have been considered and fully assessed and can be addressed through planning conditions and informatives.

The proposals were also the subject of a pre-application enquiry that enabled issues and concerns to be identified at an early stage prior to the submission of a planning application.

Planning permission is therefore recommended subject to planning conditions, reasons and informatives.

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### Recommendation:

**PERMISSION subject to conditions, reasons and informatives**

### CONDITIONS AND REASONS

### Time Limit Condition

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

**Reason:** In pursuance of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### Approved Plans and Particulars

2. The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

### ***Supporting Documents***

Planning Application Form and Certificates

Planning Statement by MKA Architects, July 2022

Design and Access Statement by MKA Architects (ref 23353 July 2022)

Lighting Impact Assessment and External Lighting Design by BSG (13 July 2022, ref 22-9026 rev R01)

Energy Statement by MES Building Solutions 25 May 2022

Sun Studies Document by MKA Architects March 2022

Transport Statement by Considine 25th April 2022 (Report No: 4942 TS P01)

Travel Plan by Considine 25th April 2022 (Report No: 4942 TP P01)

Noise Assessment by Lustre Consulting (Report Ref 4301\_AC\_1.0)

Watching Brief by Lustre Consulting 27/04/2022 (Ref: 4301 - 220419 - AR)

Townscape and Visual Impact Assessment July 2022 by Louise Hooper Landscape Architect

Preliminary Ecological Appraisal Report by KB Ecology 29th April 2022 (Ref No 2022/02/07)

Bat Survey by KB Ecology 1st July 2022 (ref 2022/02/07)

Archaeological Watching Brief Written Scheme of Investigation by Canterbury Archaeological Trust Ltd April 2022 (Ref WB MGCSRG 22)

### ***Drawings***

Drawing No LUG/9.0: Site Survey

Drawing No LUG/9.1: Existing Floor Plan

Drawing No LUG/9.2: Existing Roof Plan

Drawing No LUG/9.3: Existing Elevations

Drawing No 2353/01: Site Location Plan

Drawing No 2353/10: Proposed Ground Floor Plan

Drawing No 2353/11: Proposed First Floor & Roof Plans

Drawing No 2353/12: Existing & Proposed Block Plans

Drawing No 2353/15: Proposed North & West Elevations

Drawing No 2353/16: Proposed East & South Elevations

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

**Reason:** In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

### Construction and Contamination

#### ***Times of Construction***

3. No construction activities in connection with the development of the site including any preparatory earthworks or demolition works shall take place on site except between the following times:

07.30 a.m. and 6.00 p.m. on Weekdays

08.00 a.m. and 1.00 p.m. on Saturdays

No construction activities shall take place at any other time including Sundays, Bank or Public Holidays, without the prior approval of the Local Planning Authority having first been obtained.

**Reason:** In the interests of residential and local amenity and pursuant to Policy CS19 (Development and Design Principles) of the Gravesham Local Core Strategy, September 2014

#### *Unsuspected Contamination - Watching Brief*

4. The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical, and the work shall not continue until written agreement is provided by the Local Planning Authority as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

**Reason:** To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework (NPPF) and pursuant to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy, September 2014.

#### Archaeology

5. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that groundworks are observed, and items of interest and finds are recorded. The watching brief shall be in accordance with a Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that features of archaeological interest are properly examined and recorded and accordance with adopted Gravesham Local Plan Core Strategy Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment), saved Gravesham Local Plan First Review Policy TC7 and section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (NPPF), 2021.

#### Restrictions and Limitations on the Use

6. The two-storey side extension hereby permitted shall be used for additional accommodation and facilities, including function room, ancillary to the use of the existing golf club house and it shall not be occupied or run separately or independently therefrom.

**Reason:** In order that any alternative use of the extension hereby permitted may be the subject of a separate planning application that the Local Planning Authority would wish to determine on its merits having regard to issues of local amenity, traffic safety, parking provision and the prevailing planning policies and notably Gravesham Local Plan Core Strategy Policy CS11: Transport and Policy CS19: Development and Design Principles.

#### Design and Detailed External Appearance

##### *Materials*

7. Notwithstanding the details relating to the materials and finishes as set in the application form, Design and Access Statement and approved drawings, before the commencement of any above ground works, additional details (and samples, where requested by the Local Planning Authority) of all the external facing materials, colours, textures and finishes to be used in the construction of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the development hereby

permitted is first occupied and thereafter maintained in accordance with the details so approved.

**Reason:** To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory relationship between existing and new development in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy, September 2014 and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

### *Boundary and Surface Treatments*

8. Before the commencement of any above ground works and notwithstanding the details as shown in the approved plans and other supporting documents full details of the boundary treatments to the site, including details of any retaining walls or structures and any new surface treatments shall be submitted for the approval of the Local Planning Authority; the development shall be carried out in accordance with the approved details before the first occupation of any part of the development.

**Reason:** In the interests of visual amenity and to ensure a high quality of design pursuant to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy, September 2014 and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

### *Lighting*

9. The lighting to the exterior of the extension hereby permitted and the immediate surroundings shall be undertaken in accordance with the approved details as set out in the Lighting Impact Assessment and External Lighting Design document by BSG (13 July 2022, ref 22-9026 rev R01) accompanying this planning application, before the development is first brought into use. Thereafter no additional lighting shall be installed on the ground or building unless a specific grant of planning permission has been given by the Local Planning Authority.

**Reason:** In the interests of visual amenity and avoiding light pollution and pursuant to Policy CS19: Development and Design Principles of the Gravesham Local Core Strategy, September 2014.

### *Sustainable Design Measures*

10. The development hereby permitted shall be undertaken in full accordance with the sustainable design measures as indicated in the approved Energy Statement by MES Building Solutions, 25 May 2022 accompanying this planning application before the first occupation of any part of the development, and thereafter the sustainable design measures shall be maintained at all times.

**Reason:** In pursuit of sustainable development principles and ensuring the development fully incorporates renewable energy and low carbon technologies pursuant to Policy CS18: Climate Change and Policy CS19: Development and Design Principles, of the Gravesham Local Plan Core Strategy (September 2014).

### *Noise - Plant and Equipment*

11. Notwithstanding the details in the approved detailed drawings or the Noise Assessment by Lustre Consulting (Report Ref 4301 AC 1.0) accompanying this application, no development above ground level, shall take place until full details of the installation of any external plant and servicing equipment on the building including roof top plant, lift overruns if required, solar PV or solar thermal equipment and kitchen extraction equipment or other ventilation, and the sound properties of any such plant and equipment, have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include the siting, external appearance and any proposed screening. Those works shall thereafter be carried out in accordance with the approved details, to be completed prior to first occupation of the building and retained and maintained thereafter.

**Reason:** In the interest of the amenities of residential properties and the area generally and in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy, September 2014 and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2021.

## Transportation and Vehicle Parking

### *Car Parking Provision/Maintenance*

12. Those areas within the application site currently used for vehicle parking, access and manoeuvring space shall be retained for such purposes at all times when the premises is in use and notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas. Any alteration to the arrangement and layout of parking spaces shall first be submitted for the approval of the local Planning Authority in writing.

**Reason:** To ensure sufficient off-street car parking provision is available to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014), saved Policy P3 of Gravesham Local Plan First Review (1994) and the adopted vehicle parking standards (SPG 4).

### *Cycle Parking*

13. The development hereby permitted shall include the provision of cycle parking facilities for the use of staff and visitors in accordance with the adopted parking standards, details of which shall be first submitted to and approved in writing by the Local Planning Authority; the facilities shall be both secure and weatherproof, and shall be implemented and made available for such use before the first occupation of the development; thereafter the cycle parking facilities shall be permanently retained and maintained.

**Reason:** To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport, Policy CS18: Climate Change and Policy CS19: Development and Design Principles.

### *Electric Vehicle Charging*

14. The development hereby permitted shall include the provision of at least two active electric vehicle charging points within the existing golf club car park. The charging points should be able to accommodate a useable supply of 7kW, more under surge conditions; such provision shall be implemented prior to the first occupation of any part of the development hereby permitted and thereafter permanently retained and maintained.

**Reason:** To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport, Policy CS18: Climate Change and Policy CS19: Development and Design Principles.

### *Travel Plan*

15. The Travel Plan measures as set out in the approved Travel Plan, the details of which are designed to help and thereafter maintain a modal shift in favour of a reduction in car usage for travel to and from the development for staff and visitors, including the appointment of a Travel Plan Co-ordinator, objectives and modal-split targets, programme of implementation and provision for monitoring, review and improvement, shall be fully implemented before the first occupation of the development. All elements of the Travel Plan shall continue to be implemented and adhered to at all times for as long as any part of the development is occupied or used.

**Reason:** To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport and Section 9: Promoting sustainable transport of the National Planning Policy Framework (NPPF), 2021.

## Landscaping

16. Notwithstanding the details as shown in the approved drawings and documents, and prior to the first occupation of the development and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping for the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

**Reason:** To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).

## Ecology and Biodiversity

17. Within 3 months of commencement of the development hereby permitted, details of how the development shall mitigate for lost habitat/habitat features and enhance biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of native species planting. The approved details shall be implemented before the first occupation of the development and thereafter retained.

**Reason:** In the interests of protecting wildlife and encouraging biodiversity and pursuant to the requirements of Policy CS12 (Green Infrastructure) of the Gravesham Local Plan Core Strategy (September 2014).

## **INFORMATIVES: -**

### **1 DEVIATION FROM THE APPROVED PLANS**

Deviation from or amendment to the approved plans could require a further application and permission/consent. In the event that any change is proposed, applicants and builders are advised to seek advice from the Local Planning Authority. Proceeding without the necessary permissions or consents could result in enforcement action.

### **2 BUILDING REGULATIONS AND PARTY WALL ACT 1996**

This decision **DOES NOT** imply any consent which may be required under the Building Regulations or under any enactment or provision other than Section 57 of the Town and Country Planning Act 1990. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996. This legislation is not taken into account when determining a planning application and independent advice should be taken in this regard.

### **3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING**

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

This has involved discussions and negotiations during the processing of the planning application in a collaborative manner in order to address the various consultation responses and neighbour concerns.

The proposals were also the subject of a pre-application enquiry that enabled issues and concerns to be identified at an early stage prior to the submission of a planning application.

#### **4 BREEDING BIRD INFORMATIVE**

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and between 1st March and 31st August (the main nesting bird season) could contain active nests, unless a survey carried out immediately prior to the clearance of suitable nesting habitat (trees, scrub, nest boxes) has been undertaken by a competent ecologist and has shown that nesting birds are not present.

Therefore, the clearance of suitable nesting habitat should take place outside the main nesting bird season, or only be carried out following a nesting bird check by a suitably competent individual, within 48 hours of the clearance, that shows that the nesting habitats are not in active use by nesting birds.

#### **5 KENT COUNTY COUNCIL (KCC) HIGHWAYS AND TRANSPORTATION**

**It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.**

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county, there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls, which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

## 6 UTILITIES

It should not be automatically assumed that permission will be given for utility services to be placed within the public highway, and early contact should be made with Kent County Council at [roadworkswest@kent.gov.uk](mailto:roadworkswest@kent.gov.uk). This will enable a proper consideration of available options in order that the optimum solution can be determined.

## 7 SOUTHERN WATER ADVICE

Southern Water advise:

The applicant has not stated details of means of disposal of foul drainage from the site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

The applicant should be advised that a wastewater grease trap should be provided on the kitchen waste pipe or drain installed and maintained by the owner or operator of the premises.

It should be noted that under the Water Industry Act 1991 it is an offence to "throw, empty, turn or permit to be thrown or emptied or to pass into any drain or sewer connecting with a public sewer any matter likely to injure the sewer or drain or to interfere with the free flow of its contents

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

## 8 SMOKE CONTROL AREA

The proposed development is situated in a Smoke Control Area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993.

These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions, and they can only be used for the fuel for which they are designed.

When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services by emailing: [air.quality@gravesham.gov.uk](mailto:air.quality@gravesham.gov.uk)

## 9 PRE-COMMENCEMENT CONDITIONS

Pursuant to the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 introduced on 1 October 2018 the following planning conditions (condition 5 - archaeology) attached to this permission are pre-commencement conditions and have been agreed as such by the applicants.

It is agreed that the requirements of those planning conditions (including the timing of compliance) are so fundamental to the development permitted that such details must be submitted prior to the works commencing on site.

## 10 HUMAN RIGHTS

The application has been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation, is compatible with the Act.

## 11 CONSTRUCTION CODE OF CONDUCT

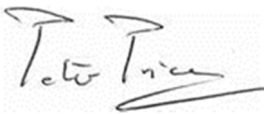
Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00 a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

|                      |                                                                                     |                     |                 |
|----------------------|-------------------------------------------------------------------------------------|---------------------|-----------------|
| <b>Case Officer:</b> | Mr Peter Price                                                                      | <b>Team Leader:</b> | Richard Hart    |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>   |
| <b>Dated:</b>        | 05 October 2022                                                                     | <b>Dated:</b>       | 06 October 2022 |

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20220795 - Delegated Report - Mid Kent Golf Club Singlewell Road - Two storey extension and refurbishment of the club house.