

18/01010/FUL

Applicant Stanton On The Wolds Golf Club Ltd

Location Stanton On The Wolds Golf Club, Golf Course Road, Stanton On The Wolds

Proposal Construction of two single storey dwellings and demolition of two storey cottages post occupation (resubmission)

Ward Keyworth And Wolds

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Support

RECEIVED FROM: Ward Councillor (Cllr Edyvean)

SUMMARY OF MAIN POINTS:

*"To members of the Committee,
Having read the report and also had meetings with representatives of the Golf Course, along with a site meeting with planning officers to discuss concerns following the withdrawal of the original planning application, I am somewhat disappointed by the recommendation to refuse.
This recommendation seems to me a clear case of lack of common sense being applied to an acceptable proposed development that is in the Green Belt.*

Firstly these lodge homes are of a type of modern, energy efficient prefabricated home, easy to build in situ and pleasant to live in, The golf course management feel that the cost of refurbishing the existing damp and unpleasant cottages or demolishing and rebuilding them is beyond the value of the existing barely habitable dwellings.

The report suggests that there is no reason to accommodate the existing occupiers on the Golf Club premises, my understanding is that the reasons are for security purposes (a relevant point given the recent invasion of another local course by travellers only a couples of months ago), and the detrimental impact of having no persons employed by the club on site that would be seen on the insurance cover afforded to the Golf Club, bearing in mind that these personnel already do live on site.

The report dismisses the perfectly logical proposal that a new location to replace existing accommodation would be an improvement for the safety of the inhabitants. The existing location of the cottages is in easy reach from balls struck from the first tee, no doubt when the course was first laid down this was

not the case but improvements to Golf technology now mean that even average club players hit the ball much further. The proposal to relocate the dwellings removes the danger of balls being struck from the first tee which is by far and away the primary danger to the existing cottage inhabitants.

If the Borough feels that insufficient guarantees of the intent to demolish the cottages have been given and that the application could result in new dwellings, not replacements, I fail to understand why this cannot be covered in conditions along with suitable enforcement.

The suggestion that these houses are out of keeping and therefore constitute bad design is very puzzling, especially given the condition of the cottages they are intended to replace. These are modern easy to maintain, efficient buildings that do not look out of place in this environment especially surrounded, as they are by trees.

The report also makes reference to the impact on wildlife. I fail to see how siting these dwellings in the much safer location proposed, which is currently laid to Concrete, can have an impact on wildlife. The report itself suggests that mitigating measures may be put in place, and again these could be dealt with in conditions, yet no proposals are forthcoming.

Members of the committee, by all means insist on conditions that safeguard the openness of the green belt and conserve nature for this application, but please allow some common sense and approve this application which is supported by all three Ward Members.”

PLANNING OFFICERS COMMENTS:

The Ward Councillor asks the committee to show some ‘common sense’ and approve the application. Members of the Planning Committee are reminded that section 96 of the Planning and Compulsory Purchase Act 2004 requires that, “*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*” Furthermore, paragraph 12 of the National Planning Policy Framework (NPPF) states, “*The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.*”

‘Common sense’ is not a material planning consideration. Local and National Planning Policy attach significant weight to the protection of the Green Belt. Paragraph 144 of the NPPF states, “*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the*

potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.” Officers remain of the opinion that the proposed development would be harmful to the Green Belt and very special circumstances do not exist to outweigh this harm.