

DELEGATED DECISION REPORT

SMD/2021/0767
Valid 01/12/2021

**GREENWAY HALL GOLF
CLUB STANLEY ROAD
STOCKTON BROOK**

**PROPOSED DETACHED
OFFICE UNIT**

(FULL - MINOR)

MAIN ISSUES

Impact on the Green Belt and the character and appearance of the area

DESCRIPTION OF SITE

A small area to the side of the Golf Club carpark area and access drive. The location is to the south of the brick built club house building and is set against the dense tree line and scrub that grow up to, and enclose, the boundary.

There is already a timber, summerhouse style, building in this location and adjacent to it there was, until recently a metal storage container that is shown on the applicant's existing survey drawings and is apparent in aerial photographs.

The golf club stands in 46.54ha of land accessed from Stanley Road. The club is in a semi-rural location and was founded in 1905. The club provides golfing and social facilities to members and visitors.

PROPOSAL

To build in the location of, and replace, the summerhouse type building and the metal storage container with a larger timber building as a new office managers building. The Proposed Office Unit Would Have An Internal Floor Area Of 31 Sq. M.

The existing layout of the Golf course and car parking would remain unaltered. Earlier this year the existing club house was closed and the club has been managed from the driving range. There are however no office facilities within the driving range hence the need for a small office unit.

It is proposed to construct the unit with timber frames set between steel portals, the timber frames will be clad in grey cedar lap boarding with pewter coloured barge boards and fascias, the roof will have a slate tile covering with the door and windows being of an aluminium construction with a pewter coloured finish.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None Relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 18.02.2022

Neighbour consultation period ends: 18.02.2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Bagnall Parish Council: No objection

Staffordshire County Council Highways

No objection

OFFICER COMMENTS

Impact on the Green Belt

The site is in the Green Belt where development is inappropriate and harmful, unless it is provided for by one of the exceptions that appear on the closed lists at para. 149 and 150 of the NPPF.

Two of those exceptions include b) the provision of appropriate facilities for outdoor sport, outdoor recreation, as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; and, d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The office facility, as explained by the applicant, would enable an agile and flexible operation, reacting to and following, a difficult period where it was necessary to close the clubhouse and retract operations to the driving range where there is no office facility. Considering the overall size of the site and operation this relatively small unit, to provide the facility described by the applicant, would appear appropriate and preserve openness by reason of its location to the edge of the site boundary and its limited size against the vast area of the club estate.

Moreover, it is clear that the new building would replace two pre-existing structures with the one single storey building and consolidate two floor areas into one 31sq m footprint, materially the same size.

The development therefore is not considered to be inappropriate and there would be no harm to the Green Belt.

Impact on Character and Appearance

The new unit would have an appearance not dissimilar to the pre existing cabin, it would appear as a more substantial summerhouse type structure with a tiled roof and grey Cedral lap boarding with an aluminium framed central glazing feature and entrance. The building would sit, discretely, to the edge of the car park backing onto the tree cover of the boundary behind. It would appear subordinate and secondary to the near by club house, concealed to the south of its southern elevation and not have any visual relationship with the grade 2 listed lock house to the north. The development would not have an adverse impact on the wider character and appearance of the site and would not be visible from outside of the site.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate in the Green Belt and there would be no harm to the Green Belt. It would be a modest officer facility that assists flexible operations and replaces pre existing structures. To the site boundary and the edge of the car park the development would preserve openness and not harm the character and appearance of the area. There would be no conflict with the development plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 07/03/2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council