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From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

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Application Reference No. : SMD/2025/0521 Site Address: GREENWAY HALL GOLF CLUB Stanley Road Stockton Brook Staffordshire ST9 9LJ STOKE-ON-TRENT Comments by: Neil Sellers

From:
Glenelg
Stanley Road
Stockton Brook
Stoke on Trent
Staffordshire
ST9 9LJ

[REDACTED]

Submission: Objection

Comments: I wish to object to this planning application for a number of reasons. In no particular order:-

NOISE - I have concerns that with the proposal of 2 padel courts, there will be sound disturbance to the surrounding community. This is a residential area and the suggestion these courts will be open from 7am until 10pm, will impact the neighbourhood and sitting outside your home, especially during the long summer nights. This is a particular concern as they are outdoor courts.

VISUAL IMPACT - The infrastructure that comes with a padel court (glass walls, floodlights etc), is out of keeping with the character of the surrounding area. The suggestion of the nearest dwelling is 50 metres away and separated by woodland is clearly incorrect. Apart from any hedging there is no respite from noise and light pollution to many houses in Stanley Road.

GREEN BELT RESTRICTIONS - The location for these padel courts is located in a Green Belt area and as such I feel the application deserves tighter scrutiny.

WILDLIFE - Personally, I have seen an otter in the stretch of land/canal adjacent to the planning location. As otters are a European protected species, I request a survey is completed to ensure they are not impacted by the noise and light of any proposal. Please note the application clearly states that the proposal is NOT within 20 metres of a watercourse. This is INCORRECT as there is a small brook and canal within the 20 metres.

TRAFFIC - I have many concerns around both the increase in traffic and parking spaces. The application states a loss of 14 parking spaces in the overflow car park. However, Lockside Restaurant is currently being extended to cater for

weddings, wakes and baby showers, which will certainly create further demand for parking, and as there is no space anywhere else on site, this will mean the overflow car parking will be utilised much more in the future.

In the past 12 months, I have noticed increased traffic flow along Stanley Road, especially with the demand of the successful driving range. This allied with the opening of the extension at Lockside, possibly 2 padel courts and the potential for a lack of parking provision, means I have major concerns that this result in traffic and parking issues along Stanley Road. And finally, issues have been raised to SMDC around the anti-social noise and disturbance when people are leaving - this application will only escalate the problem.

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