

APPLICATION NO.	P15/V2693/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	21.12.2015
PARISH	BUCKLAND
WARD MEMBER(S)	Anthony Hayward
APPLICANT	Mr G Lisi
SITE	Carswell Golf Course, Buckland, Faringdon, Oxon, SN7 8PU
PROPOSAL	Cessation of use of existing 10 bay 1 bay store golf driving range. Erection of new 10 bay 2 bay store open driving range together with floodlighting and projecting fencing.
AMENDMENTS	None
GRID REFERENCE	/
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 Faringdon. 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 erection of a replacement ten-bay driving-range structure and two-bay store together with floodlighting and fencing. The application plans are **attached** at appendix 2.
- 2.2 The new construction will have a mono-pitch roof with an eaves height of three metres and the highest point of the roof measuring four metres. The range will have a concrete base with 1.2 height padded concrete block driving walls and outside wall clad in pressed green sheeting. The roof will be clad in pressed sheeting. The store will be used partially for ball wash and ball dispensing machine.
- 2.3 The existing floodlighting is to be removed from the current location and to be relocated to the proposed site. There will be three lights of the same specification as those currently in use. Each light would not exceed 1000 watts, with horizontal luminance to not exceed a lux value of five at 90m from the north face of the building. The lights are to be fixed at roof level facing northwards towards A420.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1	Buckland Parish Council	No objections
	County Achaelogist	There are no archaeological constraints to this application
	Highways Liaison Officer	No objections

4.0 **RELEVANT PLANNING HISTORY**

4.1 [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.

[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.

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

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

[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.

[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.

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.

5.2 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. Section 5 refers to the need to protect and enhance valued landscapes.

5.3 **Planning Practice Guidance (March 2014)**

This document provides supplementary guidance to the NPPF

5.4 **Draft Vale of White Horse Local Plan 2031 Part 1**

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.

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

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 DC20 refers to the impact of the external lighting and its spillage on the local area character, neighbouring properties, and highways safety.

Policy NE7 refer to development in the North Vale Corallian 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.

5.6 **Supplementary Planning Document:**
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
- the economic need for the development to ensure the ongoing viability of the business

6.2 The current driving range has been in use since 2012 (ref. P12/V0726), and the previous twelve-bay range was granted on 20th September 1997. The existing range needs to be relocated due to being too short with the risk of balls landing on adjacent land. The new range will be 256 metres long as against the existing length of 201 metres.

6.3 The site of the new range is adjacent to an existing golf practice putting pitch. The existing range safety fencing is to be relocated. This new fencing will be obscured by the existing trees and bushes along the edge of the highways and adjacent field. The light spillage from the relocated floodlighting is to be minimalised by each light focusing on a line of 17 metres in front of the building. To protect neighbouring amenities, the proposed lights use will be restricted to a limited period by switching them off by 2130 hours Monday to Friday and by 2100 hours on Saturday, Sunday and Bank or Public Holidays. The range will be open from 0800 hours each day.

7.0 **CONCLUSION**

7.1 The proposal would be of similar size and appearance as the existing range in terms of netting, scale, and uses of the same floodlighting. The proposed location will be more convenient to the club members. It will comply with the provisions of the saved local plan policies and the National Planning Policy Framework.

8.0 **RECOMMENDATION**

That planning permission is granted subject to the following conditions:

- 1 : Time limit - full application.**
- 2 : Approved plans.**

- 3 : Materials in accordance with application.**
- 4 : External lighting – general.**
- 5 : Floodlights house of use.**

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