

From: public.access@hinckley-bosworth.gov.uk
Sent: 29 January 2024 14:18
To: Planning Application Comments
Subject: Comments for Planning Application 24/00026/FUL

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/01/2024 2:17 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 2 subterranean holiday lodges with 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 does not normally comment upon applications outside of the Market Bosworth Conservation Area. In this case the application is located on a valued Community Asset, Green Space, Golfing Course and on the approaches to the Conservation Area. This latest application is in line with a long string of applications to build upon the Kyngs Golf Course and has little to recommend it. Siting lodges on the Golf Course will have a negative impact on the ability to play the game and also put users at risk from flying golf balls. It is assumed that the owner considers that sinking the lodge into the ground will overcome the landscape objections. This is not the case as the lodges would be visible from the road and the Public Footpath.

The current issue of the NPPF 2023 Paragraph 84 states Planning policies and decisions

should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply. It goes on to set out 5 exceptions, none of which apply here. Whilst the NPPF refers to isolated homes, it equally applies to Holiday Lodges. Holiday Lodges will be home to people throughout the year, whether it is the same people or different people it is still a home. In the absence of any other information it must be the intention for the lodges to be available all year round and therefore Paragraph 84 applies.

The application also conflicts with the Market Bosworth Neighbourhood Plan Policy CE1 and CE1a. As the inclusion of a lodge as applied for will prevent the playing of golf due to health and safety rules. It will also impact on vista 11 & 12 as identified.

It is our opinion that this application should not be allowed to proceed as it stands. Once the golf course has been restored to a playable condition and is once again in use as a golf course the Market Bosworth Society would be willing to look again at provision of lodges and even that of a clubhouse, as has been the conditions appended to previous successful applications.

As it stands the likelihood is that the lodges would be unattractive to potential holidaymakers due to the extremely remote position, subterranean nature and lack of facilities. It is our opinion that they would become the target for vandals and other antisocial behaviour. The Market Bosworth Society vigorously opposes this application.

Kind regards