

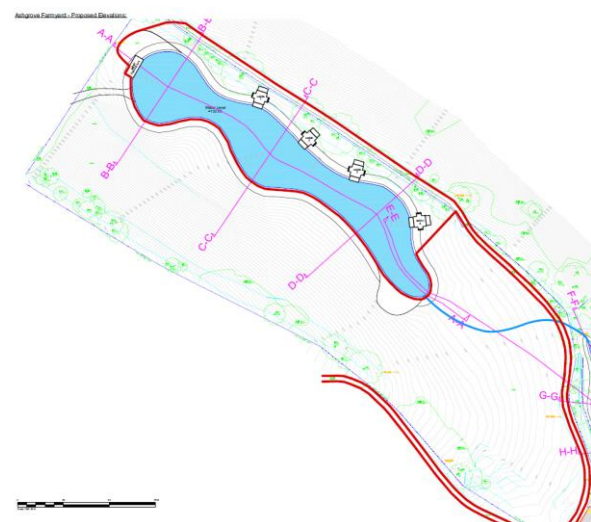
DELEGATED REPORT

Application Reference:	PL/2025/07723
Application Type:	Variation to Condition (S73).
Site Address:	Ashgrove Farm, Higher Ashgrove, Ashmore, Salisbury, SP5 5AW
Proposal:	Variation of condition 1 of 20/04702/FUL to extend the period the approved cabins are on site by 2 years.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The applicant is seeking to extend the period of time permitted for the approved temporary cabins to be retained on the site, by a further 2 years. The applicant states: "We wish to extend the license for the cabins on the site for a further 2 years. This is due to the development of the cabins being delayed. An extension would allow further time to complete the remaining cabins not yet constructed."

The existing temporary two year permission is for the erection of four cabins on the north bank of middle lake. The cabins are custom designed, but the design is based on the dimensions of a standard container, which is capable of fold out extensions to create extra facilities. The cabins require no services or sewage connections and all disposal is confirmed to be off site.



The application also includes retention of the "safari tent" currently at the lake end. This is an entirely demountable structure but it contains a useable sample of the Ritchie Firetable (no flue). This can be enjoyed as part of the shoot facilities. There are no alterations to existing pedestrian access routes. Parking will remain adjacent to the lake as it is currently, accessed via existing farmyard tracks on site as per the Location Map. Refuse collection will remain as existing, providing both general waste and recycling collection to the estate, and provision has been made in the proposals for a storage area for both waste and recycling. Waste sewage is to be disposed of off site.

SITE DESCRIPTION

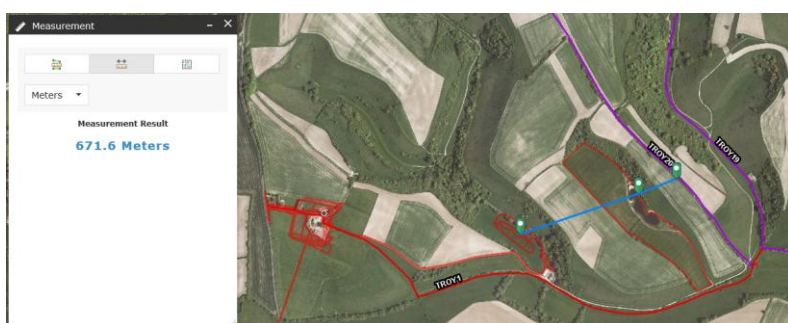
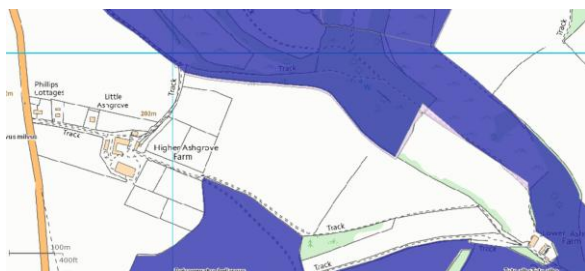
Ashgrove Farm is an existing farm complex of microbrewery buildings and facilities for shooting parties, including catering and accommodation (see site history). The applicant has, in recent years, constructed several lakes on the estate.

Donhead Hollow to the west is a Class B highway and Roman road. TROY 1 is a restricted byway which traverses the estate, along the existing trackway. Troy 19 and 20 are footpaths

to the east of the valley on ridgelines, more than 670m to the east of the middle lake (and beyond the sporting lake approved under S/2009/0007).

The site is within the Cranborne Chase National Landscape (Area of Outstanding Natural Beauty) and outside any settlement boundary. There are no listed buildings in the vicinity, and the site lies within Flood Zone 1 but is at risk from surface water flooding (1 in 100 years), within the River Allen (Dorset) catchment.

The land is also a mixture of Grade 4 agricultural land. The area in blue below shows the extent of the County Wildlife Site known as Ashgrove Bottom North and described as "A very large calcareous grassland site with a steep sided chalk grassland."



Site History:

18/00390/FUL Landscaping works to form No. 2 new lakes on Ashcombe Estate. AC
S/2009/0007 Sporting lake serviced by borehole. AC

S/2006/0714 AGRICULTURAL BARN WITHIN EXISTING FARMYARD AC

S/2010/0887 CONVERSION OF EXISTING FARM COURTYARD AND BUILDINGS TO MICRO BREWERY AC

S/2012/1032 Vary Condition 7 of approved application S/2010/0887 to allow a scheme of works for noise attenuation to be submitted before any machinery or plant is installed, and any works to be completed before the plant or machinery is brought into use.AC

S/2012/1329 Shoot Facilities and accommodation for visiting guns and beaters for Ashgrove Farmstead, with upgraded barn, new link building & re-routed keeper's track. AC

15/09434/FUL Improvements to estate shooting facilities including works to access track, visibility plays and additional parking. Replacement of stable building with new barn and replacement of workers bungalow AC

18/00389/FUL Amendment to previously granted planning consent (reference number S/2012/1329/FUL). Amended proposal for the replacement of an existing dilapidated barn on the West of the yard with a traditionally detailed barn on the same footprint, now to also included a bonded store below, with associated level changes and retaining wall. AC

18/11544/FUL Shoot Facilities and accommodation for visiting guns and beaters for Ashgrove Farmstead (revision to previously consented scheme - S/2012/1329/FUL) AC

20/04702/FUL Application for 4 temporary cabins around Ashgrove Lake and a Safari Hut to supplement the shoot accommodation and to be removed after a period of 2 years.

POLICIES

National Planning Policy Framework (NPPF 2024) and Planning Practice Guidance

Wiltshire Core Strategy (WCS):

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 27: Spatial Strategy for Tisbury Community Area

Core Policy 34: Additional Employment Land

Core Policy 48: Supporting Rural Life

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 60 Sustainable Transport

Core Policy 61 Transport and Development

Policy E19 Existing Employment in the Countryside (saved in Annexe D of WCS)

**The Conservation of Habitats and Species Regulations 2010,
EC Habitats Directive when as prescribed by Regulation 3(4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Circular 06/2005**

NL Management Plan <http://www.ccwwdaonb.org.uk/publications/aonb-management-plan/>

MAIN PLANNING ISSUES:

1. Principles for the development and extension of the timescale
2. Scale, design and impact on the character of the countryside and National Landscape
3. Ecology
4. Highway safety and rights of way
5. Impact on neighbouring amenity

CONSULTATIONS

Ecology – previously no objections subject to conditions

Rights of way – previously no objection

Archaeology – previously no comment

Highways – previously no objections

Landscape – previously no objection subject to detailed lighting plan for any lighting

National Landscape – previously considered insufficient details submitted

Tollard Royal Parish Council – No objection in principle.

However, it was unclear to us whether the original 2 year window granted in 2020 had ever been extended or if it had just been missed. It was also unclear which buildings had been constructed and which were still outstanding.

The council wanted to suggest a condition that when this new 2 year window expires, all the buildings are removed or that permanent permission must be sought for them.

Donhead St Mary Parish Council – No objection in principle.

The original planning consent was granted for two years on the basis of a 'special temporary need'. The applicant refers to the 'completion of the remaining cabins'. It is unclear as to what has already been installed and what units are outstanding. This could give rise to confusion in the future when the cabins have to be removed.

Any new consent should state clearly that all units now existing and those in the process of being installed should be removed by a specific date, two years after the issue of any consent arising from this application

The parish council request that if consent for the extension is granted, then all the units detailed in the original permission are removed by a fixed date two years from now.

The agent responded: “The safari tent remains, and only 1 cabin has been built to date. - The removal upon expiry was already a condition on the consent, we are happy for that to be the case again.”

REPRESENTATIONS: none received

ASSESSMENT

Planning permission is required for the development. The applications must be determined in accordance with the development plan unless material considerations indicate otherwise. (Section 70(2) of the Town and Country planning Act and Section 38(6) of the Planning and Compensation Act 2004). The NPPF is also a significant material consideration and due weight should be given to the relevant policies in existing plans according to their degree of consistency of the framework.

The NPPF confirms in para 11 that plans and decisions should apply a presumption in favour of sustainable. For decision making, that means approving development proposals that accord with an up-to-date development plan without delay.

1. Principle for the development and extension of the timescale

The Settlement Strategy: (Core Policy 1) identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

Delivery Strategy: The WCS Delivery Strategy set out in Core Policy 2 specifically states:

Outside the defined limits of development

Other than in circumstances as permitted by other policies within this Plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

The site lies outside any settlement boundary and is considered to be located within the countryside of the NL. CP2 would normally preclude new development in this location, which is remote from any settlement boundary. However, the development seeks temporary consent for the cabins and tent, to support an existing micro brewery business and estate shoot, which is considered to represent an existing and established rural employment use.

Strategic objective 1 of the Wiltshire Core Strategy: delivering a thriving economy seeks to deliver a resilient, sustainable and competitive economy. WCS policies seek to support the delivery of additional opportunities for employment provision and for rural based businesses. A number of target sectors have been identified for Wiltshire in order to promote the move towards a higher-value economy, these include tourism. Proposals which support these target sectors will be supported providing they meet the requirements of Core Policy 34 aims to support the rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy, and provision of broadband.

The shoot facility and accommodation is in essence an agricultural diversification/tourism related enterprise, catering primarily for the established Ashgrove Shoot which is the principal commercial activity of (and consequently intrinsically linked to the viability and running of) the Ashgrove Estate. The existing Shoot enterprise is understood to be considered as one of England's premier pheasant and partridge shoots, with an international clientele. The proposals appear to further support and enhance the facilities appropriate to this high-end Shooting enterprise.

Core Policy 34 would support the development of an existing agricultural related business and states:

Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

ii. Support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or.....

will be supported where they:

v. Meet sustainable development objectives as set out in the policies of this Core Strategy; and

vi. Are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity; and

vii. Are supported by evidence that they are required to benefit the local economic and social needs; and

viii. Would not undermine the delivery of strategic employment allocations; and

ix. Are supported by adequate infrastructure.

Saved Policy E19 supports proposals to redevelop or enlarge existing employment sites in the countryside where the proposed development would take place within the existing boundaries of the site. The proposed site affects the banks of an existing lake within the Estate.

The NL Management Plan policies also encourages improvements to the rural economy. Section 12 indicates:

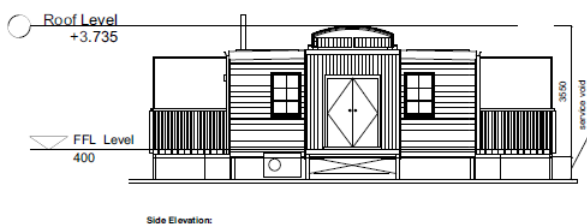
“12 Alongside the land-based industries, the rural economy of the AONB also comprises a range of small to medium sized businesses, with the majority of employees commuting out to the administration and hospitality sectors in the market towns. The high quality environment offers immense, as yet untapped, opportunities for the development of low impact, sustainable rural tourism.

The use of the cabins and safari tent for hospitality and the enhancement of shoot facilities at Ashgrove would generally accord with the aims of the above. Therefore, provided the cabins are located on a temporary basis for a further two years to support the shoot, to enable an assessment of their impact to be made in due course, they are considered to be acceptable as a temporary addition to the facility.

2. Scale, design and impact on the character of the NL

Core Policy 57 and CP51 are applicable. Great weight must be applied to landscape conservation matters within the NL under NPPF para 189.

The cabins are essentially adaptable, transportable, single storey, purpose designed buildings clad in timber:



The tent is of canvas construction over wooden poles with no permanent base:



The NL partnership considered in 2020 that the application did not contain sufficient information for it to be determined. However, from a site visit, the case officer observed that the lakeside is not visible from any publicly accessible area. The byway does not provide visible access to the lake and the two public footpaths are on higher ground, above the valley and are apparently beyond any public views of the lake. The agent accepted a lighting condition.

The landscape officer previously stated:

The proposals are for the License for 4 new temporary cabins around Ashgrove Lake and a Safari Hut to supplement the shoot accommodation. The application site lies in countryside outside the settlement boundary within the Cranbourne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The site is located within the 'Dorset Downs and Cranbourne Chase Landscape Character Area' in the National Character Area Assessment. It is within the 'Wooded Downland' Landscape Character Area' in the County and District Landscape Character Assessment. There are several Rights of Way adjacent to the site. The Hardy Way (DSTM67 & TROY20) and Wessex Ridgeway (TROY19) run north and east of the site. There is a Restricted Byway immediately south of the site (TROY) and the Wessex Ridgeway further south of the site (TROY4 & TROY5). There is an elevated National Trust Viewpoint 'Win Green' north of the site. Other than the PROWS running adjacent to the site it is unlikely that the development will be visible from the wider landscape.

Documents referred to:

- Ashgrove Lake - Cabin Proposed Plans, prepared by TFH REEVE Architectural Design Consultancy, June 2019
- Ashgrove Lake - Cabin Locations, prepared by TFH REEVE Architectural Design Consultancy, June 2019
- Ashgrove Lake - Cabin Indicative Section, prepared by TFH REEVE Architectural Design Consultancy, June 2019
- Ashgrove Lake - Safari Fishing Cabin details, prepared by TFH REEVE Architectural Design Consultancy, June 2019
- Ashgrove Lake - Cabin Proposed Elevations, prepared by TFH REEVE Architectural Design Consultancy, June 2019
- Design and Access Statement, prepared by TFH REEVE Architectural Design Consultancy, June 2020
- Fact Sheets & Good Practice Notes Number 6 Good Practice Note Colour and Integrating Developments into the Landscape, prepared by Cranborne Chase and West Wiltshire Downs AONB, January 2013.
- Position Statement Number 1 Light Pollution, prepared by Cranborne Chase and West Wiltshire Downs AONB, November 2007.
- Fact Sheets & Good Practice Notes Number 7, prepared by Cranborne Chase and West Wiltshire Downs AONB, January 2016.

Relevant Planning Policy & Guidance:

Countryside and Rights of Way Act 2000

Section 85 of this statutory legislation requires Wiltshire Council as a 'relevant authority' when carrying out its statutory functions within an AONB or with potential to affect its setting, in this case as a Local Planning Authority, to have regard to the statutory purpose and function of this national designation, i.e. to conserve and enhance the natural beauty of the Cranbourne Chase & West Wiltshire Downs AONB within any planning decision/s it takes.

National Planning Policy Framework (2019) & Planning Practice Guidance

- Section 2 paragraphs 8 & 9 – Achieving sustainable development
- Section 12 paragraph 127- Achieving well-designed places
- Section 15 paragraphs 170 & 180 - Conserving and enhancing the natural environment
- Section 15 paragraph 172 - "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues."

Wiltshire Core Strategy (2015)

- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure
- Core Policy 57: Ensuring High quality design and place making

The Cranbourne Chase & West Wiltshire Downs AONB Management Plan

The Cranbourne Chase & West Wiltshire Downs AONB is the 14th International Dark Sky Reserve in the world. Development that could contribute to light pollution, and hence impact adversely on those dark night skies, should be modified so that such impacts are eliminated.

Comments & Observations

Based on a desktop assessment, the proposed application will be introducing a completely new, albeit temporary, and isolated change in the landscape character of the area. However, the site appears to be well screened due to the existing topography and mature vegetation. The views into the site are likely to be limited and localised, however due to the undulating nature of the surrounding landscape it is difficult to assess the visibility of the proposals from the submitted documents.

There may also be potential for glint/glare from the metal window frames and chimney flue as well as the of glazing of the windows and night time light spill from internal building lighting within this inherently dark and nationally protected landscape, which could increase the visibility and potential impact of the development from the surrounding landscape negatively impacting upon the AONB and its dark skies.

There may also be an increase in activity of the site which could further reduce the tranquillity of the area through the potential increased intrusion of noise, motion and light pollution in this area.

Recommendations:

A detailed lighting plan has not been submitted and special consideration should be given to maintaining the AONB International Dark Sky Reserve status. A detailed lighting plan should also be submitted and if lighting is proposed it should be designed to ensure that non-polluting good lighting is used and to a minimum to ensure that the AONB International Dark Sky Reserve status is maintained.

The finish of the proposed materials and lighting plan should incorporate the recommendations in Fact Sheets & Good Practice Notes Number 6 Good Practice Note Colour and Integrating Developments into the Landscape, prepared by Cranbourne Chase and West Wiltshire Downs AONB, January 2013. Position Statement Number 1 Light Pollution, prepared by Cranbourne Chase and West Wiltshire Downs AONB, November 2007.

Fact Sheets & Good Practice Notes Number 7, prepared by Cranbourne Chase and West Wiltshire Downs AONB, January 2016.

These measures are suggested to ensure that the proposed development contributes to, rather than detracts from the conservation and enhancement of the scenic beauty and character of the Cranbourne Chase AONB.

Therefore, subject to the continued imposition of appropriate conditions, no objection is raised under CP51 and CP57 as there are only very limited (if any) public views of the site and due to the temporary nature of the proposals, there would be no material, long term harm to the existing character of the AONB or the setting of the site.

3. Neighbouring amenities.

CP57 states: Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

There are no immediate neighbours who could be affected by the proposed stores. It is considered that the development can achieve appropriate levels of amenity within the development itself and the environment of any nearby dwellings would not be adversely affected, in accordance with CP57 and CP34.

4. Highway Safety

The proposals involve no changes to vehicular or pedestrian access, or to parking. The restricted byway TROY 1 would not be affected and the rights of way officer previously raised no objection:

One of the Countryside Access Officers for the area, has been out to inspect the location. His observations were as follows:

- 1) The construction vehicle route is a separate track to the nearby public rights of way, therefore there is no risk of surface damage or conflict between construction vehicles and users*
- 2) There is no direct physical impact upon the rights of way network*
- 3) There should be no significant impact on the public's enjoyment of the rights of way network from a noise, dust or visual perspective*

I therefore have no objections to raise from a rights of way perspective.

The highways officer previously commented:

I note the proposals seek to provide four temporary cabins for use by shoot guests on a holiday let type arrangement. The existing site access, which I note was improved under reference 15/09434/FUL, is substandard in terms of visibility for a Class II road subject to a derestricted speed limit of 60mph. However, I note that the cabins will be used by guests attending the shoots and this implies that the overall vehicular traffic generated by the site will not increase significantly as a result of these proposals. On this basis, I recommend that no Highway objection is raised.

5. Ecology

CP50 is applicable to the development and a biodiversity survey assessment has been previously submitted and considered by the ecologist, who stated:

I have reviewed the Biodiversity Survey/Assessment (Lowans Ecology & Associates V1, 27/09/2020) for the temporary use (2 year period) for 4 cabins and a safari tent at the Ashcombe Estate. As the proposals are small scale and short term and there are no changes to the overall landscape and no vegetation removal I have no concerns subject to the recommended conditions (below). However please note, permanent use or extension of the area with additional buildings is likely to require

additional ecological consideration of the adjacent county wildlife sites and potentially bat activity surveys of the wider area. The location of the application site is outside the River Avon SAC catchment and River Test catchment. Conditions are recommended.

The ecologist previously raised no objections under CP50 or the NPPF. The applicant's agent confirmed that Condition 4 of the 2020 consent was complied with and the barn owl boxes were installed as per the condition.

BNG is exempt for S73 applications and does not apply.

CONCLUSION

The proposed temporary development would continue to support an existing estate shooting business. It would be acceptable in principle, and would not result in any significant adverse impacts in terms of residential amenity, the character and landscape appearance of the NL, ecology, rights of way or highway safety. The proposed 2 year extension would not result in any tangible harm to protected sites or landscape amenity.

RECOMMENDATION: Approve subject to conditions:

The four cabins and the safari tent and all of their supporting structures and frames shall be removed from the site on or before 8th January 2028. The land shall be reinstated to its original condition as grassed banks to the middle lake, as shown on the existing lakeside banks photograph received 9 June 2020.

REASON: In the interests of amenity, in order to secure the restoration of the land upon removal of the buildings for which permission can be justified in this location only on the basis of a special temporary need.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan ref 1132/72 dated 6/2019

Cabin and Safari Tent Locations ref 1132/67C dated 6/2019

Cabin Indicative Section ref 1132/72 dated 6/2019

Cabin Proposed Plans ref 1132/71 dated 6/2019

Cabin Proposed Elevations ref 1132/70 dated 6/2019

Safari Fishing Cabin Details ref 1132/68 dated 6/2019

Safari Tent and existing lakeside banks photographs received 9 June 2020

Biodiversity Survey/Assessment by Lowans Ecology, 27/09/2020 **Version no: 1**

Design and Access Statement June 2020

REASON: For the avoidance of doubt and in the interests of proper planning.

The development hereby approved shall be carried out in strict accordance with the information provided in the Biodiversity Survey/Assessment (Lowans Ecology & Associates V1, 27/09/2020. All enhancements listed under 'Section 6 (Recommendation, precautionary mitigation measures and enhancements) Planting of the Lake' will be carried out in accordance with the timetable set out in the report or before the cabins and safari tent hereby approved are installed on site, whichever is applicable.

REASON: To ensure adequate protection and mitigation for protected species through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination, and to comply with CP50 and the NPPF.

No external artificial light fixture or fitting shall be installed on any of the temporary buildings (cabins and safari tent) or within the application site until a detailed lighting plan has been submitted to and approved in writing by the LPA. Any lighting shall be designed to ensure that non-polluting, downward lighting is used and the lighting shall comply with Zone E0 (set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021)) for the National Landscape.

The finish of the proposed timber and canvas materials for the buildings and the lighting plan shall incorporate the recommendations in:

- Fact Sheets & Good Practice Notes Number 6 Good Practice Note Colour and Integrating Developments into the Landscape, prepared by Cranborne Chase and West Wiltshire Downs NL, January 2013.
- Position Statement Number 1 Light Pollution, prepared by Cranborne Chase and West Wiltshire Downs NL, November 2007.
- Fact Sheets & Good Practice Notes Number 7, prepared by Cranborne Chase and West Wiltshire Downs NL, January 2016.

The development shall be implemented in accordance with the agreed details in the lighting plan.

Reason: A detailed lighting plan has not been submitted and special consideration should be given to maintaining the National Landscape International Dark Sky Reserve status. These measures are to ensure that the proposed development contributes to, rather than detracts from the conservation and enhancement of the scenic beauty and character of the Cranbourne Chase NL. The introduction of artificial light is likely to mean that wildlife species are disturbed and/or discouraged from using the area. Such disturbance may constitute an offence under relevant wildlife legislation.

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the materials identified on drawings ref 1132/70 and 1132/68 hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVE

Rights of way TROY 1

Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site.

BNG – exempt and not required