

To: CE - PLANNING APP COMMENTS[Planappcomments@cheshireeast.gov.uk];
Sent: Mon 10/1/2018 1:10:05 PM
From: CE - PLANNING APP COMMENTS
Subject: FW: Golf Club Revised Application 18/2652M

From:
Sent: 01-Oct-2018 08:58
To: Cheshire East Planning
Subject: Fwd: Golf Club Revised Application 18/2652M

MARTON PARISH COUNCIL

Planning Application No : 18/2652M September 2018

The Parish Council's comments on the revised proposal for the development at Marton Meadows Golf Club are as follows.

1. The site plan still shows the new clubhouse as part of the application. The Parish Council in it's submission 10th July set out reasons for objecting to this new structure.

The proposed new two storey club house has located on the upper floor a bar, dance floor and and a lounge area. A balcony is included that stretches the full length of the front elevation. It is not difficult to imagine that when the facility is used for weddings and parties the balcony will be well-used resulting in significant noise. The clubhouse is approximately 80m from Oak Lane and as the balcony is at high level, the residents will be subjected to regular noise.

The Council fully endorses the Internal Consultative Response submitted by the Regulatory Services and Health.

Relocate and replace the existing clubhouse for a 2 storey building with external balcony - with the intention to utilise the clubhouse for weddings and other functions.

Service Comments - Refuse

2. The new site plan still shows the car park (41 spaces) located close to Oak Lane. The Parish Council again agrees with the comments made by Regulatory Services and Health.

This Service would be concerned with a large amount of vehicles using and possibly leaving the site during late evening/early morning - associated with weddings/ other functions. The type of noise could potentially include vehicle engines, doors slamming, possible car radios, people noise on the car park etc.

This Service would recommend refusal on the grounds of protecting the residential amenity of existing residents.

3. The conversions of the existing barns into holiday lets and a office/shop will require extensive alterations and rebuilding contrary to PG 6 of the Cheshire East Local Plan Strategy, in particular para 3 (ii).

4. Jodrell Bank Observatory is of significant scientific and historic value. The telescope is protected by a Consultation Zone and Policy SE14 states "development will not be permitted if it impairs the efficiency of the telescope". The proposed development is located within the inner Consultation Zone. Although the removal of the glamping pods and start-up business units will reduce interference from the site, the 12 holiday lets, shop/office and the new clubhouse will be equipped with a range of electrical appliances which still could impair the efficiency of the telescope.

Summary:

Although the elimination of the glamping units and start-up business units has removed some of the objections to this application, the Parish Council is of the opinion that there are still significant grounds for refusing this planning application.

Marton Parish Council