

Dear Naunton resident,

A large number of issues and events at Naunton Downs Golf Club are causing concern among numerous 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 ,
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 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 all 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.

* Contradiction between statements made in the application for permission to develop the race yard as 'helping to secure the long-term viability of the existing (18-hole golf) course' and the local rural economy (Planning Statement 20/02934/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 (18/2377/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. The Decision notice for 18/02378/FUL states that it ' .. grants permission for six cottages, on the grounds that it will support the viability of an existing rural business.'

* 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 function barn (18/02377/FUL) has lapsed so cannot be built without a further application being approved, unless significant work was started before the end date.

* Padlocked gates are blocking Public Right of Way HNA4 – Public Right of Way (PROW). 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 original planning decision notice (20/02934/FUL), carried over into subsequent decisions, states ‘This permission does not authorise additional use by motor vehicles, or obstructions or diversion’. The PROW is now being used to access the holiday cottages, clearly by motor vehicles.

* 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.

* 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 for the function barn is permitted, it could be used as justification for further accommodation to be built so that the site can accommodate 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 and DS4 re residential in non-principal settlements.pdf](#) Policies EN2, 4 and 5 of the CDC Local Plan and paragraph 79 of the National Planning Policy Framework would also relate to any residential development.

* 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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