
Case No: 1300504FUL (FULL PLANNING APPLICATION)

Proposal: ADDITIONAL STAFF ACCOMMODATION

Location: LAKESIDE LODGE GOLF CENTRE FEN ROAD PIDLEY

Applicant: LAKESIDE LODGE GOLF CENTRE

Grid Ref: 534178 279172

Date of Registration: 24.04.2013

Parish: PIDLEY-CUM-FENTON

RECOMMENDATION - REFUSAL

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 The Lakeside Lodge Golf Centre is located on Fen Road, approximately 1.7 km. north east of Pidley. There are a number of buildings on the site, offering a range of facilities, together with the golf courses, and a driving range. The buildings include a number of residential units, which provide 64 bedrooms accommodating 130 guests. In addition, there is a porter's lodge close to the centre of the complex and the car park. The entire site extends to 250 acres (101 Ha.) and over 50 people are employed. The whole site is extensively landscaped. Access to the complex is from Fen Road, a narrow country lane which is single track in places.
- 1.2 The proposal is to erect a second lodge to provide on site accommodation for a member of staff. The building will be located close to the existing lodge, on the same side of the access road, and a short distance to the north west. The land is presently graveled. The building will be single storey and will have an "L" shaped ground plan. The maximum overall dimensions will be 14.39m by 14.54m, and it will be 4.55m high to the ridge. Its external materials will match those of the existing lodge, i.e. black stained boarding and interlocking concrete tiles. The building will have three bedrooms. The existing access will be used and on site parking space will be available.
- 1.3 The site is in the open countryside.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high

quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website <https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

3.1 Saved policies from the Huntingdonshire Local Plan (1995)

- **H23:** "Outside Settlements" – general presumption against housing development outside environmental limits with the exception of specific dwellings required for the efficient management of agriculture, forestry and horticulture.
- **H31:** "Residential privacy and amenity standards" – Indicates that new dwellings will only be permitted where appropriate standards of privacy can be maintained and adequate parking provided.
- **En17:** "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.
- **En25:** "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)

- None relevant

3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)

- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.
- **CS3:** "The Settlement Hierarchy" – states that any area not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

3.4 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)

- **Policy LP 1** 'Strategy and principles for development' - The Council will support proposals which contribute to the delivery of

new housing, economic growth and diversification and infrastructure provision.

- **Policy LP 13** 'Quality of Design' - A proposal will need to be designed to a high standard based on a thorough understanding of the site and its context.
- **Policy LP 15** 'Ensuring a High Standard of Amenity' - A proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development.
- **Policy LP 26** 'Homes in the Countryside' - A proposal that includes the creation of a new home in the countryside will only be supported where:
 - a. there is an essential need for a rural worker to live permanently at or near their place of work; or
 - b. it helps meet an established need for affordable housing; or
 - c. the proposal would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or the proposal would re-use an existing building; or
 - d. the design of the home is of exceptional quality or is truly innovative in nature.Such proposals will be expected to comply with other applicable policies of the plan and the requirements detailed below.

Homes for Rural Workers

Where a proposal in the countryside includes a new home it will be supported where:

- e. the proposed accommodation is essential to the proper functioning of an economically viable rural enterprise;
- f. the accommodation is for a full-time worker;
- g. no suitable alternative accommodation exists (or could be made available) in the immediate vicinity or nearest settlement;
- h. the proposal looks to convert an existing building or, where it is not possible to convert an existing building, the proposal looks to replace an existing building; and
- i. the home is designed to be of a high standard.

Where a home is permitted it will be subject to a planning condition ensuring that occupation is limited to a qualifying person or the continuing residence of the surviving partner of a qualifying person and any resident dependants. A qualifying person is someone who is solely, mainly or was last working in a rural enterprise.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 There is a long history of applications relating to the establishment of the golf course and the erection of the various buildings and other facilities. The existing porters lodge dates from a planning permission granted in 2004 (0403031FUL) and permission for an extension was granted in 2006 (0602235FUL).

5. CONSULTATIONS

- 5.1 **Pidley-cum-Fenton Parish Council – Approve** (copy attached).

6. REPRESENTATIONS

- 6.1 Neighbours – no representations received.

7. SUMMARY OF ISSUES

- 7.1 The main issue in this case is the principle of permitting additional residential accommodation in the countryside.
- 7.2 The policies relating to development in the countryside are restrictive and will generally only support the provision of new dwellings where there is, inter alia, an essential need for a rural worker to live permanently at or near their place of work. Policy LP26 identifies five criteria which have to be satisfied. These are specified above. Policies En17 and CS3 contain similar presumption that residential development in the countryside will be strictly controlled.
- 7.3 The applicant has stated that, at present, there is only accommodation for one member of staff on site (the present lodge). Since this was built, the club has expanded and legislation has changed. Only one porter stays on site overnight, and this has posed problems with the working hours directive and statutory holidays. The current porter has many duties to perform, and these are proving too much for a single person to handle. The occupancy of the site has increased by 35% in the past 12 months, which is good for the business and the local economy. An enterprise of this size cannot operate efficiently or safely with on-site accommodation for one porter only and a second lodge will allow a further member of staff to live on site and provide cover over a 24 hour period when required. To attract good quality staff, it is essential that a decent standard of accommodation be provided.
- 7.4 The applicant states that, in 2012, the existing accommodation was fully occupied for 56 days, and was 90% full for a further 94 days. The applicant has given instances where it has been necessary for a member of staff to attend to incidents outside the normal working hours. This, on top of the usual work, is too much for one person. The proposed building will provide full time accommodation for one member of staff (night security/porter) but it can also be used as temporary accommodation for other members of staff during busy periods and after late functions. It could also be used by maintenance staff. Security is an issue on the site and it is not always safe for one person to attend an incident alone. It is likely that both members of staff will be on the site at any one time.
- 7.5 From the information supplied, it is apparent that there is spare accommodation on the site for much of the year. Rather than erect a further unit, if spare accommodation is available, it could be used to house the additional staff member. Such accommodation would be at, or close to, the centre of the complex, and would enable the porter/night security person to carry out their normal duties as well as being available at other times. Whilst the existing accommodation may not be as substantial as that now being proposed, and would not

be able to house a member of staff with a family, it is considered that one of the existing units could meet the staff accommodation needs of the complex without the need for a further building on the site.

- 7.6 In terms of the criteria itemised in policy LP26, the following comments can be made:-
1. The business is economically viable but the evidence to support the need for a second new build permanent dwelling is not compelling,
 2. The applicant has specified that the need is for a full time worker.
 3. Figures provided by the applicant show that there is surplus accommodation on the site for much of the year. The dedication of one existing unit to the second member of staff should not prejudice the overall viability of the business.
 4. The proposal does not involve a converted or replacement building.
 5. The style of the proposed building is similar to that of the adjoining lodge.
- 7.7 On the basis of the information available, it is considered that the essential need for an additional new build dwelling to serve this complex has not been adequately demonstrated. Given the lack of sufficient justification, it is considered that the proposal is contrary to the provisions of policies H23, En17, CS3 and LP26.
- 7.8 The location of the proposed building, well within the site, and the screening provided by the existing trees and hedges, will ensure that its impact on the character and appearance of the site and the area in general will be limited. The scale of the accommodation is however larger than is essential for a second unit of accommodation on the site. The proposal will not have an adverse impact on the amenities of any of the immediate neighbours, and the number of vehicles generated by an additional dwelling will be insignificant when compared with the number of vehicles that the site already attracts. The proposal satisfied the terms of conditions H31, En25, LP13 and LP15.
- 7.9 There are no other material planning considerations which have a significant bearing on the determination of this application.

Conclusions

1. The essential need for an additional new build dwelling to serve this club has not been adequately demonstrated.
2. Had the development been justified, there would be no objections to the form and design of the proposed building but there is insufficient justification for a second unit of accommodation of the scale proposed.
3. The development will not have an adverse impact on the amenities of any of the immediate neighbours.
4. There are no overriding highway issues in this case.
5. There are no other material planning considerations which have a significant bearing on the determination of this application.

Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should not be granted in this instance.

8. RECOMMENDATION – REFUSE for the following reason:

- 8.1 The proposal would be contrary to the provisions of policies H23 and En17 of the Huntingdonshire Local Plan 1995, policy CS3 of the Local Development Framework Core Strategy 2009, and policy LP26 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) in that the erection of new dwellings in the countryside will be restricted to where there is an essential need. On the basis of the evidence submitted to support this proposal, there is insufficient justification to make an exception to the normal policies of restraint in terms of the principle and scale of the development.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **David Hincks Development Management Officer 01480 388406**

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Head of Planning Services
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Cambridgeshire PE 29 3TN

Application Number: 1300504FUL Case Officer Mr Gavin Sylvester

Proposal: Additional staff accommodation

Location: Lakeside Lodge Golf Centre Fen Road Pidley

Observations of Pidley-cum-Fenton Town/Parish Council.

Please ☒ box as appropriate

☒

Recommend **approval** because (please give relevant planning reasons in space below)

there is a need and does not affect the street scene.

☐

Recommend **refusal** because... (please give relevant planning reasons in space below)

☐

No observations either in favour or against the proposal



.....Clerk to Pidley-cum-Fenton-Town/Parish Council.

Date: 8/5/13

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

(Development Management)

Development Management Panel



Scale = 1:10,000

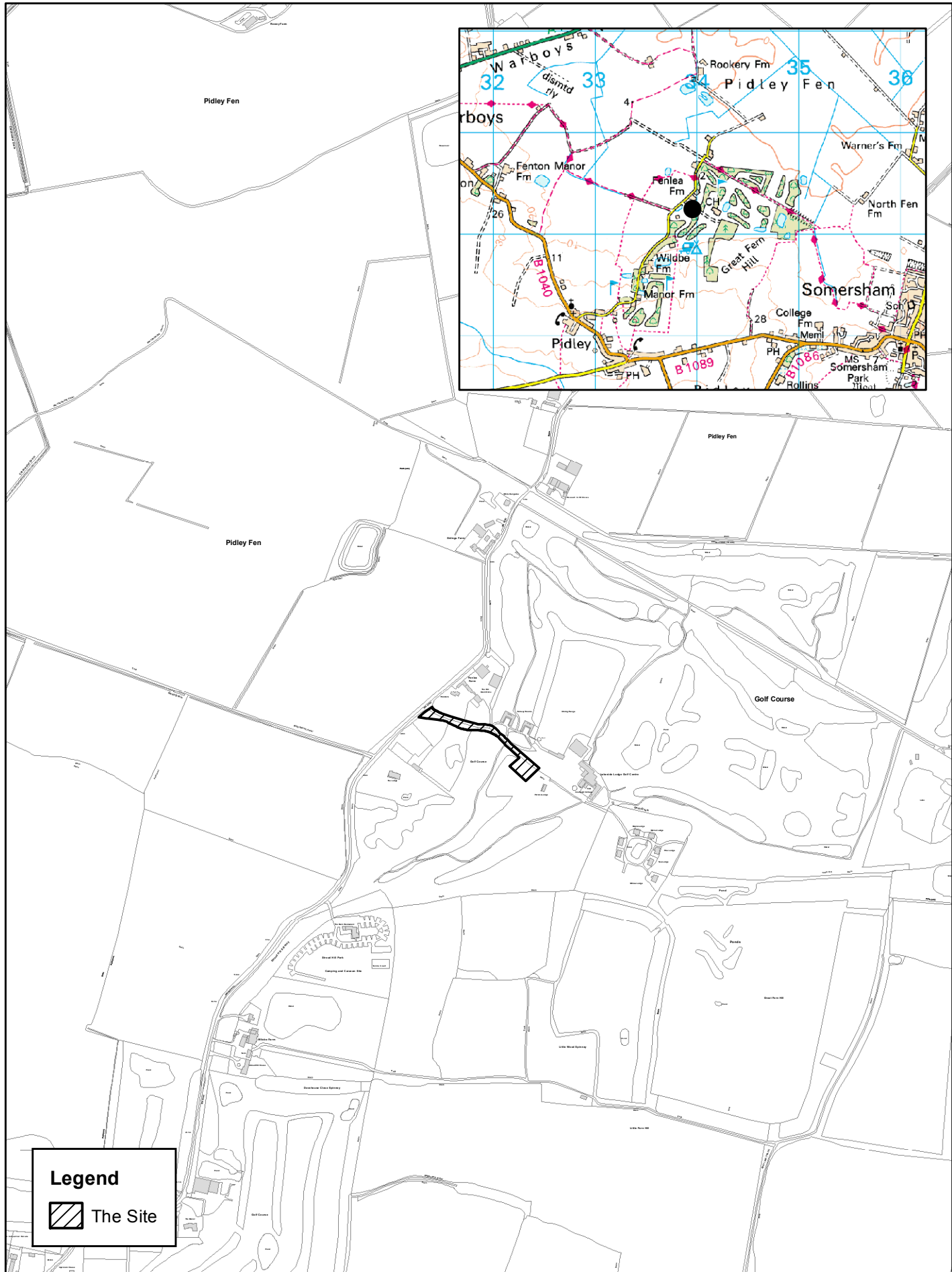
Date Created: 24/07/2013

Application ref: 1300504FUL

Location: Pidley-cum-Fenton



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**10 Manor Mews
Bridge Street
St Ives
Huntingdon
Cambs PE27 5UW**

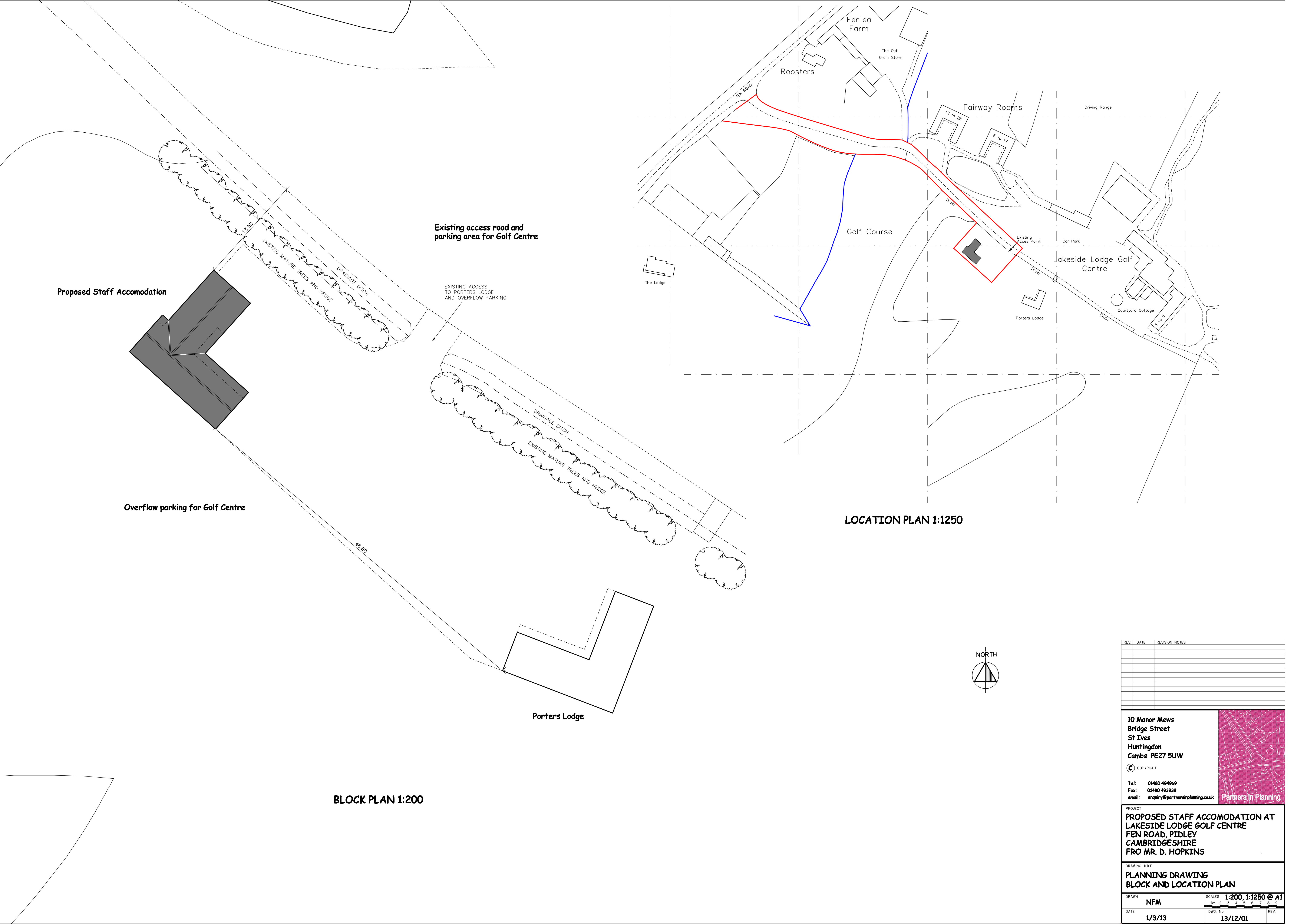
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PROJECT
PROPOSED STAFF ACCOMODATION AT
LAKESIDE LODGE GOLF CENTRE,
FEN ROAD, PIDLEY.
CAMBRIDGESHIRE.
FOR MR. D. HOPKINS

DRAWING TITLE			
PLANNING DRAWING FLOOR PLANS AND ELEVATIONS			
DRAWN		SCALES	
NFM		1:50, 1:100 @ A1	
		0.5 1m 2	
DATE	DWG. No.	REV.	
1/3/13	13/12/02		



REV.	DATE	REVISION NOTES

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PROJECT

**PROPOSED STAFF ACCOMODATION AT
LAKESIDE LODGE GOLF CENTRE
FEN ROAD, PIDLEY
CAMBRIDGESHIRE
FRO MR. D. HOPKINS**

DRAWING TITLE

**PLANNING DRAWING
BLOCK AND LOCATION PLAN**

DRAWN	DATE	SCALE	DWG. No.	REV.
NFM	1/3/13	1:200, 1:1250 @ A1	13/12/01	