

Dear Naunton resident

Naunton Parish Council has become aware of a number of issues and events at Naunton Downs Golf Club causing concern among a number of residents. The issues are primarily:

1. Multiple, clear breaches of the conditions attached to the permission to develop the site as a race yard,
 2. Potential breaches,
- and
3. Possible future developments.

This note aims to inform local residents of issues that may affect them. It will also be used to alert county and district councillors, officers and other organisations which may have views on the subject.

Please feel free to distribute to anyone interested in the issues. For further information please contact Naunton Parish Council at nauntonpc@gmail.com and/or Mike Stratford at mstratford1969@hotmail.com.

If you would like to consider possible direct action, the following are available:

- Report a breach of planning regulations at https://forms.cotswold.gov.uk/eforms/ORG_REPORT_PLANNING_BREACH.eb?C_PRM_ORG=CDC&C_PRM_UID_ACCESSKEY=3c774fab929cc2fc&ebd=0&ebz=1_1706904025946
- Write to your CDC Ward Councillor, Len Wilkins, at len.wilkins@cotswold.gov.uk to let him know that you are concerned.
- Write to the CDC Cabinet Minister for Planning – Juliet Layton – Juliet.layton@cotswold.gov.uk

You can see copies of all the planning documents mentioned in this letter on the CDC planning portal. [This link](#) takes you to the portal. Scroll down and enter 'Naunton Downs Golf Club' in the 'simple search' box. This will bring up the full list of current and past planning applications for the Club.

The issues:

1. Multiple, clear breaches of planning conditions

- * Installing two mobile homes on site, when only one is permitted under 20/02934/FUL (both can be seen from a neighbouring property). They are not in the permitted location.
- * Under condition 13 of the permitted development, the 'mobile home is to be removed within 3 years of the permission' which was 16.12.20. The mobile home should therefore have been removed in December 23.
- * Contradiction between statements made in the application for permission to develop the race yard as being needed to support the golf course and the local rural economy (Planning Statement 20/02834/FUL) as against the actual situation which is that the golf course has been halved from 18 to 9 holes.

- * Contradiction between statements made in the application for the function barn and six holiday cottages (18/02377/FUL and 18/02378/FUL) that the barn and accommodation would support the golf course, and the failure to build the barn and only to build three cottages.
- * Permission was granted to build six cottages provided they were used for holiday occupancy only (18/02378/FUL). It appears that this is not the case and that the three 'cottages' are in fact a single dwelling and that it is occupied permanently. All works must comply with the permission notice. CDC has the powers to force removal of any works which do not comply.
- * Permission for the cottages has now lapsed so the permitted further three cottages cannot be built without a further application.
- * Permission for the function barn (18/02377/FUL) has also lapsed so cannot be built without a further application being approved, unless significant work was started before the end date .
- * Gates which can only be opened by entering a code on a keypad are blocking Public Right of Way HNA4 - a footpath. Obstructing a public right of way is a criminal offence and the highway authority has the right to demand that obstructions are removed.
- * Informative 3 of the planning decision notice states 'This permission does not authorise additional use by motor vehicles, or obstructions or diversion'. The path is now being used by motor vehicles, which is a further offence.
- * Condition 9 of the permitted application (18/02378/FUL) states that access to the holiday cottages should be via an upgraded path between the golf club and the cottages. The access should be wide enough for 'inter-visible two-way passing of the largest vehicles to visit the site'. This condition has not been met.
- * The approved 'Delivery & Service Plan' stated that 'golf buggies .. will be utilised to service the holiday cottages ... with the cottages car free with the exception of disabled and emergency vehicles'. This is not been implemented.
- * The advertising sign for Fitzdares Dining Club exceeds the permitted 0.3m² limit for permitted advertising at the entrance of a building where a business is located. A larger sign may be permitted on an office or other business premise but Fitzdares only registered office is in London. It does not have a licence for any other premises. If the premises were registered as a club by the company, then any sign over 1.2 m² or max 0.75m high, or if illuminated, requires planning permission.

2. Possible contraventions also causing concern

- * The club house appears to be being used for office and residential purposes, but no change of use has been granted.
- * If there are permanent residents in the club house and in the 'holiday cottages', they are liable for Council Tax. There are no residents at either according to CDCs list of tax payers. While failure to pay Council Tax is not a criminal offence, it can be punished by a three-month sentence if the Council applies for a 'committal order'.
- * Land which was formerly part of the golf course is being used for equine grazing, but no change of use has been requested for the conversion.

* Rubbish from the clubhouse may have been unlawfully disposed of on site. All household waste must be disposed of by the local Council or through a registered private waste disposal company. A fixed penalty notice can be issued along with a fine for unlawful disposal.

3. Possible future developments

* The owners of Naunton Downs Golf Course have formed a joint venture with a property developer to construct and operate the function barn. If a second application is permitted, it could be used as justification for further accommodation to be built to house visitors. This could mean that the remainder of the golf course would be closed and the area developed to meet this 'need.' Temporary accommodation, such as mobile homes, falls outside the full range of planning regulations applied to permanent structures however, waste treatment and other environmental issues must be addressed.

* Land in the now closed section of the golf course has been transferred to an individual director of the club. An application could be made to build one or more houses on the transferred land. Cotswold District Council's Local Plan specifies where housing will and will not be permitted. The general principle is that free-market housing will not be permitted outside principal settlements. For details please see [CDC Local Plan policies DS3 an DS4 re residential in non-principal settlements.pdf](#)

An architect and landscape designer has been retained to develop the land recently transferred. This company specialises in high-end environmentally conscious properties. Cotswold District Council is committed to improving biodiversity, especially since the advent of the requirement to consider ways of improving biodiversity as per Section 40 of the Natural Environment and Rural Communities Act 2006, updated by Section 102 of the Environment Act 2021.

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