

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00339/S73	Variation of condition 2 (revised plans) of planning permission 23/02906/S73 granted 13.02.2024 for single storey extension to east elevation to provide indoor swimming pool and spa.	Chesfield Downs Golf Club Jacks Hill Graveley Hitchin Hertfordshire SG4 7EQ

Submitted Plan Nos

Location plan P001A P002A P004A P005A P006A P007A

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
SECN12	Achieving well-designed places
SECN13	Protecting Green Belt Land
SP5	Countryside and Green Belt
SP9	Design and Sustainability

2.0 **Relevant Site History**

- 2.1 23/02906/S73 - Variation of condition 2 (revised plans) of planning permission 23/00420/FP granted 18.04.2023 for single storey extension to east elevation to provide indoor swimming pool and spa – Approved 13/02/24.
- 2.2 23/00420/FP - Single storey extension to east elevation to provide indoor swimming pool and spa – Approved 18/04/23.
- 2.3 22/01927/FP - Erection of building to house a toilet area, lobby and ball collection area, redevelopment of six open driving range tees to provide six covered bays and formation of associated access path – Approved 28/09/22.
- 2.4 12/00641/1 - Change of use of existing function room in clubhouse to allow use of facility for civil ceremonies and other D2 uses ancillary to golf club – Approved 23/05/12.
- 2.5 06/00792/1CM - Remodelling of the driving range and practice facilities, Chesfield Downs Golf Club, Jack's Hill, Gravely, Herts – No objection 06/10/06.
- 2.6 03/00617/1 - Single storey side extension to provide golfers warm up and exercise room. Installation of roof lights to facilitate use of part of roof space as a golf members meeting and social area as variation of part of planning permission ref. 01/01773/1 granted 21/02/2003. (As amplified by agent's letter dated 31.07.03 with attached plans) – Approved 22/09/04.
- 2.7 01/01880/1 - Single storey side extension and insertion of rooflights in rear elevation, re-arrangement to existing parking (renewal of permission reference 96/1372/1 granted 08.01.1997) – Withdrawn 17/01/02.

- 2.8 01/01773/1 - Single storey extension to provide replacement toilet and changing facilities and creche. Additional car parking for 25 vehicles (as amended by plan no. A110 scale 1:250 received 25/06/2002 and plans nos. A108A and A109A scale 1:200 received 13/02/2003) – Approved 21/02/03.
- 2.9 01/00755/1 - Two storey extension to existing clubhouse to provide leisure facilities incorporating new changing areas; gymnasium; swimming pool; sauna and steam rooms; meeting rooms; additional office accommodation and creche following removal of existing buggy store (As amended by drg. A110 Rev A received 12.09.01) – Refused 15/11/01 for:
1. The application site is within an area designated in the Hertfordshire County Structure Plan Review 1999-2011 and the District Local Plan No 2 with Alterations as Green Belt. Within that area there is a presumption against inappropriate development such as that proposed unless very special circumstances can be demonstrated to justify the grant of planning permission. In the view of the Local Planning Authority the proposal is not supported by such circumstances. Moreover, it would harm that purpose of the Green Belt which seeks to safeguard the openness of land so designated.
 2. The proposed extension to the existing clubhouse, in order to provide leisure facilities, would result in the provision of a high intensity leisure use in an area remote from a town centre, contrary to the provisions of Policy 39 of the North Hertfordshire District Local Plan No 2 with Alterations.
 3. The proposed extension to the existing clubhouse, in order to provide leisure facilities, would result in the introduction of development beyond that which is reasonably required for the playing of golf, contrary to the provisions of Policy 39A of the North Hertfordshire District Local Plan No 2 with Alterations.
- 2.10 92/01365/1 - Detached single storey greenkeepers/maintenance building, together with re-alignment of existing boundary fencing and gates – Approved 28/05/93.
- 2.11 92/00512/1 - Erection of detached maintenance /greenkeepers building, with associated reservoir; installation of 4 open storage bays, and re-positioning of existing earth mound to create overspill parking area – Approved 04/06/92.
- 2.12 91/01377/1 - Detached maintenance/ greenkeepers building, together with re-alignment of existing boundary fencing and gates, in accordance with applicants letter and plan received on 21st January 1992 – Appeal dismissed 18/12/92.

3.0 **Representations**

- 3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a golf course club house and driving range and access, which is part of a larger golf club. The main car park is to the south, and the driving range and fairways are to the north, east and south. Agricultural land is to the west. The character of the locality is rural agricultural. The site is in the Green Belt.

4.2 **Proposal**

- 4.2.1 This application seeks to vary Condition 2 (approved plans) of previous permission 23/02906/S73, by:
- ☐ Omitting a plant room and external stairs on the north side of the extension, with new double doors in the resulting side elevation.

4.3 **Key Issues**

- 4.3.1 The key material considerations relating to the proposed amendments are principle, design, and neighbour amenity.

Principle

- 4.3.2 The site is in the Green Belt, where only certain types of development are acceptable in principle. If development is not acceptable in principle it will be inappropriate, and should not be approved except in very special circumstances.
- 4.3.3 Policy SP5 of the adopted Local Plan states that planning permission will be granted for development that is appropriate in the Green Belt. Development that is not inappropriate is defined in the NPPF paragraphs 154 and 155.
- 4.3.4 The development approved under 23/02906/S73 was considered not inappropriate in the Green Belt on the basis that it was not a disproportionate addition to the original building, by being under 40% of its original volume.
- 4.3.5 The current proposal would reduce the extent of built form, its footprint, floor space and volume, and therefore it remains compliant with 154 c) of the NPPF. The proposal is acceptable in principle. The proposal complies with Policy SP5 of the Local Plan and Section 12 of the NPPF.

Design

- 4.3.6 The amended proposal would be smaller but remain overall similar in size, siting, design, and its impacts on the character and appearance of the host building and locality, as the originally approved extension. There are no objections to the new doors. The design is therefore acceptable. The proposal complies with Policies D1 and SP9 of the Local Plan, and Section 12 of the NPPF.

Impacts on Neighbouring Properties:

- 4.3.7 The proposed amendments would be small, and the extension and host building are far from their closest neighbours. Impacts on amenity are therefore acceptable, and the proposal complies with Policy D3 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the grant of planning application 23/00420/FP.

Reason: To comply with the provisions of 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 wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The external bricks and tiles of the approved development shall be of a similar appearance to those of the existing building.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 April 2025	