

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00253/FP	Single storey extension with mono- pitched roof to existing driving range building to provide 18no. covered driving range bays.	Barkway Golf Club Nuthampstead Road Barkway Royston Hertfordshire SG8 8EN

Submitted Plan Nos

25-010-A-001B 25-010-A-002 A 25-010-A-003 A 25-010-A-004 25-010-A-005 B 25-010-A-006-A

1.0 Policies

D1 Sustainable design

D3	Protecting living conditions
SP1	Sustainable development in North Herts
SP9	Design and Sustainability
CGB1	Rural Areas beyond the Green Belt.
SECN12	Achieving well-designed places
T2	Parking

2.0 **Relevant site history**

2.1 **01/01100/1** - Single storey building to provide 12 covered bays for driving range.
Conditional Consent.

2.2 **09/01165/1CM** - Redevelopment of the current golf practice range and adjacent field into a 3 hole golf academy and golf practice area using imported inert material, primarily sub soil at Barkway Park Golf club. NORTH HERTS DISTRICT COUNCIL: CONSULTEE ONLY
HCC refused.

2.3 The Golf Club has been subject to other applications, none of which are directly relevant to this application.

3.0 **Representations**

3.1 **Site Notice & Public Notification** – None received.

3.2 **Nuthampstead Parish Meeting** – None received.

3.3 **NHC Ecology** – No objection subject to condition.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site consists of a parcel of land which forms part of Barkway Golf Club. It is separated from the clubhouse and 18-hole course by Barkway Road. This area and the existing outbuilding are currently in use as a driving range. The site is located outside the settlement boundary for Barkway and Nuthampstead and is within the Rural Area Beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 Single storey extension with mono-pitched roof to existing driving range building to provide 18no. covered driving range bays.

- 4.2.2 The proposed building would be approx. 56m wide, 3.6m tall and between 5.1m to 11.8m deep.

- 4.2.3 The proposed materials are:

Roof – felt membrane

Walls – Painted Blockwork

4.3 **Key Issues**

- 4.3.1 The key material considerations are whether the development is acceptable in principle, design, impacts on neighbour amenity, and parking.

Principle

- 4.3.2 The site is in the Rural Area Beyond the Green Belt, where only certain types of development are acceptable in principle. Policy CGB1 f) supports proposals that “would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.”
- 4.3.3. The proposal is sought to enhance the existing sport facility and provide year-round usability.
- 4.3.4 The approved scheme 2001 scheme under ref 01/01100/1 provided 12 bays whereas the current proposal would be larger, providing 18 bays. Therefore, some weight is given to this position.
- 4.3.5 A driving range is an appropriate facility for outdoor sport, which would preserve the openness of the Rural Area Beyond the Green Belt. The existing site is in use as a driving range, and it would partially replace an existing structure. The proposed development would be a partially open structure which would reduce its visual bulk. It would be single storey with a low profile which would have limited to no visibility from the highway due to the boundary hedging / tree line. The proposal would therefore respect the generally open nature of the rural area and would comply with policy CGB1 of the Local Plan.

Design

- 4.3.6 The proposed extensions would both be small and subordinate, and are considered of an acceptable design in keeping with the character and appearance of the site. Impacts on the wider site would be limited and acceptable.

- 4.3.7 The proposal be visible from Barkway Road. However, given its modest height and being set into the site. I do not consider that it would be a harmful addition.

Neighbour amenity

- 4.3.8 There are no dwellings near the proposed developments and the site, therefore due to this and the limited impacts of the proposals, amenity will not be harmed.

Parking

- 4.3.9 The proposed development has the potential to intensify the usage and increase the demand. The golf club benefits from 3 parking areas, two adjacent to the clubhouse and a large area of hardstanding within the field which the proposed development would sit. In my view, these car parks are considered sufficient for any potential additional parking, therefore parking provision will be acceptable.
- 4.3.10 In the context of the golf course and club as a whole the development is therefore unlikely to generate significant additional activity in terms of usage of, and comings and goings to, the site.

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 date of this permission.

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. Between the 1st October to the 31st March, the use hereby permitted shall only take place between the following hours 07.30hrs to 19.00hrs on Mondays to Fridays, 7.00hrs to 17.00hrs on Saturdays and Sundays.

Between the 1st April to the 30th September, the use hereby permitted shall only take place between the following hours 07.30hrs to 20.00hrs on Mondays to Fridays, 7.00hrs to 18.00hrs on Saturdays and Sundays.

Reason: To protect the residential amenities of existing residents in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).
Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 31 March 2026	