

From: public.access@hinckley-bosworth.gov.uk
Sent: 26 September 2024 10:47
To: Planning Application Comments
Subject: Comments for Planning Application 24/00769/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/09/2024 10:47 AM from Mr Nigel Palmer Market Bosworth Society.

Application Summary

Address:	Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 0NP
Proposal:	Change of use of land and the siting of 9 single storey holiday lodges with vehicle parking and associated works (Revised Scheme 23/00508/FUL)
Case Officer:	Matt Jedruch

[Click for further information](#)

Customer Details

Name:	Mr Nigel Palmer Market Bosworth Society
Email:	nigel_palmer.MBS@btinternet.com
Address:	c/o 29 Warwick Lane, Market Bosworth, Nuneaton, Leicestershire CV13 0JU

Comments Details

Commenter Type:	Other
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Once again we are presented with yet another plan to urbanise a green space formerly used as a golf course. The site has been unused as a golf course now for many years and whilst there are regularly attempts made to build upon it no plans have been brought forward to reinstate a playable golf course. The Market Bosworth Society would support the return of this course to a playable condition and once golfing has recommenced would then look upon modest improvements, such as a club house and possibly a small number of lodges in the curtilage of a clubhouse. Until such time as golf is played again we object most strongly to any attempt to build upon this green space. In order to be defined as a playable golf course, a minimum of 5 features must be present. They are, 1) Teeing off area 2) Fairways, 3) The Rough, 4) Sand Traps and other hazards 5)

Greens. For several years now the neglect has been quite obvious. Mowing of the site takes place but there has been no other maintenance. Apart from 3 above, of which there is an ample supply none of the features exist.

We propose that if there is no golf course lodges of any description simply cannot be built upon it. Should the lodges be built, who would want to use them? Not golfers, there is no golf course to play, so who? Market Bosworth already has award winning accommodation in much more suitable locations. There is also a 300 room hotel on the doorstep. Our concern is that if built these lodges would be unused and soon become derelict giving rise to crime and unsociable behaviour. There is absolutely no parallel or comparison with the site to the south known as Bosworth Luxury Lakeside Lodges. To suggest otherwise is ridiculous. These proposed lodges would enjoy the benefit of absolutely no facilities. No clubhouse, no golf course, entertainment, no public transport, nothing.

This application for 9 lodges alone indicates that there is no intention to provide any other entertainment, leisure or similar services. There will be no club house, no shop, cafeteria, absolutely nothing. Once there any visitors will be isolated and bored.

There is nothing as we can see to encourage the support of this application. We would, however, support the provision of a club house once the golf course is returned to a playable condition and not before, as previously stated.

Furthermore this application conflicts with views 2 and 3 identified in the Market Bosworth Neighbourhood Plan and therefore is in conflict with policies CE1 and CE2 MBNP. These policies are unaffected by Paragraph 14 of the NPPF as defined in APP/K2420/W/21/3279808 paragraph 32. There is also a conflict with the Character of the area which is currently an unspoiled green space. The Market Bosworth Neighbourhood Plan (MBNP) policy CE1a refers.

DM4 Safeguarding the Countryside and Settlement Separation explains what development may take place. This application fails to meet the requirements. Paragraph a) states.

a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries.

This application does not specify any sport or recreation which will ensue from the erection of these lodges. There is no playable golf course and no other sporting activities.

b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting.

This application is not for a change of use or re-use.

c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses.

The application does not state the level of employment as far as we can see. Any employment created is at best likely to be minimal and therefore the application does not meet this requirement.

d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development

No renewable energy, no energy production of any kind is mentioned.

e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.

Obviously this does not apply. There are no workers employed at the Golf Club as it does not exist.

Based on the above considerations we urge that this application be turned aside and the owner given the advice that further similar applications would be pointless until the golf course has been returned to a playable condition. There is no point in isolated lodges with no support services. Should, in the unlikely event, this application be given consent, a condition must be set which requires the golf course to be brought back to a playable condition and that golfing

has recommenced before any lodges may be used. This includes any other building on this site.

The market Bosworth Society objects to this proposal.

Kind regards