

DELEGATED REPORT

Report by Helen Leach	Date of report: 10/01/2022	Ref: 67772/FUL
Registration: 19/11/2021	LDFC: 21/12/2021	Expiry Date: 14/01/2022
Site Visit: 17/12/2021	Site Notice: 30/11/2021	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: PI
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIOT

Proposal: Single storey extension to the front of the Club House to extend existing pro shop.

Location: Whitefield Golf Club, Higher Lane, Whitefield, Manchester, M45 7EZ

Description

The application site relates to the clubhouse at Whitefield Golf Club, which is located in the Green Belt. The clubhouse is a two storey building constructed from render with timer cladding and a slate roof. The site is accessed from Higher Lane, which leads to a car park to the south of the building.

There are residential properties to the north and east of the site and two blocks of apartments to the north west. The golf course is located to the south and west of the site.

The proposed development involves the erection of a single storey extension to the front of the clubhouse. The proposed extension would be single storey and would be rendered with a flat roof.

Relevant Planning History

43773 - Outline - Demolition of existing clubhouse & stores & construction of replacement golf clubhouse, car parking & new access to Higher Lane together with erection of 24 apartments at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 17 March 2005.

44276 - Reserved matters - Demolition of existing clubhouse& stores & construction of replacement golf clubhouse, car parking & new access to Higher Lane, together with erection of 24 No. two bedroom apartments at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 31 May 2005.

47058 - Reserved matters - Variation of apartment buildings and design amendments to 44276 application approved for 24 apartments and associated basement and surface car parking and landscaping at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 8 February 2007.

47163 - Omission of acoustic fence adjacent to the boundary and included on the approval for the new golff club application number 43773 (Variance/removal of condition 10 from planning permission 43773) and increase height of boundary wall to 3.0 metres high (taken from 71/73 Higher Lane) at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 8 February 2007.

48139 - Replace damaged and defective fencing, providing new security fencing to the boundary adjacent to Ross Avenue and Top O' Th' Fields (resubmission) at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 17 July 2007.

50494 - Toilet extension to existing refreshment hut adjacent 10th tee (retrospective) with new pitched roof to building (resubmission) at Whitefield Golf Club, Higher Lane, Whitefield.

Approved with conditions - 26 November 2008.

55406 - Erection of three bay junior golf practice area at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 17 October 2012

56095 - Single storey extension under existing balcony at front of clubhouse at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 15 April 2013

56178 - Non-material amendment following grant of planning permission 55406 for the erection of three bay junior golf practice area to increase the bay sizes at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 30 April 2013.

58874 - Erection of 1 no. 30M (hub) high, 45m (tip) high wind turbine plus ancillary development at Whitefield Golf Club, Higher Lane, Whitefield. Refused - 30 September 2015.

Publicity

The neighbouring properties were notified by means of a letter on 24 November 2021 and site notices were posted on 30 November 2021.
There has been no response.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant.

Unitary Development Plan and Policies

EC4/1	Small Businesses
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN7	Pollution Control
OL1/2	New Buildings in the Green Belt
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected

equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle - Green Belt - The application site is located in the Green Belt. Paragraph 145 of the NPPF regards the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this are:

- a. buildings for agriculture and forestry;
- b. provision for appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and recreation;
- c. extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building;
- d. replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for community needs under policies set out in the development plan (including policies for rural exceptions sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use excluding temporary buildings) which would
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need with in the area of the local planning authority.

Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages.

The proposed development would result in an extension to the building, which would be

single storey and would measure 22 square metres. The floorspace of the existing clubhouse building is 432 square metres. As the proposed development would represent 5% of the floorspace and would be single storey, the volume of the proposed extension would be less than a third of the original building. As such, the proposed development would not be a disproportionate addition and would be in accordance with Policy OL1/2 of the Bury Unitary Development Plan and the NPPF.

Principle - Recreation - Policy RT1/2 states that the Council will give favourable consideration to proposals for the appropriate improvement of existing recreational land and facilities in the Borough.

The proposed development would be used in conjunction with the check in and small shop. As such, the proposed development represents an improvement to the facilities at the club and would comply with Policy RT1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed extension is very modest in scale and would be situated adjacent to the existing balcony on the north western side of the clubhouse. The proposed extension would be constructed from render with a flat roof, which would match and complement the existing building. Given the location, the proposed extension would be viewed against the backdrop of the existing balcony and clubhouse and as such, would not have an adverse impact upon the character of the area, Green Belt or public arena. Therefore, the proposed development would be in accordance with Policies EN1/2 and OL1/2 of the Bury Unitary Development Plan.

The proposed development would involve amendments to the footpath and landscaping at the front of the clubhouse. Revised plans have been submitted to show that landscaping would be provided and a pedestrian link would be maintained between Higher Lane and the clubhouse and car parking area. Therefore, the proposed development would be acceptable and would be in accordance with Policies EN1/2 and EN1/3 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards between residential properties and would be relevant in this case.

The nearest residential properties would be the block of apartments (Parr Hill) and there would be over 40 metres between the gable wall of the apartments and the proposed extension. This would be in excess of the aspect standards.

There would be over 70 metres between the proposed extension and No. 34a Higher Lane, which would be in excess of the aspect standards.

Given the distances involved, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

Highways issues - Given the use, size and position of the extension, there are no traffic or parking concerns arising.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered WGC-2157-01, WGC-2157-02, WGC-2157-02A, WGC-2157-05 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 10/01/2022		DM	10/01/2022