

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

### 160272

Land At Sapey Golf Club, Upper Sapey, Worcester, Herefordshire, WR6 6XT

**CASE OFFICER:** Mr A Prior

**DATE OF SITE VISIT:** .....3 February 2016

**Relevant Development Plan Policies:** Herefordshire Local Plan – Core Strategy SD1, SS4, RA6, E4,MT1

**Relevant Site History:** NC2006/265/F – Erection of 4 holiday chalets

141812/F – Variation of Condition 3 to NC2006/2165/F – Approved ( Condition for holiday use only –not tied to Golf Course as originally approved)

150374/F –Proposed conversion of existing holiday let chalet to foot-golf facilities building - Approved

See also 160273/F – relating to Chalet 2 – change of use from clubhouse back to holiday chalet

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y		Y	Y	
Transportation	Y		Y		
Site Notice	Y				
Local Member	Y		Y		

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

The proposal site is on the eastern side of the B4203 road and comprises a cabin erected . The chalet is used together with the foot-golf course which adjoins the only erected chalet of 4 approved, the remaining being conditioned for use as holiday accommodation and the subject of a separate planning application (160272/F ). The foot-golf course is on the



opposite side of the class II from the main golf course , facilities and car-park . There is only a mobility access path serving this existing chalet.

Representations:

Group Parish Council has no objections subject to holiday makers only being dropped off given poor visibility when joining highway

Traffic Manager has no objections

Ward Member has no objections and concurs with Group Parish Council

Pre-application discussion:

None

Constraints:

Safeguarding Surface Water

Appraisal:

The main issue relates to the principle of varying the terms of the original holiday occupancy condition attached to the original planning approval for 4 chalets, only one of which has been erected. Therefore, the proposal needs to be determined in accordance with Policies SD1, SS4 , RA6, E4 and MT1 of Herefordshire Local Plan – Core Strategy (Core Strategy)change of use of a building used in association with the foot-golf course, notwithstanding that the chalet apart from a balcony to the rear is similar to the three other holiday chalets that were not erected following the granting of approval in 2006.

Chalet 2 has already been the subject of a planning approval that varied the holiday use condition such that it was no longer tied to the golf course at Upper Sapey, notwithstanding that a subsequent approval allowed the chalet to be used as a clubhouse in connection with the foot-golf course. the subject of this application was originally approved for use as a holiday chalet , tied to the golf course . Planning application 160273/F is seeking to change the chalet clubhouse back into a holiday chalet. . Therefore, there has clearly been a precedent established for allowing the use of the holiday chalets albeit chalet 2 alone for use as stand alone holiday chalets. The Parish Council have raised issues relating to access and given the limited access to the chalet and the poor visibility on the class II road, the present arrangements which are for foot golfers to park on the opposite side of the main road , in the main car-park and then walk should be continued in the interests of highway safety.

The applicant has suggested a replacement condition which is consistent with the condition previously attached to planning approval 141812/F



RECOMMENDATION: PERMIT ☐ REFUSE ☐

**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**

*(please note any variations to standard conditions)*

- 1 C01
- 2 C06 ( Drawing nos 2678/01, 2678/03)
3. "The holiday chalets shall;  
(i) be occupied for holiday purposes only and for no other purpose including any other purpose within Class C of the Schedule of the Town and Country Planning (Use Classes ) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification  
(ii) shall not be occupied as a person's sole, or main place of residence; and (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the chalets on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason C81 -....Policy RA3.

**Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework
- 2 The register required in Condition 3 above shall normally be collected by the owner of the land or his/her nominated person.

AP

Signed: ..... Dated: ...31 March 2016



TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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*M. Tan*

Signed:

..... Dated: 4/4/16 .....