

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 21 November 2017

REPORT OF: Business Manager – Strategic Place

CASE OFFICER Claire Boobier

APPLICATION FOR CONSIDERATION: DAWLISH - 17/01944/FUL - Adventure Golf, Tucks Plot - 12 hole safari-themed adventure golf course with accompanying golf/refreshment kiosk

APPLICANT: Mr & Mrs R Phipps

WARD MEMBERS: Councillors Hockin, Mayne and Price, Dawlish Central and North East

1. REASON FOR REPORT

This application has been referred to Planning Committee for determination as the site is owned by Teignbridge District Council.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for implementation
2. Development to proceed in accordance with the approved plans
3. Sample of kiosk materials to be submitted and agreed prior to installation
4. Landscaping scheme including details of species for green roof to be provided prior to the safari golf themed adventure golf course being brought into use and to be planted in the first available planting season following approval of the details
5. Foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer
6. No retail sales other than the sale of refreshments ancillary to the use of the site as a miniature golf course and merchandise connected to the use of the site as a miniature golf course

3. DESCRIPTION

Site Description

- 3.1 Tucks Plot is of a miniature golf course within Dawlish Town Centre.
- 3.2 Tucks Plot is located within the Dawlish Conservation Area and forms part of the setting of a number of listed buildings, including the Jubilee Bridge on the north side of the site.

- 3.3 Tucks Plot forms the lower reaches of the linear green space known as The Lawn which runs through the town and makes an important positive contribution to its special character. On either side of the site the roads are lined with imposing 19th century buildings. Tucks Plot and the Lawn to the north is an area of formal green space designed as pleasure gardens, an integral part of the 19th century resort town. Low stone walls and hedges largely define the boundaries of the gardens with the focal point of the pleasure gardens being its watercourse running toward the sea.
- 3.4 The site lies adjacent to a cycle track and is visible from the Dawlish Railway Line.

Proposal

- 3.5 This application seeks consent for the redevelopment of the existing golf course to create a 12 hole safari-themed adventure golf course with an accompanying new golf/refreshment kiosk.

Principle of Development

- 3.6 Policy S13 (Town Centres) of the Teignbridge Local Plan 2013-2033 sets out that in Dawlish Town Centre the Council will support investment to enhance the facilities of the town and therefore in principle this policy supports investment in the regeneration of the existing golf course facility at Tucks Plot.
- 3.7 Furthermore, Policy DA12 (Regeneration) of the Local Plan sets out a regeneration aspiration for Tucks Plot is for it to be enhanced as a civic space. As part of these proposals an area of public realm work is proposed to provide an enhancement to the existing space and therefore, subject to details in principle, the proposal accords with Policy DA12.
- 3.8 In addition, Policy EC12 (Tourist Attractions) of the Local Plan supports improvements to an existing tourist attraction.
- 3.9 In principle, therefore Policies S13, DA12 and EC12 support the proposed redevelopment of the existing facility at Tucks Plot.

Impact on character and appearance of Conservation Area, adjacent listed buildings and the visual amenity of the area

- 3.10 During the course of the consideration of this application amendments have been made to the fencing originally proposed around the golf course; the design, appearance and orientation of the proposed kiosk building and to the design of the public space at the seaward entrance to Tucks Plot.
- 3.11 The revised fencing around the golf course is considered to sit comfortably with the traditional park-like character of Tucks Plot and will read as traditional park railings set on top of the existing low stone wall.

- 3.12 It is concluded that the proposed railings will not have an adverse impact on the setting of any listed buildings or on the character and appearance of the Conservation Area. Rather, it is considered that the installation of traditional park railings would have a positive impact on the character of this part of the Conservation Area.
- 3.13 Furthermore, the revised design, appearance and orientation of the proposed kiosk building and use of more sympathetic cladding materials, omission of a pitched roof and omission of a large fascia board along with the proposal for a green roof composed of maritime planting is considered to result in a revised design of the kiosk which will ensure that the proposed structure can be incorporated into this part of the Conservation Area without harmful impact. The present kiosk is a negative element in the Conservation Area, and its replacement with a higher quality structure, albeit one that is larger, is considered to be an improvement compared to the present kiosk on site. Conditions are recommended to secure appropriate materials for the cladding of the kiosk and to also ensure that the planting details for the green roof are appropriate.
- 3.14 It is considered that the green roof addition will ensure that when viewed from the train the building will provide an attractive enhancement to the area.
- 3.15 No objection is raised to the addition of the giant model animals around the golf course. The resort character of this part of Dawlish is strongly oriented toward entertainment and in this context it is not considered that the model animals will be harmful to the character of the Conservation Area.
- 3.16 The proposal as part of this application to create a more attractive public space at the seaward entrance of Tucks Plot is welcomed and fully accords with Policy DA12. This part of the town has received considerable public investment in recent months, with the creation of the new cycle route and public realm enhancements. The proposal to open up a more welcoming area at the entrance to Tucks Plot to provide an opportunity to further enhance the public realm at this important point in order to create a focal point where Dawlish Water meets the beach is welcomed and it is considered that the enhancement of this area would have a positive impact on the resort as a whole, presenting a positive first impression to visitors disembarking from the train and naturally signposting both the beach and the green spaces which are so important to Dawlish as a holiday destination and form part of the distinctive character of the Dawlish Conservation Area. It is considered that these works would result in a positive enhancement to the Conservation Area.
- 3.17 Overall, following the revisions that have been made to the proposal during the course of the consideration of this application, on balance, it is considered that the proposed redevelopment of the existing golf course at Tucks Plot would not adversely impact on the character and amenity of the Conservation Area, harm the setting of nearby listed buildings or have an adverse impact on the visual amenity of the area.

Landscape Considerations

- 3.18 As part of the proposal it is proposed to enhance the existing planting on the site through the provision of further planting as indicated on the proposed landscape plan. However, as the planting schedule provides a number of suggested planting and trees and does not specify which species will be used, the number of species or provide details of an implementation and management plan it is recommended that a condition be placed on any consent to secure these details and to ensure that an appropriate landscaping scheme is delivered on site.

Impact of the proposal on residential amenity

- 3.19 Given the location of the golf course and existing facility in this location it is not considered that the proposed redevelopment of the site would result in harm to the residential amenity of neighbouring occupiers.
- 3.20 No lighting is proposed as part of this application and hours of operation would be secured through the lease agreement which is within the control of Teignbridge District Council.

Drainage

- 3.21 It is proposed that foul sewage be connected to the mains sewer and that surface water would be dealt with by soakaway.
- 3.22 A condition is recommended on behalf of South West Water to advise the applicant that foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer for the avoidance of doubt and in the interests of ensuring that the discharge of drainage from the development shall not be prejudicial to the public sewerage system and to ensure that there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.

Waste Disposal

- 3.23 One 1,000 litre commercial waste bin is to be provided in order to dispose of food packaging and food waste from the development which is considered to be adequate provision to deal with waste from the proposed kiosk.

Provision of Kiosk

- 3.24 Concern has been raised in a number of representations received in relation to the provision of the new larger kiosk and its impact on existing local businesses in the area.
- 3.25 Whilst this concern is noted there is no policy objection to the provision of a new food establishment within a Town Centre Location and therefore there would be no justification for refusing the proposed kiosk on grounds of competition to existing businesses in the area.

- 3.26 A condition is, however, recommended to limit the sale of goods from the kiosk to merchandise relating to the golf course and refreshments.

Conclusion

- 3.27 The proposal is assessed to fully accord with Policies DA12, S13 and EC12 of the Local Plan. Officer recommendation is therefore to grant consent subject to the recommended conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S17 (Dawlish)

S21A (Settlement Limits)

EC9 (Development in Town Centres)

EC12 (Tourist Attractions)

EN5 (Heritage Assets)

DA12 (Regeneration)

National Planning Policy Framework

National Planning Policy Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

5. CONSULTEES

Conservation Officer - I do not object to the principle of the application.

The site is currently used for mini golf and I have no objections to this use continuing.

I do not object to the addition of giant model animals around the mini golf course. In my view the resort character of this part of Dawlish is strongly orientated toward entertainment and in this context I think the model animals will not be harmful to the character of the Conservation Area.

I confirm that I do not object to the revised fencing around the mini golf. The revised design of fencing will sit comfortably with the traditional park-like character of Tucks Plot and will read as traditional park railings set on top of the existing low stone wall. I am satisfied that this will not have an adverse impact on the setting of any listed buildings nor on the character and appearance of the Conservation Area – in fact, installation of traditional park railings may have a positive impact on the character of this part of the Conservation Area.

I am pleased to see that the applicant has worked hard to revise the design, appearance and orientation of the proposed building. The revised design and use of

more sympathetic cladding materials, the omission of a pitched roof and the omission of a large fascia board – along with the proposal for a green roof composed of maritime planting – mean that I am now satisfied that the proposed structure can be incorporated into this part of the Conservation Area without harmful impact. The present kiosk is a negative element in the Conservation Area, and its replacement with a higher quality structure, albeit one that is larger, is welcome.

In addition, I warmly welcome the proposal to create a more attractive public space at the seaward entrance to Tucks Plot. This part of the town has received considerable public investment in recent months, with the creation of the new cycle route and public realm enhancements. The proposal to open up a more welcoming area at the entrance to Tucks Plot provides an opportunity to further enhance the public realm at this important point, creating a focal point where Dawlish Water meets the beach. I am optimistic that enhancement of this area can have a positive impact on the resort as a whole, ensuring a positive “first impression” to visitors disembarking from the train and naturally signposting both the beach and the green spaces which are so important to Dawlish as a holiday destination, and to the distinctive character of Dawlish conservation area.

South West Water - Advice that no development will be permitted within 3 metres of the sewer and should the development encroach on the 3 metres easement, the sewer will need to be diverted at the expense of the applicant. Recommend a planning condition to emphasise that foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer.

6. REPRESENTATIONS

61 contributors have commented in total, 3 contributors are in support and 58 contributors are in objection.

The letters of support raise the following summarised comments (see file for full representations):

1. Supports revised plans, consider offers opportunity to breathe some fresh life into the sea front area of town;
2. Proposal will make more of a feature of this area which is often one of the first bits visitors see getting off the train;
3. The current golf course is a little tired and dated looking and so upgrading it and providing additional amenities will be a boost for this area;
4. Support the investment in this area;
5. Refreshment kiosk will be a good addition;
6. Palm trees, Dawlish sign, etc., should be enhanced too if possible;
7. Will provide healthy competition to existing businesses and help bring in the next generation of tourists;
8. Proposal will smarten the area up;
9. Think the planting will massively enhance this gateway site and the addition of a new attraction can only be a good thing and will draw more people to the town, particularly in this rather tired looking location around the seafront;
10. The ice-cream kiosk will effectively replace the old ‘pirate's chest’ in this part of the town and should not be a threat to any other business, merely healthy

competition which can only drive standards up, and give visitors more choice and quality;

11. Dawlish needs to move on and attract more visitors and this proposal can only help.

The letters of objection raised the following summarised concerns (see file for full representations):

1. Kiosk structure is too large and will spoil the tranquil area;
2. Another café is not needed or necessary;
3. Development will be detrimental to the wildlife around it on the brook including the black swans;
4. Design not suited to area;
5. Concern about impact on existing businesses due to proposed kiosk;
6. Query if fencing is really necessary;
7. The proposed fencing, kiosk and 'animal' structures are too large and design is not in keeping with a conservation area with listed buildings and will have negative impact on surrounding area;
8. Proposal will generate more litter;
9. Any further concreting or paving will have an adverse effect on the floodplain, sewers, basements and Lawn.

7. TOWN COUNCIL'S COMMENTS

Dawlish Town Council – resolved unanimously by Members present and voting that this Council recommends NO OBJECTION to this application. However, they did wish to raise concerns regarding the height and positioning of the fencing. They would not wish to see the fencing placed on top of the existing wall and would like to ensure that the Dawlish sign remains visible.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 15.68. The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 0. The CIL liability for this development is £0. This is based on 15.68 net m² at £0 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

