

KINGS LINKS, GOLF ROAD, ABERDEEN

CREATION OF ADDITIONAL 2 NO. COVERED GOLF TEACHING BAYS

For: Kings Links Golf Centre

Application Ref.	: P121583	Advert	:
Application Date	: 06/11/2012	Advertised on	:
Officer	: Jane Forbes	Committee Date	: 15 February 2013
Ward: Tillydrone/Seaton/Old Aberdeen (J Noble/R Milne/R Grant)		Community Council	: No response received



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The application site lies on the eastern side of Golf Road, to the west of the Beach Esplanade and east of Pittodrie Football Club, and forms part of a golf centre with driving range and associated teaching academy and golf shop. The application site comprises an area of 140m² currently operated as golf driving bays and located within a row of some 32 driving bays, 25 of which are at ground floor level with the remaining 7 bays sitting at 1st floor level, facing north-east across an open grassed area of land. Two of the existing, more centrally positioned driving bays currently provide a facility for video based golf teaching. These bays incorporate roller shutters along their front elevation and project 4.25 metres forward of the adjoining open fronted driving bays. The shop unit lies to the rear (west) of the driving bays and beyond this is an area of hardstanding, providing parking for visitors to the golf centre. The golf centre is enclosed by means of a 2 metre high wire fence which allows for open views of the driving range and associated buildings from outwith the site.

PROPOSAL

Full planning permission is sought to extend 2 no. existing open fronted driving bays to create 2 no. video linked golf teaching bays, immediately to the north of the existing video bays. The proposal would involve extending the driving bays by an additional 4.25 metres, to a maximum height of 3.7 metres, and installing roller shutters along the front elevations. The proposed extension to the bays would be constructed and finished in profiled sheet cladding to match the adjoining bays.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council has an interest in this application as owner of the land within which the golf centre is located, and therefore in terms of the Council's Scheme of Delegation the application must be determined by the Development Management Sub Committee.

CONSULTATIONS

ROADS SECTION – Response received – no objections.

ENVIRONMENTAL HEALTH – Response received – no observations.

FLOODING – Response received – no observations.

COMMUNITY COUNCIL – No response received.

REPRESENTATIONS

No letters of representation have been received.

PLANNING POLICY

Aberdeen Local Development Plan: Policy NE1 (Green Space Network) – States that the City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the Green Space Network will not be permitted.

Aberdeen Local Development Plan: Policy NE3 (Urban Green Space) – There is a presumption against development within area of urban green space other than where such development is for use in recreation or sport. In such cases, development would only be acceptable under certain criteria, including where there is no significant loss of the landscape character and amenity of the site and adjoining areas.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require planning applications to be determined in accordance with the development plan unless other material considerations suggest otherwise.

Tesco Stores Ltd has submitted an appeal to the Supreme Court against the decision of the Inner House of the Court of Session to refuse its application to quash the Aberdeen Local Development Plan. Tesco has been unsuccessful regarding both an interim suspension and a full appeal in front of three judges in the Inner House and the Council has received robust advice from Counsel that the reasoning of the Inner House is sound and there are strong grounds to resist the appeal.

Planning applications continue to be determined in line with the Aberdeen Local Development Plan but the appeal is a material consideration and the Council has to take into account the basis for the legal challenge when determining applications. It should also be pointed out that the Court indicated that, even if Tesco's arguments had found favour, it would have been inclined to quash the plan only in so far as it related to Issue 64 (Allocated Sites: Woodend...Summerhill... etc.) and that it would be disproportionate to quash the whole plan.

This evaluation has had regard to and taken into account the legal challenge. None of the policies or material considerations which apply to this application would be affected by the terms of Tesco's challenge. The recommendation would be the same if the application were to be considered in terms of the 2008 Aberdeen Local Plan.

It is considered that the proposal does not conflict with either Policy NE1 (Green Space Network) or Policy NE3 (Urban Green Space) in the local development plan. Existing boundary treatment in the form of a 2 metre high fence already encloses the Kings Links golf driving centre site, and the proposed development would not change this, and therefore not impact on existing access to the site. In addition, the proposal would allow for the improvement of existing golfing facilities within the complex, without any resulting erosion of the character of the surrounding Green Space Network.

In terms of Policy NE3, the proposed development is of a relatively minor scale, and would incorporate the use of materials and be finished in a style to match that of the 2 no. existing video bays immediately adjoining the proposal. Given that the proposed development would be located within an existing line of driving

bays, it would have minimal visual impact from outwith the site. It is therefore considered that the proposal would not adversely affect the character and amenity of the site and the surrounding area, with no additional impact on the Urban Green Space.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

It is considered that the proposal to create 2 no. covered golf teaching bays on site is compliant with both Policy NE1 (Green Space Network) and Policy NE3 (Urban Green Space) of the Aberdeen Local Development Plan. The proposed development, which is minimal in terms of its scale, would have no impact on the existing use of the site, and would not adversely affect the character and amenity of the surrounding area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.