

Our Ref: 2014-08

Development Management Section
The Planning Service
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

19th November 2021

SUBMITTED VIA PLANNING PORTAL

To Whom It May Concern,

RE: Extension of Pro Shop @ Whitefield Golf Club, 83 Higher Lane, Whitefield, Manchester, M45 7EZ

Adams Planning + Development Ltd (APD) are writing on behalf of Whitefield Golf Club in order to submit a full planning application for the following form of development:

“Single storey extension to the front of the Club House to extend existing pro shop.”

This planning application is supported by the following scope of information to accord with Bury Metropolitan Council's validation criteria:

- This Covering Letter
- Planning Application Form & Fee of £234
- A Site/Block Plan
- Existing Plans & Elevations
- Proposed Plans & Elevations

The proposed single storey extension is required in order to improve the size of the Golf Club's Pro-shop facilities and check in area for golfers. The existing shop is small and there is no direct line of sight for the professional of the first tee and fairway.

The proposed single-storey extension will increase the pro shop's sales area and utilises an area of land that currently comprises of a paved area with a small area of planting. The new single storey extension will be a flat roof extension that will be built at the same height as and extend out to the same front line as the existing balcony so that it marries in with the existing façade and building line. The scale and massing will, therefore, sympathetically integrate with the existing Club House's appearance whilst improving the visitor experience.

The existing footway will be extended to ensure that there is safe pedestrian access for people wishing to use the improved pro shop facility. The existing doorway and window will be re-used in the proposed new building front façade with all materials matching in with the existing. The line of the proposed new front façade will enable the Club's golf pro to have direct sight over the first tea which is important to ensure a steady flow of golfers through the course during busier times of the day/year.

Bury Council's Unitary Development Plan (1997) is an old-style Development Plan that was adopted over 24 years ago and is out-of-date when assessed against Paragraph 11 of the National Planning Policy Framework



(July 2021), with the NPPF policies taking precedent in this instance. The application site is part-located within the urban area of Whitefield in an area covered by Policy RT1/1 – ‘Protection of Recreation Provision in the Urban Area’ with approximately half of the proposed new pro-shop extension also lying within Bury Council’s Green Belt (see Figure 1 below).

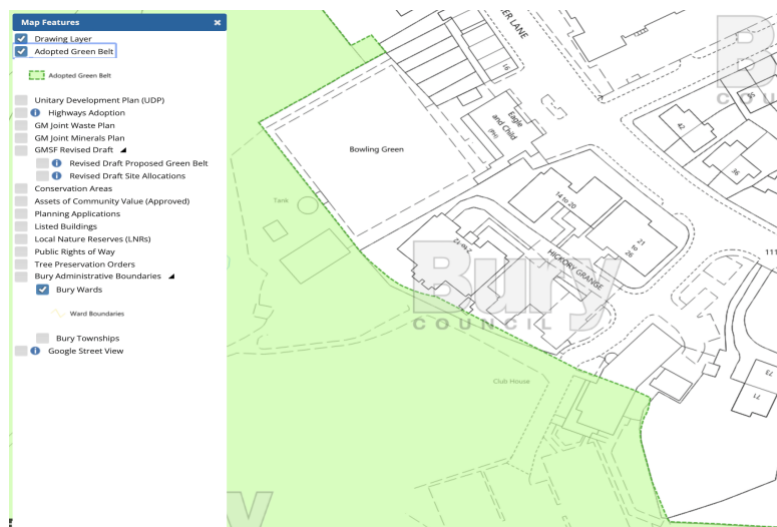


Figure 1 – Proposals Map Extract

Policy RT1/1 aims to protect recreational facilities and the proposed improvement of the existing community and leisure facility to benefit Members and visitors alike fully accords with the Council’s planning policy aims.

Green Belt policy is set out within Section 13 of the NPPF. Paragraph 143 of the NPPF clarifies that Development Plans should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. It is apparent from a review of the Green Belt boundary in this instance that it runs through the middle of the Golf Club’s Club House, thus making the boundary an anomaly that needs updating within the overdue Local Plan Proposals Map review in order to accord with Government guidance. However, setting this issue aside, it is apparent that the principle of the Club House has historically been deemed to be an acceptable incursion into the Green Belt. Added to this, the half of the extension that lies within Green Belt in this instance does not conflict with the five purposes of Green Belt policy set out in Paragraph 138 of the NPPF. The proposed minor extension of the Club House is fully supported by Paragraph 149 of the NPPF which allows for minor extensions that do not result in ‘disproportionate additions’ to the Club House building and this is patently the case in this instance.

Furthermore, Paragraph 145 clarifies that “local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation.” Whitefield Golf Club are evidently assisting Bury Council in meeting this planning policy objective through improving the Club House facilities that will improve Members and visitor’s accessibility to and use of the Golf Course which provides outdoor sport and recreational facilities to all users. It is evident, therefore, that the proposals fully accord with both Local and National Planning policy and should be approved in accordance with the presumption in favour of sustainable development.

Whitefield Golf Club would like to commence the works during the quieter winter months in order that the Pro Shop is ready for Spring 2022. Accordingly, we would be grateful if the Council could endeavour to permit the development proposals in accordance with the submitted plans within the statutory 8-week determination timeframe.

The planning application has been submitted and paid for via the Planning Portal. We will contact the Council’s administrative team within 5 working days of this letter to confirm the current timescales for validation of planning applications.



Yours sincerely,



Russell Adams
For and on behalf of Adams Planning + Development Ltd

