

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01229
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Courtens Garden Centre, Romsey Road, Whiteparish, Salisbury, SP5 2SD
DEVELOPMENT DESCRIPTION:	Retrospective construction of a shipping container, outfitted as a kitchen for production of alcohol.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The site is within the front curtilage of the well-established Courtens Garden Centre, located along Romsey Road in Whiteparish. The site is not within a Conservation Area, and the position of the container is well stepped back from the highway.



PROPOSAL

The proposal seeks retrospective approval for the retention of a single storey metal container which has been positioned on site to produce mead, which is then taken off site to be sold.

The applicant has provided the following information explaining the use:

The process is all done by hand. Initially the honey is brought to a temperature of 65 degrees for pasteurisation, then water is added and mixed in, finally yeast and yeast nutrient are added for the fermentation process. The fermentation process occurs over approximately 2-3 months.

All mead is produced within 23 litre brewing buckets and then hand syphoned between buckets or into bottles. Labels corks and shrink caps for the bottles are applied by hand.

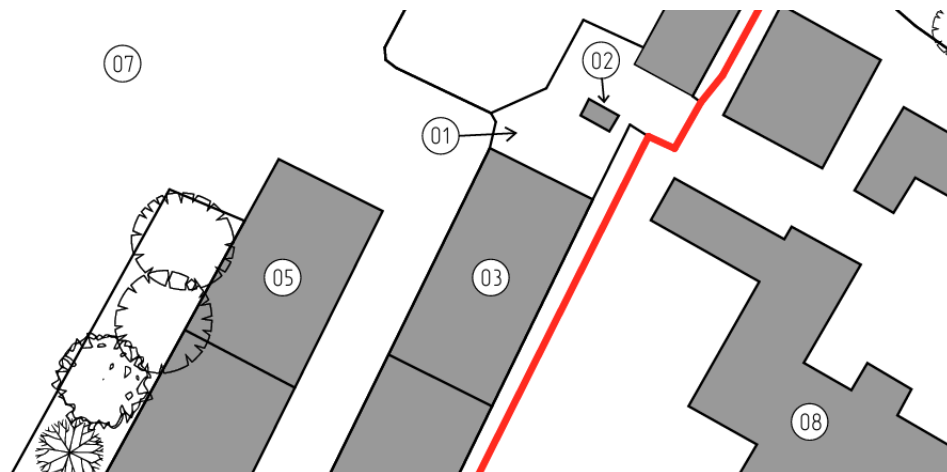
There is no mechanical plant or extraction equipment. Due to this there is almost no noise output from the production process.

Ventilation is maintained appropriately through continual air flow in the container from having the entry point kept open. Due to the alcohol production process being used, fermentation rather than distillation, there is limited alcohol vapour, the main output is CO₂. This is offset by proximity to existing trees and other foliage.

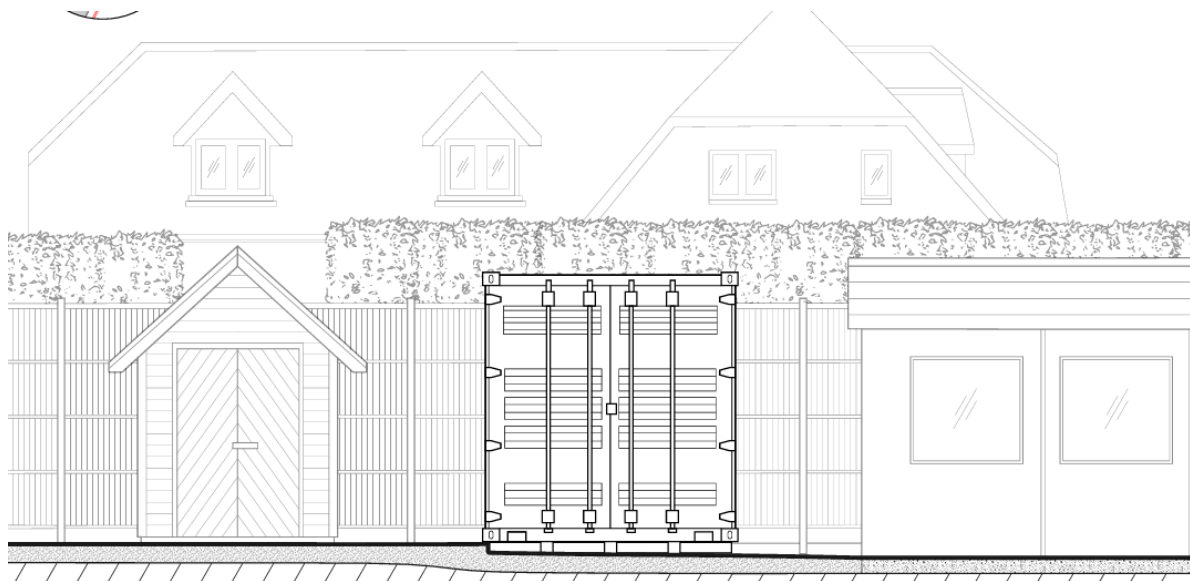
Hours of operation were previously highlighted in the planning application as between 09:00-17:00 Monday-Sunday.

Waste management is handled through the garden centre, wastewater is piped into the garden centre. Recyclables and waste are disposed of through a waste management company.

It should also be highlighted that my family and I are residents of the property highlighted within the 6m from the container.



SITE KEY	
01	Container
02	Shed
03	Garden Centre
04	Parking
05	Polytunnel
06	Mulch Shed
07	Garden Centre Displays
08	Private Residence



South-East Elevation



PLANNING HISTORY

None relevant

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

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 3 Infrastructure Requirements;
- Core Policy 23 Southern Spatial Strategy
- Core Policy 34 Additional Employment Land
- Core Policy 35 Existing Employment Land
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

ISSUES

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

- Whether the development is acceptable in principle (CP 1 and 2)
- 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 proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)

CONSULTATION RESPONSES

WC Public Protection: No objection - *It is noted that all production/ processes are carried out by hand, and no plant or extraction equipment has been installed. In addition, operating hours are 0900hrs to 1700hrs daily.*

This department therefore has no observation to make in respect of this retrospective planning application.

Whiteparish Council: *No objection to this application subject to the applicant having the HMRC compliance documentation in place.*

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

None 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.

The site is a long-standing Garden Centre within Whiteparish which is defined as a Large Village. Given the modest scale and nature of the proposal the principle of a small local business within this locality is acceptable in principle.

Design and Impact on the Character and Appearance of the Area

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.

The container is a temporary structure, of standard design which is not considered to enhance the local character and therefore is such an addition that the council wouldn't typically approve in such a rural location. However, the container has been 'nestled' into a space, well stepped back from the road located between the garden centre building itself and existing sheds/outbuildings. Due to this positioning and its modest scale, it is not considered to be visually intrusive or overbearing which could warrant a refusal, subject to the container not deteriorating visually over time.

In addition, the container provides the facilities for a small-scale local mead production business. The provision is considered to comply with Core Policy 34 in that the mead production is a rural based business utilising local produce such as the Honey. The unit allows for a diversification on the garden centre site incorporating modern agricultural practices to produce mead using the locally sourced honey.

Officers consider that a temporary three 3 permission should be issued to allow time for the business to establish and allows adequate time for the applicant to reassess the need for the container in its current form. This time frame would also allow the council to review the situation and the visual appearance of the structure over a period.

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.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

To the East of the site is a detached residential dwelling known as Brookfield House and the applicant has highlighted that it is himself and his family that currently reside at the property.

The location of the container is adjacent to the shared boundary with this property. It is noted from visiting the site that the container is stepped back from the boundary and the large hedge along the boundary, with the containers single storey scale ensures the addition is not visually prominent from Brookfield House.



The Council's Public Protection officer was also consulted on the application and raised no objections.

Highways Impacts 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.

The container is not located upon any designated parking area for the site and ample parking spaces remain for the Garden Centre.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions.

1. *3 year temporary permission*
2. *Plans*
3. *Hours of use*