

Item No. 7.3	Classification: Open	Date: 13 June 2017	Meeting Name: Planning Sub-committee A
Report title:	Development Management planning application: Application 17/AP/1149 for: Full Planning Application Address: DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH Proposal: Construction of a single storey timber outbuilding to be used as a 'halfway house'		
Ward(s) or groups affected:	College		
From:	Neil Loubser		
Application Start Date 23/03/2017		Application Expiry Date 18/05/2017	
Earliest Decision Date 30/04/2017			

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

2. This application is referred to the sub-committee for decision as the site lies within Metropolitan Open Land.

Site location and description

3. The application site is the Dulwich and Sydenham Hill golf course which consists of a large open area with associated ancillary buildings within the site. The site lies immediately adjacent a footpath and the greens. The surrounding area consists of similar open space sports and recreational facilities.
4. There are no listed buildings within the site and there are none within the immediate vicinity. The site is located within the Dulwich Wood conservation area and is a designated site of importance for nature conservation (SINC).

Details of proposal

5. Planning permission is sought for the replacement of existing timber shelter through the construction of a single storey timber frame building to be used as a halfway house ancillary to the golf course.
6. The proposed building would provide toilet facilities and a snacks-bar to their patrons. The width of the proposed building would be approximately 5 metres wide depth 6 metres. The building would be approximately 30m² with a height of 3.5 metres at its highest point.
7. The single storey timber outbuilding would be within the confines of the golf course

providing facilities for its patrons.

8. The building would be constructed of green painted timber cladding, timber windows and doors and Cedar roof tiles.

9. **Planning history**

09/EQ/0198 Application type: Pre-Application Enquiry (ENQ) Re-cladding of existing club house including first floor extensions to dining room and terrace on west elevation and other extensions to east elevation and provision of disabled WC Provision of green keepers bungalow Decision date 15/04/2010 Decision: Pre-application enquiry closed (EQC)
11/AP/0136 Application type: Full Planning Application (FUL) Proposed timber framed single storey plant room to house automatic irrigation equipment for the golf course. Decision date 23/03/2011 Decision: Granted (GRA)
12/AP/2999 Application type: Full Planning Application (FUL) Retention of increase in height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club. Decision date 23/01/2013 Decision: Granted (GRA)
12/AP/3776 Application type: Full Planning Application (FUL) Replacement of existing defective irrigation water storage tank with a tank of a larger size and capacity and the removal and replacement of one oak tree. Decision date 17/05/2013 Decision: Granted (GRA)
17/AP/0072 Application type: Full Planning Application (FUL) Erection of a single storey timber frame building to house ancillary training facility for the golf course. Decision date 22/03/2017 Decision: Granted (GRA)

Planning history of adjoining sites

10. None identified.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
- a) Design issues and the impact on the Dulwich Wood Conservation Area
 - b) The impact of the proposal on Metropolitan Open Land and the SINC
 - c) The impact on amenity of any nearby residents
 - d) The impact on trees.

Planning policy

12. National Planning Policy Framework (the Framework)
Section 7. Requiring good design
Section 9. Green belt

Section 11. Conserving the natural environment
Section 12. Conserving the historic environment

On 19 March 2013, the council's cabinet considered whether Southwark's planning policies are consistent with guidance in the National Planning Policy Framework, as required by paragraph 215 of the framework. All policies and proposals were reviewed and the council satisfied itself that those in use were in general conformity with the Framework. The resolution was that with the exception of Southwark Plan policy 1.8 (location of retail outside town centres) all policies would be saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the Framework.

13. The London Plan 2016
Policy 2.18 - Green infrastructure: the network of open and green spaces
Policy 7.4 – Local character
Policy 7.6 - Architecture
Policy 7.17 - Metropolitan Open Land
Policy 7.21 - Trees and woodlands
14. Core Strategy 2011
Strategic Policy 11 – Open spaces and wildlife
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High Environmental Standards
15. Southwark Plan 2007 (July) - saved policies
3.2 'Protection of Amenity'
3.12 'Quality in Design'
3.13 'Urban Design'
3.16 'Conservation Areas'
3.25 'Metropolitan Open Land'
3.28 'Biodiversity'

Principle of development

16. The application site is situated within Metropolitan Open Land (MOL) and part (ii) saved policy 3.25 of the Southwark plan states that development will be allowed for:

(ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL.
17. There is no objection to the principle of the development which seeks to demolish an existing timber shelter and construct a modest building to be used as a halfway house providing toilet facilities and a snacks-bar as part of the golf course. This development supports the outdoor sports use of the land and the development therefore complies with MOL policy. The building is relatively small (30m²), therefore it is not considered that this is harmful to the openness of MOL. The proposed single storey building would be approximately 180 metres to the north-east of the club house. Furthermore, the site is set alongside an existing pathway on the golf course so that it preserves the openness of the MOL.
18. London Plan Policy 7.17 states that Metropolitan Open Land should enjoy the same level of protection as Green Belt and built development restricted to very special circumstances. Paragraph 89 of the National Planning Policy Framework includes the *"provision of appropriate facilities for outdoor sport and recreation... as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it"* as one such exceptional circumstance. This closely reflects the

wording of Southwark Plan Policy 3.25 and so the proposal can be considered compliant with these stated aims.

19. It is not considered that this will have any significant effects on local biodiversity.

Environmental impact assessment

20. Not required for an application of this nature. No significant environmental effects would arise.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

21. The adjoining site is the Dulwich College sports club and there are no residential uses within the immediate vicinity. The halfway house would not impact on the amenity of adjoining buildings, which are associated with the golf course use.
22. As such, the proposal will not result in a detrimental impact on amenity and therefore complies with Saved Policy 3.2 of the Southwark Plan 2007.

Impact of adjoining and nearby uses on occupiers and users of proposed development

23. The use of the application site will not be altered and as a result no material impact will arise.

Transport issues

24. As this site is already in recreational use with a golf course which consists of a large open area with associated ancillary buildings and car parking within the site, it is not anticipated that there would be any harm caused to the function or safety of the transportation network. Any increase in visitors to the site would not be such as to warrant refusal.

Design issues

25. Overall, the design, use of materials and appearance of the proposed development is considered acceptable, and would not have a detrimental impact on the character or appearance of the area. The proposed building would consist of green painted timber cladding, timber windows and doors and a Cedar roof.
26. Given its location, it is considered that the proposed materials would not detract from the character and appearance of the Dulwich Wood Conservation Area. The proposed building would not appear as a dominant or obtrusive feature in the area and as such, there are no design objections.

Impact on character and setting of a listed building and/or conservation area

27. The application site is located within the Dulwich Wood conservation area; however for the abovementioned reasons; no adverse impacts are expected as a result of the proposal.

Impact on trees

28. None envisaged.

Planning obligations (S.106 undertaking or agreement)

29. Not required for an application of this nature.

Sustainable development implications

30. None expected as a result of the development.

Other matters

31. CIL
Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
32. As the development is less 100m² it is not CIL liable.

Conclusion on planning issues

33. The proposal does not result in any adverse impacts in terms of design, heritage or loss of amenity. The siting and modest size (30m²) of the proposed building, coupled with the fact that an existing timber structure is to be removed, support a conclusion that the building would not result in any significant impacts on the open nature of the Metropolitan Open Land, nor adversely affect the nature conservation value of a designated SINC. As such, it is recommended that planning permission is granted.

Community impact statement

34. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.

Consultations

35. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

36. Details of consultation responses received are set out in Appendix 2.
37. Summary of consultation responses
No objections received.

Human rights implications

38. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be

affected or relevant.

39. This application has the legitimate aim of providing a timber framed building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2568-D Application file: 17/AP/1149 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5451 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Neil Loubser, Planning Officer	
Version	Final	
Dated	17 May 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		31 May 2017

APPENDIX 1

Consultation undertaken

Site notice date: 07/04/2017

Press notice date: 30/03/2017

Case officer site visit date: 07/04/2017

Neighbour consultation letters sent: n/a

Internal services consulted:

Ecology Officer
Flood and Drainage Team

Statutory and non-statutory organisations consulted:

Sport England

Neighbour and local groups consulted:

n/a

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None