

Application No: 13/1004M

Location: STANLEY HALL FARM, STANLEY HALL LANE, DISLEY, SK12 2JX

Proposal: Extension to time limit Full planning 10/0223M, CHANGE OF USE FROM FARMHOUSE AND ADJACENT BARNs TO OFFICE USE. ERECTION OF TWO STOREY BUILDING

Applicant: DISLEY GOLF CLUB LTD

Expiry Date: 25-Apr-2013

Date Report Prepared 5th April 2013

SUMMARY RECOMMENDATION Approve subject to conditions

MAIN ISSUES The main issue is whether or not there have been any significant material changes in policy/circumstances since the application was previously approved.

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 to be referred to the Planning Committee.

EXECUTIVE SUMMARY

The principle of this development has already been accepted under planning application 10/0223M, which was approved on the 13th April 2010 by Members. This application seeks permission to extend the time limit imposed on planning approval 10/0223M.

The scheme remains identical to the previously approved scheme and the site circumstances remain the same. The key consideration therefore is as to whether the proposed development accords with both Local Plan Policies and the newly published National Planning Policy Framework and whether there are any other material considerations, which would suggest otherwise.

It is concluded that key policies against which the previous 2010 application was assessed conform to the policies set out within the NPPF. The emphasis on supporting sustainable

economic development is considered to add more weight in favour of this proposal. This application is therefore recommended for approval subject to conditions.

DESCRIPTION OF SITE AND CONTEXT

The proposed development site comprises of a group of historical buildings made up of a farmhouse 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. Apart from the main farmhouse, 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 designated within the Local Plan as the North Cheshire Green Belt.

DETAILS OF PROPOSAL

This application seeks an extension of time to planning approval 10/0223M. The proposal is two fold and seeks full planning consent for the following:

- Change of use of the existing farmhouse, 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 creation of new green keeping yard. The new courtyard is to be sited to the north west of the existing farmhouse 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 are also advised that this application is accompanied by planning application, which has been submitted concurrently with application 13/1004MM and seeks an extension of time to the Listed Building Consent for the same proposal. Application 13/1003M is still awaiting determination.

RELEVANT HISTORY

- 13/1003M Extension of time for Listed Building Consent 10/0139M: Change of use from farmhouse and adjacent barns to office use. Erection of two-storey building.
- 10/0223M Change of use from farmhouse and adjacent barns to office use. Erection of two storey building (Full)
Stanley Hall Farm, Stanley Hall Lane, Disley,
Approved 13.04.2010
- 10/0139M Change of use from farmhouse and adjacent barns to office use. Erection of two storey building (Listed Building Consent)
Stanley Hall Farm, Stanley Hall Lane, Disley
Approved 10.03.2010
- 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

The National Planning Policy Framework (NPPF)

Regional Spatial Strategy (RSS)

The Secretary of State for Communities and Local Government has announced that North West Regional Strategy will be revoked. An Order will be laid in Parliament to formally revoke the strategy, until that happens the policies should still be given weight as part of the Development Plan according to their degree of consistency with the NPPF.

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

CONSULTATIONS (External to Planning)

Strategic Highways Manager: – No objections subject to conditions.

Members are advised that no highways objections were raised with regard to the previous scheme;

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. Within the 2010 application, the Strategic Highway Manager advised that traffic generation by the proposed development would be minimal. The proposal seeks to provide 20

car parking spaces with additional parking provision available at the Golf Club. No concerns with regard to highways safety were therefore raised within the previous application.

Environmental Health: - No comments received

Ministry of Defence Safeguarding – No safeguarding objections have been received. However, no safeguarding concerns were raised within the 2010 application.

Contaminated Land –The application 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 –

Public Footpath 63 Disley runs through part of the site in which the proposed new dwelling is to be sited. An application to divert this footpath was submitted to the Local Planning Authority at the time of the 2010 consent. The outcome of this is unknown therefore, confirmation from the Public Rights of way Team will be reported to Committee in an update.

Cheshire East Archaeological Planning Advisory Service –

Raise no objections subject to conditions-

The Councils 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.

VIEWS OF THE PARISH / TOWN COUNCIL- No objections

OTHER REPRESENTATIONS

This application has been advertised by means of a site notice, neighbour notification and a press advert. The last date for comments is the 17th April 2013. At the time of writing this report, no comments had been received.

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.

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 Crux 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 green keeping 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

Scope of the application

Extensions to the time limits for implementing existing planning permissions was brought into force on 1 October 2009. The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. The Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of sustainable development being brought forward quickly.

It is the Government's advice for Local Planning Authorities to only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle. In short, it is not intended for Local Planning Authorities to re-open debates about principles of any particular proposal except where material circumstances have changed, either in development plan policy terms or in terms of national policy or other material considerations such as Case Law.

Principle of the development

The principle of the development was previously accepted under application reference 10/0223M. Therefore, the assessment that needs to be made in relation to this application is whether there has been a material change in circumstances since the previous permission was granted, that would result in a different decision being made on the proposal.

Policy

The RSS and Local Plan policies relevant at the time of the previous application remain relevant, through the weight added to them now need to be considered in light of the publication of the National Planning Policy Framework in March 2012.

At the heart of the NPPF is the presumption in favour of sustainable development. The Framework also however places strong emphasis on securing sustainable economic growth in order to create jobs and prosperity.

Although policies within Chapter 2 of the NPPF seek to ensure the vitality and viability to town centres by ensuring that town centre uses, such as office accommodation are appropriately allocated. Planning application for small scale rural offices and other small scale developments are however excluded from the requirement to undertake a sequential test.

Paragraph 28 of the NPPF states that; policies should support economic growth in rural areas in order to create jobs and prosperity, by taking a positive approach to sustainable new development. The framework promotes strong rural economies and advises that :

- Support should be made for the sustainable growth and expansion of all types of business and enterprise in rural area, both through the conversion of existing buildings and well-designed new buildings; and
- Support should be given to sustainable rural development and leisure developments that benefit business in rural areas, communities and visitors and which respect the character of the countryside

The site is located in a rural location and approx 0.5miles from Disley Village in which there is access to public amenities such as shops, post office and public transport provision (i.e. bus and train station).

Paragraph 7 of the NPPF states that there are three dimensions to sustainable development. These are as follows (in brief);

- an economic role - contributing to building a strong , responsive and competitive economy
- a social role - support strong, vibrant and healthy communities by creating a high quality environment
- an Environmental role – contribution to protecting and enhancing our natural, built and historic environment

Whilst it is acknowledged that site may not be in the most easily accessible location the benefits of ensuring the retention, maintenance and long-term future of a Grade II Listed Building is considered to be a weighty material planning consideration. The proposed Green keeping yard is required in order to maintain the up keep of the existing Golf course and is therefore considered to be the most appropriate location having regard to the nature of the proposal.

The policies contained within the Macclesfield Borough Local Plan relevant to this application are considered to be consistent with the Framework. The proposed development is therefore considered to be a sustainable form of development and complies with Local Plan Policies and the objectives set out within the National Planning Policy Framework.

On site circumstances

There have been no material change in circumstances on this site since this application was determined.

RECOMMENDATION

In light of the above, it is considered that there has been no significant change in circumstances since the previous 2010 permission was granted. The proposed development and policies set out within the Macclesfield Borough Local Plan policies are considered consistent with the policies set out within the National Planning policy Framework.

The proposed green keeper's courtyard is considered appropriate development within the Green Belt and will have an acceptable impact in terms of its visual impact upon the character and landscape setting of the surrounding area. The proposed development will provide a more appropriate use of the existing Grade II Listed Buildings, which will ensure their maintenance and long-term future.

It is considered that the conversion of the existing buildings for office accommodation and the creation and enhancement of golf keeping facilities will allow for the creation of new jobs to the area and the sustainability of an existing outdoor leisure facility, which in turn will support Disleys rural economy.

At the time of writing this report, no objections had been raised with regard to the extension of time of the permission.

Government advice is that consultation on extension of time applications should be proportionate. Subject to no objections from Consultees this application is therefore recommended for approval subject to conditions.

Application for Extension to Time Limit

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP_1 - 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. A21EX - Roof lights set flush
9. A01HP - Provision of car parking
10. A04HP - Provision of cycle parking
11. A17MC - Decontamination of land
12. Render
13. Applicant to provide Archeologist with 7 day notice prior to commencement of development
14. Access should be provided for the Archeologist
15. Bat Boxes
16. B1 use only
17. Nesting Boxes
18. Phasing/ Implementation.

