

DELEGATED REPORT

Report by Sam Summers	Date of report: 23/10/2024	Ref: 71105/LDCP
Registration: 01/10/2024	LDFC:	Expiry Date: 26/11/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level:
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed creation of new, and alterations to existing, tees, greens and bunkers on existing golf course.

Location: Pike Fold Golf Club, Hills Lane, Whitefield, Bury, BL9 8QP

Description

Lawful development certificate for proposed creation of new, and alterations to existing, tees, greens and bunkers on existing golf course.

Relevant Planning History

50335 - ERECTION OF SINGLE STOREY EXTENSION; TOILET AND REFRESHMENT BLOCK - Approve with Conditions 11/09/2008

70899 - Lawful development certificate for proposed: 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'. - Lawful Development 23/08/2024

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The application is to move around parts of the golf course including tee areas, greens and bunkers. These works in detail are:

Hole 1 - New green, bunkers and surrounds

Hole 2 -new tee and green, bunkers and surrounds

Hole 6 - new back tee circa 100m2

Hole 10 - new back tee but will be combined with 7th so circa 400m2

Hole 15 - new green, bunkers and surrounds

Hole 17 - new main tee, fairway bunkers and mounds, new fairway to connect to existing practice area, new temp tee 300m2, new green, bunkers and surrounds

Hole 18 - new forward tee 100m2

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There is no change of use of land or buildings proposed as part of these works, nor is there any other operational development or building works. There are no significant changes to ground levels and no trees or hedgerows are proposed to be removed.

The applicant has confirmed that no imported fill will be brought on site and any shortfall will be obtained by local re-contouring alongside the proposed earthworks. Any proposed works would be subtle and be able to be maintained as a golf course and would fit with the existing character of the golf course. The only materials imported would be the specialist rootzone for the putting greens (in a layer of 300mm on the putting greens only), and tee platforms (in a layer of 200mm), and gravel for drainage.

Some of these proposed works would not constitute development and whilst some of the works might be considered to be development they are so minor in scope and impact that they can be considered to be de minimis and therefore would not require planning permission.

As such the majority of the proposed changes to the golf course as described in the First Schedule, are deemed not to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and any works that would constitute development would be de minimis and are therefore lawful.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is not deemed to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and is therefore lawful. Any works that do constitute development would be de minimis and are therefore lawful.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	23/10/2024	HL	30/10/24