
From: Nick Rule [REDACTED]

Sent: 22 December 2024 13:19

To: Helen Maynard [REDACTED]

Subject: WBC application ref 242895 change of use Hennerton Golf club RG10 8LT

WARNING!

For the attention of
WBC, Optalis, WHL, BCSolutions and
Councillors

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Dear Helen

Thank you for advising me of the retrospective change of use application. we had not been notified by the applicant.

We set out our objections to change of use application 242895 - Hennerton Golf club. Use class E from F2.

1. The proposed kitchen, glazing, timber framed building and window showroom is a breach of WBC planning policy relating to development within The Green belt. The area is displaying goods for sale and is rented and operated by a party with no connection to the existing use F2 and is not ancillary to a private members golf club - outdoor leisure. The retail use is not supportive of the local manufacturing base and no employment is generated for the local economy. The use has been in place since 2023 - see Facebook advert link to ` December 2023 for the opening - replacing an office space previously used as an administration space for the club.
2. The indoor leisure use is a breach of WBC planning policy regarding the designated outdoor leisure use of the private members golf club. The operator's website lists kick boxing, boot camp, weightlifting and cycle training as its offerings and there is no golf coaching taking place. This indoor leisure activity is an intensification of the use of the whole site with non club members enjoying access outside of the opening hours of the club (until late at night). Members of the public are the main users of the gym and are able to access the bar in the main club house unrestricted and in breach of the terms of the liquor license. The use is operated by an independent company unconnected with the ownership of the club land. This use has also been in place since last year as evidenced by their Facebook page attached.
3. The hairdressing / barber shop operating within the 'Crendon' building is a breach of WBC planning policy relating to development within the Green belt. It is open to the public and provides no benefit to members of the golf club or local employment. It is a breach of the use class F2 applicable to the private club.
4. We would point out that the site definition and ownership details as submitted appear to be incorrect. The red line boundary of the subject building forms an integral part of the land on which the F2 use operates - marked as a blue line around the larger site. This also takes in the Flint Barn residential property which is not owned by the applicant . The land shown on the application would appear to belong to the Jaleh Hearn Foundation - a registered trust for the benefit of Peter Hearn's children. The certificate A provided is therefore incorrect.

Thank you

Celia Rule

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Hennerton Golf Club, Wargrave, RG108lt

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