

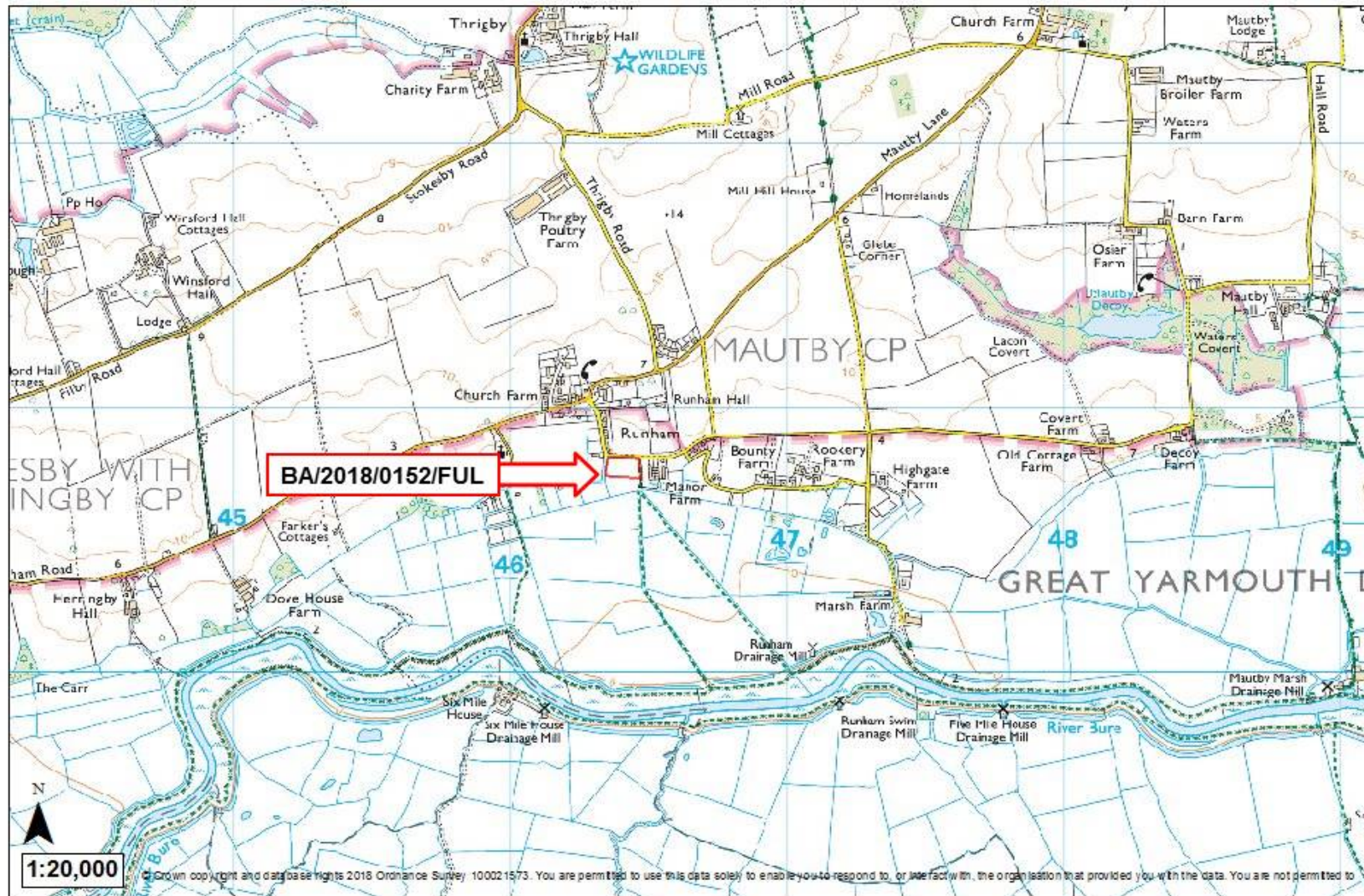
**Reference:**

BA/2018/0152/FUL

**Location**

Mill View Meadow, Chapel Road, Runham, Mautby

BA/2018/0152/FUL Mill view meadow, chapel road, runham



**Application for Determination**  
Report by Planning Officer

<b>Target Date</b>	26/06/2018
<b>Parish:</b>	Mautby Parish Council
<b>Reference:</b>	BA/2018/0152/FUL
<b>Location:</b>	Mill View Meadow, Chapel Road, Runham, Mautby,
<b>Proposal:</b>	4 x glamping pods & associated facilities
<b>Applicant:</b>	Mr David Watts
<b>Recommendation:</b>	Approval with conditions
<b>Reason for referral to Committee:</b>	Director discretion

## **1 Description of Site and Proposals**

- 1.1 The application site is a meadow forming part of a parcel of agricultural land that lies to the south of the village of Runham. The site is accessed by Chapel Road and lies to the south of Runham adjacent to Manor Farm. A large barn at Manor Farm has been converted to four dwellings which are located to the east of the application site. A public footpath runs along the eastern boundary of the meadow.
- 1.2 In the past the farm has been in receipt of monies under the EU's Common Agricultural Policy (CAP) in the form of the basic payment scheme. Beyond 2019, external funding from the CAP is uncertain, which would therefore reduce its income. The applicant advises that the proposed Runham Glamping is a form of farm diversification that has the ability to replace the funds no longer received from the CAP. The farm currently manages 200 acres of land and the proposed glamping site would use less than an acre of this land.

- 1.3 This application seeks consent for 4 cedar clad glamping pods and an associated car park. The proposed pods measure 4m by 6m with a maximum height of 3.1m. The pods would be located at roughly 20 metre intervals within the meadow in order to provide a remote and secluded location for each pod. A native hedgerow would be planted along the eastern and southern boundary of the meadow. The pods are proposed to have year round use.
- 1.4 The pods are connected to water and electricity and provide all services internally, removing the need for additional ancillary structures usually associated with camping sites, such as toilet and shower blocks. The water and electricity supply would be provided via underground pipes/cables, while a septic tank would be installed to deal with foul water and sewage.
- 1.5 The proposal includes creating a small car park in a non-demarcated area that would be on the northern boundary of the site, accessed from Chapel Road. The car park would be made up of a hardcore base topped with an ecogrid filled with soil and grass seed to provide a natural top layer. The car park would be screened with a native hedgerow.
- 1.6 Waste bins would be provided and stored in the car parking area, screened by the proposed native hedgerow and additional hazel or reed panelling. The bins would be checked daily, and collected when required.
- 1.7 No formal track or external lighting is proposed between the pods, with torches available at the car park if required. Downward facing external lighting would be available on each individual pod.
- 1.8 The noise policy proposed is that there is no noise after 10pm.
- 1.9 The proposal includes upgrading the existing access off Chapel Road in accordance with the TRAD5 specifications required by the Highways Authority.

## **2 Site History**

No relevant site history

## **3 Consultations**

### **3.1 Consultations received**

Parish Council – the Parish Council want assurance that there would be no further development on the site and to ensure that risk assessments would be carried out to safeguard noise nuisance to the neighbours, especially at night, as well as access to the site.

District Member - I am more than happy to have this determined by the Head of Planning. I am confident that should a significant public or procedural

concern arises that the planning committee will be advised and their determination sought at that stage.

Norfolk Highways – no objection subject to conditions

### 3.2 Representations received

In total 5 representations were received, 1 supporting the application as it would help support the rural economy and 4 raising an objection over impacts on the highway network, residential amenity, landscape and ecology.

## 4 **Policies**

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

Development Management Policies [Development-Plan-document](#)

DP1 – Natural Environment

DP2 – Landscape and Trees

DP4 – Design

DP11 – Access on Land

- 4.2. The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

DP14 – General Location of Sustainable Tourism and Recreational Development

DP15 – Holiday Accommodation – New Provision and Retention

DP28 - Amenity

- 4.3 Material considerations

National Planning Policy Framework [NPPF](#)

## 5 **Assessment**

- 5.1 The key issues in the determination of this application relate to the principle of the development, the design and materials of the proposal and the impact of the proposal on the surrounding landscape, highway network, ecology and amenity of any neighbouring occupiers.

Principle

- 5.2 In terms of the principle of development, national planning policies are supportive of encouraging a prosperous rural economy. In particular,

Paragraph 28 of the NPPF highlights the importance of agriculture on the economy and the benefits of diversification in order to support the viability of farming units. The NPPF however, also places great emphasis on the protection of specially designated landscapes such as the Broads in Paragraph 115.

5.3 In terms of local planning policies, the principle of farm diversification to provide new tourism accommodation is considered under Policy DP14 which states that the requirement to demonstrate a need to be located in open countryside does not apply to farm diversification development to provide tourism accommodation. The proposed development is for short term tourist accommodation over an area of less than an acre on a farming unit of 200 acres, and meets the requirements of the policy and therefore is considered to be an appropriate form of farm diversification in the open countryside. Therefore in terms of assessment, there is no objection in principle to the proposed development subject the proposal satisfying criteria (a) to (e) of DP14.

5.4 In terms of Criterion (a), this requires that the new tourism facilities:

(a) Are in accordance with the Core Strategy and other policies of the Development Plan;..

Overall, the proposed development is on balance considered to be in accordance with the Core Strategy and other policies of the Development Plan, with the relevant policies addressed later in this report.

5.5 Criterion (b) requires that the new tourism facilities:

(b) Do not involve a significant amount of new built development; ..

The proposal is for 4 timber glamping pods spaced at roughly 20 metre intervals to the south of Runham. The areas surrounding each pod would be left undeveloped, with vehicles parked in a proposed naturally screened car park off Chapel Road. Whilst clearly the proposal would result in new development in a previously undeveloped area, the individual units are small and the cumulative amount of development of the development is modest. This proposed level of development is not considered to be a significant amount of new development, in accordance with Criterion (b).

5.6 In terms of Criterion (c), this requires that the new facilities:

(c) Do not adversely affect, and wherever possible contribute positively towards, the landscape character of the locality;

It is the case that the introduction of 4 glamping pods here would have an impact on the local landscape, both intrinsically by their very presence and through the associated use which would introduce activity into a previously still landscape. While the site does benefit from an existing level of natural screening, which limits views from the neighbouring properties, the

development would nonetheless represent a significant change. Criterion (c) requires that the development must not 'adversely affect' the landscape character and this is the test that must be met.

- 5.7 The site lies within the Local Character Area 25 (Lower Bure Arable Marshlands). While it is a remote area, it should be noted that the application site is located on land which is considered to be upland within this context, lying to the north of a vegetated belt that broadly follows the edge of Runham settlement providing some separation from the drained landscape beyond. The proposal for small scale development on the upland area continues the Local Character Assessment of the uplands which states that 'the valley sides are dotted with churches, farmsteads and manorial sites at regular intervals, and the settlements of Stokesby, Runham and West Caister have stayed relatively small scale and retain a number of traditional buildings'.
- 5.8 In order to mitigate the landscape impact of the development the applicant has proposed to cedar clad the glamping pods which would soften the impact of the structures on the surrounding landscape. The units would be spaced at roughly 20 metre intervals; there would be no formal access track or lighting between the units; and all services would be provided internally negating the need for ancillary structures. The proposed site layout would therefore allow each individual unit to be seen in an area of relative isolation, reflecting the existing mix of tranquillity adjacent to the residential development.
- 5.9 In addition, the applicant has followed officer advice by proposing a naturally screened car park with a natural surface at the entrance to the site in order to avoid vehicles being parked next to each individual glamping pod, and therefore reducing potential landscape clutter. In addition, a native species hedge is proposed along the eastern and southern boundaries of the site to provide additional natural screening. The proposed development would therefore result in intermittent views of cedar clad glamping pods along the footpaths through breaks in the existing and proposed hedgerows.
- 5.10 It is considered that the arguments around whether or not the proposal would 'adversely affect' the landscape character are finely balanced – whilst the development would inevitably have an impact on the landscape character, that impact would be spatially limited in terms of the extent to which it would be experienced and it would be limited in terms of scope as the development proposed is low key. Whilst in principle the use could be year-round, in practical terms this is unlikely and the main use period is likely to be Easter to September, when there is at least some degree of natural screening and there are already other users on the adjacent footpaths. On balance it is concluded that the proposal would not result in a significant adverse impact on the surrounding landscape, and would not warrant the refusal of the application on landscape grounds alone.
- 5.11 In terms of Criterion (d), this requires that the new facilities:
- (d) Do not result in an adverse effect on the integrity of a protected site or protected species; ..

The site lies outside of any protected sites and the proposed native species hedgerows would also act as a biodiversity enhancement, and therefore it is considered that it would not result in any adverse effect on protected species, in accordance with Criterion (d).

5.12 Finally, criterion (e) requires that the new facilities:

(e) Would not compromise existing tourism or recreation facilities in more sustainable locations.

The purpose of this criterion is effectively to promote a sequential approach to the local of tourism facilities, and to permit facilities in isolated locations only where this is specifically justifiable in respect of those particular facilities. In this case, the scheme proposes a unique offer in terms of location, with that location determined by the need (identified by the applicant) to develop a farm diversification product. It is not considered that this would undermine or compromise existing facilities, and criterion (e) can be met.

5.13 Overall and on balance it is considered that the requirements of Policy DP14 are met and the development is acceptable in principle.

#### Design

5.14 In terms of design, the design of the pods are dictated by their intended use and are of a simple function design utilising sustainable materials. The proposed cedar cladding would weather and soften over time reducing the impact on the surrounding landscape. It is therefore considered that the proposed design, scale and materials are in accordance with Policy DP4.

#### Impact on landscape

5.15 In terms of assessing the impact on the surrounding landscape, this is covered in detail at 5.6 – 5.10 above.

#### Impact on Highways

5.16 In terms of impact on the highway network, the access point between the site and Chapel Road would be upgraded with hot rolled asphalt (HRA) for the first 3 metres as measured back from the near channel edge of the adjacent highway and to a width of 4.5 metres. Arrangements would be made for surface water drainage to be intercepted and disposed of separately. These upgrades would be in accordance with the required TRAD5 specification and this would be secured by condition. There is no objection to the scheme on highways grounds.

#### Impact on residential amenity

5.17 In terms of residential amenity, the proposed development is located approximately 50 metres from the nearest residential properties that lie to the



east and would be well screened from these by both the existing hedge and proposed native species planting along the eastern boundary. It is therefore concluded that the development would not result in any overlooking or overshadowing of the neighbouring properties with the pods facing south over the marshes. The primary material planning consideration raised is the potential for noise from the site. The site would operate a no noise after 10pm policy which would be monitored by staff. In summary, the proposed development is not considered to result in any significant adverse impact on the amenity of neighbouring properties, in accordance with Policy DP28.

### Ecology

- 5.18 In terms of the ecology, the site lies outside of any protected sites. The proposed additional planting including native hedgerows would provide additional biodiversity enhancements to the area. The proposed development is therefore considered to be in accordance with Policy DP1.

### Other matters

- 5.19 It should be noted that whilst both national planning policies in the form of the NPPF do place great emphasis on the protection of specially designated landscapes such as the Broads, they are also supportive of encouraging a prosperous rural economy. It is noted that the proposed development has the ability to replace a lost funding stream on the farm, employ one local person (the applicant states) and contribute to the tourist economy in the vicinity. These economic benefits are a material consideration and must be weighed against any adverse impacts.

## **6 Conclusion**

- 6.1 In conclusion it is considered that the proposal for 4 glamping pods and associated car park is acceptable in principle. Whilst there are landscape impacts these are not considered to be of such a magnitude as to justify a refusal of planning permission, and there are also benefits to the rural economy. There would also be no significant impact on the highway network, ecology or neighbouring amenity. The proposal is therefore considered to be in accordance with the relevant Development Plan Policies and the NPPF.

## **7 Recommendation**

Approve subject to the following conditions:

1. Time limit for commencement
2. In accordance with submitted plans and supporting documents
3. Materials and design
4. Car park layout
5. Highways – access
6. Highways – car parking
7. Landscaping
8. Waste disposal

- 9. External lighting
- 10. Noise management
- 11. Removal of temporary use PD rights

## 8 Reason for Recommendation

In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with the National Planning Policy Framework and Policies DP1, DP2, DP4, DP11, DP14, DP15 and DP28, as the development is considered an appropriate form of farm diversification protecting rural employment, with no significant adverse impact on the landscape, neighbouring amenity, highway network or ecology subject to the recommended conditions.

Background papers: BA/2018/0152/FUL  
 Author: George Papworth  
 Date of report: 08 June 2018  
 Appendices: Appendix 1 – Map

