

Application Number: [24/01703/FUL](#)

Proposal: The merging of Units 1 and 2 to create 1no. unit, the change of use of this new unit from Light Industrial/ General Industrial/storage and distribution (Use Classes E(g)(iii)/B2/B8) to leisure for use as golf simulator (Use Class E(d)) with shutter change to glazed door and screen at 1 - 2 Heathfield Gateway, Heathfield, Stacey Bushes, Milton Keynes, MK12 6BP

Applicant: The Pro Shot Golf Club Ltd

Application type: Full planning application

Ward: Bradwell Parish: Wolverton & Greenleys

Statutory Target: 27/09/2024 Extension of Time: Yes - 23/12/2024

Case Officer: Lucy Baxter
Senior Planning Officer

Team Manager: Chris Nash
Development Management Manager

U1.0 Introduction

U1.1 Since the publication of the agenda, officers have also further considered the published report and seek to provide the following updates, corrections and/or additions.

U2.0 Discussion

Use classes and flexibility for the future

U2.1 The agent has raised the need to ensure that the units can revert to the originally consented uses if the proposed use as an indoor golf simulator ceases in the future, without the need for further planning permission. This would remain in line with prevailing planning policies with no material change in circumstances since the original grant of permission. Given the change to the Use Class Order in 2020, it is considered necessary to specify use class E(g)(iii), in place of B1(c), in addition to B2 and B8. The wording of condition 4 has been amended to reflect this.

U3.0 Conclusions

U3.1 None of the other matters raised through the additional responses amount to material considerations outweighing the assessment of the main issues set out in the main report, as may be supplemented above, noting that conditions or obligations are recommended where meeting the tests for their imposition.

U4.0 Recommendation

U4.1 The recommendation as set out in the main report be updated to include the amended condition listed below.

U5.0 Amended condition

4. Units 1 and 2 Heathfield Gateway shall be used only for an indoor golf simulator business. Should this use cease the units shall be restored to their original layout and used as two individual units under Use Class E(g)(iii), B2 and B8 as originally consented under planning Ref: 16/02996/FUL.

Reason: Only the approved use has been considered in establishing whether the proposal would have acceptable impacts in this location.