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Sent: 04 February 2026 14:41

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Subject: Objection to Planning Permission for Proposed Outdoor Padel Courts
(SMD/2025/0521)

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To whom it may concern
Objection to planning of proposed outdoor Padel Courts SMD/2025/0521

3. > Form and Scale – The Proposal compromise two enclosed courts with glass and mesh fencing to a maximum height of c.4m, with discreet floodlighting at c.6m.

3. > The Courts are to be sited on existing hardstanding/car park

5. > Lighting Strategy – Floodlighting is limited to 6m high columns, with directional, low-spill fittings targeted only at the playing surface. This ensures

- Minimal light intrusion into the conservation area
- No excessive glare towards canal users and nearby dwellings

6. > Noise: The use is consistent with existing recreational activity at the golf club. Noise from play is limited and mitigated by intervening woodland.

6. > Residential Amenity: The nearest dwellings are over 50m away, separated by woodland. Impacts are therefore minimal.

7. > Management and Aftercare – Hedgerow establishment – Hedgerows to be maintained at 2-2.5m height and trimmed annually.

I am writing to formally object to the planning permission application for the proposed outdoor padel courts at Greenway Hall Golf Club, reference number SMD/2025/0521. After reviewing the details of the proposal, I have highlighted above areas of concern and have several significant concerns that I believe must be addressed.

Firstly, regarding the form and scale of the proposal, the enclosed courts with glass and mesh fencing reaching a height of approximately 4m, along with floodlighting at 6m, raise serious issues. The claim that noise from play will be limited and mitigated by intervening woodland is misleading, as there is no woodland surrounding the courts that would effectively buffer sound to the residents of Stanley Road.

Furthermore, the absence of soundproofing measures for the glass courts is concerning, as it does not adequately address potential noise pollution. I would also like to draw your attention to a recent case in Bath, where local councillors sided with residents who described the noise from padel as akin to 'Chinese water torture', leading to a ban on such courts. This precedent highlights the potential for significant noise disturbances in a Greenbelt and conservation area, that could affect local residents and will disturb wildlife. [Padel court plans refused over impact of potential noise on neighbours | Bath Echo](#)

Additionally, the lighting strategy appears flawed. The assertion that floodlights will have minimal light intrusion into the conservation area is questionable, as a 2-2.5m high hedgerow will not sufficiently obscure the view of 6m high floodlights. This could result in light pollution affecting both the conservation area and nearby properties. The existing floodlights from the driving range already create a significant visual impact, resembling a football ground, which is not conducive to the local environment.

The proposed site for the courts, located on existing hardstanding/car park which will reduce parking further, Application to extend the now former clubhouse (SMD/2014/0079). It was noted that the extension could not be built until such time that 5. Until the parking areas have been provided and marked out in accordance with approved plans.

6. Clearly signed as additional parking for use by golfers and 7. The access road to the car park has been reconstructed and surfaced (in the interest of highway safety).

It was clearly a concern that the car park was not adequate at the time and required extending on the now proposed site of the Padel Courts. Since that review, we have seen the addition of a large driving range and a new clubhouse, and currently they are extending the former clubhouse and now a restaurant/bar to accommodate wedding parties and alike, which have seen a large growth in visitors. Parking congestion has become a common issue, often spilling onto Stanley Road. Furthermore, the single access point to the car park poses risks, particularly in such close proximity to the Grade II listed James Brindley Bridge, which has already suffered damage from delivery vehicles.

Lastly, I am concerned about the impact on local wildlife along the Caldon Canal. The noise from outdoor padel and the associated floodlights could have detrimental effects on local species, including nesting ducks and geese, as well as various bird species that already face disturbances from events on the site of the golf club.

In summary, while I respect the need for recreational facilities, the cumulative impact of recent developments at the golf club has transformed the area into a near 24/7 venue, which is not sustainable for the local community and conservation area. I urge you to consider these objections seriously and take them into account during the decision-making process.

Thank you for your attention to this matter. I look forward to your response.

Best regards,

Rebecca and Martin Willis

The Stables, Stanley Road