

Proposed Change of Use
from Function Room to Beauty Salon
Gedney Hill Golf Club
West Drove North
Gedney Hill PE12 0NT



PLANNING STATEMENT

Including Flood Risk Statement

May 2025

PROPOSAL

This is a Full Planning Application seeking consent for a Change of Use for one of the function rooms within the golf club facility at Gedney Hill golf club to provide a Beauty Salon.

THE SITE

The application site is located to the north of Gedney Hill and is part of an established 18 hole golf course in a rural landscape. Public Access to the Golf Club is via North Road which leads to an extensive car park conveniently close to the Clubhouse facility which itself is located on West Drove North.

The extensive Clubhouse building is of relatively modern construction with its main aspect and entrance facing West Drove North, where further parking is provided. The main body of the golf course is positioned immediately behind the building.

PLANNING HISTORY

The golf course was created by the current owner over 35 years ago. Sustained popularity of this local leisure amenity has resulted in measured expansion of the facility over that period.

The most recent planning consent was granted in 2020 (LPA ref H07-0497-20) which provided for further extension to the clubhouse in anticipation of increased demand.

THE SCHEME

The existing Clubhouse facility provides a Pro Shop, Changing Facilities, Restaurant and Bar, Function Rooms, Meeting Rooms, Office and Storage.

Following a review of the business and observation of other golf clubs competing locally for custom it was felt that some measured diversification was desirable to remain competitive.

Nearby golf courses such as Thorney, Tydd St Giles, and Boston West provide additional facilities for members and guests including residential lodges, hotel accommodation and leisure complexes.

Gedney Hill Golf Club is run by the Britton family and the opportunity to engage a third generation family member is most welcomed to maintain the family continuity in the business.

It was therefore proposed to re-purpose one of the function rooms to create a Beauty Salon to be run by a family member full time. The proposal requires no alterations to the external appearance of the building and the available floor area adapts easily to accommodate the required facilities as indicated on the accompanying plans. Parking for clients is more than ample particularly as the available treatments are provided on a one to one by appointment only.



The Pretty Parlour Beauty Salon

Planning Policy

Whilst the Town and Country Planning (Use Classes) Order enables significant change of use without formal approval the current use as part of a golf club facility and the proposed use as a Beauty Salon do not fall into any specific Use Class and are defined as 'Sui generis' hence this formal planning application.

Policy 1 of the **South East Lincolnshire Local Plan** is applicable as the golf club site is located outside of any settlement boundary in the District.

It states that development will be permitted in the countryside that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Policy 32 is also of relevance to this proposal as it indicates that development shall contribute towards improving the community's health and well being.

National Planning Policy Framework (December 2024) Paragraph 88 is relevant :-

Supporting a prosperous rural economy

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

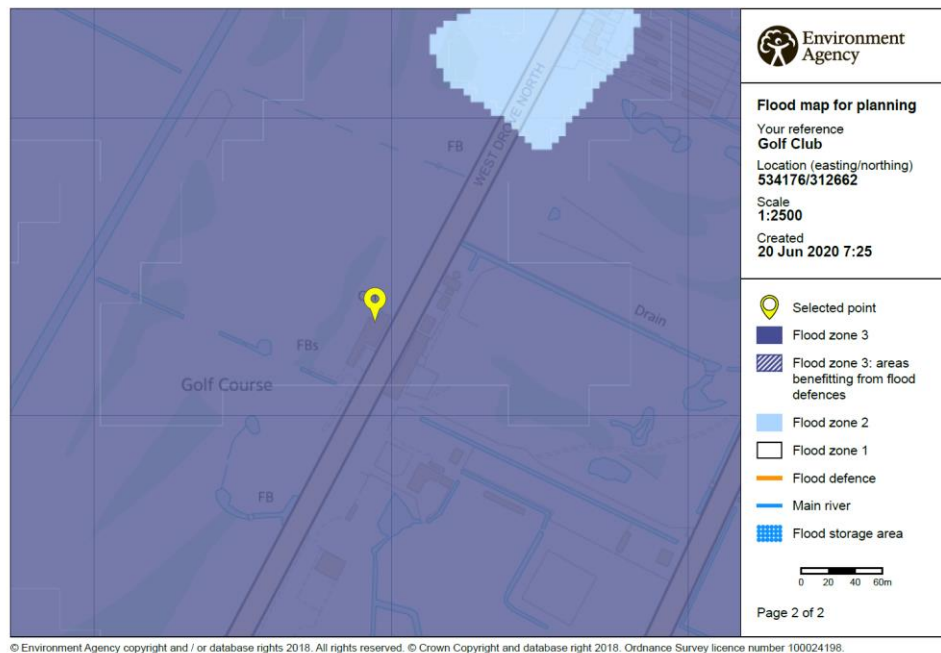
This proposal has a functional link with the existing family run golf course and will add to facilities within the locality.

A Pre-App meeting was held with SHDC in January 2025 and the consensus was that the proposed Change of Use was in accordance with the relevant national and local planning policies.

TECHNICAL CONSIDERATIONS

Flood Risk – Environment Agency Criteria

Reference to the Environment Agency Flood Map for Planning indicates the site to be located within Zone 3



The application site is designated as Flood Zone 3a 'High Probability' as defined in Table 1 of NPPG

Table 1: Flood Zones Definition (Ignoring the presence of defences)

Flood Zone 3- High Probability
Definition Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The water-compatible and less vulnerable uses of land are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable and essential infrastructure uses should only be permitted in this zone if the Exception Test is passed. Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood
Flood Risk Assessments requirements All proposals in this zone should be accompanied by a Flood Risk Assessment.
Policy aims Developers and local authorities should seek opportunities to: • reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques. • relocate existing development to land with a lower probability of flooding. • create space for flooding to occur by allocating and safeguarding open space for flood storage.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG the proposed Use in this instance is classified as 'Less Vulnerable'.

Table 2: Flood Risk Vulnerability Classification

Less Vulnerable	
• Police ambulance and fire stations that are not required to be operational during flooding • Buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non- residential institutions not included in "more vulnerable" and assembly and leisure. • Land and buildings used for agricultural and forestry. • Waste treatment (except land fill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works that do not need to remain operational during times of flood. • Sewage treatment works (if adequate measures to control pollution and manage sewage during flood events are in place).	

Reference to Table 3 of NPPG identifies that the proposed development is appropriate in this instance

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

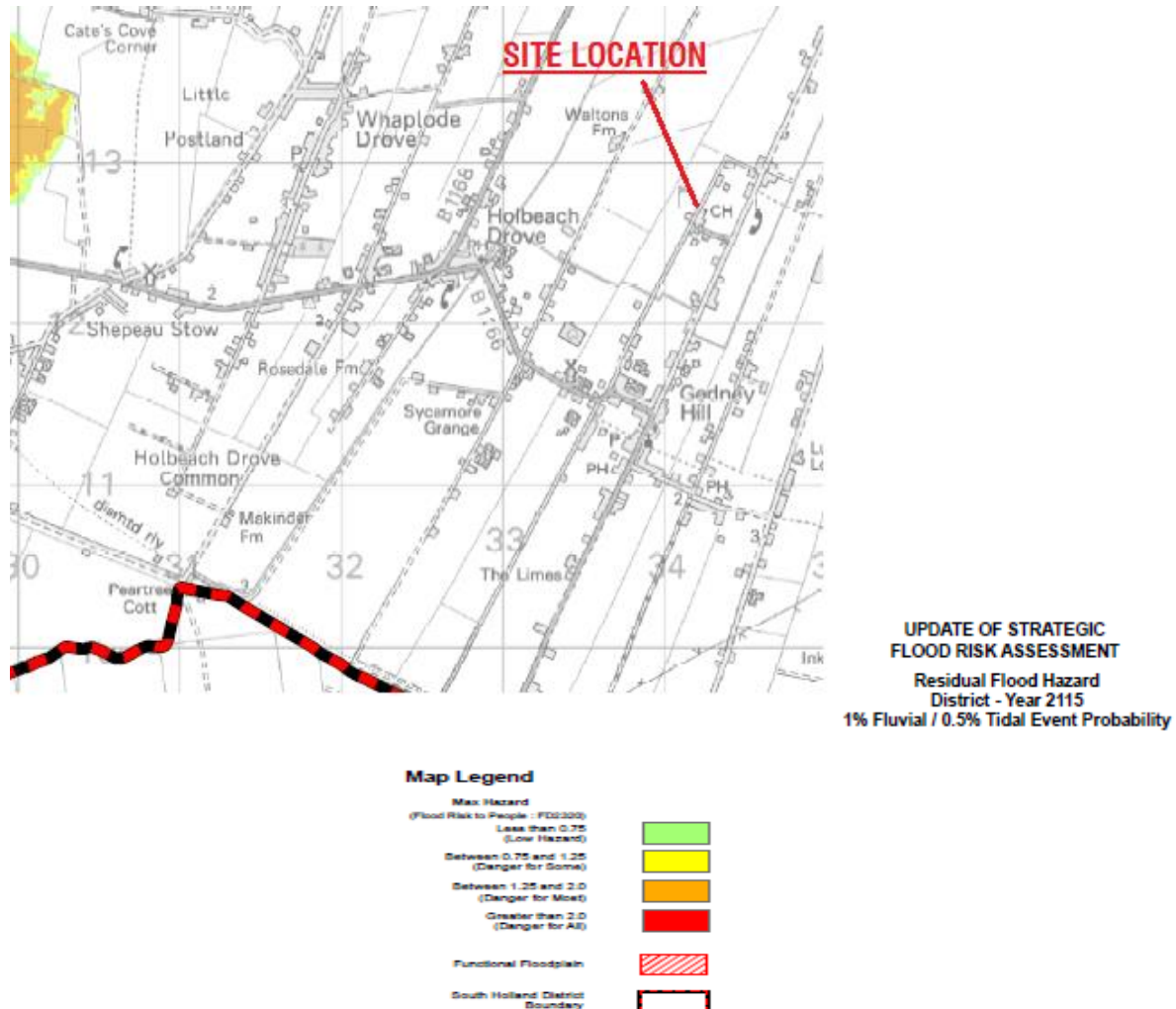
✓ Development is appropriate

✗ Development should not be permitted.

Reference to other relevant EA maps such as Surface Water show the site to be at no risk

SHDC STRATEGIC FRA

The application site is situated within the defended area of the South Holland District Council Strategic Flood Risk Area Map and reference to this document identifies the site to be 'no hazard' at the present time or in 2115.



Flood Risk Conclusion

This is a Minor Development involving a change of use to part of an existing Leisure Facility which is classed as 'Less Vulnerable' in the Technical Guidance.

The proposal does not incorporate any sleeping accommodation and the public occupancy of the building is transitional.

The proposal is related to an existing use on the site and will be under the same management as the existing facility

From reference to the relevant documentation the proposal does not constitute a flood risk to users of the building and so is considered acceptable in satisfying the relevant criteria under Local and National Policy including the SELLP.

Highways

This is a change of use of an existing building whereby the specific nature of the proposed Beauty Salon will not generate high traffic movements, being operated on an appointment only basis. There is already forecourt parking adjacent to the proposed Salon with further extensive parking nearby on the main golf club car park existing facility which has more than ample parking provision.

Refuse

The nature of the proposal will not result in any significant increase in refuse with the storage and collection arrangements will become part of the existing policy adopted and managed by the business

Foul drainage –

The existing building already has connection to the existing private treatment unit that serves the golf club facility

Surface Water – The roof water discharge is unaffected by the internal change of use to the building and is directed to soakaways.

CONCLUSION

This application is for some measured diversification within a long established and privately owned golf club to assist in sustaining the family business without any adverse impact on the character of the area.

The proposed Beauty Salon facility is modest, whilst offering a service to the local economy, its residents and visitors to the area.

The proposal is a positive for the local economy without any adverse impact on neighbouring properties and it is hoped that this commitment by a local business will be endorsed by the prompt granting of planning consent.