

Alex Jelley
Hinckley and Bosworth Borough Council

Date: 20 January 2025
My Ref: 24/01157/HYB
Contact: Charlie Cookson
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APPLICATION DETAILS:

Planning Application Number: 24/01157/HYB

LCC Reference Number: 24/01157/HYB

Applicant:

Description of Application:

Hybrid planning application seeking Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works

Location of Application:

Kyngs Golf And Country Club Station Road Market Bosworth Nuneaton Leicestershire

Thank you for your consultation in respect of the above planning application. The County Council has considered the application, having regard to the Development Plan, National Planning Policy Guidance and other relevant material considerations. In this particular instance, the County Council, as Minerals and Waste Planning Authority, comments as follows;

It is noted that the proposal is for a hybrid application largely consisting of two elements. The development area for where the proposed golf holiday lodges and associated works would be located is not within a mineral safeguarding area. The location of the proposed golf leisure and health spa is situated within a minerals safeguarding area for sand and gravel. However, given the scale and context of this part of the proposal it does not raise significant mineral safeguarding concern. Therefore, a Mineral Assessment is not required for this application and we do not wish to provide any objections from a mineral safeguarding perspective.

However, the proposed development is in proximity to existing permitted waste operations and associated infrastructure at Market Bosworth STW. This is a waste safeguarded site as identified on Map number S4/2015 of the Leicestershire Minerals and Waste Local Plan (2019-31) (MWLP).

Chief Executives Department
Leicestershire County Council, County Hall, Glenfield, Leicestershire, LE3 8RA

John Sinnott, CBE, MA, Dipl. PA, Chief Executive
Tom Purnell, MSc, Dipl. PLM, Assistant Chief Executive

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The proposed golf holiday lodges in particular would become close receptors to the waste operation.

The future use of the waste site and associated infrastructure could be constrained if sensitive developments such as this proposal are permitted nearby as it may prejudice the sites' ability to comply with its permitted planning controls, for example with set noise and odour limits.

Having regard to the particular characteristics of the existing waste operation, the Local Planning Authority should be satisfied that it can be demonstrated that there would be no impacts to the amenity of development in this location or that the proposed development would prejudice continued operations at the waste facility.

Yours Sincerely,

Charlie Cookson
Planning Officer