



# Delegated Report

## Planning Application

**Planning Application No:** 20231115

**Location:** Mid Kent Golf Club Singlewell Road Gravesend Kent

**Description:** Relocation of the 13th hole.

**Applicant:** Mr Andrew Seale

### Submitted Documents/Plans

Application Form;  
Design & Access Statement;  
Planning Policy Statement;  
Drawing No.851.01 - Application Plan (Location Plan);  
Drawing No.851.01 Rev A – Application Plan (Location Plan);  
Drawing No.851.02 Rev A – Existing Site Details;  
Drawing No.851.03 Rev A - Current Safety Issues Plan;  
Drawing No.851.04 Rev A – 13<sup>th</sup> Hole Proposals; and  
Drawing No.851.05 Rev A – Cross Sections.

### Relevant 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                                         | Withdrawn  | 22.08.1979 |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                                                                                  | Permission | 18.12.1979 |

|          |                                                                                                                                                                                                                                                                                                                         |                                                  |                               |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------|
|          | form new bar stores and enlarged bar and boardroom and lobby.                                                                                                                                                                                                                                                           |                                                  |                               |
| 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 |
| 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                                                                                                                                                                                                                                                                         | Permission | 06.10.2022 |
| 20221022 | The creation of a new Golfing Academy Area, including changes to the teeing area and a new green with surrounding bunkers. Lowering of existing tee area and the erection of a covered teeing bay.                                                                                                                                                                                                               | Withdrawn  | 30.11.2022 |

## Development Plan

### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS11 – Transport
- CS12 – Green Infrastructure
- CS13 – Green Space, Sport and Recreation
- CS18 – Climate Change
- CS19 – Design & Development Principles
- CS20 – Heritage and the Historic Environment

#### Gravesham Local Plan: First Review (1994)

- TC7 – Other Archaeological Sites

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 12 – Achieving well-designed and beautiful places

#### Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);

### **Consultations, Publicity and Representations**

#### Consultees

##### KCC Heritage

The site of the proposed development lies within an area of multi-period archaeological potential. Investigations for the A2, HS1 and Cyclopark have all revealed extensive occupation, settlement and burial remains from the prehistoric to the present day. The ridgeline and high ground to the south was a major routeway and is followed closely by Watling Street, one of the major Roman roads. In view of the archaeological interest of the site and the potential for groundworks such as the proposed attenuation basin to impact below-ground archaeological remains, I recommend a condition is placed on any forthcoming consent:

KCC Biodiversity Officer

We have reviewed the information submitted by the applicant and advise that sufficient information has been provided.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system.

From photographs provided, the habitat to be removed to facilitate the relocation of the 13th hole is suitable for the protected species: nesting birds and reptiles. We note that compensatory habitat is proposed in Weller Designs Ltd drawing number 851.04 rev A dated 3rd November 2023. To secure a biodiversity net gain from proposals, the proposed fescue roughs and tree/shrub retention should be secured by condition.

Further, to avoid breaches of legislation, if planning permission is granted, we advise a condition is included.

#### GBC Highways Officer

The proposal would appear to be acceptable and an improvement on the existing layout and the risk of stray balls entering the highway. It would however be useful to have a drawing demonstrating the 15° either side of the centre line spread of balls, provided for the new hole with due allowance for long shots. To ensure people using Chalky Bank are not being placed at risk.

#### **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. In addition, if any infill material or imported soil is to be used for any ground raising or landscaping, this must be appropriate infill material and clean/certified soil so as to ensure that no contaminated material/soil is imported onto the site. To address this, the following conditions 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.

**Soil importation:** If any infill material is to be brought onto the site, only naturally occurring rocks, sub-soils and soils (including those containing <20% organic matter) and recycled construction and/or demolition materials (but excluding those containing bricks and concrete >70mm, metal, plasterboard, asbestos cement or other contaminated materials) shall be used. This shall be from a certified source to ensure that it is not contaminated in terms of its intended end use. The relevant Certification Documents shall be sent to the Local Planning Authority (LPA) prior to any development commencing on the site. No development shall commence until the LPA has given written approval of the documents. No sludges or slurries may be used.

Analytical evidence shall be provided to verify imported soils are suitable for the proposed end use. This will require characterisation of the source and target sites in accordance with BS ISO 15176:2002 and subsequent relevant soil analyses. The sampling protocols and soil guideline values to be used for assessment of suitability will be dependent on the source of the soil and the proposed use of the target site and this shall be agreed with the LPA prior to any development commencing on the site. As a minimum, for large volumes of homogenous natural soils for use in non-sensitive areas, such as commercial end uses, sampling frequency shall be at least one per thousand cubic metres (1:1000m<sup>3</sup>).

A report shall be submitted once works have been completed. This shall include results of all sampling undertaken and certification of imported soils. This condition shall not be discharged until the report has been submitted to and approved by the LPA.

In addition, due to the nearby residential premises the following is recommended:

**Code of Practice on Construction and Demolition** – a Condition regarding the submission of a Code of Practice on Construction prior to any works commencing is advised.

#### Neighbouring properties

15 surrounding properties were consulted and a site notice displayed on site with an overall expiry date of 19.12.23. one comment received raising concern about balls the properties at Chalky Bank.

#### **Officer's Analysis**

#### Principle of Development

The application site is an existing golf course and the proposal is for the relocation of the existing 13<sup>th</sup> hole. The site would not be extended and there would be no significant alterations to the running of the golf club and as such, the principle of the development is acceptable.

The design and built form of the proposals need to be considered against the Council's Local Plan Core Strategy Policy CS19 (Development and Design Principles) that sets out detailed criteria. Policy CS19 (LPCS) 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.

The National Planning Policy Framework (NPPF) 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 135 of Part 12 - Achieving well designed and beautiful places).

Paragraph 130 of the NPPF also 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 streetscapes, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Paragraph 139 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.

### Proposed



### Existing



In terms of design, character and appearance, there would be no significant alterations to the existing golf

course or surrounding area. The engineering operations which are associated with the development are acceptable and there is no conflict with Policy CS19 (LPCS) and Section 12 (NPPF).

### Neighbouring Amenity

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.

Safeguarding residential amenity, in terms of privacy, daylight and sunlight and ensuring that all development proposals are fit for purpose and adaptable to meet the need of users' are important considerations referred to in Local Plan core strategy policy CS19.

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 existing 13<sup>th</sup> hole is located close to the western boundary of the course and near to the rear of properties on Wrotham Road. The proposed location would be further south east and whilst closer to the properties in Chalky Bank, would be located further away from the course boundary.

It is considered that the relocation of the 13<sup>th</sup> hole would reduce the impact on stray balls on Wrotham Road properties and the wider highway network.

Whilst some concern is raised about stray balls going near the properties on Chalky Bank the reality is that the golf club use is established and this application seeks to reduce the impact of stray balls onto all surrounding properties. Also the relocation of the 13<sup>th</sup> hole seeks to aim balls away from most properties.

As such, it is considered that the proposal would have little impact on the amenities of the neighbour properties, subject to a condition relating to Construction Code and Practice which would require details of days and timings of construction, especially in relation to the operation of machinery.

### Contamination and Ground Stability

It would be necessary for a condition relating to a watching brief for any potential contamination to be added to any forthcoming decision which would be undertaken during the groundworks and construction phase. It would also be necessary to add a condition relating to the soil importation, as laid out in GBC – Environmental Protection comments above.

### Biodiversity

Due to the nature of the proposal, the level of excavation and land changes and the existing landscaping, it will be necessary for an Ecological Impact Assessment (EclA) to be undertaken and submitted with any forthcoming application, as detailed in KCC – Biodiversity's comments above. KCC – Biodiversity would be formally consulted and their comments taken into consideration when making an assessment.

### Heritage and Archaeology

The previous consultation response from KCC Heritage and Conservation indicates that the site should be subject to archaeological field evaluation, which should comprise a magnetometer survey followed by trial trenching. The archaeological background section to the Written Schemes of Investigation for the field evaluation will need to include the Historic Environment Record data for the area (which would otherwise have been included in a separate desk-based assessment). KCC Heritage and Conservation suggests that if this field evaluation could be undertaken with the results available to inform a planning decision that would be ideal but in this case, it would also be acceptable for such evaluation (and any subsequent mitigation) to be the subject of a planning condition on any forthcoming consent.

## Conclusion & Recommendation

The proposed development complies with local and national planning policy and all internal and external comments received from consultees and neighbours have been taken into account. Subject to the conditions (which the applicant) has agreed to the application is supported and permission is recommended.

## Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

|                      |                    |                     |                                      |
|----------------------|--------------------|---------------------|--------------------------------------|
| <b>Case Officer:</b> | Ms Amanda Cue      | <b>Team Leader:</b> | <b>Richard Hart</b>                  |
| <b>Signed:</b>       | <i>A Cue</i>       | <b>Signed:</b>      | R Hart                               |
| <b>Dated:</b>        | 28th December 2023 | <b>Dated:</b>       | <b>28<sup>th</sup> December 2023</b> |