

DESIGN & ACCESS STATEMENT

FOR

PROPOSED BUGGY STORE AT LEEK GOLF CLUB

CHEDDLETON ROAD, BIRCHALL, LEEK

APPLICANT: Leek Golf Club Ltd. is one of North Staffordshire's premier golf clubs with a history dating back to 1892 and is held in high esteem both within and outside golfing circles. The club has an annual turnover of £400,000, providing employment for some 20 local residents and recreational facilities for over 700 members. Additionally the club receives over 3,000 visitors per year.

Leek Golf Club Ltd. is keen to promote the wide appeal of golf as a sport for life and recognises the importance of removing restrictions to access such as limited mobility regardless of any "disability discrimination" requirements or its obligations as a "Community Amateur Sports Club".

We have been able to maintain a healthy financial position throughout the current difficult financial climate by maintaining a strong membership level which has been achieved by the club's ability and willingness to meet members' changing needs. Furthermore, to maintain competitiveness our club has been keen to follow a strategy of continual improvement to our membership package and this proposal aims to introduce a further improvement by meeting the needs of those with restricted mobility. An increasing number of golfers rely on a ride-on buggy to enjoy golf and the course has been developed to meet this need. Consequently we have seen an increase in the number of members who have, or are contemplating, acquiring their own buggies. This has created a commensurate demand for an on-site storage facility to overcome difficulties associated with home storage and transportation.

LOCATION: Leek Golf Club is set in approximately 97 acres of undulating land to the south of Leek town bounded on the East by the A520 highway, the West by a long-disused railway line (now used as a public footpath), the North by the town's sports fields and the South by several high value private dwellings. Access to the Golf Club is from the A520 Cheddleton Road, Birchall, and located about one mile from the centre of Leek when approaching from the direction of Cheddleton. Two existing fully made-up vehicular entrances are provided on to a tarmacked club car park which runs up to the clubhouse some 65 metres from the highway. The car park provides over a one hundred clearly defined spaces within the curtilage of the club's ownership.

The proposed development site is located in a wooded area adjacent to the green keepers' compound some 140 metres from a public highway.

The proposed construction for the storage of ten buggies will occupy a surface area of 22.5 square metres and will be sited in such proximity to the green keepers' compound so as to be totally hidden from public view. However this proposal must be distinguished from application SMD/2015/0570 which although does not provide total screening from public view offers additional benefits of two extra stores, adjacent parking and an off-course location to reduce risks associated with struck golf balls and course machinery. Consequently we ask that each proposal be independently determined on its own merits and not be regarded as an alternative.

SERVICES: The proposal requires no additional services.

TREES: This location of the stores is adjacent to a wooded area of mixed species trees (mainly birch and conifers) which provides a total screen from public view. Despite the proximity, no felling or disturbance to existing trees or shrubs is required.

ACCESS: The proposal does not require additional access or alteration to existing access.

DESIGN STATEMENT: Part timber-clad sectional concrete building set on reinforced concrete base incorporating steel anchor points to secure buggies with a security chain; roof to be constructed from tile effect coated metal roofing sheets (dark green) attached to timber wall plates; individual units to have own steel door and frame; each unit to have its own electricity supply for charging batteries.

SUSTAINABILITY: This proposal will enhance the sustainability of Leek Golf Club. It aims to provide a facility that will be attractive to golfers with limited mobility and thereby improve the ability of the club to retain existing members and recruit new members.

The proposal will improve the club's on-site parking availability by reducing the need to accommodate trailers and large vehicles needed to transport ride-on buggies to and from the course.

The anticipated increase in members acquiring their own ride-on buggies will release the club's four hire buggies for the occasional use of visitors and members and better able the club to satisfy demand without incurring additional cost.

CONCLUSION: Leek Golf Club Ltd is satisfied that the implementation of this proposal will benefit the long term interests of the club and its members with no disruption or adverse impact on the community or neighbouring residents.