

APPLICATION FOR VARIATION OF PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03466
APPLICATION TYPE:	Section 73 – Variation/Removal of Condition
SITE ADDRESS:	Chippenham Golf Club, Malmesbury Road, Chippenham, SN15 5LT
DEVELOPMENT DESCRIPTION:	Variation of condition 2 (approved plans) on PL/2025/05155 to allow for amended siting, orientation, footprint, shape and finished floor levels of the fitting bay building as constructed.
RECOMMENDATION:	Consent be GRANTED

PROPOSAL

Application PL/2025/05155 for a *Single storey building for the use as a fitting bay for golf clubs* was granted planning permission on 09.09.2025 subject to 3 conditions.

This application has been submitted under Section 73 of the Town and Country Planning Act (TCPA), which provisions material amendments to a scheme by varying or removing conditions associated with a planning permission, with a request to vary condition 2.

No request is being made to remove any conditions, and the request does not introduce changes that would alter the broad scope of the approved development.

Amended Biodiversity Net Gain (BNG) detail was provided, in response to a consultation response from the Councils ecology team, on 22.07.2026; Officer review of this detail has been carried out and is considered to be in line with the ecology teams request; the late detail was accepted and added to the file.

CONDITION OF PL/2025/05155 REQUESTED TO BE VARIED

Condition 2	
Existing Condition:	Requested change:
The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, P1; received 13.06.2025 Proposed Block Plan, P2; received 13.06.2025 Proposed Elevations, P3; received 13.06.2025 Proposed Layout Plan, P4; received 13.06.2025	The development hereby permitted shall be carried out in accordance with the following approved plans: i) Approved under PL/2025/05155 Location Plan, P1 ii) Received 02.06.2026 Block plan, P2AP Elevations, EAP3 Structural elevations and details, 4708-002-B Proposed levels, LEAP 1

SITE DESCRIPTION

The application site comprises part of a car park associated with a golf course in the principal settlement of Chippenham. The site is just north of the defined framework boundary for Chippenham and the boundary of the associated neighbourhood development plan (NDP) area and is not within a principal employment area.

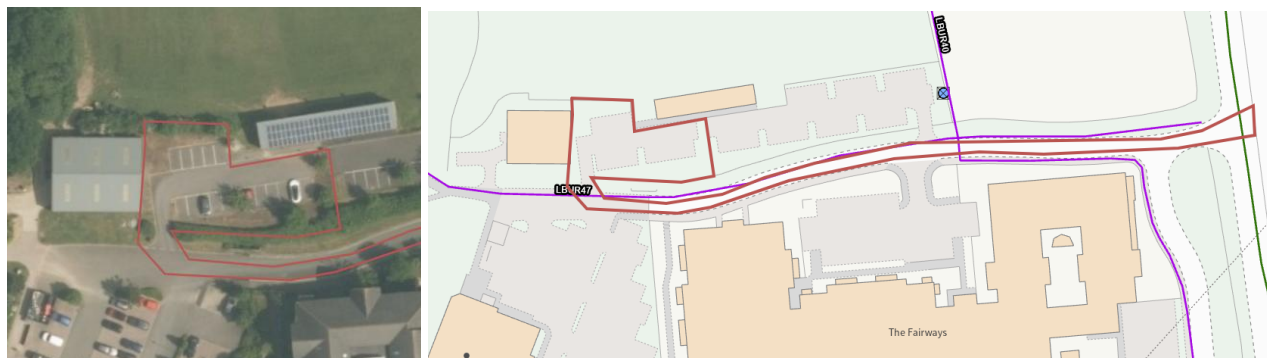


Figure 1: aerial view (2024) of site (red) Figure 2: map view of site (red) in context with PRowS (purple) and highway (green)

There is vehicular access from a private track connected to classified A350 and pedestrian access via public right of way (PRoW) routes including 'LBUR47' which runs directly south of the site. The site is not listed, within a Conservation Area, or a National Landscape and is not within an area of priority habitat.

The Environment Agency identifies the site and wider area as being in Flood Zone 1, at the lowest probability of flooding from rivers and sea, and the site is outside of any area which has been identified under the Councils Strategic Flood Risk Assessment (2024) as being at risk from surface or groundwater flooding.

RELEVANT PLANNING HISTORY

Planning history within the red-line of the site:

- PL/2025/05155 approved *single storey building for the use as a fitting bay for golf clubs* on 09.09.2025
- PL/2022/08731 approved *extension to existing driving range shelter, addition of external lighting* on 15.06.2023
- 15/11895/FUL approved the *erection of a Greenkeepers Building* on 15.02.2016
- 14/01908/FUL approved the *use of land as car park and erection of bays for golf driving range* on 03.06.2014

Relevant planning history associated with the wider golf course

- N/07/00160/FUL approved the *extension of golf course onto adjacent land and minor modifications to existing course* on 19.04.2007

Recent, relevant planning history near the site:

None

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS) – Adopted 2015

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP10: Spatial Strategy for the Chippenham Community Area
- CP41: Sustainable Construction and Low-Carbon Energy
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP61: Transport and Development
- CP67: Flood Risks

Saved policies from the North Wiltshire Local Plan 2011 (NWLP)

- NE18: Noise and Pollution
- CF2: Leisure Facilities and Open Space

Wiltshire Design Guide (WDG)

Wiltshire Local Transport Plan (LTP4)

- Car parking strategy (LTP3)

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

ISSUES

The main issues in the consideration of this application are:

- Principle of Development
- Design / Visual Impact and Impact on Neighbour Amenities
- Ecology / Biodiversity
- Highways Safety / Access
- Flood Risk / Drainage

CONSULTATION

Langley Burrell Parish Council: No objection

Councils Drainage Team: No objection subject to conditions

According to the SFRA, the proposed site lies within Flood Zone 1 with a low risk of fluvial, pluvial and low risk of groundwater flooding.

This application seeks a variation to Condition 2 (approved plans) to regularise amendments to the approved development.

The LLFA has reviewed the submitted information in support of this Variation of Condition application. The proposed amendments propose reduction in the building footprint, a slight repositioning and rotation of the building, an increase in finished floor level of approximately 350mm, and a corresponding increase in ridge height of approximately 200mm.

Based on the information provided, the LLFA is satisfied that the proposed changes do not give rise to any drainage issues and are not expected to increase flood risk. Furthermore, the revised levels are not considered likely to have a significant effect on existing exceedance flow pathways or the operation of the approved drainage infrastructure. The LLFA therefore raises no objection on flood risk and drainage grounds.

Councils Ecology Team: Further information required

Further to the reference to BNG made in the submitted planning statement, the application will need to be supported by an updated set of BNG information. I believe the red line boundary has changed when compared to the permission for PL/2025/05155, therefore, the metric will need to be completed to include details of the current proposal and submitted.

If a small sites metric is used, then current procedure is for the case officer to review the metric and act accordingly. I do not foresee any other ecology matters that would need to be appraised by a council ecologist.

Councils Highways Team: No objection

The proposed variation would not adversely impact the surrounding highway network nor alter my previous response in regard to the approved plans for PL/2025/05155.

Therefore there would not be any significant impact from the variation and no highways objection should be raised.

Councils Public Protection Team: No objection

No adverse comments from Public Protection

REPRESENTATIONS

At the time of writing, no public representations have been received.

ASSESSMENT

Principle / Sustainable Development

Permission granted under PL/2025/05155 is extant and the principle of development has been established under that application.

As a result, the following assessment is primarily focused on whether the proposed changes to siting, orientation, footprint, shape and finished floor levels of the fitting bay building would result in any new/increased harm.

Design / Visual Impact and Impact on Neighbour Amenity

Policy CP51 and CP57 of the WCS requires high quality design and place shaping for all new development along with the protection/conservation (and, where possible, enhancement) of landscape character.

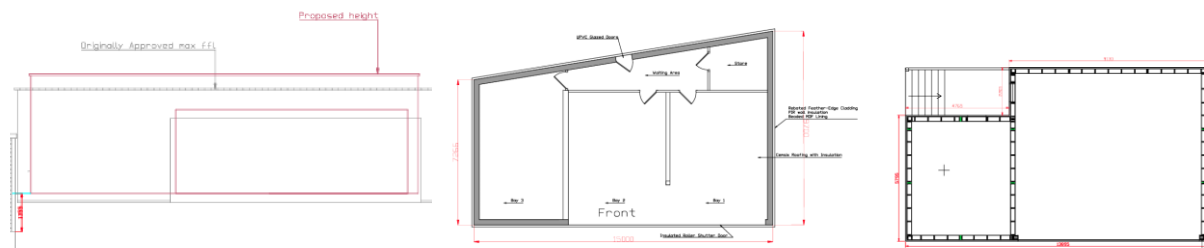


Figure 3: proposed (red) & approved (grey) height

The application submission indicates that the amendments being proposed have been found to be necessary for the following summarised reasons:

- The position of an existing irrigation manhole was found to conflict with the approved foundation line
- The existing foundations on the adjacent building could be at risk of being undermined by the approved levels
- The approved ridge height would not provide sufficient clearance height for the operational requirements

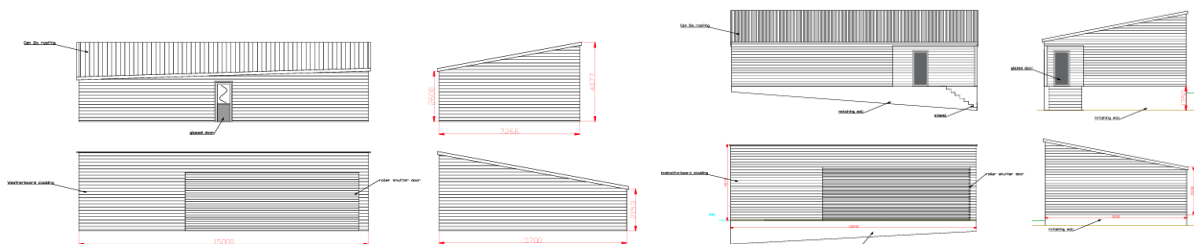


Figure 6: approved elevations

Figure 7: proposed elevations

The proposed building will remain functional in design and will continue to fit with the existing aesthetic of the adjacent driving range buildings. The scale similarly remains appropriate and will not result in a cramped or overdeveloped site.

Overall, the proposed amendments remain in line with the broad aims of CP51 and CP57 of the WCS, and will not likely result in an unacceptable change to existing levels of amenity enjoyed by occupiers of the nearby retirement village.

Ecology / Biodiversity

Policy CP50 of the WCS outlines that Wiltshire's natural environment is one of its greatest assets and identifies protection measures necessary for consideration when assessing the impact of development on biodiversity and geodiversity.

BNG is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development. Whilst some of the site is laid to tarmac and used for parking provision, the scheme will result in an increase of unsealed surface (covering gravel and grass) and removal of hedgerow.

The site is not an area identified as being priority habitat; however, as the development area will still affect more than 25m² of on-site habitat, and the scheme does not meet any other BNG exemption, BNG applies.

The initial submission did not contain updated BNG detail to reflect the proposed change in footprint of the building and as such additional/revised information was provided on 22.07.2026.

The correct baseline habitat value has been clearly identified and the development remains capable of complying with the deemed BNG condition.

Highways Safety / Access

Policy CP61 of the WCS relates to transport and development and requires new development to be served by safe access to the highway network.

The proposed amendments will not alter the approved access or parking arrangements; consultation with the Councils highways team has, nonetheless, been carried out and their representation confirms that the proposed amendments do not alter their assessment carried out under PL/2025/05155

Flood Risk / Drainage

Policy CP67 of the WCS relates to flood risk and includes the requirement for development to reduce the rate of rainwater run-off and to improve rainwater infiltration to soil and ground, unless site or environmental conditions make these measures unsuitable.

The site is on land in flood zone 1 and has a low risk of ground/surface water flooding; consultation with the Councils drainage team has confirmed that *the proposed variation is not considered to give rise to any material drainage implications or flood risk on site or elsewhere.*

SUMMARY AND CONCLUSION

Application PL/2025/05155 was granted permission on 09.09.2025 subject to conditions.

The request under this application is for condition 2 to be varied and no conditions are being explicitly requested for removal; all conditions have, nonetheless, been reviewed as part of this application.

No objections have been received and careful consideration of all relevant planning matters has been made. Overall, granting planning permission subject to an approved plan condition different to that granted under PL/2025/05155 is acceptable.

Amendment of condition 1 (standard 3-year) is also necessary for the avoidance of doubt; however, condition 3 (construction hours) should be included with the same wording as applied under PL/2025/05155 given that it remains relevant.

It is recommended that permission is granted to reflect the following:

Condition of PL/2025/05155	Remove / Vary?
1: Standard 3 years	Vary to take into account PL/2025/05155 approval date
2: Approved plans	Vary to take into account amended plans
3: Construction Hours	Remains relevant

RECOMMENDATION:

That planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of permission granted under PL/2025/05155 on 09.09.2025

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

i) Approved under PL/2025/05155:

Location Plan, P1

ii) Received 02.06.2026

Block plan, P2AP

Elevations, EAP3

Structural elevations and details, 4708-002-B

Proposed levels, LEAP 1

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

3. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

INFORMATIVES 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 regarding the requirements of the Party Wall Act 1996. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- The Government has published a Clean Power 2030 Action Plan which includes observations around how 'new standards will be introduced next year which will amend the energy efficiency standards in the Building Regulations in England'. Whilst this scheme does not include renewable energy solutions, there has been no removal of permitted development rights for 'renewable energy' development provisioned under Schedule 2, Part 14 of the GPDO. Further information on the Action Plan can be found online at: assets.publishing.service.gov.uk/media/677bc80399c93b7286a396d6/clean-power-2030-action-plan-main-report.pdf and further information on permitted development rights for renewable energy can be found online at: <https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/14>
- The applicant is requested to note that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way in proximity to the site. Further information on Rights of Way in Wiltshire can be found online at: <https://www.wiltshire.gov.uk/recreation-rights-of-way>
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments> Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply