

APPLICATION FOR FULL-PLANNING PERMISSION

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/08858
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Driving Range at Kingsdown Golf Club, SN13 8BS
DEVELOPMENT DESCRIPTION:	Temporary storage container
RECOMMENDATION:	Approve with Conditions

PROPOSAL

The application is for a retrospective temporary storage container at Kingsdown Golf Club. This is proposed to be positioned next to the driving range to provide storage space and desk space. The applicant has confirmed that a temporary period of 18 months is sought for the use of the storage container.

During the life of the application, revised plans were submitted which shows the additional planting to be inserted around the Southern and Western elevation of the building.

SITE DESCRIPTION

The application site is situated in the open countryside and within the West Wiltshire Green Belt.

It sits outside of the Cotswold National Landscape, but the edge of this is just north of the application site.

The site is situated within consultation zones for the Bath and Bradford on Avon SAC.

PLANNING HISTORY

Proposal / Summary
14/08906/FUL - Installation And Commissioning Of Two Small Scale Wind Turbines.- Withdrawn
N/07/03263/FUL - Full planning permission Decision - Withdrawn Date: 20/2/2008 – Change of Use of Land to a 3 hole Golf Academy Course with a Driving Range Building and Car Park
N/08/01114/COU - Full planning permission Decision - Approve with Conditions Date: 8/7/2008 – Change of Use of Land to Three Hole Golf Academy Course with a Driving Range Building and Car Park

RELEVANT POLICY

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (*adopted January 2015*) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted Wiltshire Core Strategy (WCS), with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 11 Corsham Spatial Strategy
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;

Saved policies of the North Wiltshire Local Plan:

- Policy CF2: Leisure facilities and open space

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2 and CF2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the scheme would have an acceptable impact upon the Green Belt (NPPF Chapter 13)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

Box Parish Council: No comment received

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No representations have been received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities. Saved policy CF2 to the North Wiltshire Local Plan similarly supports the principal of proposals for the improvement of existing leisure facilities where it will be ancillary to its existing use.

Assessment

Kingsdown Driving Range is a lawful and established golf course located in the countryside. The provision of an ancillary storage container to support this existing operation does not introduce a new or unrelated land use and is therefore acceptable in principle, subject to compliance with all other relevant policies. The applicant has confirmed that they are seeking the container for a temporary period of 18 months.

Green Belt

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence. Development within the Green Belt is generally considered inappropriate unless it falls within specific exceptions set out in the NPPF Chapter 13. Any proposal that constitutes inappropriate development must demonstrate very special circumstances, which clearly outweigh the harm to the Green Belt and any other harm resulting from the proposal.

Paragraph 154(b) of the NPPF confirms that the provision of appropriate facilities for outdoor sport and outdoor recreation can be regarded as not inappropriate development in the Green Belt, provided such facilities preserve openness and do not conflict with the purposes of including land within it. The proposed storage container is a small-scale, temporary ancillary facility serving the established driving range and golf course - an outdoor recreational use. Given its modest size, limited visual presence, and temporary nature, the container would preserve the openness of the Western Wiltshire Green Belt and would not undermine its purposes. It is therefore considered not inappropriate development in Green Belt terms.

Design and appearance in landscape

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

Assessment

The proposed storage container measures 2.7m in height, 7.6m in length and 3.45m in depth. The container forms a simple rectangular structure, with a door and a number of windows. It has a dark finish on the northern side, and a light finish on three remaining sides. Its form and appearance are characteristic of temporary storage units and is read as an ancillary feature rather than a permanent building. It is proposed to be sited close to the driving range building, just north of the parking area dedicate to this part of the golf course.

The storage container is a relatively modest scale and, although being open to the wider golf course complex, does benefit from substantial screening to the wider landscape by mature hedging along the highway to the West. The application is being determined in winter when screening is at its thinnest, and it is recognised greater natural cover would reasonably be expected in spring and summer.

Nonetheless, given that the proposal is intended to remain in situ for an 18 month period and the landscape in which it is set, it is considered necessary for additional planting to be provided along the Southern and Western edges of the building as it presents to the wider landscape and passing road. The applicant has proposed to plant a number of beech trees around the building, which is appropriate. The planting would help conceal the building within the landscape and reduce views from passers-by.

Whilst it is not a structure that would be desirable on a permanent basis, the applicant has confirmed it is required only for a temporary period to support the existing use.

Given its limited size, temporary nature, siting, the level of natural screening available and proposed planting, the proposal would not result in significant harm to the character or appearance of the area or the wider Cotswold National Landscape. Subject to conditions securing the planting and the building's removal by the end of the approved temporary period, the development is considered acceptable in design and landscape terms.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

The storage container is located within an established driving range and is well separated from any residential properties. There are no neighbouring dwellings in close proximity, and the structure is modest in scale and temporary in nature.

Given the distance to residential neighbours, the proposal would not give rise to any issues relating to overlooking, loss of privacy, overshadowing, overbearing effects, or noise.

The development therefore raises no amenity concerns and the proposal is considered to comply with Core Policy 57.

Highways and parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Assessment

The proposal relates solely to the temporary siting of a small storage container within an existing site. No alterations are proposed to the existing access arrangements or parking

layout, and the development does not intensify the use of the site or generate additional vehicle movements.

As such, the scheme has no highway or parking implications, and there is no requirement for further transport assessment or mitigation. The proposal is therefore compliant with Core Policies 60–64 and raises no concerns in respect of highway safety or parking provision.

Ecology and biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

1. Protected species
2. Priority habitats
3. Ecological networks
4. Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

The proposed storage container is to be sited on maintained lawn forming part of the driving range and wider golf course. This type of regularly mown amenity grassland offers very limited ecological value, providing no suitable habitat for protected or priority species. No vegetation removal or habitat disturbance is required to accommodate the container.

The site falls within the consultation zone for the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). However, the proposal does not introduce any new external lighting, nor does it affect any features that support bat foraging or commuting. The development therefore would not give rise to likely significant effects on the SAC. Accordingly, a Habitat Regulations Assessment (HRA) is not required in this instance.

Given the temporary nature of the container, the absence of habitat loss, and the lack of lighting or operational impacts, the proposal is considered to have no adverse ecological

effects and is compliant with Core Policy 50. The application is exempt from biodiversity net gain as de minimis development which impacts less than 25m² of habitat.

CONCLUSION

The principle of development is acceptable, having regard to the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan. The proposal relates to a small-scale, temporary and ancillary storage container associated with an established outdoor recreation use, and is considered not inappropriate development in the Green Belt in accordance with paragraph 154 of the NPPF.

The scheme is compliant with relevant local and national planning policies in respect of design, landscape impact, residential amenity, ecology, and highway safety.

No adverse impacts or overriding material considerations have been identified that would indicate the application should be refused. Subject to the recommended conditions including the removal of the container at the end of the temporary period, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

1. The storage container hereby permitted shall be removed in its entirety, and the land restored to its formal condition, on or before 18 months from the date of this decision.

REASON: The structure is not suitable for permanent retention in this location, but a temporary period is justified to meet the operational needs of the site, in accordance with the development plan and the NPPF.

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

Received by the LPA 02/12/25:

Location Plan

8404 Layout

Proposed Elevations

Proposed Floor Plan

Received by the LPA 26/02/26:

Site Plan

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

3. The approved planting (shown on the site plan) shall be carried out in full within one month of the date of this permission and shall be retained and maintained for at least the duration that the temporary structure remains on site.

REASON: To ensure a satisfactory landscaped setting for the development and reduce visual impact

INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

INFORMATIVE TO APPLICANT:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.