
Appeal Decision

Site visit made on 4 October 2016

by **S J Lee BA(Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1st November 2016

Appeal Ref: APP/D2510/W/16/3155088

Land at Tetney Golf Club, Station Road, Tetney, Grimsby, Lincolnshire DN36 5HY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Tetney Golf Club against the decision of East Lindsey District Council.
 - The application Ref N/178/00705/16, dated 24 March 2016, was refused by notice dated 25 May 2016.
 - The development proposed is the erection of six two bed single storey apartments.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of six two bed single storey apartments at Land at Tetney Golf Club, Station Road, Tetney, Grimsby, Lincolnshire DN36 5HY in accordance with the terms of the application, Ref N/178/00705/16, dated 24 March 2016, subject to the conditions in the attached schedule.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal site is within the grounds of Tetney Golf Club, situated on the western side of a broadly rectangular car park. It is currently laid out as a lawn within an area of landscaping and does not form part of the golf course itself or associated driving range. The dwellings would share the access with the golf club, which punctures a row of trees screening the car park from the roadside to the north. The driving range is on the opposite side of the car park to the appeal site in the direction of the village. The clubhouse borders the remaining side of the rectangle to the south.
 4. The site is outside the defined settlement boundary of Tetney and is currently separated from the edge of the built form of the village, largely by the length of the driving range. I understand that there are two outline planning permissions on the land between the golf club and the village which, if implemented, would close this gap. To the west of the access, leading away from the main village, is a short row of semi-detached and detached dwellings which front onto Station Road.
-

5. The Council have raised no objection to the broad location of the development, recognising that while outside the defined boundary, it is relatively well related to key services and facilities within the village and meets the requirements of Paragraph 55 of the National Planning Policy Framework (the Framework). This states the housing in rural areas should be located where it can help enhance or maintain the vitality of rural communities. I saw nothing that would lead me to disagree with this conclusion. However, the Council consider the development would be inappropriate in terms of the relationship between the proposed dwellings and the existing character of the area, the projection into the open countryside and the relationship with the golf club itself.
6. The site is an attractive area of landscaping which has an open and undeveloped character that benefits the setting of the golf club. The open nature of the site will inevitably change, but change does not always equate to harm. In my view, the site does not appear as part of the open countryside or provide any significant contribution to the rural setting or character of the village or Station Road. The proximity and relationship of the site to the car park, other buildings within the grounds, the golf course itself and the landscaping which encloses the site ensures that it is more closely related in character and appearance to the golf club than the wider open countryside.
7. The site is not remote or particularly prominent in the wider landscape. It is well screened from the roadside, though I recognise that it will be more visible through the tree line in the winter months. However, even in this context, the development would not appear unduly incongruous, situated as it is in close proximity to other buildings and in proximity to the car park. This gives an impression of built development and activity removed from the countryside. The low profile of the dwellings will also ensure they do not appear as overt, dominant or particularly incongruous structures in the landscape.
8. The dwellings would differ in design and orientation to the nearest houses on Station Road, but I do not see this as being harmful to the character of the area. Although there is no obvious sign of other backland development in the immediate area, the development would not detract from the linear character of the existing housing in the vicinity of the site. The development would form a discrete and separate element to the built form of the area and would not be seen in the same context as the other dwellings on Station Road. The development would be seen in the context of the golf club and the buildings which border the car park, particularly the clubhouse, rather than the Station Road street scene.
9. I recognise that part of the Council's concern is the physical and visual separation of the site from the roadside, along with the relationship between the leisure and residential uses. While this may not be considered a typical form of development for a location such as this, it does not necessarily mean it will result in a harmful relationship, either in terms of local character or the living conditions of future residents. In terms of the character of the development, the building has been designed to be sympathetic in scale, height and mass to that of the club house and, to a lesser extent, the driving range building. The terrace would frame the car park in a similar manner to the other buildings and, as such, would form part of a complementary grouping of buildings. The effect of this would be diminished to a degree by the domestic paraphernalia associated with the dwellings, but the impact of this on the overall character of the area would not be significant.

10. I find, therefore, that the dwellings would not constitute a harmful encroachment into the countryside or cause unacceptable harm to the character and appearance of the area. Accordingly, there would be no conflict with saved Policy A5 of the East Lindsey Local Plan Alteration (1999) which seeks to ensure development does not detract from the distinctive character of the locality. There would also be no conflict with the requirements of the Framework with regard to protecting the intrinsic beauty of the countryside and seeking good quality design.

Other matters

11. While not a reason for refusal, the Council has made reference to concerns over the relationship between the new dwellings and the potential for noise and disturbance coming from the golf club's activities. There is potential for daytime and evening activity associated with the golf club and driving range. However, I do not consider that the nature of the activity would be sufficient in its own right to have an unacceptable impact on living conditions. There is no reason in principle why a leisure and residential use cannot successfully coexist. Future occupants would also be fully aware of the type of activity taking place at the club and will be able to factor this into their decisions. As a result, I am satisfied that the future occupants would not be subject to unacceptable impacts on their living conditions.
12. The Parish Council have raised a concern relating to the cumulative impact of development on levels of traffic. The highways authority made no comment on the development and the Council did not raise any concerns. There is good visibility on both sides of the access and the level of additional traffic using the existing access is unlikely to be significant. Therefore, I do not see any material harm arising from the development in highways or transport terms.
13. The Lincolnshire Fire and Rescue service have objected to the proposal but have indicated that the provision of a hydrant would remove their objection. The appellant has confirmed that they would be willing to provide one and they would be happy for this to be addressed by condition. Whilst the Council has suggested this can be addressed through other legislation, I am satisfied that this can be secured through the planning system and that a condition could be attached to provide the necessary safeguards.

Conditions

14. I have considered the suggested conditions from the local planning in accordance with the guidance contained in the Planning Practice Guidance (PPG). In addition to the standard condition which limits the lifespan of the planning permission, I have imposed conditions specifying the relevant drawings as this provides certainty.
15. A condition to agree materials prior to commencement is required in the interests of the character and appearance of the area. The condition imposed is the Planning Inspectorate's model condition as this is more precise than that suggested by the Council.
16. Conditions on ensuring that surface water and foul water drainage solutions are in place prior to occupation are required to ensure the site is appropriately drained and in the interests of the living conditions of future residents. I have shortened and combined these conditions using the Planning Inspectorate's

model condition to remove the unnecessary descriptive elements of the suggested wording. The details are identified on the submitted and approved plans and do not need repeating in the condition.

17. As indicated above, I have imposed a condition for the provision of fire hydrants as required by the Fire and Rescue service in the interests of public safety.

Conclusion

18. For the reasons given above, I conclude that the appeal should be allowed.

S J Lee

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: dmc 16430/001, dmc 16430/002, dmc 16430/003 and dmc 16430/04 all received by the Local Planning Authority on 30.3.2016 other than as required by Conditions 4 and 5.
- 3) None of the dwellings hereby permitted shall be occupied until the foul water discharge and surface water drainage works have been completed in accordance with the submitted and approved plans.
- 4) No development shall commence until details of the materials to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 5) No development shall commence until details of the provision of a fire hydrant, shall be submitted to and approved in writing by the Local Planning Authority. Such provision shall identify the location, design and specification of the hydrant and the approved hydrant shall be provided prior to the occupation of any building and shall thereafter be maintained as approved.