DELEGATED DECISION REPORT

SMD/2023/0315 **Valid 29/06/2023**	**GREENWAY HALL GOLF CLUB STANLEY ROAD STOCKTON BROOK**	**MARQUEE ATTACHED TO DRIVING RANGE LOUNGE AND SHOP.** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the Green Belt
- Impact on Character and appearance
- Impact on residential amenity

DESCRIPTION OF SITE

The entrance to the golf club is next to the canal bridge on Stanley Road, a short distance to the south of the centre of Stockton Brook village. The golf course occupies a large area of land within the Green Belt to the south of the village and to the east of Greenway Hall Road in Stoke on Trent and is adjacent to the boundary between the two districts.

The application site comprises part of the golf course which concerns a recently built and extended golf driving range building. This lies 70 metres to the south of the main golf club building. The golf driving range occupies some of the land next to the eastern boundary of the golf course. Without planning permission a marquee/gazebo type structure has been added to the western end of the driving range building. The structure encloses patio style entrance doors and occupies an area of patio to provide a covered sitting area as an extension to the canteen and bar inside the building.

PROPOSAL

This is a full planning application for the development already carried out - the erection and permanent attachment of the marquee/gazebo building. To provide additional space for refreshments and seating. The proposed marquee has clear plastic wall panels, white PVC framed door with side screen and white PVC high level panels above the clear plastic panels and exit Door. The roof panels have a white PVC finish.

The marquee was erected in 2020 during the Covid pandemic to allow the lounge facilities to be provided to members and guests i.e. leisure facilities restricted to outside drinking and social Distancing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations

D3 Landscape Characteristics
C2 Sport recreation and open space
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2014/0079: Extension to club house and erection of golf driving range. Approved.
SMD/2015/0355: Extension to club house and erection of golf driving range (revised scheme). Approved.
SMD/2017/0511: Floodlights for golf driving range. Approved
SMD/2018/0683 Single storey extension to golf driving range. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 7/08/2023
Neighbour consultation period ends: 7/08/2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Bagnall Parish Council: Object. The marquee was supposed to be a temporary response to Covid. Concern among residents over potential for noise and disturbance.

OFFICER COMMENTS

Impact on the Green Belt
The site is in the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions at paras 149 and 150 of the NPPF. One such exception is the extension of a building providing it does not result in disproportionate size increase over and above the size of the original. The planning history confirms that the original building has already had a 33% enlargement in 2018. This marque, as an extension, has added another 10% to footprint. The addition is obviously light in structure and appears small against the narrow end of the large driving range building.

It does not read, function or impact the Green Belt as a disproportionate addition. The development in not inappropriate and harmful to the Green Belt in these regards.

Impact on Character and appearance of the area
The development is a small addition against the end of a much larger functional sports building. It appears in that context and landscape manicured for sport and recreation. The small addition does not appear as a prominent intrusion into the countryside and does not adversely affect the character of the landscape or the area. The extension harmonises with the existing building. The extension would be most visible from the car park and driveway within the golf club and would be well

screened from the public realm, roads and footpaths by the existing building itself and boundary vegetation/tree screening. The character and appearance of the area would therefore not be harmed. There is no conflict with policies DC1 or DC3.

Impact on the amenity and living conditions of residents in the locality
The parish council have raised an objection on the grounds that there is concern among residents over potential for noise and disturbance. There have been no objections received from any of the residents and as such no first hand evidence that the development has been adversely affecting amenity or living conditions, after all the development has been in situ since 2020.

The marquee is on the western end of the driving range building. To the west the dwellings that line Greenway Hall Road and back onto the golf course are some 220m away from the development the other side of a woodland band of trees that edge the golf course. To the east of the driving range there are scattered properties on Houghwood Lane. None of these properties are any closer than 120m to the development or the patio at the western end of the driving range building.

The separation distance and screening either side of the development must reduce the likelihood of enjoyment of the marquee causing unreasonable noise and disturbance. Moreover, the marque occupies an open patio area that serves the canteen and bar within the building, the patio could already be used for the enjoyment of diners and drinkers during the day and into a warm evening. The marquee provides some shelter and perhaps extends the time that the area might be used, but because of its light structure and thin material it cannot significantly prolong use into a chilly evening or the spring/summer season. To some extent it must enclose and provide some degree of barrier to noise escape as opposed to the open unrestricted use of the patio. Overall, it is not considered that the development significantly increases the intensity or changes the character of use, or the potential for there to be unreasonable noise outbreak that adversely affects the living conditions and amenity of residents.

CONCLUSION / PLANNING BALANCE
The development is not inappropriate in the Green Belt because it is an extension that does not disproportionately increase the size of the original building. The development does not adversely affect the character and appearance of the area or landscape character. There is no evidence that leads to a conclusion that the development unreasonably affects the amenity and living conditions of residents in the locality. There is no conflict with the policies of the Local Plan or the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 16/08/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council