

**Application No:** 10/0223M  
**Location:** STANLEY HALL FARM, STANLEY HALL LANE, DISLEY, SK12 2JX  
**Proposal:** CHANGE OF USE FROM FARMHOUSE AND ADJACENT BARN TO OFFICE USE. ERECTION OF TWO STOREY BUILDING  
  
**For** DISLEY GOLF CLUB LTD  
  
**Registered** 13-Jan-2010  
**Policy Item** Yes  
**Grid Reference** 397016 385276

**Date Report Prepared:** 8<sup>th</sup> March 2010

**SUMMARY RECOMMENDATION** Approve subject to conditions

**MAIN ISSUES**

- Principle of the proposed development within this Green Belt Location
- Impact upon openness and character
- Impact upon existing Grade II Listed Buildings
- Impact upon Highways safety
- Ecological Impacts

**REASON FOR REPORT**

The scheme of delegation requires that applications for retail or commercial industrial or other proposals which seek to create between 1,000sqm to 9,999sqm or between 1 ha -2ha be referred to the Planning Committee.

The proposed development seeks to create 1004sqm of space for use as office (B1 use) and Green keeping storage space and staff facilities, therefore this proposal is considered to be a major application.

**DESCRIPTION OF SITE AND CONTEXT**

The proposed development site comprises of a group of historical buildings which is made up of a farm house and crux barn which are Grade II listed as well as a hay barn. More recent additions to the group include a large portal frame building and a smaller ancillary stone building.

The site is located within an isolated rural location within the grounds of Disley Golf club which accommodates a 21 hole golf course. Apart from the main farm house the existing buildings on site are used in association within the Golf club as a green keepers department for storage of associated machinery, tools and materials as well as green keeper's staff facilities.

The existing site is sandwiched between a small access track and woodland area to the south and the golf course to the north. The main golf club house and car park is located approx 70m east of the site. The nearest residential properties are located on Hilton Road more than 150m away.

Access to the site is via a long private driveway which runs from Stanley Hall Lane. The site is located approximately 0.8km (0.5 miles), north from the centre of Disley village.

The site is designated within the Local Plan as the North Cheshire Green Belt.

## **DETAILS OF PROPOSAL**

This application is a resubmission of application 08/2520P which sought consent for a similar proposal, however, this was withdrawn following concerns over the amount of scale of the additional floor space and its impact upon the openness of the Green Belt. The development proposed is two fold as it seeks the creation of a new Business Centre as well as a new proposed Green keepers Courtyard.

The applicant seeks planning permission for the change of use of the existing farm house, crux barn and hay barn to form offices (B1 use) for a proposed Business Centre. The proposal seeks to include the demolition of small lean to building and the erection of a circular 'hub' extension. The scheme proposes associated landscaping, 20 parking spaces and cycle storage.

The existing hay barn and crux barn currently provide storage provision for the golf clubs green keepers department, as well as limited staff facilities. Therefore, in lieu of this, the second part of the proposal seeks to create a new green keeping courtyard. The new courtyard is to be sited to the north west of the existing farm house and will include the erection of a new portal frame building which will provide Green keeping welfare and store facilities at ground floor and basement level. An extension to an existing portal shed and small link extension are also proposed. Access to the Courtyard will be served via the existing track sited to the south west of the site.

Members should be made aware that this application was submitted concurrently with application 10/0139M, which sought Listed Building Consent for the same proposal. Application 10/0139M has been approved as the impact upon the Listed Buildings was considered to be acceptable.

## **RELEVANT HISTORY**

- |          |  |
|----------|--|
| 08/2528P | Change of use from farmhouse and adjacent barns to office use.<br>erection of two storey building (listed building consent)<br>Stanley Hall farm, Stanley hall lane, Disley,<br>Withdrawn 2009 |
| 08/2520P | Change of use from farmhouse and adjacent barns to office use.<br>erection of two storey building  |

Stanley Hall farm, Stanley hall lane, Disley,  
Withdrawn 2009

- 02/3028P Subdivision into 2 no dwellings and refurbishment (listed building consent)  
Stanley hall farm Stanley hall lane Disley  
Approved with conditions 2003
- 02/3049P subdivision of vacant dwelling into 2 dwellings  
Stanley Hall Farm Stanley Hall Lane Disley Stockport sk122jx  
approved with conditions 2003
- 66142P Revised application for proposed equipment stores and green keepers toilets  
Stanley Hall Farm Disley Golf club Disley  
Approved 1991
- 68292P Addition of covered terrace to existing clubhouse  
Disley golf clubhouse Stanley Hall farm, Stanley hall lane, Disley  
Approved 1991
- 63855P Proposed green keepers equipment store  
Disley golf club, Stanley Hall Lane, Disley  
refused 1990
- 10584P New clubhouse car park & access road (detail)  
Disley golf club, Disley  
approved with conditions 1977
- 12874P New clubhouse  
Disley golf club adjacent to Stanley hall ,Disley  
Approved with conditions 1977
- 9700P Club-house car park access (outline)  
Adj Stanley Hall Stanley Hall Lane Disley  
Approved with conditions 1977

## **POLICIES**

### **Regional Spatial Strategy**

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP4 Make the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand; Reduce the Need to Travel and Increase Accessibility

DP7 Promote Environmental Quality

DP9 Reduce Emissions and adapt to Climate Change  
RDF4 Green Belts  
L1 Health, Sport, Recreation, Cultural and Education Services Provision  
RT2 Managing Travel Demand  
RT9 Walking and Cycling  
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets  
MCR3 Southern Part of the Manchester City Region

### **Local Plan Policy**

NE11 & NE17 Nature Conservation  
BE1 Design Guidance  
BE15, BE16, BE17 and BE19 Buildings of Architectural and Historical Importance  
GC1 New Buildings  
GC8 Reuse of Buildings  
RT18 Golf Courses  
DC1 New Build  
DC2 Extensions and Alterations  
DC3 Amenity  
DC6 Circulation and Access  
DC8 Landscaping  
DC9 Tree Protection  
DC33 Outdoor Commercial Recreation  
DC64 Floodlighting

### **Other Material Considerations**

PPS1: Delivering Sustainable Development  
PPG2: Green Belts  
PPG17: Planning for Open Space, Sport and Recreation

### **CONSULTATIONS (External to Planning)**

**Strategic Highways Manager:** – No objections

**Environmental Health:** - No objections

**Ministry of Defence Safeguarding** – No safeguarding objections

**Contaminated Land** – Advises that the site is currently used as a storage facility for Disley Golf Club for machinery and chemicals, therefore, there is potential for the site to be contaminated. A planning condition requesting a contaminated land survey prior to the commencement of development is advised.

**The Public Rights of Way Officer** – Raises an objection to the proposal. The proposed development has the potential to effect two public footpaths; Disley FP63, which runs through the eastern part of the site and FP5, which runs in a

westerly direction along the existing tack. It is advised that the path of footpath FP63 has been wrongly illustrated on the proposed plans. By virtue of the creation of the proposed car park to be sited to the side of the existing farm house, the proposed development is likely to obstruct the footpath.

The applicant has been made aware of the concerns relating to the footpath and is advised that an application will need to be made to the Local Authority to divert the footpath accordingly.

**Cheshire East Archaeological Planning Advisory Service –**  
Raise no objections subject to conditions

### **VIEWS OF THE PARISH / TOWN COUNCIL**

Disley Parish Council states that they accept that this site is a historic site of great value within the Green Belt, therefore some form of appropriate development to enable it to be renovated and restored so that it may brought back to use may be required. Disley Parish Council does not object in principle to the application but are concerned at the scale of the proposal. The Parish Council request that Cheshire East ensure that the application complies with design, size and usage requirement of the Local Development Frameworks for the area whilst, ensuring that the Listed Buildings are suitably protected so that they are preserved for future generations. It is also requested that Committee do a site visit prior to making a decision on the application.

### **OTHER REPRESENTATIONS**

Three letters have been received at the time of writing this report. Two from Local residents and one from the Disley Local History Society. The following comments have been received:-

- It is accepted that a suitable and sympathetic redevelopment to Stanley Hall and its barn will enhance the Local Environment
- Given the absence of public transport it is likely that all staff to the offices will need to drive thereby putting pressure on parking resources including on street parking on Hilton Road and Stanley Hall Lane as well as occupiers of the proposed Business Centre or golfers
- The access to the site remains inadequate
- The existing road and surface will not withstand traffic. The Business Centre is likely to generate 100 additional vehicle movements a day (35 cars X 2 plus assorted visitors and deliveries).
- Concerns are raised regarding traffic movement along Stanley Hall Lane and Jacksons Edge Road. Previous concerns have not been addressed.
- An attempt to find a new use of the building is welcomed, however it is considered that a residential use would be more appropriate.
- The applicant appears to have overlooked the archaeological importance of the site that was occupied in the middle ages
- A condition should therefore be attached to ensure that an archaeological survey is carried out before works start.

- There are a number of cars often parked along Stanley Hall Lane which make it difficult for vehicles turning onto the road from Jacksons Edge Road and it is dangerous
- Yellow line should be extended along the whole length of the road
- Jacksons Road is used as a rat run for some drivers to avoid the A6
- Site lines for vehicles made worse during day and rush hour along Hilton Road towards the Gold Course.
- It appears that every effort is being made to respect the buildings and their integrity and find new uses while observing modern demands of building regulations
- The site is considered to be one of the oldest sites in the village. Therefore should the Council be minded to approve the following condition should be attached:
  - a full archaeological survey should be carried out prior to commencement of development
  - A suitable qualified archaeologist and architect should be present to record the findings and ensure work on listed buildings
  - A programme of works should be made to allow historians and archaeologist to undertake work effectively
  - Any findings during construction should be made available to the general public.

## **APPLICANT'S SUPPORTING INFORMATION**

A Heritage, Design and Access Statement, Bat and Barn Owl Survey and a Structural Report has been submitted in support of the application.

The documents can be viewed in full on the Councils online planning system.

In summary, it is stated that the condition of the existing buildings has deteriorated; necessitating investment, but there has been a realisation that they do not provide facilities for green keeping activities or staff to meet standards of a modern Golf Club. The welfare provisions are considered to be wholly inadequate, being minimal, located in separate buildings and provides no allowance for, other than male facilities. It is therefore considered that the existing buildings are not utilised efficiently in their current form.

The existing Cruck barn is utilised for small storage, however the volume of the building makes it unexploitable for any more intensive storage use due to the restricted size of the openings of the building.

The applicant advises that it was considered that it may be possible to provide better staff facilities within the existing structures, however, the intensification of other uses would require modification to the listed structures which are unlikely to be acceptable.

The proposed domestic use of Stanley Hall Farm was considered to be appropriate due to the need for subdivision of the large volumes. The proposed office provides a realistic but relatively low key alternative which is

more compatible with the golf course activity and proposed to retain as much historic fabric as possible

The applicant states that the current greenkeeping facilities inefficiently occupy the barn buildings, therefore a unique opportunity now exists to combine investment to the conservation and creative re-use of the farm house and other buildings which make up the historical group of Stanley Hall Farm.

It is considered that the proposed Business Centre will provide a viable and secure future for the buildings. Approval will allow the building to be managed together and retain their individual identities.

## **OFFICER APPRAISAL**

### **Principle of Development**

The site lies in the Green Belt where policies seek to preserve and maintain openness.

Local Plan Policy GC8 allows for the reuse and adaptation of existing buildings for recreational uses provided that the listed criteria are met. This includes that there is no materially greater impact on openness, that the building is of permanent and substantial construction capable of being converted without major or complete reconstruction and that the form, bulk and general design of the building is in keeping with its surroundings and the proposal respects local building styles and materials.

Local Plan Policy BE18 states that listed building consent for alteration, including partial demolition and extensions, will only be permitted if the Council is satisfied that the architectural and historic integrity of the building will be maintained, and that no original or other important features of the building will be destroyed. The policy requires a series of criteria to be met, these relate to matters such as character, scale and materials.

Local Plan Policy GC1 relates to new buildings and states that approval will not be given for new buildings unless it is for the specified list of purposes including essential facilities for outdoor sport and recreation. If facilities are not considered to be essential then very special circumstances would be required. Paragraph 3.12 of PPG2 states that the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.

The proposal for the Business Centre and Green keepers' courtyard will be assessed in turn.

### **Proposed Business Centre**

The first part of this proposal seeks planning permission for the change of use of a historic group of buildings sited to the west of Disley Golf Club. The

existing group of building's compromise of a farmhouse, cruck barn and a hay barn. The farm house and cruck barn are grade II listed and date back to the 16th Century. Both buildings have however been subject to some alterations during the 19th Century. Due to the historical context of the building the site is considered to form an important part of Disley's history.

The three buildings are currently linked together by a small lean to single storey extension. The existing farm house is currently vacant, however the cruck barn and hay barn buildings' are utilised for the storage of machinery and materials associated within the green keeping for the golf course.

In 2003, planning permission was granted for the sub division of the farm house to form two dwellings; however this consent has never been implemented and has now expired. The applicant's state that the domestic use of Stanley Hall Farm was not considered appropriate as it would require the subdivision of the large volumes. The proposed office use would provide a relatively low key, but realistic alternative, which would be more compatible with the golf course activity and would retain as much historical fabric as possible.

In most parts the proposed alteration to the existing building will be internal. The major external interventions proposed are some what minimal and propose the re roofing of the existing hay barn which is currently corrugated steel to stone slate, the introduction of 3 roof lights in the hay barn and 4 intermittent roof lights to the cruck barn, as well as three new openings within the cruck barn.

In addition to the above, the proposal seeks to remove the existing lean to single storey rear extensions and replace it with a two storey extension, which has been designed in a cylindrical shape to mimic the existing railway tunnel ventilation shafts which appear on the golf course and can be seen from the site. The circular extension has been designed with the historical context of Stanley Hall in mind. Providing a main entrance point the circular extension will provide a link extension to the ground and first floors to the cruck barn and farmhouse and a first floor access to the hay barn. The roof of the proposed two storey entrance has been designed with a flat pitch and will be set down below the ridge height of the farm house, hay barn and cruck barn and will create a subservient extension in terms of the existing buildings which will ensure the existing buildings retain their historic identity.

The applicant also seeks to remove the existing external bay areas so as to form part of the existing courtyard area which will allow for a gap for open views of the golf course between the existing hay barn and proposed portal framed building.

The repair and maintenance of buildings which are of an architectural and historical importance are encouraged by the Council provided that the character of the existing building is retained and not undermined. The Council Conservation Officer has been consulted on the application and supports the proposal. It is considered that the proposed two storey extension is



considered to be subservient in design to the existing buildings and the alterations to the listed buildings will create sympathetic conversions that will respect the agricultural character of the existing buildings. By creating a separate courtyard for the proposed Business Centre the proposal is considered to respect the historical context of the farmhouse setting as well as improving the setting of the listed buildings.

### Green Belt

The principle of the re use of the existing building for office use is in part, considered to be acceptable under policy GC8 of the Local Plan. The proposed amendments to the existing buildings are considered to respect current local building style. The applicant has submitted a structural survey which seeks to ascertain whether the building's are of a permanent and substantial construction capable of being converted without major or complete reconstruction. The survey is currently being reviewed by the building control department and comments will be reported within the update to Committee.

Concern is raised however, to the proposed two storey 'hub' extension. Policy GC8 of the local Plan seeks to ensure there is no materially greater impact upon the present use on the openness of the Green Belt and that such proposals must not conflict within the purposes of including land within it.

The proposed extension will be sited over the footprint of the existing single storey extension and will be 7sqm larger than the footprint of the existing single storey building (existing 27sqm) creating 49sqm of new floor space to the site.

Whilst it is acknowledged that the proposed extension by virtue of its two storey nature will impact upon the openness of the Green Belt it is considered that the listed status of the building is a heavy material consideration. Having regard to the layout of the existing building the proposed two storey extension is sited in the most appropriate location which provides a link between all the buildings and allows the courtyard setting and identity of the existing listed building to be retained. The applicant has stated that the existing green keepers use is no longer practical and it is put forward that the change of use of the existing building is the only viable alternative which will secure the long term future of all three buildings. The proposed two storey extension provides an important part of the proposal as it allows all three of the buildings to be internally linked to create a functional Business Centre. Having regard to the individual merits of the site, its historical context as well as Local Plan policies which seek to encourage the preservation, repair and maintenance of Listed buildings. In this particular case, the benefits of the proposed extension are considered to outweigh the harm to the Green Belt and it is therefore considered to be as a "*very special circumstance*" complying within Green Belt policy.

### **Proposed new Green keepers Courtyard**

The proposed Green keepers Courtyard is to be sited directly adjacent to the North West of Stanley Hall Farm which is sandwiched between the existing access track and the Golf course fairway. The topography of the site is undulating and slopes off in a northerly direction.

The proposed Courtyard area is to be created by utilising an existing portal building and an existing single storey stone shed building. The existing portal frame building is to be extended from both the south west elevation and the west elevations. The roof of the extensions have been designed with a sloping roof, which will meet the eaves of the existing building to provide a continuous sloping roof line. The height of this existing building is 4m and this will not be altered.

In the north east corner of the site the applicant proposes to erect a portal frame building. The proposed building will have a footprint of 101sqm. The proposed building will be similar in terms of its design and height to that of the existing portal framed building. Directly under the building however the applicant proposes a basement area which will be accessed internally. The basement area seeks to provide green keeping staff facilities in the form of a mess and changing rooms. The proposal takes advantage of the existing land levels and proposes to incorporate a window on the rear elevation which will overlook the Golf Course.

Between the proposed portal frame building and an existing stone shed, the proposal also seeks consent for a small flat roofed link extension which will create a small office area and W/C. The proposed link extension has been designed to have a large glazed window, which will overlook the proposed Business Centre courtyard.

Extending from the north elevation of the proposed portal frame building the applicant proposes a circular retaining wall which will create an enclosed courtyard area and create 4 aggregate storage bays. The arc of the boundary wall is proposed to be constructed in stone and has been designed to fit in within the sloping topography of the site.

### **Green Belt**

The proposed internal storage space and ancillary accommodation for staff facilities will measure approx 383sqm and will be 17sqm less than that of existing facilities.

The proposed Green Keeper's courtyard is proposed in lieu of the existing facilities within the existing cruck barn and hay barn, which the applicant states are no longer suitable for their current use as storage and staff facilities given the deteriorating state and their listed status. In addition, the applicant advises that the relocation of the existing Green keeping facilities will create a viable option, which will secure the future of the existing Grade II listed buildings as well as allowing the building to be managed, but in a flexible way.

Approval will allow the building to be managed together and retain their individual identities.

The proposed green keeping element has been designed so as to fit into the existing landscape as well as retaining a visual link to the existing group of buildings. The Council Landscape officer has been consulted on the application and considers that by virtue of the siting and design, the proposed development will not have a significant impact upon amenity, visual impact or physical impact.

It is however advised that conditions are imposed for a landscaping scheme detailing hard landscaping, particularly for the proposed car park and access area as well as a request for additional planting to assist in off-setting the green keeping extension.

It is considered that details for hard and soft landscaping planting as well as boundary treatment can be adequately obtained via a condition.

The provision of new buildings to create a more modern and efficient facility, which seeks to maintain and provide a sustainable base for the continued husbandry of Disley Golf Course is in this case, considered to be an essential facility for outdoor sports and recreation and is therefore considered to be appropriate development within the Green Belt.

### **Archaeology**

The Council's Archaeological Officer advises that although the site has been much altered in the past, development works may reveal earlier activity around the existing building such as a rubbish tip, former boundaries and demolished structures. Two conditions which request that 7 days notice is given to the Archaeological Officer prior to the commencement of development and access is provided during construction works, are advised.

### **Highways**

The access road to the development is from an existing private access road. Highways records indicate the extent of adopted highway for Stanley Hall Lane is from its junction with Jackson Edge Road to Hilton Road. The remaining section leading to Disley Golf Club and Stanley Hall Farm is therefore private.

Both courtyard areas will be accessed via the existing the existing private access track road. The access to the Business Centre is to remain but alterations to improve the access are proposed.

The Strategic Highways Manager raises no objections to the proposal and advises that traffic generation by the proposed development will be minimal and is therefore unlikely to have a detrimental impact upon Highway Safety.

The proposal provides 20 parking spaces for the proposed offices to be located within the existing courtyard as well as space for 4 cycles. Whilst the Highways Officer advises that current standard for the office use is 1 space

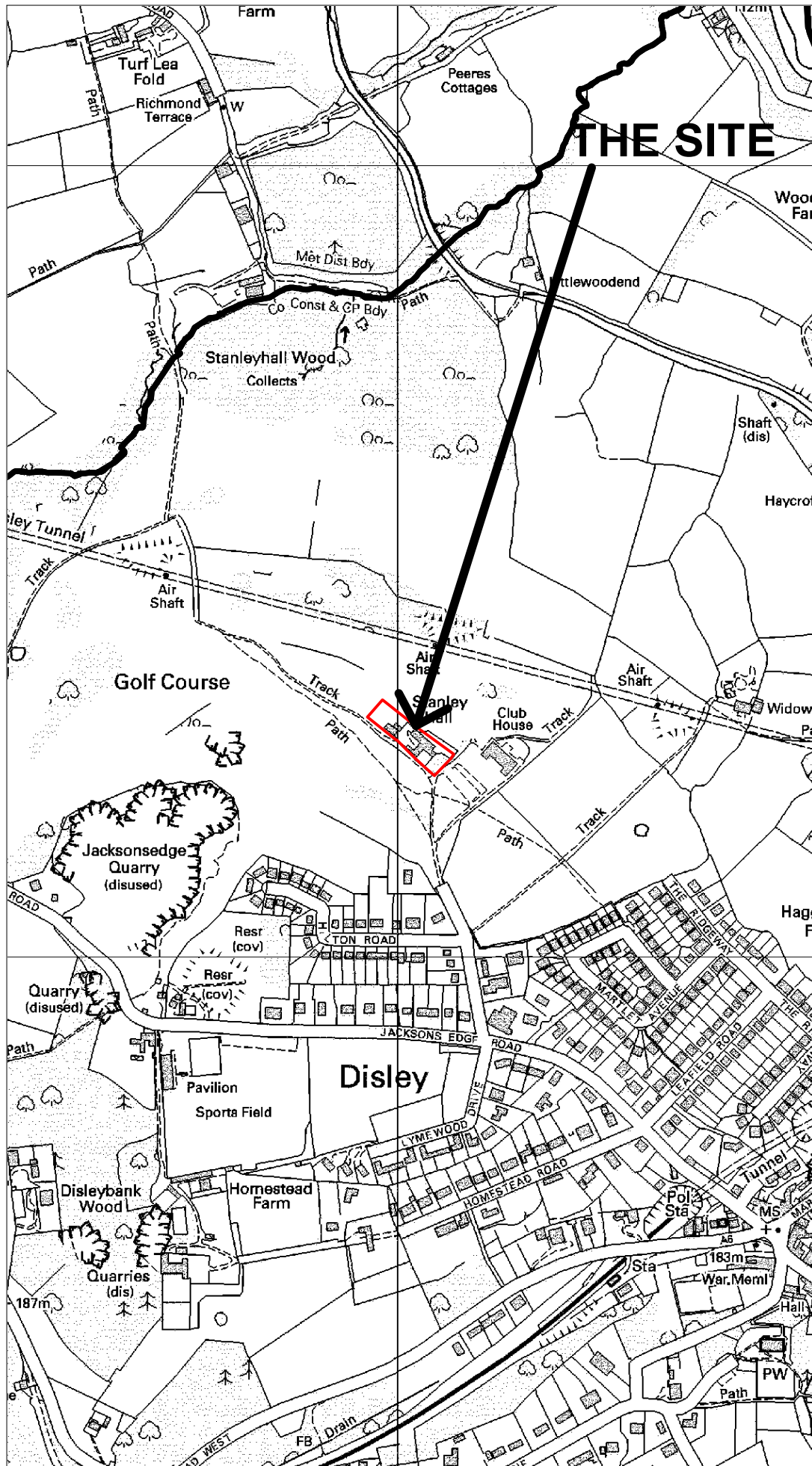
per 30sq m, which would equate to 25 spaces, the amount proposed is considered to be adequate given the development is located a considerable distance from adjacent areas and further parking is available within the Golf Club area, therefore, it is not anticipated that the level of parking will become an issue. Although parking is not indicated for the green keeping element, this is also not deemed to be an issue, as it is considered that the whole encompassing area can accommodate the needs of the office and the green keeping area.

## **Ecology**

Both an internal and external assessment Bat and Barn Owl scoping survey was submitted in relation to Stanley Hall Farmhouse. No evidence of roosting barn owls were found, nor bats. However, bats were seen foraging within the area. The applicant therefore proposes nine bat roost boxes to be installed both on proposed and existing buildings' and mature trees within the area. The Council's Nature Conservation Officer has been consulted on the application and raises no objection subject to conditions which seek to secure the nine bat roosting boxes to ensure an enhancement of biodiversity in the area in accordance with PPS9.

## **CONCLUSIONS AND REASON FOR THE DECISION**

It is considered that having regard to the individual merits of the site and the Listed status of Stanley Hall farmhouse and the cruck barn are sufficient to outweigh the harm of the proposed two storey extension. Therefore, subject to comments from Building Control the proposed conversion of Stanley Hall Farm, the cruck barn and the hay barn is considered to be acceptable. The proposed green keeper's courtyard is considered to be appropriate development and its visual impact acceptable to the character and landscape setting of the surrounding area. Concerns raised by local residents have been noted however, it is not considered that the proposal will raise issues with regards to highways safety, nor will it impact upon protected species. The view is taken that the proposed development will ensure the maintenance and long term future of a historical group of buildings as well as a number of benefits including the creation of new jobs to the area and the sustainability of an existing outdoor leisure facility. Subject to conditions, a recommendation for approval is therefore made.



Application for **Full Planning**

**RECOMMENDATION : Approve subject to following conditions**

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)
6. A06EX - Materials as application
7. A07EX - Sample panel of brickwork to be made available
8. A17MC - Decontamination of land
9. A21EX - Roof lights set flush
10. A01HP - Provision of car parking
11. A04HP - Provision of cycle parking
12. Applicant to provide Archeologist with 7 day notice prior to commencement of development
13. Access should be provided for the Archeologist

Bat Boxes