Report to be read in conjunction with the Decision Notice.								
Signed:	**Officer:**	**KH**	**Date:**	**17.06.22**	**Manager:**		**Date:**	
Site Notice displayed	**Y**	**Photos uploaded**	**Y**					

Application Ref:	3/2022/0395	Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	13/05/22		
Officer:	**KH**		
DELEGATED ITEM FILE REPORT:		**Decision**	**Approved**

Development Description:	Change of use from bungalow to a sports physiotherapy facility to include two treatment rooms, disabled toilet and reception within the existing layout. Internal alterations to form an exercise room. External ramps to be constructed within the curtilage for disabled access. One disabled car parking space will be dedicated to the facility and two additional car parking spaces will be allocated to an existing unused area adjacent to the building.
Site Address/Location:	Clitheroe Golf Club Whalley Road Barrow BB7 1PP

CONSULTATIONS:	**Parish/Town Council**
No objection:	

CONSULTATIONS:	**Highways/Water Authority/Other Bodies**
	LCC: No objection
CONSULTATIONS:	**Additional Representations.**
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DS1: Development Strategy
Policy DS2: Sustainable Development
Policy DMG1: General Considerations
National Planning Policy Framework

Relevant Planning History:

21/1176 – Discharge of conditions 2 and 3 of planning permission 3/2021/0332 – Approved.

21/0667 – Eight non-illuminated textile graphics fixed to aluminium frames with three non-illuminated post mounted signs – Approved.

21/0332 – Erection of ball stop safety fence on the 1st fairway – Approved.

20/0142 – Construction of 10 bay covered driving range building and associated swing room plus low level lighting. Creation of 2.5m wide gravel access track, erection of 6m high safety fence and ancillary landscaping – Approved.

19/0653 – Construction of 10 bay covered driving range bays together with teaching swing room. Lowe level lighting – Approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is an existing 18-hole golf course located off Whalley Road sited outside of the settlement boundary of Barrow.

Proposed Development for which consent is sought:

Use of the building as a sports physiotherapy facility with external ramps and parking spaces. The external ramps are to provide

Principle of Development:

The existing golf club provides a recreational facility for the area with this proposal is for a change of use with external changes including concrete access ramps and fire exit door. The use of the building has previously been used a living accommodation for the golf club and consists of a self contained 3 bedroomed unit which was previously accommodated within the club house.

Residential Amenity:

The building is located adjacent to the west side main clubhouse with the golf course sited to the south and west and a car park to the north and east.

The proposed operating times are 8am to 8pm Monday to Friday, 8am to 1pm Saturday which is acceptable taking into account the golf course will open beyond these times.

There are no dwellings in close proximity which would be unduly affected by this proposal.

The nearest property is Crabyres approximately 98m to the east and The Barn 144m to the east sited across Whalley Road.

No neighbours would be affected in terms of amenity.

Visual Amenity:

There would be no impact on visual amenity as the existing building would be re-used and although the main access would be a maximum of 16.5m in length over two sections this would have a minimal impact on the built form which is seen in context with the existing clubhouse and golf course.

Highways:

There is an existing car park associated with the golf club which provides off-street parking.

It is proposed to provide a disabled space and two further spaces for use with this facility. However, none of the designated spaces proposed are within the red edge of the application site. However, as this facility will be ancillary to the main club house and sited within the main golf course adjacent to the existing car park this raises no undue highway concerns.

There is parking associated with the existing dwelling and this proposed use is unlikely to generate any additional requirement.

Therefore the parking arrangements would be acceptable.

Observations/Consideration of Matters Raised/Conclusion:

Whilst the proposed change of use would lead to the loss of a dwellinghouse as this was associated with and used by the golf club only albeit it was not restricted in terms of its occupation. Taking into account its position within the site this would result the property being less than acceptable for any occupiers not associated with the golf club. Therefore, this proposed use is an acceptable one in this location and would not result in any harmful impacts on the nearby neighbours and provide a useful on site facility for users of the golf club.

RECOMMENDATION:	Approve