

Delegated Report

Planning Ref: 24/00984/FUL
Applicant: Ms Catherine Merrie
Ward: Hinckley DeMontfort



Hinckley & Bosworth
Borough Council

Site: Hinckley Golf Club, Leicester Road, Hinckley

Proposal: Remove and replace damaged timber sheds with a steel portal frame building to store golf caddies

1. Recommendations

- 1.1. Grant planning permission subject to:
- Planning conditions outlined at the end of this report.

2. Planning Application Description

- 2.1. This application seeks planning permission for the construction of a steel-frame storage building to replace an existing cluster of smaller timber-framed storage buildings.
- 2.2. The storage building has dimensions of 16 metres by 8 metres and a total floor area of 128 square metres. The building has an eaves height of 2.6 metres and a ridge height of 3.79 metres. It has a gable roof form and is to be clad in green corrugated metal cladding. The building will be used to store 24 golf caddies.
- 2.3. It is to be set back 2.4 metres from the site frontage to Leicester Road, and sited parallel to a similarly proportioned bungalow already existing on the site. The existing fencing surrounding the storage area is to be retained to the north and west, between the proposed building and Leicester Road and between the proposed building and the bungalow.
- 2.4. A row of 1.5 metre high bollard lights are proposed to the south of the building to mark the path between the existing internal driveway and the entrance to the proposed building. On the southern elevation of the building, two floodlights are proposed either side of the main entrance.

3. Description of the Site and Surrounding Area

- 3.1. The development site is located within the grounds of Hinckley Golf Club, which is located to the east of Hinckley within the designated green wedge. The golf club land is within the countryside but is directly adjacent the settlement boundary.
- 3.2. The development site is located in the north-west of the golf club land, adjacent Leicester Road. The site is currently a storage area for golf caddies, comprising an open-air fenced area within which are a series sheds and containers. The area provides both covered and uncovered storage.
- 3.3. To the west of the development site are two existing bungalows within the golf course land but occupied independently of the club. There is a parking area immediately south of the bungalows and to the west of this the main parking areas for the golf club and the site's main vehicle entrance.
- 3.4. To the north of the development site is a row of trees visually separating the land from Leicester Road. To the east is a putting green and a further residence understood to be associated with the golf club. Immediately south of the development site is the existing internal golf club driveway and further beyond that, the end of the course's ninth hole.

- 3.5. There is a public right of way running through the golf club from the east through to the south but it is not visually proximate to the development site.

4. Relevant Planning History

85/00980/4

- Erection of residential staff bungalows
- Planning Permission
- 19.11.1985

10/00257/CONDIT

- Variation of condition no.1 of planning permission 85/0980/4 concerning occupancy restricted to persons (and their families) employed at the golf club
- Planning Permission
- 27.05.2010

18/00892/CONDIT

- Removal of condition 1 of planning permission 10/00257/CONDIT which seeks to restrict the ownership of the bungalows to Hinckley Golf Course
- Planning Permission
- 12.12.2018

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. No responses have been received.

6. Consultation

- 6.1. LCC Minerals: No objections were received, and it was noted that a Mineral Resource Assessment was not required due to the scale of the proposal.
- 6.2. HBBC Environmental Services Pollution: No objection.
- 6.3. Forestry Commission: No response was received.

7. Policy

- 7.1. Core Strategy (2009)
- Policy 6: Hinckley/Barwell/Earl Shilton/Burbage Green Wedge
- 7.2. Site Allocations and Development Management Policies DPD (2016)
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM8: Safeguarding Open Space, Sport and Recreation Facilities
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3. National Planning Policies and Guidance
- National Planning Policy Framework (NPPF) (2024)

- Planning Practice Guidance (PPG)
- 7.4. Other relevant guidance:
- Good Design Guide (2020)
 - National Design Guide (2019)
 - Leicestershire Highway Design Guide (2024)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon neighbouring residential amenity

Assessment against strategic planning policies

- 8.2. Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.
- 8.3. The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document.
- 8.4. Policy 6 of the Core Strategy seeks that recreational facilities be encouraged within the green wedge, to ensure that the land within the green edge remains or is enhanced as an attractive contribution to the quality of life of nearby urban residents. It further seeks that development within the green wedge retain its function, retain and enhance access to the green wedge especially for recreation, and should retain the visual appearance of the area.
- 8.5. The Site Allocation and Development Management Policies (SADMP) Development Plan Document states that land within the green wedge should assist to maintain settlement identity while providing infrastructure links between settlements as a 'green lung' and recreational resource.
- 8.6. Policy DM4 of the SADMP outlines instances where development in the countryside will be considered sustainable. This includes development for outdoor sport or recreation purposes, including ancillary buildings, where it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries. DM4 also speaks to proposals involving change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting.
- 8.7. This application seeks planning permission for the construction of a storage building within an area of the Hinckley Golf Club site already used for mixed open-air and enclosed storage of golf caddies. The development is ancillary to an existing recreational use within the green wedge and provides a consolidated storage solution that will enhance the visual appearance of the immediate setting.
- 8.8. Subject to the visual design and local amenity considerations assessed below and any other relevant policies and material planning considerations, it is considered that the principle of the siting of the facility within the green wedge is acceptable in accordance with Policy 6 of the Core Strategy and Policy DM4 of the SADMP.

Design and impact upon the character of the area

- 8.9. Policy DM10 of the SADMP seeks to ensure that new development should complement or enhance the character of the surrounding area with regard to scale,

layout, density, mass, design, materials and architectural features. Policy DM4 seeks to protect the intrinsic value, beauty, open character and landscape character of the countryside.

- 8.10. This application proposes a singular storage building to replace an existing storage area bound by fencing and including both open-air storage and storage in various timber-framed sheds and containers. The building will sit at the existing ground level of the existing storage area.
- 8.11. The siting of the proposed building reflects the most functional location on the site for the storage of golf caddies, particularly considering the existence of the current storage compound in this area.
- 8.12. The scale of the proposed building is commensurate to that of the bungalows sited to the west of the development site by way of floor area and height. The proposed building has a pitched gable roof which also mimics the form of the existing bungalows. The proposed corrugated metal cladding finished in a green colour delineates the type and purpose of the building for storage as compared to the brick and tile materials of the bungalows.
- 8.13. The building is unlikely to be visible from beyond the golf club site given the existing hedgerow to the north of the proposed building, between the building and Leicester Road. The development site is otherwise sited well away from the eastern, western and southern boundaries of the golf club land.
- 8.14. Privacy between the proposed storage building and the existing bungalow to the west is enhanced by the retention of the existing western fencing. The proposed building is sited 6.1 metres from the north-eastern elevation of the bungalow, which is 2.4 metres further than the current nearest structure within the existing storage compound.
- 8.15. The design and siting of the proposed storage building is considered to be sympathetic to the existing character and functionality of the site. The building is well screened from view from Leicester Road due to existing hedge coverage. It is considered that the proposed building would not have a significant adverse impact on the intrinsic value, beauty, open character and landscape character of the countryside and is in accordance with Policies DM4 and DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.16. Policy DM10 of the SADMP requires that development would not have a significant adverse effect on the privacy or amenity of nearby residents and occupiers of adjacent buildings.
- 8.17. The development site is closely neighboured by the two bungalows within the golf course site as well as the additional residence within the golf course land to the east. The nearest dwellings outside of the golf course land are to the north-east fronting Leicester Road within the countryside, and to the west the suburban edge of Hinckley within the settlement boundary.
- 8.18. By virtue of the type and height of proposed lighting as well as the setback distances and level of site screening, the proposed lighting is not considered likely to have an undue impact on dwellings outside of the golf course land.
- 8.19. HBBC Environmental Services Pollution have reviewed the proposal for potential light pollution impacts and have no objections.
- 8.20. It is considered that the proposal would have no significant adverse visual or noise impacts on the residential amenity of the occupiers of surrounding dwellings. The proposal would therefore be in accordance with Policy DM10 of the adopted SADMP.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
(1) A public authority must, in the exercise of its functions, have due regard to the need to:
(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3. There are no known equality implications arising directly from this development.

10. Conclusion

- 10.1. The proposal is considered to be acceptable by virtue of its siting, scale and appearance. It is considered that the storage building would not have an adverse impact on the character or appearance of the countryside or the green wedge. The development would be in accordance with Policies DM4, DM6 and DM10 of the SADMP.

11. Recommendation

- 11.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons / Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan (received by the planning authority 21.11.2024)
- Existing and Proposed Site Layout and Proposed Elevations, Rev 01 (received by the planning authority 27.01.2025)

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the external elevations of the proposed building shall be as details on the Existing and Proposed Site Layout and Proposed Elevations drawings, Revision 01 (received by the planning authority 27.01.2025).

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

11.3. **Notes to Applicant**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.