

ITEM 6

Application Reference	DC/090433
Location:	Bramhall Golf Club Ladythorn Road Bramhall Stockport SK7 2EY
PROPOSAL:	Extension to existing veranda and installation of new bicycle store.
Type Of Application:	Full Application
Registration Date:	12.12.2023
Expiry Date:	20240206
Case Officer:	Dominic Harvey
Applicant:	Mr A Herbert
Agent:	Mr J Kendal

DELEGATION/COMMITTEE STATUS

Under the Delegation Agreement, should Bramhall and Cheadle Hulme South Area Committee be minded to grant permission then the application will be referred to the Planning & Highways Regulations Committee as a Departure from the Statutory Development Plan.

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission for the extension of an existing veranda with a new larger veranda and bicycle store. The veranda would be constructed from tongue and groove timber cladding with metal balustrading and an enclosed undercroft.

SITE AND SURROUNDINGS

The application site comprises the clubhouse of Bramhall Golf Club. The clubhouse is positioned centrally within the course and comprises a low-level building surrounded by the fairways and greens of the course. To the northwest of the course and a substantial distance from the clubhouse are residential properties on Ladythorn Crescent; to the south beyond the adjacent railway line is Bramhall Oil Terminal. The site lies within the Greater Manchester Green Belt and 'Ladybrook Valley' Landscape Character Area as identified on the Proposals Map of the Stockport Unitary Development Plan Review.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. Case law (R. Cummins v Camden LBC 2001) has established that for a proposal to be in accordance with the Development Plan it is not necessary for it to accord with each and every policy, rather it should conform to the plan as a whole. Other material considerations include the National Planning Policy Framework ('the Framework') and associated Planning Practice

Guidance ('the Guidance'), as well as Supplementary Planning Guidance documents.

The Development Plan includes-

Policies set out in the Stockport Unitary Development Plan Review adopted 31st May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &

Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17th March 2011.

Saved policies of the SUDP Review

LCR1.1: Landscape Character Areas
LCR1.1a: The Urban Fringe Including River Valleys
GBA1.1: Extent of Green Belt Protection
GBA1.2: Control of Development in Green Belt
L1.6: Golf Development

LDF Core Strategy/Development Management policies

CS1: Overarching Principles: Sustainable Development – Addressing Inequalities and Climate Change
SD-1: Creating Sustainable Communities
CS8: Safeguarding and Improving the Environment
SIE-1: Quality Places
SIE-3: Protecting, Safeguarding and Enhancing the Environment

National Planning Policy Framework

A revised National Planning Policy Framework (NPPF) published by the Secretary of State for Levelling Up, Housing and Communities on 19th December 2023 replaced the previous revised/updated NPPFs. The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

Paras.7-12
Para.38
Para.47
Para.131
Para.142-143
Para.152-154
Paras.224-225

RELEVANT PLANNING HISTORY

DC/089629: Proposed swing practice rooms, single storey structure, granted 23-OCT-23.

DC/076170: Replacement of existing veranda with a new veranda, granted 22-MAY-20.

DC/060586: Creation of new principle entrance to provide level/ramped access into main function rooms/ changing rooms, replacement storage rooms, new furniture store, small extension to existing external decking incl. replacement covering, replacement glazing and enlarged window opening, granted 05-FEB-16.

NEIGHBOUR'S VIEWS

The owner/occupiers of neighbouring properties have been notified by letter and has been advertised as a Departure from the Development Plan by Site and Press Notice, to date no representations have been received.

ANALYSIS

The main issues for consideration are the impact of the proposed development upon the Green Belt and Landscape Character Area.

Green Belt

The site lies within the Greater Manchester Green Belt and 'Ladybrook Valley' Landscape Character Area as identified on the Proposals Map of the SUDP Review. The NPPF addresses Green Belt policy under the heading entitled 'Protecting Green Belt Land' and takes as its fundamental starting point the importance of maintaining 'openness' on a 'permanent' basis, where para.142 provides that the Government attach great importance to Green Belts.

The explanatory text to Policy L1.6 makes it clear that any built development and ancillary facilities should be small-scale and strictly related to the open-air recreation use, in line with Policy GBA1.2 which confirms that the construction of buildings is inappropriate in the Green Belt. Whilst the provision of essential facilities for outdoor sport and recreation is cited as an exception to this position, the provision of an extended balcony is not considered 'essential' to the outdoor sporting and recreational use of the site. The NPPF presents the most up to date policy position and as such it is considered that greater weight should be afforded to the policy position set out in this Framework. Whilst para.154 reconfirms that the construction of buildings in the Green Belt is inappropriate, an exception to this is the provision of 'appropriate' facilities for outdoor sport and recreation (154b). There is no definition of what 'appropriate facilities' might entail however it is not considered unreasonable for a golf club to enhance the social facilities they offer to members through the provision/extension of an external veranda. Moreover, the extended veranda would not result in a disproportionate addition over and above the size of the original clubhouse building.

The extended veranda would follow the line of the adjacent footpath that routes around the clubhouse and out onto the course. The veranda will not project beyond this path onto the course and will be read as part of and against the backdrop of the wider clubhouse building. Being of a lower height than the clubhouse and of a relatively open design, it is considered that the veranda will appear subservient when viewed in the context of the clubhouse. It is therefore considered that the proposal

constitutes an appropriate facility for outdoor sport and recreation and one that will not impact on the openness of the Green Belt.

Para.143 of the NPPF sets out the purposes of the Green Belt, those being to: -

- to check the unrestricted sprawl of large built-up areas.
- to prevent neighbouring towns merging into one another.
- to assist in safeguarding the countryside from encroachment.
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration by encouraging the recycling of derelict and other urban land”.

Having regard to the size, siting and design of the extended veranda and its relationship with the existing building, it is not considered that the proposal would conflict with the purposes of including land within the Green Belt. It is therefore concluded that the proposed development is compliant with para.154b of the NPPF. Noting the conflict with saved UDP policy GBA1.2.

Design/Landscape Character

Policies LCR1.1 and LCR1.1a seek to control development in the countryside. Development will not be permitted unless it protects or enhances the quality and character of the rural area. Development should be sensitively sited, designed and constructed of materials appropriate to the landscape character of the area and be accommodated without adverse impact on the landscape quality of the area. Policy CS8 states that development that is designed and landscaped to a high standard, makes a positive contribution to a sustainable, attractive, safe, and accessible built, and natural environment will be given positive consideration. Policy SIE1 requires new development to be designed to high standard having regard to the environment within which it is sited. The proposed development is considered to be of a design and scale commensurate with the rural location of the site. As such it is considered that there will be no harm to the quality and character of the locality compliant with policies LCR1.1, LCR1.1a, CS8 and SIE1.

Other Considerations

The extended veranda would be sited some distance away from residential areas and the public highway as such there would be no additional traffic generation and the site's access, parking or servicing arrangements would remain unaffected, consequently the proposal raises no residential amenity or highway implications.

Summary

Given there are no material considerations to suggest otherwise; Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning permission should be granted. Should members be minded to agree the recommendation to grant planning permission, then the application must be referred to Planning & Highways Regulation Committee as a Departure from the Statutory Development Plan.

RECOMMENDATION

Grant

BRAMHALL & CHEADLE HULME SOUTH AREA COMMITTEE (07/03/24)

The Planning Officer summarised the report, noting that local Green Belt policy is not compatible with the NPPF which is more flexible and presents the most up to date policy position and confirming that the proposal constitutes an NPPF exception as an appropriate facility which would avoid any undue harm to openness. A representative of Bramhall Golf Club spoke in favour outlining increased demand/membership for golf since the Covid pandemic and the need for the extended veranda to alleviate pinch points, improving accessibility particularly with regards to the health and safety requirements for staff, club members and guests. Committee in noting the departure from the Development Plan acknowledged the NPPF exception and unanimously resolved to recommend granting planning permission.