

**Planning Committee:** 31 March 2015

**Item Number:** 10

**Application No:** W 15 / 0160

**Town/Parish Council:** Old Milverton  
**Case Officer:** Emma Spandley

**Registration Date:** 03/02/15

**Expiry Date:** 31/03/15

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**Quarry Park Disc Golf, Old Milverton Lane, Old Milverton, Leamington Spa, CV32 6RW**

Erection of a single storey clubhouse after demolition of existing buildings FOR Quarry Park Disc Golf Course

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This application is being presented to Committee due to an objection from the Parish Council having been received.

**RECOMMENDATION**

Planning Committee are recommended to GRANT planning permission.

**DETAILS OF THE DEVELOPMENT**

Planning permission is sought for the removal of the existing dilapidated structures on the site and to replace them with a new single storey building to provide a new clubhouse. The new clubhouse will contain essential spaces for the disc golf course and consist of a caretaker's store, toilet and shower facilities, an area of seating also containing a vending machine for refreshments, a covered outdoor space for seating and a ticket office, to purchase tickets and the equipment to play disc golf.

The Design and Access Statement states:- The scale of the new building has been restricted to a single storey horizontal form with a dual pitched traditional roof form that mirrors both that of the existing structures on site and many traditional agricultural buildings.

**THE SITE AND ITS LOCATION**

The disc golf course is located within open countryside within the Green Belt off Old Milverton Lane. The Disc Golf club was established in 2006. To the North West, the site is bounded by the River Avon with a small tributary stream flowing through the southern portion of the site. The course is accessed from the south directly off Old Milverton Lane via an existing vehicle access, which leads to an existing gravel car park.

**PLANNING HISTORY**

W/03/1862 - Proposed change of use to Frisbee Disc Golf Course; construction of new vehicular access from Old Milverton Lane with construction of car park, granted 26th June 2004.

W/07/0726 - Display of non-illuminated free standing entrance sign, car park sign and fee sign attached to gate (retrospective) - granted 14th June 2007;

W/14/1700 - Demolition of existing buildings and erection of a single storey club house - withdrawn to allow further negotiations with the Local Planning Authority.

### **RELEVANT POLICIES**

- National Planning Policy Framework
- The Current Local Plan
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DP3 - Natural and Historic Environment and Landscape (Warwick District Local Plan 1996 - 2011)
- DP6 - Access (Warwick District Local Plan 1996 - 2011)
- DP8 - Parking (Warwick District Local Plan 1996 - 2011)
- DP7 - Traffic Generation (Warwick District Local Plan 1996 - 2011)
- The Emerging Local Plan
- DP13 - Renewable Energy Developments (Warwick District Local Plan 1996 - 2011)
- BE1 - Layout and Design (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- BE3 - Amenity (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR1 - Access and Choice (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR2 - Traffic Generation (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- TR4 - Parking (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- DS19 - Green Belt (Warwick District Local Plan 2011-2029 - Publication Draft April 2014)
- Guidance Documents
- Vehicle Parking Standards (Supplementary Planning Document)
- Sustainable Buildings (Supplementary Planning Document - December 2008)

### **SUMMARY OF REPRESENTATIONS**

**Old Milverton and Blackdown Joint Parish Council:** Object, for the following reasons:

- a. The entrance to the grounds is at a somewhat dangerous stretch of Old Milverton Lane and traffic figures would increase if a more sophisticated clubhouse were to be developed. It is understood from local residents that there have been several "near misses" as vehicles leave. In the event of the development being allowed, the number of users at one time should be restricted, and a Highways Authority report should be sought in view of the 50 mph speed limit at this point.

b. A clubhouse might be needed for team games, but since players of disc golf could usually be expected to attend in small groups or even single, it is not a game where visiting teams need facilities and entertaining. If this approach were to be developed the whole ethos of the site would be changed from what it is presently.

c. The proposed clubhouse would be too large in comparison with the site available for the game.

d. The introduction of a sales shop is unacceptable on these premises.

e. A toilet and hand washing facilities are acceptable, but other facilities are not. There is genuine concern about the treatment of discharge from the toilet and kitchen areas, since, not being attached to main drainage, pollution could reach the river, even by accident. This applies to other fairly-recently neighbouring facilities, too, and the prospect of so many discharges poses a real threat to the water quality of the River Avon near this point

f. The development of another "flagship sporting facility" in this area should be avoided.

An element of the application which the Parish Council approves is the replacement of the miscellaneous range of buildings and installations with a building of a tidier appearance.

**WCC Ecology:** After further information was submitted regarding the watercourse, ecology offer no objections subject to conditions centred around the supervision of works in case of bats.

**WCC Highways:** No objections

**Environment Agency:** No objection. The development site lies on the edge of indicative Flood Zone 2 of an unmodelled tributary of the River Avon. The proposals to demolish the existing structures and replace with a single building 3 sqm smaller than existing of a similar 'Less Vulnerable' use, as defined in 'Flood Risk and Flood Zone Tables', Table 1 Paragraph 066 of the Planning Practice Guidance, are not of sufficient risk or scale to warrant a full Flood Risk Assessment. An FRA would require a modelling exercise to be undertaken on the nearby tributary, which we feel would be disproportionate to the scale and nature of development. We recommend that the applicant considers raising finished floor levels 500mm off the ground and providing flood resilient techniques such as raised plug sockets.

**Public Response:** 1 letter of support has been received on grounds of expanding opportunities for the public to access sport and other physical activities.

**Natural England:** No objection.

## **ASSESSMENT**

The main issues relevant to the consideration of this application are as follows:

- Whether the proposal constitutes appropriate development in the Green Belt and if not, whether any very special circumstances exist to outweigh the harm by reason of inappropriateness;
- Design
- The impact on highway safety and parking;
- Other matters.

### Green Belt

The National Planning Policy Framework (NPPF) states that the essential characteristics of Green Belt are openness and permanence. Paragraph 89 of the NPPF states the construction of new buildings in the Green Belt are inappropriate except in certain circumstances. One of the exceptions is for the provision of appropriate facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt.

The proposed club house is considered to be an appropriate facility for the existing Disc Golf Course and replaces existing structures. It is therefore considered to constitute appropriate development under the aforementioned exception.

The Parish Council's objection is noted, however, it is considered that the proposed purpose of the clubhouse would be to provide appropriate facilities for outdoor sport and recreation.

The existing facilities on site include a portaloos; a shed and a metal container used for storage. The Parish Council states that the proposed facilities are too large in comparison with the site available for the game. The disc golf course is set in 15 acres of landscaped grounds. The proposed building is 24 metres by 5.5 metres giving a gross floor space of 132 square metres. However, only 58.85 square metres of the proposed building will be used as social and outdoor seating space. 23.65 square metres is to provide secure storage, 24.75 square metres for sanitation facilities and 24.20 square metres for the ticket office.

The ticket office proposed is also called a pro shop on the Quarry Park Disc Golf's website and the Parish Council have raised concerns regarding this. However, to enable people to play the game of disc golf, the discs have to be purchased and cannot be hired. Therefore the ticket office and shop is for the actual activity of playing the game on the site and not as a standalone retail unit.

### Design

The proposed building has been designed to appear as an agricultural building which is set within the open countryside. The existing buildings on the site will be removed which are in a poor state of repair and have a negative impact on the Green Belt. The Parish Council has questioned about the comparison between the buildings on the site and the one proposed. The proposal is considered to preserve the openness of the Green Belt.

Taking all of the above into account, it is considered that the proposed club house building is appropriate facilities for the Disc Golf course and with the

removal of the existing buildings on the site it will lead to an enhancement to the open countryside and the Green belt.

#### Highway safety and parking

The comments of the Parish Council are noted with regards to the vehicular access, however, the number of participants which could use the Disc Golf Course is unrestricted. Furthermore, the Highway Authority have raised no objections to the proposal. The access to the site is existing and there will be no changes to the access.

#### Other Matters

The Parish Council's comments are noted regarding the discharge from the toilet. The application form indicates that foul sewage will be dealt with by way of a septic tank. However, the advice set out in the NPPG states that septic tanks are only considered acceptable if the applicant has demonstrated that discharging into a public sewer or a package sewage treatment plant is not feasible. It is considered that this matter can be adequately controlled by a suitably worded condition.

#### **SUMMARY/CONCLUSION**

The provision of appropriate facilities for outdoor sport and recreation is considered acceptable within the Green Belt as long as the building preserve the openness of the Green Belt. The provision of a club house, with sanitation facilities, storage, ticket office and refreshment areas are considered appropriate facilities within the Green Belt. The design of the proposed building resembles an agricultural building which will blend in within the open countryside and will also result in the removal of existing structures on the site. It is considered that the proposal accords with the NPPF and will not harm the openness of the Green Belt.

#### **CONDITIONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
  
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawings no. 1403/P05; 1403/P06; 1403/P07 Rev A & 1403/P08 Rev A, and specification contained therein, submitted on 3rd February 2015. **REASON:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011.

- 3 The development shall be carried out only in full accordance with sample details of the facing and roofing materials which shall have been submitted to and approved in writing by the local planning authority. **REASON:** To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the locality in accordance with Policy DP1 of the Warwick District Local Plan 1996-2011.
- 4 The development hereby permitted shall not commence unless and until two weeks' notice in writing of the start of works has been given to a suitably qualified bat worker appointed by the applicant to supervise all destructive works to the roof of the storage building identified as Building 1 in the Preliminary Ecological Appraisal produced by Focus Ecology Ltd. All roofing material is to be removed carefully by hand. Should bats be found during this operation, then work must cease immediately while Natural England are consulted for advice and no further works shall be undertaken at the site unless and until full details of measures for bat migration and conservation have been submitted to and approved in writing by the local planning authority. The development shall then proceed in full accordance with the approved details and any required mitigation works shall be complete in full accordance with the approved details and shall not be removed or altered in any way without the prior written approval of the local planning authority. Notwithstanding any requirement for remedial work or otherwise, the qualified bat worker's report shall be submitted to the local planning authority within 1 month following completion of the supervised works to summarise the findings. **REASON:** To safeguard the presence and population of a protected species in line with UK and European Law, the National Planning Policy Framework and Policy DAP3 of the Warwick District Local Plan 1996-2011.
- 5 The development hereby permitted shall not commence until a detailed lighting scheme for that phase has been submitted to and agreed in writing by the local planning authority. In discharging this condition the local planning authority expects lighting to be restricted around the boundary edges, particularly along hedgerows, where protected species are likely to be found, and to be kept to a minimum at night across the whole site in order to minimise impact on emerging and foraging bats and other nocturnal wildlife. This could be achieved in the following ways:
- (a) low energy LED lighting should be used in preference to high pressure sodium or mercury lamps;
  - (b) the brightness of lights should be as low as legally possible;
  - (c) lighting should be timed to provide some dark periods; and
  - (d) connections to areas important for foraging should contain unlit stretches.

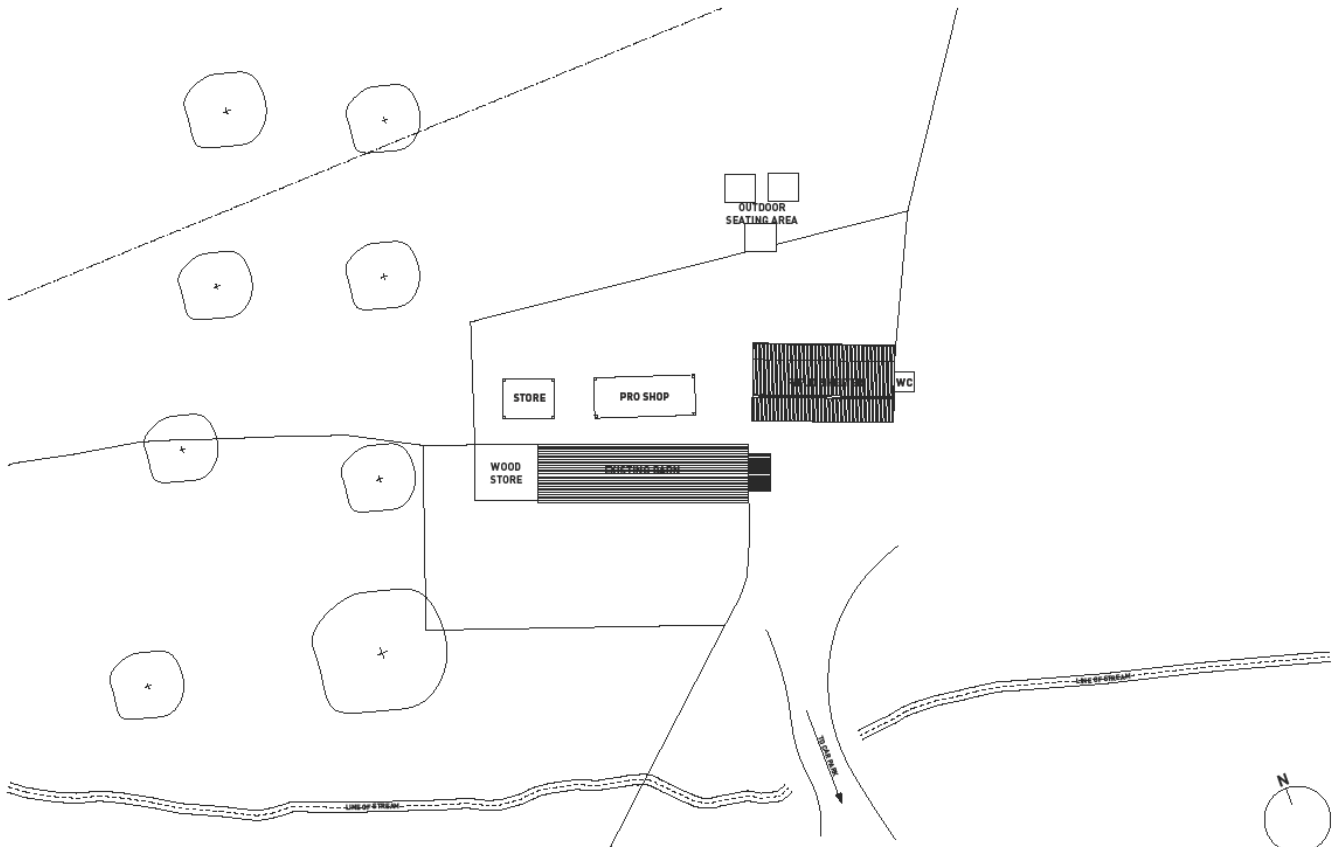
Such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

**REASON:** To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties and to ensure that appropriate measures are taken in relation to protected species in accordance with Policies DP2, DP3, DP9 and DAP3 of the Warwick District Local Plan 1996-2011.

- 6 Before any development commences on site the following shall be submitted to and approved in writing by the local planning authority and any approved mitigation or protection measures shall be put into place prior to and remain in place during any construction work:
  - a] a detailed scaled plan (to a scale and level of accuracy appropriate to the proposal) showing the position of every tree on the site, and every tree on land adjacent to the site (including street trees) that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area etc) with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres.
  - b] a schedule of the trees surveyed as specified in paragraph 4.2.6 of British Standard BS5837 - 2012 Trees in Relation to Design, Demolition & Construction - Recommendations;
  - c] an arboricultural implications assessment, arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with Clause 7 of British Standard BS5837 – 2012 Trees in Relation to Design, Demolition & Construction) which shall also include any proposal for pruning or other preventative works. **REASON:** In order to protect and preserve existing trees within the site which are of amenity value in accordance with Policy DP3 of the Warwick District Local Plan 1996-2011.
  
- 7 The development hereby permitted shall not commence until details of the means of foul sewage disposal have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details in perpetuity. Note: Septic tanks should only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer to be treated at a public sewage treatment works or a package sewage treatment plant is not feasible. **Reason:** To ensure that adequate drainage facilities are available for the satisfactory and proper development of the site in accordance with Policy DP11 of the Warwick District Local Plan 1996-2011.

- 8 The building hereby permitted shall not be occupied until the existing structures on the application site have been removed in their entirety. **REASON:** Planning permission is granted on the basis of the impact on the openness of the Green Belt taking into account the removal of the existing structures.
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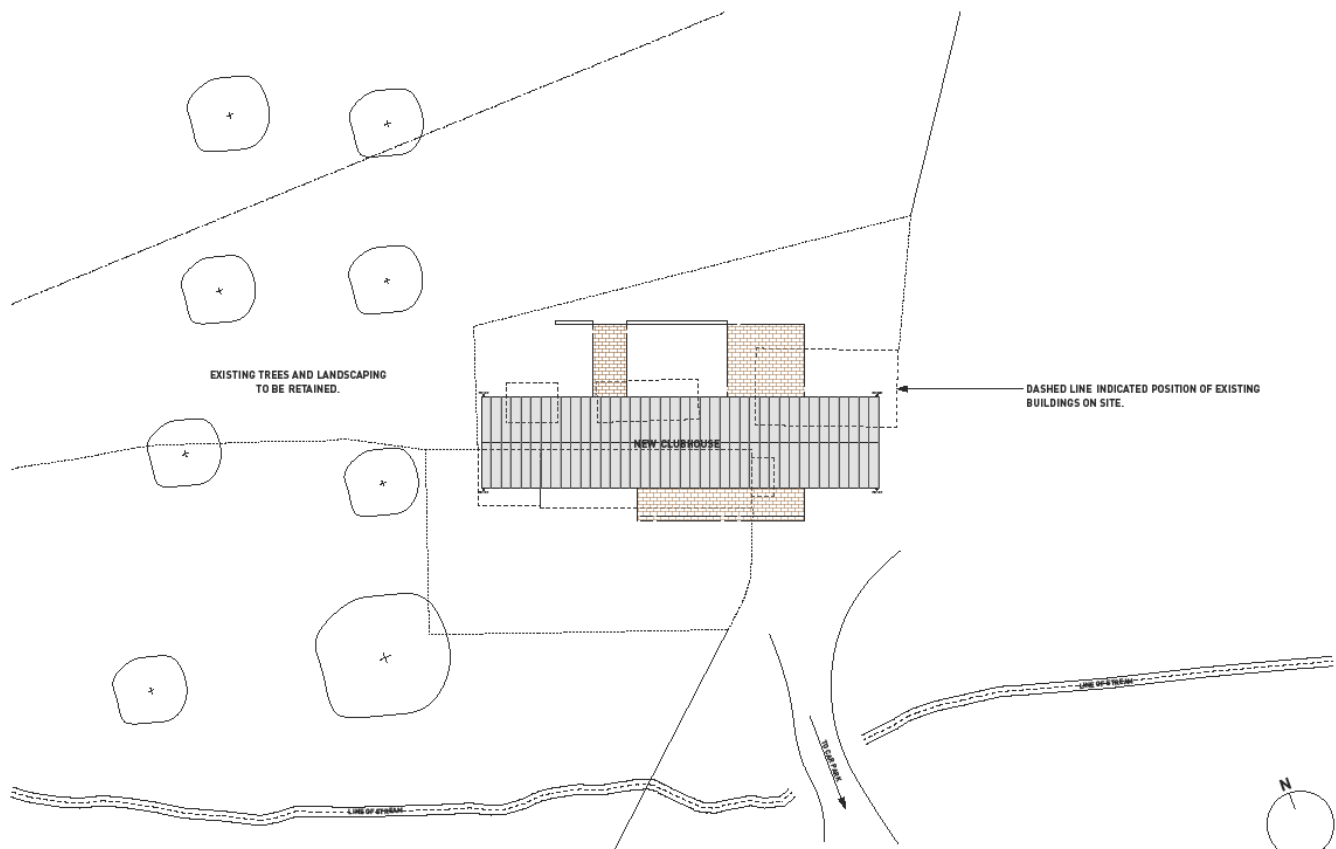


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 project QUARRY PARK DISC GOLF CLUBHOUSE  
 created by CJJ  
 checked by NJC  
 date created NOV 2014

status	PLANNING	drawing title	EXISTING SITE PLAN
scale	1:200	job/dwg no.	1405/002
		rev	-

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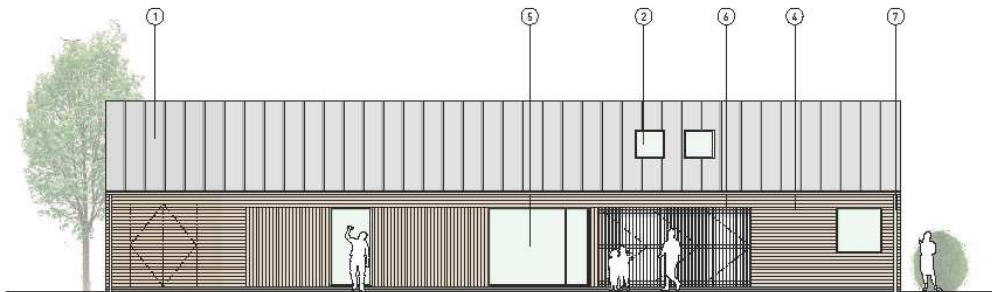


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project	QUARRY PARK DISC GOLF CLUBHOUSE	checked by	MJC
		date created	Nov 2014

status	PLANNING	drawing title	PROPOSED SITE PLAN
scale	1:200	author	raw
		date	14/05/2015

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SOUTHERN ELEVATION



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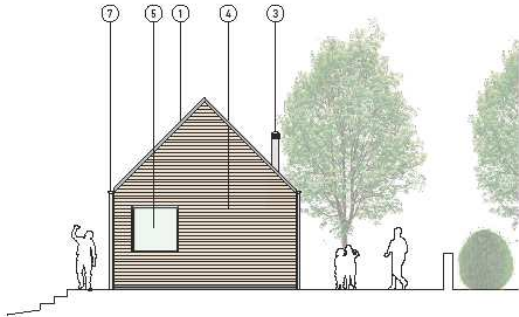
**KEY TO MATERIALS**  
 1. STEEL PIPES COATED STANDING SEAM ROOF 2. RECTANGULAR ROOFLIGHTS ABOVE COVERED OUTDOOR AREA 3. FLUE FOR INTERNAL LOG BURNER 4. WESTERN RED CEDAR CLADDING  
 5. ALUMINIUM FRAMED DOUBLE-GLAZED WINDOW SYSTEM, COLOUR TBC 6. SLENA/POLENE SLATED WESTERN RED CEDAR SCREEN TO COVERED OUTDOOR AREA 7. STEEL GALVANIZED  
 GUTTER AND DOWNSPIRES.

revision description  
 Revision A (06.01.15) Eave height reduced to 2.9m and circular rooflights changed to rectangular units following discussions with Planning Officer.  
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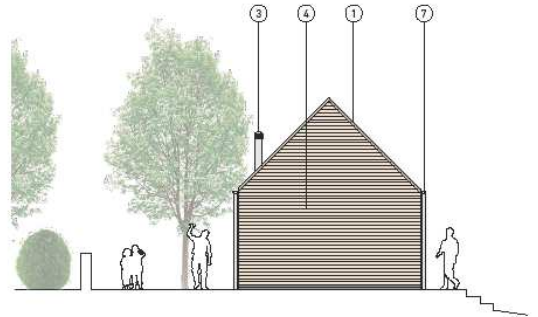
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project	QUARRY PARK DISC GOLF CLUBHOUSE	checked by	MJC
		date created	NOV 2014

status	PLANNING	drawing title	PROPOSED N & S ELEVATIONS
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		revision	A

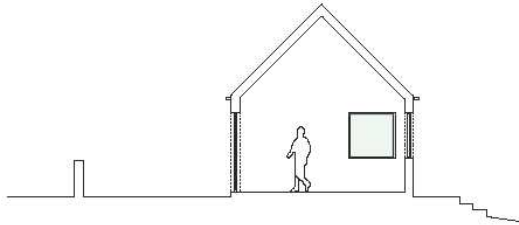
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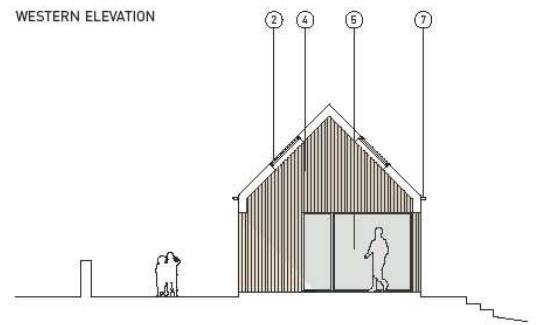
EASTERN ELEVATION



WESTERN ELEVATION



SECTION AA



SECTION BB

**KEY TO MATERIALS**  
 1. STEEL PIVOT POINT STANDING SEAM ROOF 2. RECTANGULAR ROOFLIGHTS ABOVE COVERED OUTDOOR AREA. 3. FLUE FOR INTERNAL LOG BURNER. 4. WESTERN RED CEDAR CLADDING  
 5. ALUMINIUM FRAMED DOUBLE GLAZED WINDOW SYSTEM, COLOUR TBC. 6. SLIDING/FOLDING SLATED WESTERN RED CEDAR SCREEN TO COVERED OUTDOOR AREA. 7. STEEL RAINWATER  
 GUTTERS AND DOWNPORES.

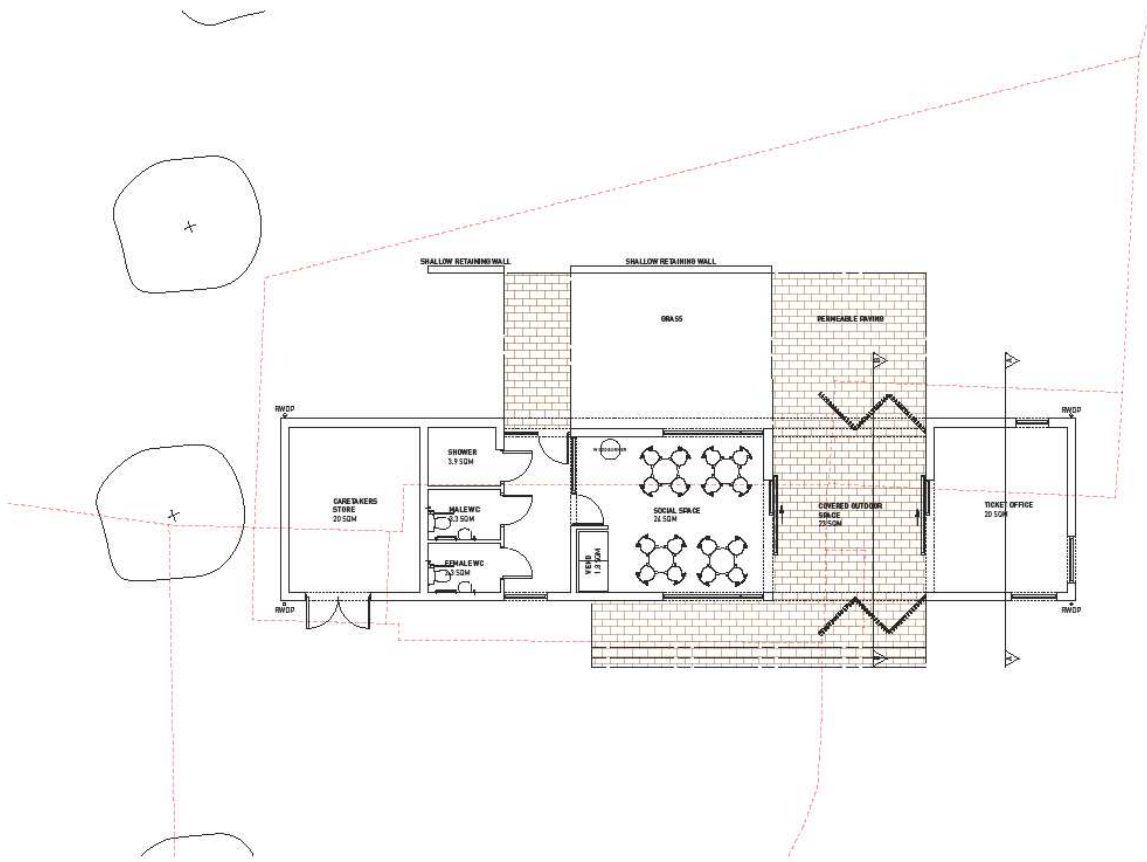
Revision description  
 Revision A (06.01.15) Eave height reduced to 2.9m and circular rooflights changed to rectangular units following discussions with Planning Officer.  
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client DEREK ROBINS  
 project QUARRY PARK DISC GOLF CLUBHOUSE

created by CJJ  
 checked by MJC date created NOV 2014

status	PLANNING	drawing title	PROP. E & W ELEVATIONS & SECT. AA
scale	1:100	author	rw
		date	14/05/2014
		sheet	A

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revision description  
 Revision A (06.07.15) Pro Shop note amended to Tidal Office to better reflect use of space.

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client	DEREK ROBINS	created by	CJJ	status	PLANNING	drawing title	PROPOSED EF PLAN
project	QUARRY PARK DISC GOLF CLUBHOUSE	checked by	MJC	date created	Nov 2014	JAJ@sjdc.ac	rw
				scale	1:100	1405/056	A



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