

Delegated Decision Report

Application No:	26/0044	Statutory Period Expires:	26th March 2026
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Site:	<i>Parc Golf Club, Golf Driving Range Church Lane Coedkernew Newport NP10 8TU</i>		
Proposal:	<i>EXTENSION TO EXISTING DRIVING RANGE TO PROVIDE NEW INDOOR GOLF SIMULATOR, COACHING BAY AND PUTTING SIMULATOR</i>		
Applicant:	<i>T Hicks</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is situated within Coedkernew within the Countryside. The site is also situated within the Special Landscape Area, Green Wedge and a Mineral Resource area. The site is an established golf range/centre and is characterised by single storey buildings and greenery. The site is also within Flood Zone 3 (Sea, defended) as defined by NRW's Flood Map for Planning.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks permission for an extension to the existing driving range to provide a new indoor golf simulator, coaching bay and a putting simulator. The extension would be fitted onto the existing lean-to roof golf bays and would now appear as a pitched roof structure. The extension would measure 2m in height, 6m in width and 3.7m in depth. The materials used would be stained timber cladding with profiled roof cladding. To the front of the extension would be a roller shutter door.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
16/1226	ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE A GOLF SIMULATOR	Granted with Conditions
96/0690	EXTENSION TO EXISTING CLUB HOUSE PROVIDING EXTRA CHANGING AND CLUB ROOM FACILITIES AND STORE ROOM EXTENSION	Granted with Conditions
90/0505	CONSTRUCTION OF EIGHT(8) GOLF DRIVING BAYS WITH BUILDING ENCLOSURE	Granted with Conditions

90/0504	EXTENSION TO EXISTING PREMISES TO PROVIDE CHANGING FACILITIES GOLF SHOP AND CLUB ROOM	Granted with Conditions
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5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 4 – Supporting Rural Communities

Policy 5 – Supporting the rural economy

Policy 6 – Town Centre First

Policy 8 - Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 12 – Regional Connectivity

Policy 33 - National Growth Area – Cardiff, Newport and the Valleys

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 Technical Advice Notes

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 12: design

Technical advice note (TAN) 15: development, flooding and coastal erosion

Technical advice note (TAN) 16: sport, recreation and open space

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy SP3 (Flood Risk)

Policy SP5 (Countryside)

Policy SP7 (Green Wedge)

Policy SP8 (Special Landscape Area)

Policy M1 (Safeguarding of Mineral Resource)

5.5 SUPPLEMENTARY PLANNING GUIDANCE
Wildlife-and-development-SPG

6. CONSULTATION RESPONSES

6.1 Landscape Comments: This is an extension to the golf user single storey building, set away from public views. No trees will be affected. The site already supports significant areas of planting there are limited opportunities for new planting. No further comments

6.2 Local Highways Authority: We would not anticipate any noticeable impact relating to highway issues or parking. There are therefore no objections offered.

6.3 PROW:

While **Public Right of Way Footpath 390/23/1**, located to the south of the proposed works, is not directly affected, the following requirements must be considered should access be restricted at any stage:

1. All PROW's (as shown on the Definitive Map) are legally required to remain completely unobstructed and be clear and available for safe public use at all times (including during construction works – unless a temporary closure/diversion order is applied for and granted beforehand);
2. The PROW users must not be endangered or disadvantaged in any way by the proposals (during construction and following completion);
3. The fabric of the PROW's must not be adversely affected in any way;
4. PROW users must be protected from any vehicles/plant associated with the works. All potential conflict should be risk assessed and managed accordingly.
5. If a PROW needs to be closed to accommodate any work then this must be applied for with a 2 month lead time. The PROW can be closed for 6 months with a possible extension of a further 6 months. An alternative route/diversion would be preferred during the closure and is to be agreed with the PROW Officer.

6.4 Welsh Water: We note from the application that the proposed development does not intend to connect to the public sewer network. As the sewerage undertaker we have no further comments to make. However, we recommend that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development.

6.5 Ecology: I have no objection to this application. The site of the extension is already mown amenity grassland and so does not support any important habitats, and the building is of low suitability for roosting bats, so I would not ask for a bat survey on this occasion.

6.6 NRW:

We have no objection to the proposed development as submitted and provide the following advice.

Designated Sites

The site is within 90 metres of the Gwent Levels – St Brides Site of Special Scientific Interest (SSSI). We have considered the information submitted in support of the above planning application. Based on the information submitted, we consider that the proposed development is not likely to damage the notified features of the Gwent Levels – St Brides SSSI. Modifications to the proposed development may affect our view, and should merit a further consultation with us.

European Protected Species

No ecological information has been submitted in support of this application. We note that there are records of bats in the vicinity. We recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

Advice for the Developer

Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website. If you have any queries about the above, please do not hesitate to contact us.

6.7 Drainage manager: No comments received.

6.8 Environmental Health: No comments received.

7. PUBLIC REPRESENTATIONS

7.1 In accordance with the publicity requirements set out in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 letters were sent to the neighbouring properties on 05/02/2026 and a site notice was erected within the vicinity of the application site on 13/02/2026. No representations have been received.

7.2 The Local Community Council were consulted on this application. No response has been received.

8. ASSESSMENT

8.1 Principle of Development

8.1.1 The application site is located outside of the defined settlement boundaries as shown on the proposals maps that accompany the Newport City Council LDP, therefore, for the purposes of planning the application site is located within the open countryside where development is strictly controlled and only appropriate development compatible with or requiring a rural location will be considered favourably.

- 8.1.2 As the use as a golf centre is already lawfully established in this location the Local Planning Authority raises no objection to the principle of development to an application that provides enhanced facilities to the existing lawful use.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The application site lies within open countryside, the green wedge, and a Special Landscape Area. As such, any development must respect the established landscape character, be of an appropriate scale and design, and make a positive contribution to its surroundings.
- 8.2.2 The proposal comprises an extension to the existing built form, matching a similar height and general proportions of the current structure. The extension is not considered to be over-scaled in this context, nor would it harm the openness of the countryside given its position immediately adjacent to the existing building. The use of natural cladding helps to ensure that the design remains sympathetic to both the host structure and the wider landscape. The roller door is facing away from the access road, and views would be limited from public view.
- 8.2.3 The Council's Landscape Officer has been consulted on this application and raises no concern or objection to the proposed development in respect of its visual impact or impact upon the character and appearance of the wider landscape.
- 8.2.4 Taking into account the location, scale, and chosen materials, the proposed development is not considered to have an adverse impact on the countryside, the green wedge or landscape. It is viewed as protecting the character of the Special Landscape Area and the green wedge due to its modest form and siting alongside the existing built development.

8.3 Residential Amenity

- 8.3.1 When assessing impacts to neighbouring residents, it is considered that the development is attached to the existing golf bays, and would not have an adverse impact to any neighbours by creating a new form of development harmful to surrounding residents.

8.4 Movement

- 8.4.1 The development would not impact on existing parking on site nor the existing access arrangements. The highways officer was consulted on the application and states there are no objections as it is not considered that the development would give rise to significantly greater movements to/from site.
- 8.4.2 The public rights of way officer was also consulted on the application, and noted there is a PROW footpath located to the South of the site. Whilst some views from the footpath could be afforded over to the structure, it is considered, the structure would be located within the built environment, and the development is not overscaled. It is also considered that the development would not have an impact to the PROW.

8.5 Drainage/ Flooding

- 8.5.1 The application site is defined within Flood Zone 3 (Sea, defended) of NRW's Flood Map for Planning. The use of the site is classified as less vulnerable in accordance with the definitions contained within the TAN.
- 8.5.2 TAN 15 states, in defended zones *"10.17 Applications for new development on Greenfield sites are not appropriate in Defended Zones unless they are allocated in development*

plans. On brownfield sites redevelopment proposals should not over intensify use neither should they reduce the area's ability to absorb flood water nor cause problems with flooding elsewhere. All applications should consider opportunities to incorporate flood resilient design as appropriate and any proposal involving highly vulnerable development must be compliant with the tolerable conditions set out in section 11".

- 8.5.3 The proposed development comprises a modest extension to an established golf club. Owing to its limited scale, it is considered subordinate to the existing built form and would not result in an intensification of the current use. The surrounding landscape is characterised by open fields, and the development is not expected to adversely affect the area's ability to absorb flood water. While it would not be proportionate to impose a condition requiring flood-resilient construction measures, the applicant is encouraged to consider appropriate flood-resistance or resilience features, with further guidance available from Natural Resources Wales (NRW).
- 8.5.2 Dwr Cymru Welsh Water was consulted on the application and raises no objections. The proposed development does not intend to connect to the public sewer network therefore no concern is raised by DCWW in that respect nor is a new foul connection required. However, DCWW recommend that a drainage strategy for the site should be conditioned, implemented in full and retained for the lifetime of the development. However, given the limited scale of the proposed development, and the surrounding built form, this is not considered to be proportionate or required in this instance.

8.6 **Biodiversity**

- 8.6.1 PPW12 states in paragraph 6.2.12, A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied. In this instance a GIS has not been submitted and given the limited scale of the development and the context of the site it is not considered necessary to enable the application to be assessed.
- 8.6.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. No ecological enhancements are proposed as part of the development. As such the proposal is currently not compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015). However, this can be reasonably conditioned given the scale of development.
- 8.6.3 The Ecology officer was consulted on the application and holds no objections. The site of the extension is already mown amenity grassland and so does not support any important habitats.

8.6.4 NRW have stated that no ecological information has been submitted in support of this application and note records of bats in the vicinity, however, recommend that the LPA seek the advice of the Authority's internal ecological adviser. The Ecology Officer was consulted on the application and states the building is of low suitability for roosting bats, so a bat survey is not required on this occasion.

8.6.5 NRW have also stated that the site is within 90 metres of the Gwent Levels, St Brides Site of Special Scientific Interest (SSSI). NRW have considered the information and concludes the proposed development is not likely to damage the notified features of the Gwent Levels, St Brides SSSI.

8.7 **Landscaping/ Trees**

8.7.1 The development does not propose to remove any trees as part of the works. The area in which the development is proposed is grassland. To the rear of the existing structure, there is a small avenue of trees which border the road coming into the site. The landscape officer was consulted on the application and states that it is an extension onto an existing building set away from public views. No trees will be affected and the site already supports significant areas of planting, with limited opportunities for new planting, therefore, no objections have been raised. Given the subordinate scale of development, and the existing greenery surrounding the site, it is considered the development does still protect the SLA.

8.8 **Other Issues**

8.8.1 The site is defined within an area for safeguarding of a mineral resource therefore, Policy M1 applies. Whilst the developer has not provided information that working the resource is economically or physically impractical or would be environmentally unacceptable, given the scale of development, it is considered that the development would constitute limited infilling and would not have a detrimental impact to the mineral resource on the land nor would it sterilise the site should extraction be considered necessary in the future. Therefore, it is deemed acceptable in this location.

9. **OTHER CONSIDERATIONS**

9.1 ***Crime and Disorder Act 1998***

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and

- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 Given the extensions scale, siting, and materials, it is considered that it would not have an adverse impact to the surrounding area and would protect the countryside, green belt and SLA. The development would not have an impact to residential amenity or highways. A biodiversity enhancement scheme shall be conditioned, and compliance with materials set out on the plans to preserve the surrounding area.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: 01 A - Location Plan; 03 - Plans and Elevations As Proposed; 04 - Existing and Proposed Block Plan; 02 - Existing Floor Plan and Elevations

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Prior to the commencement of development, a biodiversity enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be implemented in accordance with the approved plans prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP5, SP8, SP7, M1 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.