



Delegated Report

Planning Application

Planning Application No: 20230935

Location: Mid Kent Golf Club Singlewell Road Gravesend Kent

Description: Erection of a single storey side extension on the western side of the existing club house and the refurbishment of the club house.

Applicant: Mr R Jago

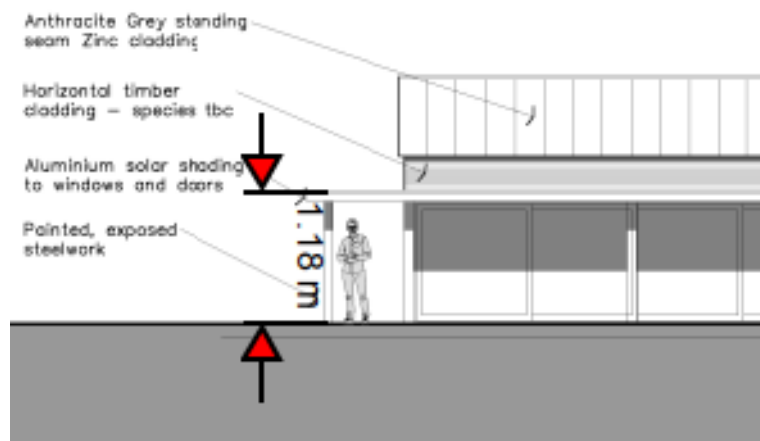
Site Visit Date: N/A previous site visit undertaken

Preliminary Matters

During the course of the application, it was noted that most of the Supplementary Information provided, was a resubmission of the information provided for previous application 20220795, which was 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*. This current proposal is a reduction to the previous scheme proposed and as such, the Supplementary Information remains relevant, however, the document titles (as displayed on Public Access) have been altered to ensure it is clear they were submitted as part of the previous proposal. Notwithstanding this, it was considered that a revised Design and Access Statement to reflect this current proposal would be required. Following discussions with the agent, a revised statement was received on 14.11.23 and accepted by The Local Planning Authority. Reconsultation was considered unnecessary and an extension of time to determine the application was agreed until 15.12.23.

Procedural Note

The 1:100 scale bar on the proposed elevational plans is considered incorrect:



It is considered that the scale is 1:200, which would tie in with the floor plan measurements. This is not considered to impact the assessment of the application.

Submitted Documents/Plans

Application Form;
Supplementary Information – REVISED Design and Access Statement;
Supplementary Information – Planning Statement;
Drawing No. 2353 01 – OS Plan;
Drawing No. 2353 10 Rev A - Ground Floor Plan – Proposed;
Drawing No. 2353 11 Rev A - Roof Plan – Proposed;
Drawing No. 2353 12 - Block Plan – Existing and Proposed;
Drawing No. 2353 15 Rev A – North and West Elevations – Proposed;
Drawing No. 2353 16 Rev A - East and South Elevation – Proposed;
Drawing No. LUG/9.0 – Site Survey;
Drawing No. LUG/9.1 - Floor Plan – Existing;
Drawing No. LUG/ 9.2 - Roof Plan – Existing; and
Drawing No. LUG/9.3 - Elevations – Existing.

Supplementary Information as submitted for previous application 20220795:

Supplementary Information – Archaeological watching brief (duplicate document);
Supplementary Information – Archaeological watching brief written scheme of investigation;
Supplementary Information – Bat Survey;
Supplementary Information – Design and Access Statement;
Supplementary Information – Energy Statement;
Supplementary Information – Initial Planning Statement;
Supplementary Information – Lighting impact assessment;
Supplementary Information – Noise assessment;
Supplementary Information – Preliminary Ecological Appraisal;
Supplementary Information – Sun studies;
Supplementary Information – Townscape and visual impact Assessment;
Supplementary Information – Transport Statement; and
Supplementary Information – Travel Plan.

Plan Note

Paragraph 7.6 of the revised design and access statement is considered to be erroneous as it mentions the first floor function room and external viewing area. This is not considered to impact the determination of this application or mislead the public as the plans are clear on what is being proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220795	Erection of a two storey side extension on the western side of the existing club house and including the refurbishment of the club house.	Permitted	06.10.2022
20221330	Application for approval of condition 5 attached to planning permission reference number 20220795 relating to an Archaeological watching brief during construction so any items of interest and finds are recorded.	Approval of Details	14.03.2023
20230304	Application for a variation of condition 2 to planning permission reference 20220795 for the erection of a two storey side extension on the western side of the existing	Refused	24.05.2023

	club house and including the refurbishment of the club house; to allow the removal of the first floor extension and viewing gallery from the application.		
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There is also an application pending consideration at this time: 20231115 – *Relocation of the 13th hole.*

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards
- T1 - Impact of Development on the Highway Network
- T5 - New Accesses onto Highway Network

Paragraph 33 of the NPPF (2023) sets out that 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 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 that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision Making
- Section 8 – Promoting healthy and sustainable communities
- Section 9 – Promoting Sustainable Transport
- Section 12 – Achieving Well-designed Places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

GBC Highways Officer

The submission is not the best, but it is not necessarily fatal to the application.

1. Generally, when making an assessment of dual use venues each function is considered separately. So, here there is a golf course, and also a function room that can be let out, so two distinct functions that should be assessed individually, not just a golf course as indicated in the Transport Statement. However, the car park is large and there is some dual use activity now, so providing golf competitions and the hire of the function room cannot occur at the same time I have no objection.
2. Again, the Lighting Impact Assessment could be better, a simple light intensity plan would suffice, providing it demonstrates that the light levels at any boundary are below 2 or 3 lux. Here the lighting is low key and illuminates the area immediately adjacent to the club house and the information supplied suggests there shouldn't be any issues.
3. Travel Plan. It is accepted that given the nature of the business many people will rely on car transport to access and use the facilities at the Golf Club. It is therefore essential that members are encouraged to car share when attending the club, be this for a round of golf or the use of the facilities. There appears to be no such reference in the Travel Plan. It is noted that there is an intention to increase cycle journeys, so appropriate cycle parking must be provided, (covered and secure) and there needs to be a readiness to increase the cycle parking if it proves to be a popular option.

GBC Leisure Manager

No comments received.

GBC Environmental Protection

Due to past historical use of the golf course site, a watching brief for any potential contamination is recommended during the groundworks and construction phase. To address this and other matters, the following conditions and informatives are recommended:

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 LPA 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 as appropriate

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

KCC Biodiversity Officer

The following is provided by Kent County Council's Ecological Advice Service (EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the County Council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application; and whether sufficient and appropriate ecological information has been provided to assist in its determination. Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the Planning Officer, who will seek input from the EAS where appropriate and necessary.

Summary - Sufficient Information Provided

We have 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.

Comments and advice regarding lighting is provided below.

Appendix 1 provides a summary of relevant legislation.

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 condition wording

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), 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.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.

N.B.: It should be noted that some birds are capable of nesting outside of these times, especially where weather conditions are favourable. Birds such as feral pigeon, wood pigeon and barn owl have been recorded nesting in every month of the year. Care when removing bird nesting habitat may therefore be required at all times of year, with attention paid to the nesting habits of the species that could make use of the site and weather conditions at the time of clearance.

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. The approved details will be implemented and thereafter retained.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Emma England
Biodiversity Officer

This response was submitted following consideration of the following documents:

BSG (July, 2022) Mid Kent Golf Club, Lighting Impact Assessment and External Lighting Design.

KB Ecology (April, 2022) Preliminary Ecological Appraisal - Mid Kent Golf Club, Singlewell Road, Gravesend, Kent.

KB Ecology (July, 2022) Bat Letter Report - Mid Kent Golf Club, Singlewell Road, Gravesend, DA11 7RB, Kent.

Appendix 1 – Summary of Relevant Wildlife Legislation

Bats

Bats are European Protected Species, listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) and are afforded the highest level of protection. These species are also protected under the Wildlife and Countryside Act 1981 (as amended).

Taken together this level of protection makes it an offence to:

- deliberately capture, injure or kill any wild animal of a European protected species;
- deliberately disturb wild animals of any such species;
- deliberately take or destroy the eggs of such an animal;
- damage or destroy a breeding site or resting place of such an animal.

Disturbance of animals includes in particular any disturbance which is likely:

- to impair their ability to survive, to breed or reproduce, or to rear or nurture their young;
- or in the case of animals of a hibernating or migratory species, impair their ability to hibernate or migrate;
- to affect significantly the local distribution or abundance of the species to which they belong.

The legislation requires that any derogation be dealt with by licensing through an appropriate licencing body (Natural England in England).

Birds

Under Section 1(1) of the Wildlife and Countryside Act (as amended), all wild birds are protected such that it is an offence to intentionally:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird whilst in use* or being built;
- Take or destroy an egg of any wild bird.

Offences in respect of Schedule 1 birds are subject to special, i.e., higher, penalties. Schedule 1 birds also receive greater protection such that it is an offence to intentionally or recklessly:

- disturb any wild bird included in Schedule 1 while it is building a nest or while it is in, on or near a nest containing eggs or young;
- disturb dependent young of such a bird.

MKA Architects (July 2022) Existing and Proposed Block Plans. Mid Kent Golf Club. 2353-12-.

KCC – Heritage and Conservation Officer

The site has general background archaeological potential and specific interest for 20th century military history. The application has been made with a Written Scheme of Investigation (WSI) for an archaeological watching brief, to be undertaken during groundworks and on certain elements of the refurbishment. I would be happy for this submitted WSI to be approved for use in the event that planning permission is granted.

If a planning condition is required to formally secure the archaeological watching brief then the following

could be applied to any forthcoming consent:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

- (i) 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 the Written Scheme of Investigation, which has been submitted to and approved in writing by the Local Planning Authority and;
- (ii) a report on the findings of the watching brief 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.

The submission and approval of the WSI (as noted above) would effectively satisfy part (i) of this condition.

I hope that this is helpful and would be happy to discuss further.

KCC – Highways and Transportation

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

I note that the extent of the proposed works have been reduced since the previously approved scheme, reference 20220795, and there is no change to the parking provision.

Consequently, I can 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.

Informative: 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

Southern Water

(Please note, in addition to the comments received below; Southern Water have also provided a map, which is viewable online).

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Neighbouring properties

30 surrounding properties were consulted, a site notice was displayed on 19.09.23 and no responses were received. The overall consultation period expired on 13.10.2023.

Officer's Analysis

Mid Kent Golf Club is situated west of Singlewell Road and East of Wrotham road. As per the Design and Access Statement, the Golf Club occupies an 88 Acre Site. The club house, which is the subject of this application, is located in the north eastern corner of the site and is accessed via Singlewell Road.

Images from Design and Access Statement



Fig 9—Front view of Clubhouse



Fig 12—View of Clubhouse rear

Western Side of the building



Fig 17—View of side compound



Fig 19—View of side compound

This application proposes the erection of a single storey side extension on the western side of the existing club house and the refurbishment of the club house.

Image taken from Design and Access Statement



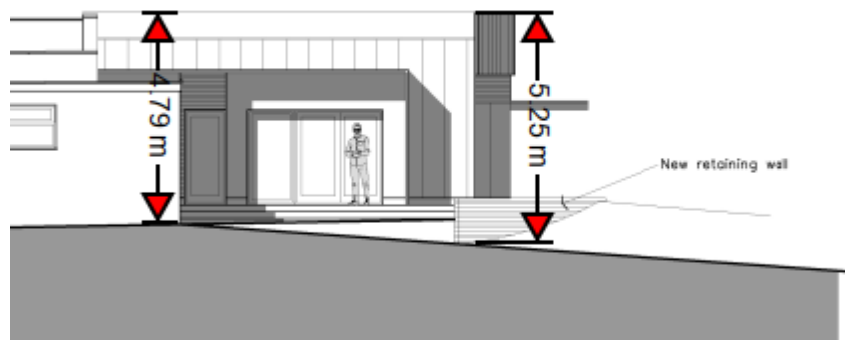
Proposed Development

The development would create space for additional function/bar/lounge spaces and internal alterations.

The single storey extension would have the following maximum dimensions:

- Depth 24.95m
- Width 7.65m

The height varies from each elevation, however the maximum measurements (based on the 1:200 scale) are indicated below:



The development would also include refurbishment of the clubhouse.

Existing



Proposed



1 North Elevation

Existing

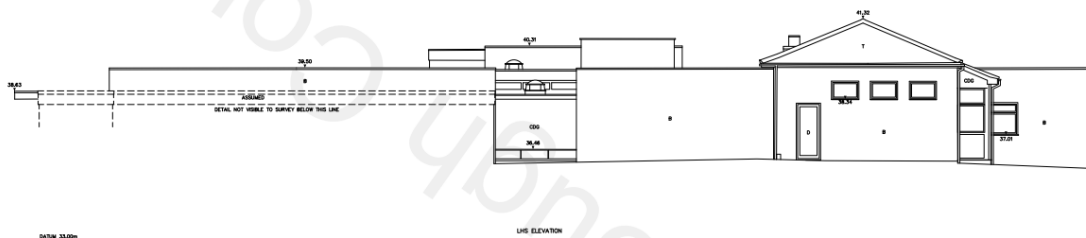


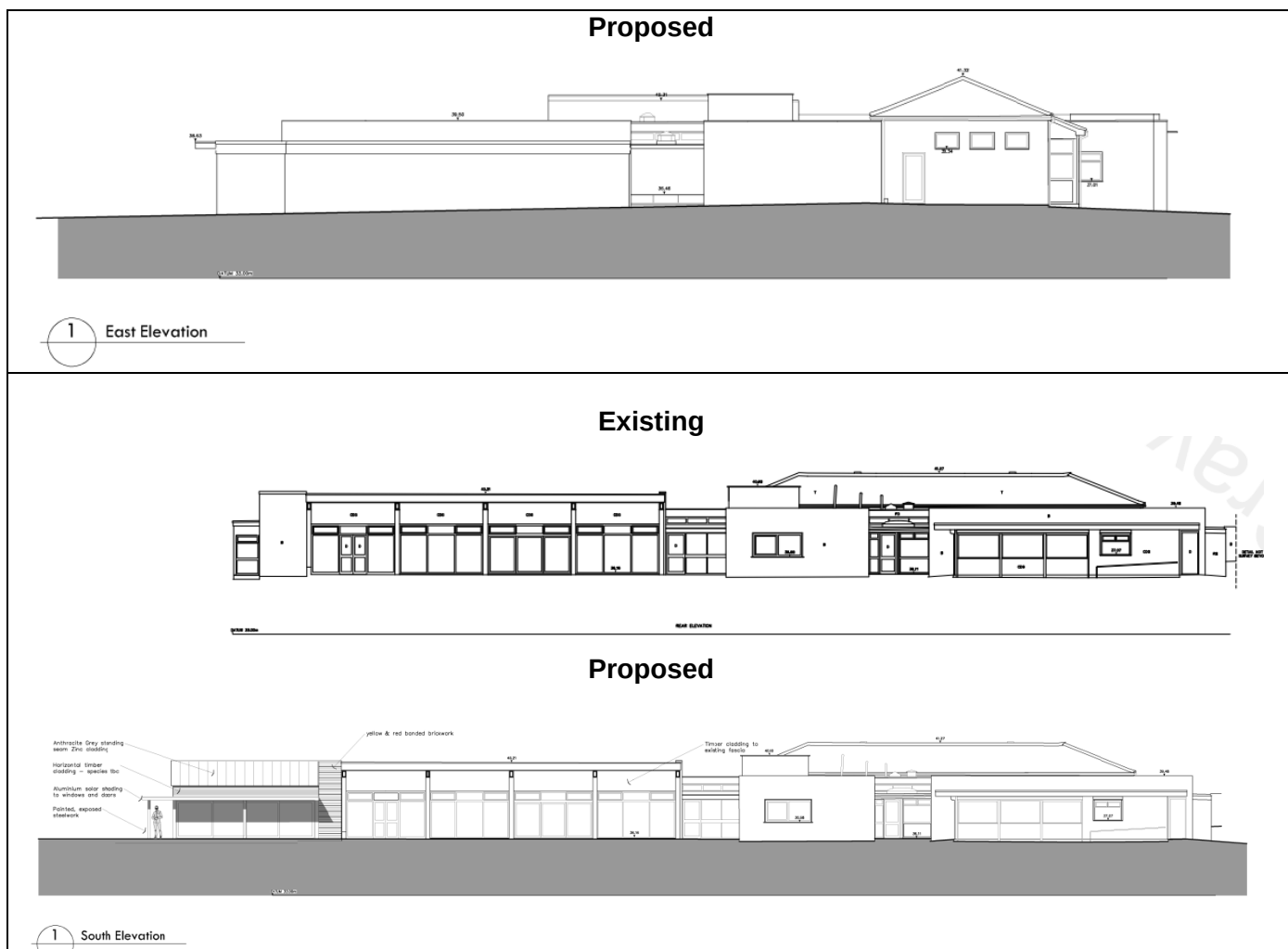
Proposed



1 West Elevation

Existing





Principle of the Development

The principle of the development needs to be considered alongside Gravesham's Local Plan Core Strategy (LCPS) (2014), particularly in terms of Policies CS01 (Sustainable Development), CS02 (Scale and Distribution of Development) and CS13 (Green Space, Sport and Recreation). The extension, new entrance and internal layout changes would provide additional space and allow parts of the building to function as a separate space where necessary. The principle of the development is therefore supported.

Design, Character and Appearance and Impact on the Landscape Character Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the National Planning Policy Framework (NPPF) (2023) seeks to ensure that development will add to the quality of an area, be visually attractive, sympathetic to local character and history and will create places that have a high standard of amenity for existing and future users. Policy CS19 of the Local Plan Core Strategy (LPCS) 2014 reflects these aims and requires that new development is well designed so that it strengthens the character and distinctiveness of the area and safeguards local amenity. It also requires development to be designed using a robust analysis of the local context and character to ensure the proposal would make a positive contribution to the street scene. Development should conserve and enhance the character of the local built, historic, and natural environment and integrate well with the surrounding local area.

The site lies within the Gravesend Southern Fringe Landscape Character Area. It is described as a linear character area that runs along the southern edge of Gravesend with an additional area that feeds into the

urban edge and is encompassed by Gravesend suburbs. It can be characterised by its gently undulating landform which generally rises from north to south. Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposed extension is single storey and would be constructed on the western side of the clubhouse. The Design and Access Statement explains; *currently the Western side of the building contains a slightly untidy collection of storage buildings, containers, and detritus that has 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.*

Google Image of western side of the clubhouse

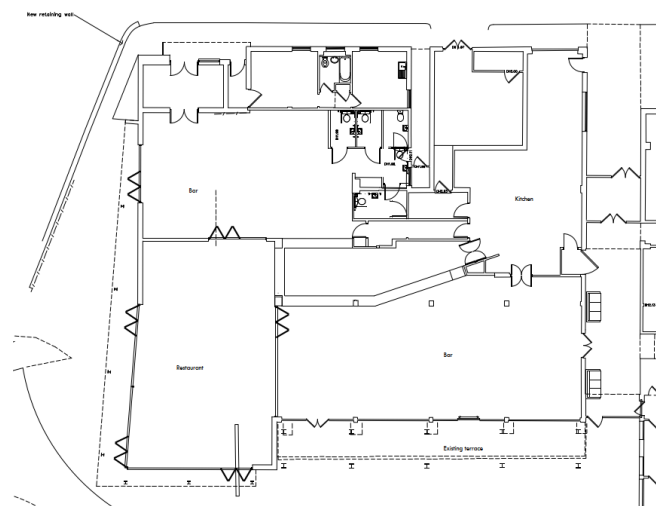


The proposed extension is not considered to be overly excessive. It would be constructed to compliment the character of the existing building, is considered to be proportionate in scale and, in situ, is not considered to detrimentally impact the Landscape Character Area. It is noted that further details in terms of hard and soft landscaping would be required, which could be secured by condition if the application were to be permitted by the Local Planning Authority.

Google Aerial View of site



Proposed Ground Floor Plan showing extension would encroach on existing pathway and soft landscaping



In terms of external materials, the design and access statement refers to a mix of traditional and modern materials including; red and yellow brickwork, grey standing seam zinc cladding and timber cladding. It would have been beneficial for the application to include a detailed schedule of materials which would provide more detail on the proposed external materials to be used in the development, however, this can be secured by condition, if the application were to be permitted, to ensure a satisfactory visual relationship between the existing and new development.

Furthermore, the Design and Access Statement sets out that the development would incorporate elevational indents, window shrouds and canopies in order to provide shading and emphasise the horizontal architecture of the proposals.

Overall, the development is considered to accord with Policies CS12 and CS19 of the LPCS (2014) and Section 12 of the NPPF (2023).

Amenity

In situ and with consideration that the proposed extension is single storey; the proposal is not considered to harm the amenity of neighbouring properties in terms of loss of light, outlook or privacy. The impact of the previous proposal, which was two storey was not found to be harmful to amenity. As such, this smaller development would not cause harm. In addition, the 21.00m privacy distance as set out by Gravesham's Residential Layout Guidelines (RLG) (2020) would be met, as indicated below:

Distance of the development from neighbouring properties as per the design and access statement



Fig 18—Distances to Dennis Road houses

Noise

The planning statement, submitted with this application reads:

2.17 Lustre Consulting reviewed whether the introduction of new plant items has the potential to result in elevated noise exposure at neighbouring properties set against the existing prevailing sound environment.

2.18 The report identified that only new plant such as the proposed Air Source Heat Pump (ASHP) need consideration as a possible change to the existing noise environment at the noise sensitive receptors (NSRs) in the vicinity of the clubhouse, the closest being the garden to the houses to the North.

2.19 The report identified that the ASHP was likely to be a Mitsubishi Ecodan and be in the Western side of the building. The report considered the possibility of two of these units working continuously and at full capacity.

2.20 At 4.5 the report states that worst-case noise levels of 27 dB(A) can be expected at the nearest NSR and that this is 15dB below the typical noise sound level which is 10 dB below the noise rating level limit and therefore sufficiently low to not contribute to the existing noise environment and therefore is also considered to be a positive indication of low impact.

2.21 The amended scheme does not make any adjustment to the expected plant noise and specification of ASHP's to the West of the building and therefore does not represent a worsening situation. It therefore remains in line with the conclusions of the submitted and consented report.

Therefore, in accordance with the delegated report for the previous proposal;

- Plant details should be checked to ensure the conclusions of the noise report are still valid
- The report 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.

Therefore, subject to appropriate conditions/informatives 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 delegated report for the previous application, including the two storey extension stated:

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."

The planning statement for this current application states:

The proposed reduced scheme will have no first floor or first viewing gallery and therefore will have a reduced impact and therefore should be considered to be acceptable.

It is considered that the details are satisfactory subject to a condition/informative highlighting the expectation of compliance with the submitted details.

Highways and Parking

KCC Highways and GBC Highways Officer were consulted on this application. KCC raises no objection on the proviso a condition be included to retain the parking spaces on the plans prior to the use of the site commencing, and an informative to note planning permission does not convey any approval to carry out works on or affecting the highway. Gravesham's Highways Officer raises no objection, but notes the intention to increase the use of cycles and recommends that secure cycle storage is provided. In addition, the previous scheme in terms of parking and highways was considered to be acceptable. As such the previous conclusions are relevant and; *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), 2023.*

Contamination

GBC Environmental Protection have recommended informatives and a Watching Brief condition to be added to the decision notice if planning permission were to be forthcoming;

Due to past historical use of the golf course site, a watching brief for any potential contamination is recommended during the groundworks and construction phase.

As such, a watching brief condition along with appropriate informatives could be added to the decision notice, as applicable, in line with the recommendations.

Ecology and Biodiversity

KCC Biodiversity Team were consulted on this application and advise that sufficient ecological information has been provided. The team have recommended a condition and informative to be added to the decision notice, if planning permission were to be granted.

Archaeology

KCC Heritage were consulted on this application and are happy with the Written Scheme of Investigation to be approved for use in the event that planning permission is granted. The Heritage Officer provides condition wording, in the event that permission is granted and the archaeological watching brief needs to be secured. As such, a condition could be added to the decision notice, as appropriate to ensure features of archeological interest are properly examined and recorded.

Drainage/Flood Risk

As per the previous Delegated Officer's report:

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 Groundwater Source Protection zone 2 and as such is not considered to raise concerns in this regard. The drainage comments from Southern Water will be set out in an informative in the recommendation.

Conclusion and Overall Balancing Exercise

The application has been fully considered and is in accordance with local and national planning policy.

The erection of the single storey extension to the western side of the existing club house along with the proposed refurbishments is overall considered to be proportionate and sympathetic to the character of the existing building. The development would modernise the club house and allow better functionality of the building. In addition, the development would not be detrimental to the amenity of neighbouring properties and raises no objections from the highways authority. Further matters such as; Ecology and Biodiversity, Archaeology, Contamination, Drainage/Flood Risk, Hard and Soft Landscaping, can be addressed through planning conditions and/or informatives.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	27th November 2023	Dated:	29th November 2023