

DELEGATED REPORT

Report by Sam Summers	Date of report: 22/08/2024	Ref: 70899/LDCP
Registration: 01/07/2024	LDFC:	Expiry Date: 26/08/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: 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'.

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

Description

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'.

Relevant Planning History

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

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.

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.

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

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is not deemed not to constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and is therefore lawful.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS - 22/08/2024		HL - 22/08/2024	