

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2021/0F1
2.	<b>Proposed Development:</b>	PROVISION OF COVERED DRIVING BAYS ON PRACTICE GROUND
3.	<b>Location:</b>	SEASCALE GOLF COURSE, THE BANKS, SEASCALE
4.	<b>Parish:</b>	Seascale
5.	<b>Constraints:</b>	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Potential areas for Natterjack Toads,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	<b>Publicity Representations &amp;Policy</b>	See Report
7.	<p><b>Report:</b></p> <p><b>Site and Location</b></p> <p>This application relates to land at Seascale Golf Course, which is located along the northwestern edge of Seascale. Seascale Golf Club has been established for 125 years, and benefits from a large Club House and existing practice areas.</p> <p>The Golf Course and practice area is bounded to the south by new residential properties on Links Crescent.</p> <p><b>Proposal</b></p> <p>This application seeks planning permission for the provision of a covered driving bay on the existing practise grounds. The existing practise facilities include a putting green, practice bunkers, a chipping green and a driving line. The existing driving line is located 12 yards from</p>	

the southern boundary of the site, which allows golfers to practise safely, using a full range of golf clubs, at a range of 300 yards.

This proposal seeks permission for the erection of a covered driving bay which will enable both members and visitors to continue to practise and be taught in adverse weather conditions. The proposed facility will be sited 20m from the southern boundary of the site and will measure 21m x 5m. The building has been designed with a mono pitched roof, with an eaves height of 3m and an overall height of 4m. The facility will incorporate 6 driving bays and one teaching room. Externally the proposed driving bay will be finished with treated pine walls and a metal profile insulated roof.

Currently the existing driving line is used in the spring/summer months from 7:30am – 20:00pm and during winter between 9:00am – 16:00pm. It is not proposed that the driving range would significantly increase the operational hours of the facility, however, the applicant has agreed to limit the opening times to 8:00am – 20:00pm Monday – Sunday. The proposal will also include both internal lighting and external roof lights which will allow users to see their balls leaving the driving bays.

### **Relevant Planning Application History**

4/18/2194/0F1 - PROVISION OF COVERED DRIVING BAYS ON PRACTICE GROUND –  
Approved on 28/08/2018.

### **Consultation Responses**

#### Parish Council

Seascale Parish Council recognises the actions taken in the original planning application to mitigate against light pollution and consequently has no objections to this planning application.

#### Environmental Health

It is noted that this application is a resubmission of a previously approved development, on which agreement was reached between Environmental Health and the applicants about external lighting and cc tv security provision. These details are included within the documents provided with this application and Environmental Health are satisfied that the proposed development remains unchanged from that previously. As such, Environmental Health offer no objections to this development and request that the submitted documents are conditioned to any planning approval granted and maintained as such thereafter.

#### Public Representation

The application has been advertised by way of a site notice and neighbour notification letters.

Two letters of objection have been received which raise the following issues:-

- Anti social behaviour
- Disruption of wildlife, particularly birds. Lighting needs to be sensitive to wildlife

- The noise from driving range sheds which is likely to impact on residential properties nearby. Adequate sound insulation should be secured.
- Potential drainage issues
- Enhancements to the environment should be secured as part of the development

### **Planning Policy**

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Development Plan**

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

### **Copeland Local Plan 2021-2039 (LP):**

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

The policies relevant to this proposal are:

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS7: Sustainable Drainage

Strategic Policy SC1: Health and Wellbeing

Policy SC2: Sports and Leisure Facilities (excluding playing pitches)

Policy SC5: Community and Cultural Facilities

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy N6: Landscape Protection

## **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

### **Assessment**

Seascale Golf Club is a well-established local facility which offers access to recreational facilities for residents of Seascale and the wider area of Copeland. As well as a large golf course and club house the site also benefits from a large practise area, including putting, practise bunkers, chipping and a driving line. The proposed covered driving bay will enhance the existing practice facilities and will ensure the facility will be accessible all year round. The development will also provide a designated teaching facility for the Golf Club.

### Principle of Development

The existing driving line for the Golf Club is currently located 10 metres from the southern boundary of the site, adjacent to the new residential development, known as Links Crescent. The proposed covered driving bay seeks to formalise this use and create an all year round facility. The development will be located 20 metres from this boundary, 6m further north into the site. Previous discussion took place with the applicant during which options for relocating this facility elsewhere were considered. It was confirmed that alternative locations are not possible as it would not be practical due to the required length for the driving range and also the location of other existing well established practise facilities at this site.

On this basis the proposed driving bay is not considered to significantly impact on the neighbouring residential properties. The proposed siting will relocate the practise facility away from the southern boundary and will create greater separation distances between the facility and the residential properties to the south of the site. The location and overall height of the development will ensure that the proposal will not be overbearing or result in a loss of amenity for residential properties. The development will also not create any overlooking of the neighbouring properties as the southern elevation of the building does not include any openings.

### Design and Appearance

The overall design of the proposed driving bays is considered acceptable in relation to the existing facility and will reflect the character of the existing green keepers store located adjacent to the practise ground car park. It is a functional design which is low key in terms of its appearance.

### Lighting

The use of internal lighting and roof lights are not considered to create demonstrable harm for residential properties as they will only be utilised to allow users to see their balls leave the driving bay and are to be limited to the north elevation which faces away from Links Crescent. In order to further reduce the impact of the development upon neighbouring properties the

Council's Environmental Health Officer has recommended that any external lighting should be in line with the Guidance Notes for the Reduction of Obtrusive Light produced by the Institute of Lighting Professionals. This can be secured through an appropriately worded condition.

#### Noise

Although numerous concerns have been raised from neighbouring properties regarding the potential noise nuisance from this development, it is not considered that the proposal would significantly increase the noise levels above those generated from the existing facility, particular as the development will relocate the existing driving range further away from residential properties. The Council's Environmental Health Officer has confirmed that he does not have any objections to the proposed development. However, in order to reduce the impact of the development upon neighbouring properties the opening times can be controlled through a planning condition.

#### Drainage and Flooding

Concerns have been raised in relation to drainage and potential flooding caused by this development. The proposal seeks to utilise a soakaway to dispose of surface water which has been detailed as part of the submitted documents. This should ensure that the development does not increase surface water run off towards the residential properties. This can be secured through an appropriately worded condition.

#### Biodiversity Net Gain

Policy N3 of the LP requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1 above. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however except from these BNG requirements. Based on the information available this permission is considered to be one which will not require the approval of a Biodiversity Gain plan before development is begun because the application falls within the definition of a self-build property, therefore the proposal falls within the list of developments except from providing Biodiversity Net Gain.

The application site is heavily mown and the land has been significantly modified as part of its use in relation to the golf course. It has little habitat value and the proposal will not impact a

	<p>priority habitat. The current management of the golf course which includes habitat creation more than compensates for any loss of land in this instance.</p> <p><b>Planning Balance and Conclusion</b></p> <p>This proposal will formalise the existing practice facility for the Seascale Golf Club and will enhance the existing community facility within one of the Borough's Local Centres. It will also help to improve the viability of the facility and will be accessible to all users.</p> <p>The proposed location is away from the boundary with the adjoining residential properties and should ensure that the proposal will not have a significant demonstrable harm on the amenities of the neighbouring residential properties, whilst retaining the requirements of the Golf Club.</p> <p>Additional measures to control opening hours, lighting levels, and the location of CCTV cameras can be controlled through the use of suitably worded planning conditions.</p> <p>On the basis of the above I consider the proposal to be compliant with the above policies of the Copeland Local Plan and the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> <li>2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-</li> </ol> <p>Application Form, received on 18<sup>th</sup> December 2024</p> <p>Site Location Plan, scale 1:1250, received on 19<sup>th</sup> March 2025</p> <p>Sketch of Proposed Driving Bays, received on 21<sup>st</sup> January 2025</p> <p>Supporting Document, received on 21<sup>st</sup> January 2025</p>

Summary Document prepared by the Secretary of Seascale Golf Club, dated 16<sup>th</sup> December 2024, received on 21<sup>st</sup> January 2025

**Reason**

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. The development hereby approved must be drained in strict accordance with the drainage details set out in the Supporting Document submitted with the application, received on 21<sup>st</sup> January 2025.

The approved drainage shall be installed prior to the first use of the driving bays and shall be maintained in accordance with the approved details at all times thereafter.

**Reason**

To ensure the provision of a satisfactory drainage scheme in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

4. Any external lighting that is installed to serve the development hereby approved shall be carried out in accordance with the details set out in the Supporting Document submitted with the application, received on 21<sup>st</sup> January 2025. Once installed the external lighting shall be maintained in accordance with the approved details at all times thereafter.

All external lighting should be in line with the Guidance Notes for the Reduction of Obtrusive Light produced by the Institute of Lighting Professionals.

**Reason**

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.

5. Any CCTV that is installed to serve the development hereby approved shall be carried out in accordance with the details set out in the Supporting Document submitted with the application, received on 21<sup>st</sup> January 2025. Once installed the CCTV shall be maintained in accordance with the approved details at all times thereafter.

**Reason**

	<p>To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality.</p> <p>6. The development hereby approved must be finished in strict accordance with the materials set out in the Supporting Document submitted with the application, received on received on 21<sup>st</sup> January 2025, and must be maintained as such at all times thereafter.</p> <p>Reason To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.</p> <p>7. The covered driving bay hereby permitted shall only be open to the public/customers between the following times:</p> <p>8:00am – 8:00pm Monday to Sunday, including Bank Holidays;</p> <p>Reason To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.</p> <p><b>Statement</b> The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<b>Case Officer: C. Burns/N.J. Hayhurst</b>	<b>Date : 28/04/2025</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 28/04/2025</b>
<b>Dedicated responses to:- N/A`</b>	