

22/01727/FUL

Applicant Mr Nick Berry

Location Glendale Golf Ltd Edwalton Golf Club Wellin Lane Edwalton
Nottinghamshire

Proposal Change of use from residential flat to golf clubhouse

Ward Edwalton

Full details of the proposal can be found [here](#)

THE SITE AND SURROUNDINGS

1. The application relates to a two bed residential flat which forms part of the golf clubhouse. The clubhouse is a single storey brick building with a broadly 'L' shaped footprint. The flat has an internal access from the clubhouse along with a separate fire escape access.
2. The site is accessed from the end of Lytham Drive. The clubhouse is located adjacent to the main golf club car park.

DETAILS OF THE PROPOSAL

3. The application seeks the change of use of the residential flat to golf club house in line with the rest of the building. The section of the building to which the application relates would be used for storage. No internal or external alterations are proposed.

SITE HISTORY

4. There is extensive site history relating to the golf course. The following applications are of relevance to the building subject to the current application:
5. 8/A2/81/D/82 (81/03597/HIST)- Erect new club house and construct cesspool to serve same and future adjoining residential property. Approved in 1981.
6. 93/01089/REG3- Single storey side extension to form bar cellar. Approved in 1994.

REPRESENTATIONS

Full details of all the representations can be found [here](#)

Ward Councillor(s)

7. No consultee responses received

Statutory and Other Consultees

8. The Highway Authority (Nottinghamshire County Council) does not object.
9. The Borough Council's Environmental Health Officer does not object.

Local Residents and the General Public

10. No consultee responses received

PLANNING POLICY

11. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2). Other material considerations include the 2021 National Planning Policy Framework (NPPF), and the National Planning Practice Guidance (the Guidance).

Relevant National Planning Policies and Guidance

The full text of the NPPF can be found [here](#) and the National Planning Practice Guidance [here](#).

12. The relevant policies from the NPPF are:
 - a. Paragraph 11c)
 - b. Chapter 2 (Achieving sustainable development)
 - c. Chapter 4 (Decision-making)
 - d. Chapter 8 (Promoting healthy and safe communities)
 - e. Chapter 12 (Achieving well- designed places)

Relevant Local Planning Policies and Guidance

The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) can be found [here](#).

13. The relevant policies from the LPP1 are:
 - a. Policy 1 (Presumption in Favour of Sustainable Development)
 - b. Policy 10 (Design and Enhancing Local Identity)

The Rushcliffe Local Part Part 2: Land and Planning Policies (LPP2) can be found [here](#).

14. The relevant policies from the LPP2 are:
 - a. Policy 1 (Development Requirements)
 - b. Policy 31 (Sustainable Tourism and Leisure)
 - c. Policy 39 (Health Impacts of Development)

APPRAISAL

15. The residential flat to which the application relates was previously let to golf club employees although it is currently vacant. The proposal is for a change of use to a club house to match the use of the rest of the building. No internal or external changes are proposed. The rooms would be used for storage purposes ancillary to the golf club.

16. The proposal would not result in a loss of open-market housing and therefore it would not impact on the Borough Council's objectives for housing delivery as set out in the Core Strategy.
17. The change of use would not materially impact upon the amenities of neighbouring residential properties, and it does not present any material highway implications.
18. For the reasons set out above it is considered that the proposal accords with the general national and local planning policies considered above and accordingly it is recommended that Planning Permission is granted.
19. The application was not the subject of pre-application discussions. The scheme however is considered by officers to be acceptable and no discussions or negotiations with the applicant or agent were considered necessary.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby approved shall be used for the use applied for and not for any other purposes.

[For the avoidance of double and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

Note to Applicant

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.