

Delegated Report

Planning Application

Application no: 20220232

Location: Rochester And Cobham Park Golf Club Park Pale Shorne Rochester ME2 3UL

Description: Application for approval of condition 4 attached to planning permission reference number 20211484 relating to details and samples of the external facing materials to be used in the construction.

Applicant: Mr John Aughterlony, Rochester and Cobham Park Golf Club Ltd

Site Visit Date: Previous site visits - 08.12.2017 and 23.12.2021

Site Description and Surroundings

The Rochester and Cobham Golf Course is located at Park Pale on the south side of the A2 trunk road, Cobham. It has an access from Brewers Road Shorne via Park Pale Lane and a bridge over the A2.

The club building is a modern building and contains a main two-storey element with plain tiled Kentish hipped roof and brick exterior and timber windows with a linked building used as a club pro shop and which contains a small clock tower. There are parking areas to the east of the building and the course lies principally to the west of the building.



The golf course is a parkland type 18-hole course currently measuring 6,597 yards from the back tees and playing to a par of 71.

The landscape of the golf course being adjacent to Cobham Hall, and which contains Repton's seat, is of high historic importance as well as being within an Area of Outstanding Natural Beauty (AONB). It is within a Green Belt area.

Rochester Golf Club, as it was originally named, was first established in 1891 as a 9-hole course at Oakleigh Farm Higham and moved to the Deer Park at Cobham Hall after the First World War in 1920.

Planning History

A planning history search has revealed the following planning records in chronological order:

Ref No	Description and Site	Decision	Date
20160130	Erection of new trolley store and locker room (partly- subterranean) beneath existing car park.	Permission	06.04.2016
20180325	Erection of new trolley store and locker room.	Permission	29.06.2018
20211484	Erection of a new single storey trolley store to be located within the existing car park.	Permission	25.01.2022

Note: For the full planning history please see officer report for 20211484

Proposal

This application is for approval of condition 4 attached to planning permission reference number 20211484 relating to details and samples of the external facing materials to be used in the construction.

Submitted Documents and Plans

Planning Application Form and Certificates

Covering Letter dated 23 February 2022 from Lloyd Hunt Associates

Guardian Building Products Manufacturers Brochure

Drawing No P/3/2333 Rev Z

Drawing No SK/100/2333

Email from applicant's agent dated 13 May 2022 and hard samples of roof slate

Details of the Development

The development seeks approval to the roof slates/tiles and other external facing materials for the development permitted under ref 20211484 and being for erection of a new single storey trolley store to be located within the existing car park.

The originally submitted details of the roofing material showed a man-made slate made from resin bonded crushed limestone and the proposal was to use two colours (dark grey and black). Submitted drawings indicated the proposed method of arrangement for the two colours.

Subsequently the details have been amended with proposals now for a natural Spanish slate as the roof covering.

The applicant's agents email dated 13 May 2022 states:

I also confirm that the brickwork plinth for the Trolley Store will be constructed from bricks of a type to match those used in the construction of the existing Club House including the mortar colour and bed/perp jointing.

The stained softwood boarding to be fixed above the brickwork plinth is to match the colour; size and profile of the softwood cladding as affixed to the existing Club House Pro-Shop. All rainwater goods to be black coloured PVCu.

Development Plan and other related Planning Policies and Guidance

The Development Plan for Gravesham currently 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)

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 application site lies within the **Green Belt** (Policy CS02), and an **Area of Outstanding Natural Beauty** (AoNB) (Policy CS12) as defined on the Gravesham Local Plan Core Strategy Policies Map. The site lies close to the Cobham Woods **Site of Special Scientific Interest** (SSSI), (Policy CS12) and a **Scheduled Ancient Monument** (Policy CS20). The following development plan policies in the Gravesham Local Plan Core Strategy are of relevance to the consideration of this 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.

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

Policy T1: Impact of Development on the Highway Network
Policy T2: Channel traffic to the Primary and District Distributor Network
Policy T3: Development not well related to the Primary and District Distributor Network
Policy T4: Development outside the Built-Up Area
Policy T5: New Accesses onto Highway Network
Policy P3: Vehicle Parking Standards

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 1st 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, 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 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 albeit the weight that these emerging policies may be accorded at this stage is very limited.

Proposed Policy GB 3: New Buildings and other Facilities for Outdoor Sport, Recreation and Cemeteries in the Green Belt

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 GI 1: Open Space, Playing Pitches and Sports Facilities Retention

Proposed Policy GI 4: Trees, Hedgerows and Woodland

Proposed Policy GI 5: Landscape Character

Proposed Policy GI 6: Biodiversity

Proposed Policy HER 4: Archaeology

National Planning Policy Guidance

The National Planning Policy Framework (NPPF)

The following paragraphs in the National Planning Policy Framework (NPPF) July 2021 are specifically highlighted as being of importance to the consideration of the application proposals, but it should not be taken that these are the only parts of the NPPF that need to be considered. Reference to the national planning guidance is also considered in the analysis section of this report.

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 13, Paragraphs 137 - 151: Protecting Green Belt Land

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 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.

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 application:

- Kent Design Guide (SPG 5 published December 2005, adopted July 2006)
- Kent Vehicle Parking Standards (SPG 4 published in 2003 and adopted in 2006)
- 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 application site lies within the Ashenbank and Cobham Parklands landscape character area in the Gravesham Landscape Character Assessment.

Kent Downs AONB Management Plan 2021-2026

The application site lies within the Kent Downs AONB. As such the principles in the now adopted Kent Downs AONB Management Plan are relevant. The link to the document is as follows:

<https://kentdowns.org.uk/management-plan-2021-2026/>

Consultations, Publicity and Representations

Internal Consultations

GBC Conservation Architect

No comments received

External Consultations

None undertaken

Publicity and Representations

None required for discharge of planning conditions

Planning Analysis and Appraisal

Introduction/Background

Planning permission was granted on 25 January 2022 (ref 20211484) for the erection of a new single storey trolley store to be located within the existing car park. It was subject to four planning conditions.

The Conditions relevant to this submission

Condition 4 of 20211484 states:

Notwithstanding the details shown in the approved drawings, details and samples of the external facing materials to be used in the construction of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any above ground works; the development shall be carried out in complete accordance with the approved details before the building hereby permitted is first occupied.

Reason: In the interests of visual amenity and the open landscape character of the area and pursuant to Gravesham Local Plan Core Strategy Policies CS19: Development and Design Principles and CS20: Heritage and the Historic Environment.

Submitted Details to discharge condition

The revised details submitted to discharge this condition comprise:

Planning Application Form and Certificates

Covering Letter dated 23 February 2022 from Lloyd Hunt Associates

Email from applicant's agent dated 13 May 2022 and hard samples of roof slate

Comments

The originally submitted details for the roofing material proposed the use of a man-made slate made from resin bonded crushed limestone which was considered to be unacceptable in appearance and suitability.

Following discussions with the applicant's agent the details have been amended with proposals now for a natural Spanish slate as the roof covering.

This is considered to be a more appropriate material for the roof of the trolley store in this location within the Kent Downs AONB.

It is acknowledged that the main clubhouse has a plain tiled roof along with the linking club pro shop building, but the proposed trolley store is a stand alone building and its main wall covering will be black weatherboard. It is considered that the use of a slate would be provided a more appropriate blend of materials. Although no samples have been provided it is indicated that the brick base will be in the same bricks as the main clubhouse. The rainwater goods of the existing building on the site are already black PVCu.

It is considered that the revised materials are acceptable.

A photograph of the revised submitted roof slate is shown below



Recommendation: Discharge condition 4

Conclusions

The details submitted pursuant to this condition accords with national and local policy and notably policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy 2014 and the National Planning Policy Framework (NPPF) 2021, Section 12: Achieving well-designed places and Section 16: Conserving and Enhancing the Historic Environment.

There have been no adverse comments from consultees.

The details have been the subject of close scrutiny and some amendments were made to the submitted details/samples to address concerns in relation to the original slate sample. The revised details can now be supported.

It is therefore recommended that approval be given to condition 4 of application ref 20211484 in relation to the external facing materials.

Recommendation:

APPROVAL subject to informatives

Planning Conditions

None

INFORMATIVES

1 EXTENT OF THE APPROVAL

For the avoidance of doubt the approval hereby given relates only to the details submitted pursuant to condition 4 attached to planning permission reference number 20211484 in respect of external facing materials.

The approval does not amend any other part of that permission or discharge any of the other planning conditions attached to that permission, subject to those conditions still subsisting or capable of taking effect.

2 STATUS OF SUBMITTED PLANS AND DOCUMENTS

For the avoidance of doubt the following plans, details and particulars were submitted in support of this application for approval of details pursuant to planning conditions and were taken into account in making the decision:

Planning Application Form and Certificates

Covering Letter dated 23 February 2022 from Lloyd Hunt Associates

Email from applicant's agent dated 13 May 2022 and hard samples of roof slate

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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.

In this instance, necessary revisions were identified and made to the proposal, at which point it was able to be given permission.

Case Officer:	Mr Peter Price	Team Leader:	Faye Hobbs
Signed:		Signed:	
Dated:	16th May 2022	Dated:	17 th May 2022

File Location: H: Plan/Typing/General/Peter/Delegated Reports/Uniform - 20220232 - Delegated Report - Rochester and Cobham Park Golf Club Park Pale - condition 4 re details of materials