

Planning Application No. SCC/21/0033/FULL

Applicant: Whiston Hall Golf Club

Planners: MEWP Planning and Development Consultants, Leeds

Proposed remodelling of existing golf course to improve on-site water management, accessibility and player safety through the importation of engineering materials to regrade and reprofile part of the existing golf course, with the construction of new attenuation and irrigation ponds, erection of an associated pump house and proposed landscaping and tree planting at Whiston Hall Golf Club, Black Lane, Whiston.

Kingsley Parish Council Planning Objections:

1. **Misleading Objective:** The application is deceptive and misleading in that it is a heavily disguised waste management / landfill operation falsely masquerading as a golf course remodelling exercise.

The 150,000 tonnes of waste material which it is proposed to bring to and deposit at the site, roughly equates to 20 HGV loads per day every 10-hour working day for 2 years. This is an immense volume of material by far in excess of what would be required for any necessary remodelling of the golf course. The course was eminently playable for many years whilst it was properly maintained. Indeed, it was highly regarded by golfers as one of the most interesting in the North Midlands. This is a land fill operation masquerading as a golf course remodelling exercise. This was undoubtedly the case in the previous planning application in 2019/2020 (SM19/07/1141W) and remains so in the present application.

2. **Potential Dumping of Hazardous Material:** The nature of the material dumped on the site may well be hazardous to the environment.

The proposed arrangements for accepting material onto the site are outlined in the supporting documentation. That said, the nature of the material accepted onto the site will be at the discretion of employees of the applicant working on the site. There will be no independent verification. Despite assurances to the contrary, there is a real risk of potentially hazardous waste being dumped at the site.

3. **Negative Traffic Impact:** The daily volume of HGV traffic travelling to and from the site would have a negative impact on Whiston and the surrounding area.

It is stated within the Planning Statement supporting the application (paragraph 8.37) that none of the vehicles bringing waste material to the site will travel through Whiston. Given the main A52 main road goes through the village it is difficult to believe that could be the case, or that that such a condition could be enforced on multiple transport contractors. In any event, the volume of HGV traffic

entering and leaving the site on a daily basis would have a negative impact on Whiston and the surrounding area.

4. **Noise Pollution:** The noise levels of created by ongoing HGV traffic continually entering and leaving the site, together with the ongoing noise from plant and equipment on site would have a negative impact on Whiston, and in particular on residents living near the proposed site.

Despite assurances to the contrary, the noise generated by HGV traffic entering and leaving the site and the ongoing use of plant and equipment on the site would undoubtedly have a negative impact on the village and in particular those living near the site.

5. **Climate Change Agenda:** The Planning Statement and Arboreal Report indicate that the proposed development would involve the removal of 281 trees for the site.

The proposed removal of 281 existing trees from the site, (of whatever quality), is directly opposed to climate change policies presently being pursued by the Government, Staffs County Council and Staffs Moorlands District Council. It would be very regrettable if this was allowed to happen at a time when councils and communities are being encouraged to undertake wide ranging tree planting to support initiatives to combat climate change.

6. **Policy:** The noise Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026 (2013) - Policy 1.6 states that proposals for new Landfills or Landraise would generally not be permitted and then only as a last resort.

As outlined in Objection No. 1 (above). Despite elaborate attempts by the applicant to disguise the situation, the proposal is undoubtedly a land fill operation masquerading as a golf course remodelling exercise. The proposed Landfill operation is in direct breach of Policy 1.6 outlined above, (despite the applicant claiming the contrary).

Footnote: In the unfortunate event of this application being granted, Kingsley Parish Council would ask that there are conditions imposed on the applicant to ensure:

- a) Regular monitoring by the SCC Enforcement Team of waste being dumped at the site.
- b) There are financially binding contractual obligations in the form of a bond placed on the applicant / contractor to ensure that all work is properly completed and all environmental conditions fully complied with.