Rob Duncan
Planning
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PLANNING STATEMENT
&
FLOOD RISK ASSESSMENT

OAKAMOOR CRICKET CLUB
OAKAMOOR

JULY 2023

Site Address:
Oakamoor Cricket Club, Mill Road, Oakamoor, ST10 3AG

Applicant:
Oakamoor Cricket Club

Proposal:
Conversion of former cricket pavilion to form 1no. holiday let and extension to changing rooms / formation of lower balcony

Planning Statement:
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1 Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Oakamoor Cricket Club to seek full planning permission for the conversion of a former pavilion building on their land at Mill Road, Oakamoor to a holiday let, along with extensions to the main clubhouse to provide enlarged changing rooms and a new balcony.

1.2 Oakamoor Cricket Club is a thriving local sports club, with over 200 members, and provides a variety of sporting opportunities on the site, including:

- Men's Cricket (8 Teams)
- Women's Cricket (1 Team)
- Women's Indoor Cricket (1 Team)
- Women's Softball (1 Team)
- Age Group Boys Cricket (U8 up to U17)
- Age Groups Girls Cricket (U11 and U14)

1.3 The Club also has two football pitches that are used by several local teams, including Churnet Valley football club, Cheadle United under 13s and a local veteran's team. Each team uses the changing facilities when available. A local running club also uses the on-site facilities, including the changing rooms, as do local walkers. The club also permits local schools to use their facilities and also hosts summer fun days.

1.4 The existing changing facilities on the site are in need of upgrading, having been built back in 1963. They no longer meet the requirements of modern day sport, both in terms of overall space available and in terms of the changing demographic of the teams that use the facilities.

1.5 The proposed extension to the existing changing rooms is in direct response to ongoing issues that the club has experienced and will serve to enlarge the two existing changing rooms at the front of the building, expanding into an area that is currently occupied by an external balcony. In doing so they will be able to continue to operate the teams that they do, with scope to support additional sides and training sessions, to the benefit of the local community. A new lower balcony is also to be constructed on an existing area of hardstanding to enable continued elevated viewing of the games. The extension will be constructed using a matching palette of materials to the existing clubhouse.

1.6 The application also proposes the change of use of a redundant pavilion building on the site to provide a holiday let, which the cricket club will run in order to generate an additional revenue stream. The pavilion was the original clubhouse on the site before the club relocated into its current building in 1963. Various remedial works and repairs were undertaken to the pavilion building approximately 20 years ago to replace existing wall finishes and provide a new roof covering.

1.7 The accommodation of the proposed holiday let will comprise of an open plan siting room / kitchen / diner, along with two bedrooms and a bathroom. External alterations to the front elevation of the building are proposed to reduce the extent of glazing, along with the provision of new floorboards and wooden railings to the existing balcony area, as well as the provision of new windows and doors to the other elevations. Internally, a new suspended timber floor is proposed, along with the provision of new internal insulation. The building will otherwise remain unaltered from how it exists today. Parking for the holiday let is to be accommodated within the existing cricket club car park.

2 Site Location

2.1 The application site is located within the rural area and comprises a long established Cricket Club that is located to the southeast of Mill Road, Oakamoor. The pavilion building is located in an elevated position towards the northeastern boundary of the site, with the existing car park located to its north. The pavilion building is constructed from a timber frame and has a felt roof. It is an aesthetically pleasing building that reflects its period of construction and former use.

2.2 The existing clubhouse lies to the east of the pavilion and also lies close to the northeastern boundary of the site. It is a single storey structure of more utilitarian appearance, dating from 1963. Beyond that northeastern site boundary lies a belt of woodland that encloses part of the former Churnet Valley Railway which is also designed as a Site of Biological Interest (SBI). A bank of mature trees also encloses the southwestern site boundary, along the banks of the River Churnet. Beyond that lies Red Road.

2.3 Both the pavilion building and clubhouse lie within Flood Zone 2, and partially within Flood Zone 3 based on Environment Agency Flood Mapping. However, the finished floor level of both buildings, along with the adjacent car park are noted to occupy an elevated position in relation to the main sports pitches that extend away towards the River Churnet to the southwest / southeast (circa 1.7 – 1.9m higher).

2.4 Neither of the buildings are statutorily listed, nor do they lie within the Oakamoor Conservation Area, whose boundary lies further to the west of the site. There are no public rights of way that pass through the site. The site as a whole forms part of a designated area of Public Open Space (Davies Worthington Sports Ground) and is within the Churnet Valley Master Plan area.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan taking into consideration any relevant material considerations. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan of which the following policies are of relevance to the determination of this application:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering (amongst others):

- Quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers

- A healthy, safe, attractive, active, well-designed and well-maintained environment

- Development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings

3.3 Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This will be achieved through a number of actions, including:

- Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape

- Allowing for small-scale tourism developments in other areas in accordance with policy E4.

3.4 Policy SS11 of the Local Plan relates to the 'Churnet Valley Strategy' and states that the Churnet Valley is identified as an area for sustainable tourism and rural regeneration. The Churnet Valley Masterplan provides a comprehensive framework for development in the Churnet Valley and development should be in accordance with the Masterplan. Within this area particular support will be given to a number of forms of development and measures, including:

- short stay and long stay visitor accommodation

- the expansion of existing tourist attractions and facilities and the provision of compatible new tourist attractions and facilities

3.5 Policy SS11 goes on to state that development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area. Strong sustainable development and environmental management principles should also be demonstrated. The consideration of landscape character will be paramount in all development proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.

3.6 Policy SD5 of the Local Plan relates to 'Flood Risk' and states that the Council will follow a sequential approach to the management of flood risk. New development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other polices aimed at achieving a sustainable pattern of development. The development of sites within areas at greater risk of flooding will only be considered where they are deemed acceptable due to national or other policies or material considerations. All applicable development must be subject to a site-specific flood risk assessment which demonstrates that the development has been designed to be flood resilient and resistant and safe for its users for the lifetime of the development; in accordance with NPPF Policy. In addition, schemes in flood risk areas should demonstrate how the sequential approach has been used to locate the most vulnerable parts of the development in the areas of lowest flood risk. Where development sites are located in flood risk areas and/or affected by the presence of watercourses, the Council expects developers to undertake early discussions with the EA and the LLFA.

3.7 Policy E4 of the Local Plan relates to 'Tourism and Cultural Development' and states that new tourism and cultural development which complements the distinctive character and quality of the District will be supported having regard to the Area Strategies in Policies SS5 to SS10. In addition:

1. New tourist, visitor and cultural accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering either:

   A) good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or

B) in locations in or close to settlements where local services, facilities and public transport are available; or

C) in areas specifically identified for tourism development in the Churnet Valley Masterplan or other relevant documents.

3.8 Policy E4 goes on to state that new accommodation, attractions and facilities should support the provision and expansion of tourist, visitor and cultural facilities in the rural areas where needs are not met by existing facilities, and that all development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance.

3.9 Policy C1 of the Local Plan relates to 'Creating Sustainable Communities' and states that the Council will support proposals which protect, retain or enhance existing community facilities (including multi use and shared schemes) or provide new facilities. New facilities should preferably be located within defined built up areas where they are most accessible. In exceptional cases facilities may be located adjacent to these areas where it can be demonstrated that this is the only practical option and where a site is well related to the existing settlement.

3.10 Policy C2 of the Local Plan relates to 'Sport, Recreation and Open Space' and states that existing areas of open space, recreational land and buildings including school playing fields and amenity open space will be protected from development, unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

3.11 Policy C2 goes on to state that new sport, recreation and open space facilities should:

a) be located in accessible locations and supported by the local transport infrastructure

b) protect the residential amenity of the area

c) be of an appropriate quality, scale and form compatible with the local area, especially if the site is located outside the settlement boundary in the open countryside

d) not harm interests of acknowledged importance; and e) be designed so that they are fit for purpose.

3.12 Policy C2 also states that applications to improve the use and availability of existing outdoor sports and recreation provision such as the creation of artificial grass pitches and introduction of ancillary facilities such as changing rooms, artificial surfaces or floodlighting will be permitted provided that they:

a) are directly related to the needs of the facility and are proportionate in scale

b) can be satisfactorily and economically serviced

c) do not have an unacceptable impact on existing neighbours

d) meet the above criteria for new sport, recreation and open space facilities; and

e) are acceptable in other respects e.g. design, landscape impact, not inappropriate in Green Belt

3.13 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

- be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area

- be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance

- protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution

- provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use

3.14 Policy DC3 of the Local Plan relates to 'Landscape and Settlement Setting' and states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence

2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence

3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds

4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape

5. Ensuring that development does not adversely affect the wider setting of the Peak District National Park.

3.15 Policy NE1 of the Local Plan relates to 'Biodiversity and Geological Resources' and states that these will be conserved and enhanced by positive management and strict control of development (and having regard to relevant ecological evidence) by (amongst other measures):

- Conserving, and enhancing regional and locally designated sites. The Council will not permit any development proposal which would directly or indirectly result in significant harm to geological and biodiversity conservation interests, unless it can be demonstrated that:

  A) there is no appropriate alternative site available; and
  B) all statutory and regulatory requirements relating to any such proposal have been satisfied; and
  C) appropriate conservation and mitigation measures are provided; or if it is demonstrated that this is not possible
  D) the need for, and benefit of, the development is demonstrated to clearly outweigh the need to safeguard the intrinsic nature conservation value of the site and compensatory measures are implemented.

- Expecting all development where possible seeks to deliver a net gain in biodiversity proportionate to the size and scale of the development. In circumstances where adverse impacts are demonstrated to be unavoidable, developers will be required to ensure that impacts are appropriately mitigated, with suitable compensation measures towards loss of habitat used only as a last resort where there is no alternative. Where any mitigation and compensation measures are required, they should be appropriately scheduled and managed according to the nature, size and scale of the development so as to minimise impacts that may disturb protected or important habitats and species.

3.16 Policy T1 of the Local Plan relates to 'Sustainable Transport' and states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by:

1. Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.

2. Ensuring that major development is located in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal.

3. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.

4. Where appropriate all new development shall facilitate walking and cycling within neighbourhoods and town centres, and link with or extend identified walking or cycling routes. In addition applicants should also consider how their schemes can enhance the existing path network in line with the Staffordshire County Council Rights of Way Improvement Plan and also give consideration to the protection of non-definitive public footpath routes in addition to definitive routes.

4 Other Material Considerations

National Planning Policy Framework

4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets our policies, *inter-alia*, aimed at promoting and sustaining community facilities, improving health and wellbeing, securing high quality design and safeguarding development from flooding. The content of the NPPF has been taken into consideration in the preparation of this application.

Churnet Valley Master Plan SPD (2014)

4.2 The Churnet Valley Master Plan Supplementary Planning Document sets out guidance aimed at promoting and enhancing the Churnet Valley as a tourist destination within the Moorlands. The content of the Master Plan has been taken into consideration in the preparation of the application.

SMDC Tourism & Economic Impact Assessment

4.3 The Tourism and Economic Impact Assessment prepared by SMDC places an emphasis on raising the profile of the Staffordshire Moorlands so that it becomes a stronger destination as a place for both day visits and longer holidays, improving the current offer and unlocking the District's potential and boosting the local economy. The content of this document has been taken into consideration in the preparation of this application.

SMDC Physical Activity and Sports Strategy

4.4 The Physical Activity and Sports Strategy prepared by SMDC places an emphasis on supporting the inactive to become active, addressing inequalities in physical activity and sport engagement and supporting the existing club and voluntary sector base to build local capacity. The content of this document has been taken into consideration in the preparation of this application.

5 Planning Assessment

Principle of Development – Extension to Clubhouse

5.1 The application proposes an extension to an existing clubhouse that is located within the rural area. The extension is proposed in order to improve the existing changing facilities on the site to help remedy ongoing problems the club is facing owing to their limited size, as well as the changing demographics of those using the facilities. The club is a thriving local facility and is looking to constructively address ongoing issues with its existing accommodation.

5.2 Policy C1 of the Local Plan confirms that the Council will support proposals which protect, retain or enhance existing community facilities, including multi use and shared schemes or which provide new facilities. Policy C2 of the Local Plan goes on to state that applications to improve the use and availability of existing outdoor sports and recreation provision such as changing rooms will be permitted provided that they are directly related to the needs of the facility and are proportionate in scale, can be satisfactorily and economically serviced, and do not have an unacceptable impact on existing neighbours (amongst other criteria).

5.3 The provisions of policies C1 and C2 of the Local Plan are reflected within paragraph 92 of the National Planning Policy Framework which confirms that planning decisions should aim to achieve healthy, inclusive and safe places which:

> *"enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier*

food, allotments and layouts that encourage walking and cycling".

5.4 Paragraph 93 of the National Planning Policy Framework goes on to add that planning decisions should:

"plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments"

"take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community"

5.5 The existing changing facilities on site are in need of upgrading, with the two changing rooms at the front of the building being notably small. Their small size means players are unable to fit in the same changing room with their kit, with kit then being left in the toilets and/or corridor, creating health and safety concerns. The changing rooms are no longer fit for purpose and enlargement and refurbishment is required. This is all the more important given that the club now supports numerous teams, as discussed in paragraphs 1.2 – 1.3 above.

5.6 Enlarging and upgrading the changing rooms will enable the club to continue to serve the teams and groups that it already does, as well as enabling additional teams to be supported by the club, as well as additional training sessions to be provided. Such benefits will contribute positively towards the objectives of the Local Authority's Physical Activity and Sports Strategy which

seeks to encourage the inactive to become active as well as addressing inequalities in physical activity and sport engagement, whilst also supporting the existing club to build local capacity. The project will allow more women, girls and disabled people to play sport and well as continuing the club's important role in facilitating physical activity, and consequently accords with these objectives.

5.7 The extension is modest in relation to the size of the clubhouse and is proportionate to the needs identified by the club. There will be no adverse impact on neighbouring occupiers (discussed in more detail below) and the proposal will not result in the loss of any of the existing sports pitches. The proposed extension to the clubhouse is consequently held to meet the requirements of policies SS10, C1 and C2 of the Local Plan and guidance contained within the National Planning Policy Framework.

Principle of Development – Conversion of Pavilion

5.8 Policies SS10 and E4 of the Local Plan give explicit support to sustainable tourism developments in the open countryside and the Churnet Valley where it accords with policy SS11. The explanatory text to policy SS11 confirms that the policy seeks to manage opportunities for further appropriate visitor accommodation and tourist facilities with an emphasis on increasing overnight stays with visitors staying for longer and throughout the year and on further developing the visitor experience of the Churnet Valley through the development of its heritage, nature based and outdoor recreation products, improving and developing links between existing facilities and activities so that they are benefiting from each other, and maintaining and establishing links with regional tourism facilities.

5.9 The explanatory text to policy SS11 is reflected within the Local Authority's recently adopted Tourism and Economic Impact Assessment which identifies a

lack of accommodation investment and a dominance of day visitors being weaknesses of the tourism economy in the Staffordshire Moorlands. It goes on to identify a series of aims and objections aimed at growing the tourism economy in the Moorlands, including the following:

- Get visitors to stay longer in the area by developing itineraries that combine Alton Towers with other experiences especially 'Activities' and 'Attractions', moving from a day visit to an overnight, or a 1 night to a 2 night visit.

- Encourage accommodation development – small scale, quality, catered & self-catered that keeps visitors in the local area.

- Expand, improve and encourage the development of accommodation to attract visitors to stay overnight and keep their spending in the local area rather than losing it to neighbouring regions.

- Encourage accommodation development in the towns/villages, at existing sites where services are already in place.

5.10 The submitted proposal firmly accords with these stated aims and objectives, and will provide a small scale holiday let that is located within easy reach of local facilities and tourist attractions, including The Cricketers Arms, Dimmingsdale and Alton Towers amongst others. It also lies within easy reach of the local footpath network which provides access to the wider Churnet Valley landscape. The Structural Survey accompanying the application furthermore demonstrates that the building is structurally suitable for conversion without any significant remedial works being required. The

proposed development is consequently held to meet the requirements of policies SS10, SS11, C1 and E4 of the Local Plan in this regard.

5.11 The proposed holiday let will also provide a valuable additional revenue stream for the cricket club, thereby helping to sustain it into the future and to enable the club to provide improved facilities, and in turn continue its important role in facilitating participation in sport. Such benefits lend further significant weight in favour of the proposed development.

Design & Layout

5.12 The proposed extension to the clubhouse is single storey in nature, and will infill part of the existing front balcony / terrace to allow for the expansion of the changing rooms. The extension will sit beneath the existing projecting roof and is to be finished in vertical timber cladding to match the existing building. The lower level balcony will be enclosed by facing brickwork to match the existing lower elevation of the clubhouse, with matching metal balustrades provided around it. The extension to the clubhouse is consequently held to be of an acceptable design that will not detract from the character and appearance of the surrounding area.

5.13 The works to convert the pavilion building to a holiday let will be sensitive to its character. Some remodelling of the existing front elevation is required, including reboarding of the external balcony and provision of a new timber balustrade around. The general scale, massing and appearance of the building will nevertheless be largely unaltered. The pleasing architectural appearance of the building and its contribution to the character and appearance of the area will consequently be retained. The design and layout of the development is consequently held to meet the requirements of policies SS1, SS10, SS11, DC1 and DC3 of the Local Plan.

Flood Risk

5.14 Policy SD5 of the Local states that the Council will follow a sequential approach to the management of flood risk and that new development will be guided to the areas with the lowest risk of current and future flooding where this is viable and compatible with other polices aimed at achieving a sustainable pattern of development. Policy SD5 goes on to state that the development of sites within areas at greater risk of flooding will only be considered where they are deemed acceptable due to national or other policies or material considerations.

5.15 The existing pavilion and clubhouse buildings are shown by the EA Flood Map for Planning as lying within Flood Zone 2 and partially within Flood Zone 3. It is nevertheless clear from a site inspection that the finished floor levels of both buildings occupy an elevated position in relation to the surrounding land to the south and the floodplain of the River Churnet (see image in Figure 1).

Figure 1 – Image showing levels change between pavilion and pitches



5.16 The side elevations on the submitted plans demonstrate the change in levels across the site and show that the floor level of the clubhouse lies circa 1.9 metres above the level of the adjacent sports pitches. As a consequence of its elevated position, the proposed development will not be at risk of flooding from fluvial flooding. The clubhouse is, in any event, classified as 'water-compatible development' by the Technical Guidance to the National Planning Policy Framework and consequently the proposed extension and lower balcony is held to be acceptable in flood risk terms.

5.17 The pavilion is likewise raised up significantly in relation to surrounding land levels (some 1.7 metres higher). It has an existing undercroft, but that does not comprise of accommodation, nor is it capable of being occupied owing to the restricted height thereunder. The proposal entails the conversion of the existing building to form a holiday let and no structural alterations (aside from a new front elevation and balustrade) are proposed. Consequently, it would not be suitable to raise the ground floor level of this building to mitigate any potential fluvial flood risk if any should arise.

5.18 The applicant is nevertheless agreeable to implementing flood resilience measures such as resilient wall and floor finishes, resilient insulation and raised electrical sockets if these are deemed to be necessary. The applicant is also agreeable to preparing a Flood Evacuation and Emergency Plan so that occupiers of the holiday let know what to do in the event of a flood event. An appropriate means of escape also exists via the former railway path to the NE and public footpath Oakamoor 13 which connects with Farley Road to the northeast of the site. As a consequence the proposed development will not be at risk of flooding, nor will it give rise to any adverse flood effects elsewhere. The proposed development is consequently held to meet the requirements of policy SD5 of the Local Plan and guidance contained within the National Planning Policy Framework.

Residential Amenity

5.19 The nearest neighbouring property to the pavilion and clubhouse lies in excess of 190m away, and consequently the extension to the clubhouse and conversion of the pavilion will not derive any conflict with the Local Authority's Space About Dwellings Standards. The proposed development will therefore not have an adverse impact on the amenity of neighbouring occupiers and is in accordance with the requirements of policy DC1 of the Local Plan in this regard.

Biodiversity

5.20 The application site is noted to lie to the southwest of the Churnet Valley Railway Site of Biological Interest (SBI). However, as the extension to the clubhouse will not result in any encroachment of development beyond the existing footprint / hardstanding of the existing building, no adverse harm to the SBI will occur. In terms of the conversion of the pavilion, no works are proposed, nor required to the roof of the structure, and consequently it is considered highly unlikely that the development will give rise to any potential harm to protected species. The applicant is agreeable to installing a bat and bird box onto the external elevation of the pavilion building in the interests of securing a net gain to biodiversity, and in doing so the development will meet the requirements of policy NE1 of the Local Plan and guidance within the National Planning Policy Framework.

Parking & Highway Safety

5.21 The site benefits from an existing means of vehicular access via Mill Road to the northwest, and has a large area of hardstanding to the north of the pavilion and west of the clubhouse that is used for the parking of vehicles. No alterations are proposed to that vehicular access, and ample space exists within the existing parking area to accommodate the parking of guests vehicles when using the holiday let. No conflict with policy T1 will therefore arise.

6 Conclusion

6.1 The submitted proposal constitutes a sustainable form of development having regard to the following conclusions:

- The proposed clubhouse extension will support and enhance the existing community facility and facilitate additional participation in sport.

- The proposed conversion of the pavilion to a holiday let will support the Local Authority's objectives of encouraging more overnight stays in the District, and deliver consequential benefits to the local economy.

- The design and layout of the development will not detract from the character and appearance of the surrounding area.

- The development will not give rise to any concerns with regard to flood risk.

- The development will not give rise to harm to neighbouring residential amenity.

- The development will not have an adverse impact on protected species.

- The proposed development will not give rise to any highway safety concerns.

6.2 The proposed development is consequently held to meet the requirements of policies SS1, SS10, SS11, C1, C2, SD5, DC1, DC3, NE1 and T1 of the Staffordshire Moorlands Local Plan and guidance set out within the National Planning Policy Framework, the SMDC Tourism & Economic Impact Assessment and the SMDC Physical Activity and Sports Strategy.