
From: public.access@hinckley-bosworth.gov.uk
Sent: 24 January 2024 12:53
To: Planning Application Comments
Subject: Comments for Planning Application 24/00027/FUL

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2024 12:53 PM from Mr Nigel Palmer Market Bosworth Society.

Application Summary

Address:	Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire CV13 0NP
Proposal:	Erection of 4 holiday lodges and associated works
Case Officer:	Alex Jelley

[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:	The Market Bosworth Society is concerned about the effect this application will have on the enjoyment of the vistas set out in the Market Bosworth Neighbourhood Plan. Specifically Vista 11 & 12 possibly also 13. The lodges, raised off the ground would present a negative view when trying to enjoy the established vistas. The application is of poor quality, the Site Layout Plan refers not to a golf course but to managed grassland, this indicates a change of use from a golf course to grassland. The Site Layout also refers to a pathway leading to The Kyngs Golf and Leisure Clubhouse which exists only as a portacabin. The Previous application for a Golf and Leisure Clubhouse 19/01437?FUL although successful has lapsed and the building does not exist.

There have been numerous attempts to build on this land which is against the wishes of the community as demonstrated in the development of the current Neighbourhood Plan. Development of this side of Station Road was outvoted for developments south of Station Road.

There is no business case for 4 isolated holiday lodges. Compared to the Lakeside Lodges to the south and the marina to the west this proposal looks extremely poorly conceived. There are no facilities for any tenant to enjoy. No shop, cafeteria, leisure activity, nothing. The golf course has been allowed to deteriorate to the point where there are no expected assets associated with a golf course, clubhouse, fairways, greens, sand traps/bunkers nothing. The NPPF is against homes in isolated locations. Paragraph 84 of the NPPF 2023 refers. Whilst it refers to homes, these lodges will be temporary homes. If fully occupied they will resemble a home in that people live in them. They are therefore subject to the same conditions.

The documentation in support of this application lacks a business case, a heritage statement, an ecological appraisal, design statement, Transport Note, Site Management Plan, etc. etc.

The Market Bosworth Society sees no benefit in permitting this application. Should the golf course be brought back into operation and the clubhouse built with associate groundworks and access works we would be prepared to consider our objections. For the time being we remain utterly opposed to this application.

Kind regards