

**Planning Committee:** 01 November 2006

**Item Number:**

**Application No:** W 06 / 1483

**Registration Date:** 18/09/06

**Town/Parish Council:** Leek Wootton

**Expiry Date:** 13/11/06

**Case Officer:** Penny Butler

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**The Warwickshire Golf Course, Warwick Road, Leek Wootton, Warwick,  
CV35 7QT**

Extension to "Dormy House" and club lobby FOR The Club Company

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## **SUMMARY OF REPRESENTATIONS**

**Parish Council:** Object on the following grounds. "This application is for an extension to part of a planning consent not yet implemented. Whilst the proposal per se is only a minor extension our concern relates to the suggestion that the Dormy House granted in 1998 is still appropriate. In 1998 the application was for a Dormy House and Leisure Centre. Since that application the development has been varied by the creation of a Leisure Centre and Golf Course Club House. In 1998 the Club House was located elsewhere on the course.

We now have the Leisure Complex and the Club House in one location creating a high demand for car parking, whilst car parking facilities lie largely abandoned elsewhere. To suggest that the Dormy House might also be built in this location on the current car parking area will exacerbate the difficulties by requiring additional parking and using current parking space.

It is for these reasons that we object to this application and consider the whole proposed development in this part of the golf course should be reviewed before this extension is granted."

**WCC Ecology:** No comments.

## **RELEVANT POLICIES**

- (DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
- (DW) C8 - Special Landscape Areas (Warwick District Local Plan 1995)
- (DW) ENV1 - Definition of the Green Belt (Warwick District Local Plan 1995)
- DAP1 - Protecting the Green Belt (Warwick District 1996 - 2011 Revised Deposit Version)
- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 Revised Deposit Version)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011 Revised Deposit Version).

## **PLANNING HISTORY**

The site was originally granted permission for use as a golf course in 1990, since which time there has been a number of planning applications on the site. Most significantly, in 1998, permission was granted for the conversion of The Hayes to 11 flats with car parking, erection of a two storey leisure centre and a two storey

58 bedroom block with parking and access roads, known as the Dormy House (W98/0863). Since this time the former club house at the top of the hill has closed, with the club house facilities being provided in the new leisure centre.

Two planning applications for the change of use of the former club house to offices (W06/0559), and the construction of three additional car parking areas (W06/0430) were refused in May 2006.

## **KEY ISSUES**

### **The Site and its Location**

The golf course is accessed off the Warwick Road roundabout on the approach into Leek Wootton, within the Warwickshire Green Belt. The proposed works are towards the west side of the recently built leisure centre, behind the private residential flats at The Hayes. Land rises to the north and west and the existing leisure centre building lies to the south, so the site does not occupy a visually prominent site in the surrounding landscape. The approved Dormy House forms a northern wing to the leisure centre building, with the proposed extensions lying close to the 'link' which is currently the main entrance.

### **Details of the Development**

A single storey extension measuring 9m by 6m is to be added behind the existing reception, in the recess formed by the leisure centre and the approved Dormy House. This is intended to house essential ancillary functions that have not been provided in the Dormy House, including a storage room for bags, administrative office, shared reception with the leisure centre and retail area. A small lobby extension measuring 1m by 4m is to be added to the front of the existing glazed lobby to prevent both automatic access doors opening at once.

### **Assessment**

The Parish Council's comments regarding the original approval for the Dormy House are incorrect, as parts of this permission have been implemented through the conversion of The Hayes to flats, and the erection of the leisure centre. Under this extant permission the Dormy House can be implemented at any time. Any change in circumstances since this time have no bearing on this situation.

The extensions proposed are to be located between two large buildings and would not noticeably extend the foot print of development. It is considered that reasonable justification has been provided to demonstrate there is a need for the extensions, as there was no provision made in the original scheme, and in any case the extensions represent an increase in floor area of only 58 square metres. The visual impact of the proposed extensions within the wider context of the leisure centre and hotel extension would be small, and there would not be a substantial adverse impact on either the openness of the Green Belt or the overall character of the site.

## **RECOMMENDATION**

GRANT, subject to the conditions listed below.

## **CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years from the date of this permission. **REASON** : To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
  
- 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the approved drawing(s) (no.s ED/6890/A3/31, ED/6890/A3/32, ED/6890/A3/34, ED6890/A3/01), and specification contained therein, submitted on 18 September 2006 and 26 September 2006 unless first agreed otherwise in writing by the District Planning Authority. **REASON** : For the avoidance of doubt and to secure a satisfactory form of development in accordance with Local Plan Policy ENV3.
  
- 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON** : To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy ENV3 of the Warwick District Local Plan.

## **INFORMATIVES**

For the purposes of Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not prejudice the openness and rural character of this green belt area and is considered to comply with the policies listed.

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