

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 timber 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 store to house golf buggies. The proposed store would be located adjacent to the club building and the car park and would be constructed from render and grey tiles. The site would be accessed from the

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 no. 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 - 29 March 2007

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

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

67772 - Single storey extension to the front of the Club House to extend existing pro shop at Whitefield Golf Club, Higher Lane, Whitefield. Approved with conditions - 11 January 2022

Publicity

The neighbouring properties were notified by means of a letter on 10 May 2023 and were notified of revised plans on 11 August 2023.

There has been no response.

Statutory/Non-Statutory Consultations

Traffic Section - No response.

Environmental Health - Contaminated Land - No comments.

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start conditions

Unitary Development Plan and Policies

<SQLDCPolicyComRep>

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 - NPPF Chapter 13 - Protecting Green Belt Land and OL policies of the UDP set out the national and local considerations of development within the Green Belt. UDP Policies are largely consistent with the NPPF and therefore hold significant weight. The policies of the NPPF hold substantial weight in terms of the consideration of development within the Green Belt, not least as these policies are more up to date than the UDP.

Para 143 considers that inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 145 states that the construction of new buildings in the Green Belt should be regarded as inappropriate unless it meets the following exceptions:

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided 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 local community needs under policies set out in the development plan (including policies for rural exception 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.

Paragraph 144 of the NPPF states that when considering an application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Policy OL1/2 states that the construction of new buildings within the Green Belt will be inappropriate development unless it is for agriculture, forestry, essential facilities for outdoor recreation, limited extensions of existing dwellings and for other uses of land which do not conflict with the purposes of including land in it. Proposals for buildings, which do not fall into one of the above categories are inappropriate development and will only be permitted in special circumstances.

The proposed development would involve the provision of a building for use as a store in connection with the adjacent golf club. The proposed building would be used to store golf buggies and other equipment and as such, would be essential for outdoor recreation. The proposed building would be located at the rear of the site with screening provided from the existing vegetation. Therefore, the proposed development would be appropriate development and would be in accordance with Policy OL1/2 of the Bury Unitary Development Plan and the NPPF.

Design and layout - The proposed development would be located at the back of the site, behind the clubhouse. Revised plans have been provided by the agent, which show that the proposed building would be set into the site, which would reduce its prominence. The

proposed building would be constructed from render with grey tiles, which would match the existing clubhouse.

The proposed building would be accessed from existing paths and a small retaining wall would be constructed to the north of the building. The existing trees and hedgerows would be retained. Therefore, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - The proposed building would be single storey and would be located over 27 metres from the nearest residential properties. There are no openings within the building and as such, there would be no loss of privacy or impact upon loss of light for the adjacent residential properties. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Access - The proposed development would be accessed via a path around the clubhouse, which connects to the existing car park. The proposed development would not increase the demand for parking and as such, the proposed development would be acceptable. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.