

Planning Application April 2017 Newsletter

Ingol Golf Club Update:

Some of you may have heard the Ingol Golf Club has closed. Our understanding is that the golf club is still open; it is only the golf course that has closed.

The club house is still open and will remain open until August to accommodate existing bookings.

The operators of the golf club have informed us that they will continue to maintain the course in preparation for the planning application being rejected and therefore the club will be ready to recommence the playing of golf.

The decision to close the course resulted from a large reduction in members not renewing their membership for the 2017-18 season.

We can only assume that this was land owners long term plan in trying to prove that the golf course is surplus to requirements by submitting their incomplete planning application so early.

We can argue that this decline in membership is the result of this planning application in that the members became concerned over the constant threat of closure from the current planning application. Along with the rumours being circulated that the land owners claim it is a "done deal" and that the planning application will pass, it is no wonder that membership dropped.

Could this have been a deliberate ploy all along, to destroy the golf course business? If this is true, then the ethics of the Companies associated with this planning application must be questioned?

So, what does this mean to the fight to maintain the Open Space the golf course sits on?

- 1, The applicant still has to prove that the golf club is surplus to requirements to comply with Preston's Local Plan, The Core Strategy and the National Planning Policy Framework.
- 2, The application is still far outside the required definition for 'Enabling Works' nor is there "considerable public benefit" in the application to class the 450 houses as 'Enabling Works'
- 3, Preston still has an agreed and adopted Local Plan 2015-2026. Integral and vital to that plan are the open spaces and recreational facilities defined in it and any changes would effectively invalidate the adopted plan. There is still nothing in this application that should require invalidation of Preston's adopted plan.

If you have not yet submitted your objections, please do so now.

Don't forget, there are two applications to object against. The same objection letter can be used for both objections.

How to make an objection

1. There are three ways to make an objection to this planning application

Write a letter addressed to:-

Planning Department, Town Hall, Lancaster Road, Preston, PR1 2RL

On-line via the following link

<http://publicaccess.preston.gov.uk/swift/apas/run/wphmakerep.displayURL?ApnID=06/2017/0002>

<http://publicaccess.preston.gov.uk/swift/apas/run/wphmakerep.displayURL?ApnID=06/2017/0181>

Email to devcon@preston.gov.uk

Provide your name & address plus the Planning Application Ref Number:

**06/2017/0002 & Ingol Golf and Squash Club, Tanterton Hall Road, Preston, PR2 7BY
Hybrid planning application for the redevelopment of land for areas of public open space (full application); for a new first team training facility for Preston North End Football Club and residential development of up to 450 dwellings (outline application access applied for).**

**06/2017/0181 & Ingol Golf and Squash Club, Tanterton Hall Road, Preston, PR2 7BY
New first team training facility for Preston North End Football Club.**

1. Include valid planning objections in your letter.

The following paragraphs are valid reasons so please include any, or all, in your objection. Also, feel free to add your own comments and/or customise the paragraphs below to your own words.

- The planning application is contrary to Preston's agreed and adopted Local Plan 2015-2026 policy EN2 as there is no evidence that the golf course is surplus to requirements and clear evidence that it would be detrimental to the amenity and nature conservation value of the site.
- The application is contrary to National Planning Policy Framework (NPPF) paragraph 74 as the 'Golf Course needs assessment does not in any way show that the golf course is surplus to requirements; quite the contrary.
- The planning application is contrary to Preston's agreed and adopted Local Plan 2015-2026 policy EN5 and would materially affect the overall visual and landscape amenity, landscape value, and nature value of the site.
- The application is greatly outside required definition for 'Enabling Works' nor is there "considerable public benefit" in the Applicant's to class the 450 houses as 'Enabling Works'
- There is absolutely no justification for PNE FC effectively getting a free training ground at considerable cost to the community in terms of both environmental and recreational terms.
- Preston has an agreed and adopted Local Plan 2015-2026. Integral and vital to that plan are the open spaces and recreational facilities defined in it and any changes would effectively invalidate the adopted plan. There is nothing in this application that should require invalidation of Preston's adopted plan.