

## **Application for Determination**

- Parishes:** Trowse-w-Newton
- Reference:** BA 2014/0012/CU      **Target Date:** 11 March 2014
- Location:** Whitlingham Lane, Trowse With Newton
- Proposal:** Change of use of private amenity land to provide one 'yurt' camping pitch and two relocated bell tent pitches; relocation of existing bell tent pitches; erection of storage shed; provision of pedestrian bridge over existing culvert; construction of open sided lean-to as cover to outside wash-up area; retrospective consent for construction of lean-to store in service yard and timber walkway and deck to access manager's accommodation. All of the above for a temporary period until 25 March 2016 to accord with existing consent BA/2012/0338/CU.
- Applicant:** Whitlingham Broad Campsite
- Recommendation:** Approve - temporary permission with conditions
- Reason referred to Committee:** Applicant connected to Broads Authority member of staff

### **1 Description of Site and Proposal**

- 1.1 The site is located at the western end of Whitlingham Country Park some one kilometre to the east of Trowse village.
- 1.2 Members may recall that temporary planning permission was granted in March 2013 for the use of the site as a campsite, including the provision of a number of temporary buildings associated with this use.
- 1.3 The existing camp site extends to some 1.57ha on the south side of Whitlingham Lane opposite Whitlingham Barn / Visitor Centre. The existing site comprises of two parcels of land, one fronting Whitlingham Lane (to the west of the overflow / coach parking area) and a second area set back further to the south of the existing Broads Authority store / workshop.
- 1.4 The current site offers:
- A campsite offering 60 camping pitches for tents and campervans (no caravans) and up to 8 bell tent /shepherd hut pitches

- Ancillary facilities including reception, store and cycle store buildings plus a toilet and shower block (located immediately south of existing Broads Authority work store)
- A static caravan for on-site managers' accommodation (adjacent to the ancillary facilities)
- Car parking in two locations; on the lower camping field cars park with each pitch and for campers using the upper (southern) field parking is provided on a small area of the adjacent overflow car park

1.5 This application has been submitted following the first full year of operation and seeks permission for a number of minor changes

- Increase in the land used for the campsite using a strip of land abutting its western boundary (an additional 0.3 ha) (see location plan – Appendix 1)
- Modification in the position of six of the bell tents /shepherd hut structures
- Consent for one additional camping structure (in the form of a yurt) to provide nine rather than eight bell tents / structures
- Erection of a storage shed
- Erection of open sided structure
- Erection of a lean to (retrospective)
- Erection of decked area
- Erection of small footbridge over culvert.

The application seeks permission up to March 2016, to match the original consent and these changes, if approved, would effectively vary conditions 6 and 10 of the 2013 consent (which controlled the position and number of bell tents).

## **2 Site History**

2.1 BA2012/0338/CU Change of use application for use of two fields as touring campsite for a temporary period of three years. Approved March 2013.

2.2 Prior to this, various consents were granted for sand and gravel extraction during the 1990's. In 2010, planning permission was granted on land abutting the camp site for change of use to enable the provision of car and bus park to serve the wider Whitlingham Country Park (reference BA/2010/0129/FUL).

## **3 Consultations**

3.1 The following comments have been received from consultees

Trowse –w- Newton Parish Council – Approve.

Broads Society – Awaited.

NCC Highways – No objection.

Environment Agency – No comment.

NCC Historic Environment Service – No recommendation for archaeological work.

South Norfolk Council Environmental Health Officer – Awaited.

#### **4 Representations**

4.1 None received.

#### **5 Planning Policy**

5.1 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.

##### **Broads Core Strategy**

[Core Strategy \(Adopted Sept 2007\).pdf](#)

Policy CS1 – Landscape protection and enhancement

Policy CS9 – Sustainable tourism

Policy CS11 – Sustainable tourism

Policy CS12 – Sustainable tourism

##### **Broads Development Management Policies DPD**

[DMP DPD - Adoption version.pdf](#)

Policy DP4 - Design

5.2 The following policies has been assessed for consistency with the NPPF and has been 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.

##### **Broads Development Management Policies DPD**

Policy DP14 – General location of sustainable tourism and recreation development

Policy DP15 – Holiday accommodation

5.3 The following policy has been assessed for consistency with the NPPF and found in part to be inconsistent with the NPPF so care is needed in applying this policy and where weight can be given.

##### **Broads Development Management Policies DPD**

Policy CS19 – Rural sustainability.

5.4 The National Planning Policy Framework [NPPF](#) represents a material consideration in determining applications. It highlights a presumption in favour of sustainable development. In relation to this application, the provisions of paragraph 28 are particularly relevant and support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

## **6 Assessment**

6.1 Policy at all levels seeks to support sustainable tourism in the countryside, (as detailed in the provisions of the Sustainable Tourism and Recreation Strategy for the Broads, development plan policy and NPPF provisions).

6.2 The principle of the camp site use and its scale has been established with the grant of the 2013 planning permission (and two years remain to enable the camp site to establish further). The proposed extension and additional ancillary facilities would appear to be consistent with the thrust of development plan policies CS9, CS11, CS12, CS19 and DP15 subject to detailed design and servicing considerations.

6.3 The proposed changes are relatively minor in nature but it is important to ensure that these are appropriately designed and sited and do not unacceptably impact on visual amenity, given the site is located outside any settlement boundary in an area designated as countryside.

6.4 Policy DP14 seeks to limit new build associated with the tourism developments in the countryside. In this case, there are currently no permanent buildings on the site and the facilities are concentrated into a relatively small area, well screened from Whitlingham Lane by an existing workshop building. The current ancillary camp site facilities (reception, store, toilets and showers) are modest in scale and the Committee report presented to Members associated with the previous application recognised they were the minimum level of such facilities that would normally be required. The additional facilities now proposed (storage shed, lean to structures and walkway) are located in the same area, modest in scale using material similar to the existing temporary buildings. These are only sought for a temporary period (up to March 2016) and are a response to the operational needs of the site. It is considered that the proposed level of additional facilities on the site is acceptable and meets the tests of development plan policy DP4 and DP14.

6.5 The application also seeks to provide a short narrow footbridge over a culvert to help campers access to the ancillary facilities. This will be a modest wooden structure and is considered acceptable in design terms.

6.6 The application proposes an extension of the camp site onto an area of rising land to the west of the existing camp site covering some 0.3 ha (increasing the site size to about 2.0 ha). This area relates closely to the

approved site (although separated by the private roadway that passes to the south). It is considered that the use of this area as part of the camp site will not have any unacceptable impact on the appearance of the area given the camp site use of the remained on the land close by. The application proposes this area would accommodate the additional yurt and two of the bell tents. Given the wooded screening to the west and rising nature of this land, it is not considered that this will have an unacceptable impact on the visual amenity of the area for the proposed temporary period.

- 6.7 In addition, the application seeks to concentrate the six remaining bell tent / shepherd hut structures in the southern field (where drainage is better). It is considered that the proposed siting of these is acceptable as they will generally be seen against a wooded backcloth when viewed from Whitlingham Lane.
- 6.8 In view of the above, it is considered that the visual impact from the change will not unacceptably impact on the landscape character or scenic beauty of the area, consistent with the aims of Policy CS1.
- 6.9 The proposed changes have raised no objection in relation to highway safety, noise and amenity or any archaeological considerations. The initial consent (BA2012/0338/FUL) imposed a condition that should any contamination be identified during works / development, activity should cease and a remediation strategy agreed. As the application seeks an extension of the site area, it would be reasonable to impose the same condition.
- 6.10 The application seeks to vary conditions 6 and 10 (siting of bell tent/ hut and number of structures). This application, if approved, will effectively provide the consent to agree these changes.

## **7 Conclusion**

- 7.1 It is considered that the application proposals in view of their modest scale and temporary nature will not unacceptably impact on the landscape setting or the visual amenities of the area or country park. Subject to the imposition of planning conditions, it is considered that the proposal is acceptable and consist with the thrust of development plan policy

## **8 Recommendation**

- 8.1 Subject to no additional representation/comment being raised, a temporary planning permission be approved subject to the following conditions:
- (i) Temporary period of consent (up to 25 March 2016);
  - (ii) External finishes of facilities to match existing;
  - (iii) Revised position of the bell tents;
  - (iv) Land contamination;
  - (v) Maximum of 60 pitches (for tents or camper vans) and 8 bell tents plus 1 yurt (no touring caravans).

Background Papers: Application file BA/2014/0012/CU

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Date of Report: 12 February 2014

Appendices: APPENDIX 1 – Location Plan

## APPENDIX 1

BA/2014/0012/CU – Whitlingham Broad Campsite, Whitlingham Lane. Trowse  
Change of use of private amenity land to provide 1 x yurt camping pitch and two relocated bell tent pitches; relocation of existing bell tent pitches; erection of storage shed; provision of pedestrian bridge over existing culvert; construction of open sided lean-to to cover outside wash-up area; retrospective consent for construction of lean-to store in service yard and timber walkway and deck to access manager's accommodation.

