

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th February 2014

Agenda item 7

Application ref. 13/00940/FUL

Newcastle Golf Club

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Following the preparation of the agenda report and its publication a submission has been received from the Chairman of the Golf Club emphasising why the new maintenance, workshop and equipment store building is required.

The submission states that the current greenkeepers workshop facility on the course is over 40 years old when specialist machinery for upkeep of the greens was minimal and the original buildings currently on the course could easily house both staff and equipment. The modern day maintenance equipment owned by the Club (some of which is currently kept outside) requires a larger storage facility that complies with health and safety requirements.

Independent advice obtained from structural engineers has indicated that it is not viable to extend the existing building due to its poor condition which is why replacement is proposed.

Your Officer advises that the representation received further substantiates the weight that can be given to the functional requirements of the permitted lawful use that has led to the conclusion that the harm associated with the development is clearly outweighed by other material considerations, and that accordingly very special circumstances exist in this case to justify approval of this particular inappropriate development within the Green Belt.

The RECOMMENDATION therefore remains as set out within the main agenda report.