

[REDACTED]

Sent: 29 January 2026 13:32
To: Planning Comments (SMDC)
Subject: Application Number SMD/2025/0521

[REDACTED]

"Dalbeattie"

Houghwood Lane,

Stockton Brook

Stoke-on-Trent

ST9 9JN

29 January 2026

Dear Sir or Madam,

Re:- Application by Greenway Hall Golf Club for two padel courts.

Thank you for writing to me to let me know about this application and give me an opportunity to make any comments.

My only concern is regarding the parking because the surveys which were done may not have covered the issue in enough detail.

I understand that the courts will result in a loss of 14 spaces in the existing overflow car park. However, as the development could be expected to create a need for up to 8 additional spaces, the overall net result will be a loss of 22 spaces for the existing Golf Club, the driving range and the Lockside Restaurant which also occupy the site. In addition, the Lockside Restaurant is currently being extended to cater for more customers and may therefore itself create an additional demand for parking spaces.

Lockside caters for events such as birthday, christening and other parties, weddings, funerals and other events which generate a much bigger than usual need for parking spaces. Some of these events take place in the daytime as well as in evenings. None of the parking surveys took place during any of these events.

Obviously, there won't be anyone playing golf on the course itself after night has fallen but in summer months this can be very late. As the golf course, driving range, restaurant and padel courts are all to be open at the same times, up to 22.00 hrs, I would like further consideration to be given to whether the parking provision will be adequate for the likely demand from all these activities taken together. Some of the customers leaving the site late in the evening can be quite noisy even now but the problem would be much worse for local residents if some of the cars were parked on Stanley Road right outside their homes. Beyond the immediate parking restrictions near the site entrance, Stanley Road has blind bends on both sides and is not suitable for parking anyway.

Yours faithfully

Stephen B. Davies