



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Pike Fold Golf Club

Address Line 1

Hills Lane

Address Line 2

Address Line 3

Bury

Town/city

Whitefield

Postcode

BL9 8QP

Description of site location must be completed if postcode is not known:

Easting (x)

382595

Northing (y)

406930

Description

Applicant Details

Name/Company

Title

Club Secretary

First name

Kevin

Surname

White

Company Name

Pike Fold Golf Club

Address

Address line 1

Pike Fold Golf Club

Address line 2

Hills Lane

Address line 3

Unsworth

Town/City

Bury

County

Lancashire

Country

England

Postcode

BL9 8QP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
- ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

-Creation of additional 'Hole 17a', including a new green, tee area and sand bunkers, on land currently used as a golf practice area.
-Creation of a new golf practice area on land currently forming part of 'Hole 17' and adjacent grassland.
-Creation of a new tee area for 'Hole 18'.

Tee areas will generally be formed no more than 200mm above existing ground levels. There is no requirement for the pruning, lopping or felling of any existing trees or hedges. All works will be carried out on land already forming part of Pike Fold Golf Course and currently in use as land for the playing of golf.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The site has been in use as a golf course since 1999

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

2408-SL - Site Location Plan
2408-01 - Plan showing areas of proposed development
PSS-073-010-2023-09-010-17th 2 - Sketch plan of proposed tee areas, bunkers and 'green'.

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Golf Course (outdoor sports field)

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Golf Course (outdoor sports field)

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The creation of this hole is an essential part of the mitigation in advance of the proposed motorway development to ensure that the golf course can still play 18 holes during the works in agreement with National Highways. The proposal does not involve any building or engineering works, no significant change of ground levels, no loss of trees or hedgerows and does not result in a change of use of land or buildings, and as such we believe the work proposed is lawful and does not require planning permission.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

n/a

Date (must be pre-application submission)

20/05/2024

Details of the pre-application advice received

Advised on the types of applications required and on the third-party consultees from whom advice could be sought

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Andrew Schofield

Date

01/07/2024