
APPLICATION NO.	P15/V2686/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	25.11.2015
PARISH	BUCKLAND
WARD MEMBER(S)	Anthony Hayward
APPLICANT	Mr G Lisi
SITE	Carswell Golf Course, Buckland, Faringdon, SN7 8PU
PROPOSAL	Conversion and part demolition of existing golf driving range to machinery store with pumped fuel store, metal gates, new access road and fenced yard area.
AMENDMENTS	None
GRID REFERENCE	432866/197026
OFFICER	Piotr Kulik

SUMMARY

This application is referred to committee as Councillor Anthony Hayward is the applicant's agent.

The recommendation is to grant planning permission

1.0 INTRODUCTION

- 1.1 The site forms part of the Carswell Golf Course on the A420 near Farringdon. It is located within the North Vale Corallian Ridge as defined on the local plan proposals map. A site location plan is **attached** at Appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks planning permission for the replacement of the golf driving range with a machinery store, to fence off a yard area in timber fencing and to create a new access to this area off main entrance road within site. The application plans are **attached** at Appendix 2.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1	Buckland Parish Council	No objections
	County Archaeologist	There are no archaeological constraints to this application
	Highways Liaison Officer (Oxfordshire County Council)	No objections

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P12/V0727](#) - Approved (21/06/2012)

Erection of new golf machinery store, attendant path, access driveway, fencing including two steel framed and faced gates and pumped fuel container.

- [P12/V0726](#) - Approved (21/06/2012)

Cease use of existing 12 bay golf driving range. Erection of new 4 bay covered and 4 bay open driving range with floodlighting and protective fencing.

[P11/V1952](#) - Approved (09/11/2011)

Proposed two storey rear infill extension. Demolition of existing balcony and external steps. New balustrade, balcony and steps.

[P08/V1062](#) - Refused (03/10/2008)

The construction of a single storey detached timber garden building. Timber structure to be built on steel frame/base to facilitate ease of future movement. Building to be used as a office no mains water connection.

[P98/V0198](#) - Refused (20/05/1999) - Approved on appeal (20/01/2000)

Continue use of driving range with non-compliance of conditions 1 and 2 on Approval BUC/9905/5.

[P98/V0028](#) - Approved (19/02/1998)

Erection of garage.

[P98/V0023](#) - Approved (10/02/1998)

Extension to garage/car port.

[P97/V1573](#) - Approved (03/02/1998)

Extensions and alterations. Reconstructed stone cladding to existing external walls.

[P97/V1205](#) - Approved (18/12/1997)

Extension to club room.

[P93/V0667](#) - Approved (30/09/1997)

New golf driving range with associated lighting. (Additional details received).

[P92/V0609](#) - Approved (04/05/1995)

New golf clubhouse linked to existing buildings. Change of use to existing staff accommodation to part of clubhouse complex

[P91/V0632](#) - Approved (19/09/1991)

Erection of golf clubhouse, golf course and stable block.

[P88/V0815/COU](#) - Approved (10/10/1990)

Change of use and extensions to farm buildings to provide holiday complex which includes swimming pool, riding school and shop/office/reception and alterations to existing access.

5.0 **POLICY & GUIDANCE**

5.1 **National Planning Policy Framework**

The NPPF replaces all previous PPG's and PPS's and also indicates the weight to be given to existing local plan policies. The local plan policies that are relevant to this application are considered to have a high degree of consistency with the NPPF and should therefore be given appropriate weight.

The National Planning Policy Framework (NPPF) at section 3 refers to the need to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

Planning Practice Guidance (March 2014)

5.2 This document provides supplementary guidance to the NPPF

Draft Vale of White Horse Local Plan 2031 Part 1

- 5.3 The draft Local Plan Part 1 is not currently adopted policy and this emerging policy and its supporting text has limited weight as per paragraph 216 of the NPPF. Greater regard therefore is to be given to the NPPF in line with paragraph 14 and where relevant, the saved policies (listed above) within the existing Local Plan.

Vale of White Horse Local Plan 2011 (adopted July 2006)

- 5.4 Local plan policy GS2 refers to development outside built up areas of existing settlements new building will not be permitted unless it is in accordance with other policies within the plan.

Policy DC1 refers to the design of new development, and seeks to ensure that development is of a high quality design and takes into account local character

Policy DC5 refers to safe and convenient access, parking and turning space provided for developments and that the road network can accommodate any additional traffic generated.

Policy DC9 refers to the impact of new development on the amenities of neighbouring properties and the wider environment in terms of, among other things, loss of privacy, daylight or sunlight, and dominance or visual intrusion.

Policy NE7 refer to development in the North Vale Corralian Ridge which would harm the prevailing character and appearance of the area will not be permitted unless there is an overriding need for the development and all steps have been taken to minimise the impact on the landscape.

Supplementary Planning Document:

- 5.5 Design Guide (SPD adopted March 2015)

6.0 PLANNING CONSIDERATIONS

- 6.1 The main issues to consider in determining this application are:
- the principle of development in this location
 - the impact on the character of the area
- 6.2 The current driving range has been in use since 2012 (planning permission P12/V0726). The machinery store is currently adjacent to Metisse House, and there is planning permission for a new machinery store which has not been constructed (P12/V0727). As such, the principle of the proposed development in this location is considered acceptable.
- 6.3 The existing range is a 10-bay structure (approximately 36 metres by 6 metres in floor area) with a one-bay store. It is proposed to demolish it and build a new machinery store measuring approximately 18 x 6 metres in floor area. The roof height will be similar to the range (approximately four metres) The new machinery store structure will have two roller shutter doors with walls clad in pressing steel green sheeting and concrete block, and a roof of pressed steel sheeting. A yard will be created in front of the store enclosed by timber fencing, with access via the main access road.
- 6.4 The design of the new building is similar to that approved in 2012. It is smaller than the existing range building and will be entirely appropriate within its golf course context. It will not be prominent from wider views and will not harm the prevailing character and appearance of the area. There are no highways issues.

7.0 CONCLUSION

- 7.1 The proposal would enable the maintenance of the golf course to continue. The site is well screened, as well as the addition of this building and associated fencing is unlikely to be harmful to the character and appearance of the area.

8.0 RECOMMENDATION

To grant planning permission subject to the following conditions.

- 1. Time limit - full application.**
- 2. Approved plans.**
- 3. Materials in accordance with application.**

Author:	Piotr Kulik
Contact number	07717271919
Email	piotr.kulik@southandvale.gov.uk