

<b>Item No.</b> 7.3	<b>Classification:</b> OPEN	<b>Date:</b> 21 March 2017	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 17/AP/0072 for: Full Planning Application  <b>Address:</b> DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH  <b>Proposal:</b> Erection of a single storey timber frame building to house ancillary training facility for the golf course.		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Neil Loubser		
<b>Application Start Date</b> 11/01/2017		<b>Application Expiry Date</b> 08/03/2017	
<b>Earliest Decision Date</b> 11/02/2017			

## RECOMMENDATION

1. To grant planning permission, subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

2. This application is referred to the sub-committee for decision as the site lies within Metropolitan Open Land. 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 the green-keepers compound. The surrounding area consists of similar open space sports and recreational facilities.
3. 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

4. Planning permission is sought for the construction a single storey timber frame building to house ancillary training facility for the golf course.
5. The proposed building is to be used as an indoor training facility for the golf course. The width of the proposed building would be approximately 22 metres and the depth 16 metres with a 900mm walkway between the existing and proposed buildings. The building would be approximately 250m<sup>2</sup> with a height of four metres at its highest point.
6. Externally, Shiplap boarding is proposed to match the material and detailing of the adjacent store room. It is also proposed to finish the roof in profiled colour sheeting, which will also match adjacent store room.

## 7. 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)

### Planning history of adjoining sites

8. None identified.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

9. 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

10. National Planning Policy Framework (the Framework)  
Section 7. Requiring good design  
Section 11. Conserving the natural environment  
Section 12. Conserving the historic environment
11. 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

12. Core Strategy 2011

Strategic Policy 11 – Open spaces and wildlife

Strategic Policy 12 - Design and conservation

Strategic Policy 13 - High Environmental Standards

13. Southwark Plan 2007 (July) - saved policies

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

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**

14. The application site is situated within Metropolitan Open Land and part (ii) saved policy 3.25 of the Southwark plan states that development will be allowed for:  
*'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.'*
15. There is no objection to the principle of the development which seeks to construct a building to be used as an indoor training facility for the golf course. This development supports the outdoor sports use of the land and the development therefore complies with MOL policy. Whilst the building is relatively large, it is not considered that this is harmful to the openness of MOL. The proposed single storey building lies immediate adjacent the greenkeepers compound (to the east) with other buildings surrounding the proposed building. Furthermore, the site is set away from the golf course so that it preserves the openness of the MOL.
16. It is not considered that this will have any significant effects on local biodiversity.

**Environmental impact assessment**

17. 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**

18. The adjoining site is the Dulwich College sports club and there are no residential uses within the immediate vicinity. The indoor training facility would not impact on the amenity of adjoining buildings which are associated with the golf course use.
19. 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**

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

### **Transport issues**

21. 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**

22. 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 timber frame building would also be clad in Shiplap boarding to match the material and detailing of the adjacent store room. It is also proposed to finish the roof in profiled colour sheeting, which will also match adjacent store room.
23. 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**

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

### **Impact on trees**

25. The proposed development would result in the removal of two trees. It is recommended that these trees are replaced an appropriate species. This will be secured by condition.
26. Subject to this condition, it is considered that any impacts on any trees can be mitigated and as such the application accords with Saved Policy 3.28 Biodiversity

### **Planning obligations (S.106 undertaking or agreement)**

27. Not required for an application of this nature.

### **Sustainable development implications**

28. None expected as a result of the development.

### **Other matters**

29. 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.

30. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to £9,561. The proposal is not Southwark CIL liable.

### **Conclusion on planning issues**

31. The proposal does not result in any adverse impacts in terms of design, heritage or loss of amenity. As the building is relatively large it is considered that on balance the proposal would not result in any significant impacts on the open nature of the Metropolitan Open Land, or the SINC, and as such it is recommended that planning permission is granted.

### **Community impact statement**

32. 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.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

34. Details of consultation responses received are set out in Appendix 2.

#### Summary of consultation responses:

#### Flood & Drainage Team

35. Require a drainage strategy be provided. The level of detail should be sufficient for the size of the development. No details are currently provided and based on the drawings; there will be a decrease in permeable area.

**Noted:** The proposed development will be set within the Dulwich and Sydenham Hill golf course which consists of a large open area with associated ancillary buildings.

#### Ecology officer

36. No objections or concerns.

Transport Team

37. No objections.

Urban Forester

38. There will be two trees removed and these trees should be replaced an appropriate species. This should be secured by condition.

**Human rights implications**

39. 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.
40. 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/0072  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	3 March 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 of Environment and Leisure	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		8 March 2017	

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 16/01/2017

**Press notice date:** 19/01/2017

**Case officer site visit date:** 16/01/2017

**Neighbour consultation letters sent:** 13/01/2017

**Internal services consulted:**

Ecology Officer  
Flood and Drainage Team

**Statutory and non-statutory organisations consulted:**

Sport England

**Neighbour and local groups consulted:**

Dulwich And Sydenham Hill Golf Club Grange Lane SE21 7LH  
Ground Floor Flat Dulwich And Sydenham Hill Golf Club SE21 7LH

South London Scout Centre Grange Lane SE21 7LH  
Estate Governors' The Old College SE1 7AE  
25 Kingsthorpe Road London SE26 4PG

**Re-consultation:** n/a



## APPENDIX 2

### **Internal services**      **Consultation responses received**

None

### **Statutory and non-statutory organisations**

None

### **Neighbours and local groups**

None