

APPLICATION NUMBER		22/00664/FUL	
SITE ADDRESS:		Manor Grounds Farm, Barway, Marston Montgomery, Derbyshire	
DESCRIPTION OF DEVELOPMENT		Erection of 4 glamping pods and associated landscaping (resubmission)	
CASE OFFICER	Mr J Baldwin	APPLICANT	Mr P Deville
PARISH/TOWN	Matlock Bath	AGENT	Sammons Architectural Ltd
WARD MEMBER(S)	Cllr Tony Morley	DETERMINATION TARGET	27.07.2022
REASON FOR DETERMINATION BY COMMITTEE	Called to committee by Cllr Tony Morley	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site in its context and the surrounding area.

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> - Principle of development - Impact of the development on landscape character

RECOMMENDATION
- Refusal

1.0 THE SITE AND SURROUNDINGS

1.1 The site is located off the south western side of Barway to the north west of the centre of Marston Montgomery. The site is currently utilised as a caravan site operating under a Caravan and Camping Club licence. The site is accessed directly off Barway and the existing boundaries to the site are defined by tree planting and post and rail fencing and Marston Brook.

2.0 DETAILS OF THE APPLICATION

2.1 Planning permission is sought for the siting of 4no. glamping pods, installation of sewage treatment plant and associated landscaping works as set out on the submitted plans received by the Local Planning Authority on 01/06/2022. The glamping pods would be 6m x 3.8m and would be constructed using larch cladding and a tile cladding.

2.2 This application follows the refusal of similar planning application in 2022 under application ref code. 22/00355/FUL. This application also sought permission for the siting of 4 no. glamping pods and associated sewage treatment plant and landscaping. The application was refused for the following reason:

The proposal is in a remote rural location not served by public transport such that visitors would be wholly reliant on the private car to access the facility. The proposal as such is an unsustainable form of rural tourism contrary to Policies S1, S4 and EC9 of the Adopted Derbyshire Dales Local Plan (2017).

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

1. Adopted Derbyshire Dales Local Plan (2017)
 - S1: Sustainable Development Principles
 - S4: Development in the Countryside
 - PD1: Design and Place Making
 - PD5: Landscape Character
 - PD7: Climate Change
 - EC8: Promoting Peak District Tourism and Culture
 - EC9: Holiday Chalets, Caravan and Campsite Developments
 - EC10: Farm Enterprises and Diversification
2. National Planning Policy Framework (2021)
 - National Planning Practice Guidance

4.0 RELEVANT PLANNING HISTORY:

22/00355/FUL	Erection of 4no. glamping pods, installation of package treatment plant and associated landscaping works	Refused	24/05/2022
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5.0 CONSULTATION RESPONSES

Environment Agency (Following discussions with the applicants)

5.1 The Environment Agency maintains its original objection on the grounds that there's still insufficient information provided regarding the proposed foul drainage.

The following information is required as justification for the use of non-mains drainage:

- Official correspondence from Severn Trent Water confirming that a sewer connection isn't feasible.

- Costing information which confirms that installing a small pumping station isn't financially feasible. As the proposed package plant will also have significant costs associated with it but pose a greater risk to the environment than a sewer connection.

To overcome our objection the applicant should thoroughly investigate the possibility of connecting to the public foul sewer, and either revise their application to propose a mains connection or submit evidence (as outlined above) that demonstrates that this is not feasible.

Derbyshire County Council (Highways)

5.2 No objections subject to conditions.

Environmental Health (Derbyshire Dales)

5.3 No objections

6.0 REPRESENTATIONS RECEIVED

6.1 A total of 14 representations have been received in support of the proposed development. A summary of the representations is outlined below:

- The site is a beautiful location for a holiday.
- There is local farm produce, shops and pubs nearby reducing packaging and refuse.
- The site would reduce pollution as people would utilise the site rather than travel abroad.
- The extension to the site would not harm the site or its wider setting.
- The expansion of the site could create new jobs.
- The site brings visitors to the village which supports the local community and facilities such as the village pub.
- The site offers visitors a number of walking and cycling opportunities nearby.
- Glamping pods offer a low cost means to experience the countryside for families.
- The applicants will be implementing a green travel plan to be inclusive to all types of visitor, from those with electric vehicles, providing a collection service for visitors using transport links, and a cycle hire for those wanting more adventurous local outings.
- The application will help to sustain the small holding and support local businesses.
- The development has a proven track record of careful management of the precious countryside.
- It is a development such as this which will help to re-instate a bus service to the village.

7.0 OFFICER APPRAISAL

The following material planning issues are relevant to this application:

- Principle of development
- Impact of the development on landscape character

7.1 The main issues to assess in the consideration of this application would be the principal of the development with regard to the suitability of the location, and the impact of the development on landscape character as set out in the relevant policies of the Adopted Derbyshire Dales Local Plan (2017). As set out in the submitted design and access statement "The only alteration to the proposed development from that previously refused is the addition of a car charging point within the site. This would be located within the proposed parking area to allow use by the users of the development proposed as part of this application". Additional information has also been provided in an attempt to address the reason for refusal set out above.

Principle of development

7.2 Policy S4 of the Adopted Derbyshire Dales Local Plan (2017) supports applications for development in the countryside when "it represents the sustainable growth of tourism or other

rural based enterprises in sustainable locations where identified needs are not met by existing facilities” and policy EC1 which relates to existing new and existing employment development further supports “expansion of existing business or industrial premises in sustainable locations”

- 7.3 Policy EC8 of the Adopted Derbyshire Dales Local Plan (2017) supports new tourist provision and initiatives in towns and villages, and in the countryside through the reuse of existing buildings or as part of farm diversification, particularly where these would also benefit local communities and support the local economy.
- 7.4 Policy EC9 of the Adopted Derbyshire Dales Local Plan (2017) is particularly relevant to this proposal as it relates to proposals for new holiday accommodation and states that development would be supported for new holiday chalets, caravans or campsites where the following criteria are met:
- a) the development would not have a prominent and adverse impact on the character and appearance of the immediate or wider landscape;
 - b) any visual impact would be well screened by existing landscape features from areas outside the site to which the public has access for the whole of its proposed operating season;
 - c) any on-site facilities are of a scale appropriate to the location and to the site itself;
 - d) the site is in a sustainable location within, or in close proximity to an existing settlement with good connections to the main highway network, and the public rights of way network and/or cycleways, and is either served by public transport or within a safe attractive ten minute walk of regular public transport services;
 - e) the development would not adversely affect the amenity, tranquillity or public enjoyment of any adjacent area.
- 7.5 The impact of the development on the wider landscape and screening of the development will be assessed in further detail below however in general, and as set out in the consideration of the previous application (22/00355/FUL) it is considered that the level of existing tree screening is considered to be sufficient and this, in combination with the relatively modest scale of the proposed buildings is considered to be unlikely to result in any significant harm to the character and appearance of the landscape. The scale/amount of development is also not deemed to be excessive for the site and would be unlikely to result in any significant adverse impact on the tranquillity or enjoyment of the surrounding area.
- 7.6 The main concerns with the previous application (22/00355/FUL) which resulted in the refusal of planning permission related to criterion d) of policy EC9 of the Adopted Derbyshire Dales Local Plan (2017) – the sustainability of the location for such a development. As has been set out previously, policy S2 of the Adopted Derbyshire Dales Local Plan (2017) identifies Marston Montgomery as a fourth tier settlement which has minimal facilities and no defined settlement boundary. Notwithstanding the lack of a defined settlement boundary, policy EC9 requires the site to be within an attractive and safe, 10 minute walk of access to regular public transport services. The walk via Barway would be along the highway as there are no pavements/footpaths and this is not deemed to constitute a safe walk and, as has been clarified in the submitted Design and Access Statement, there is currently no bus service to the village however there is some desire to re-start this from the Parish Council.
- 7.7 It is acknowledged that the site is in relatively close proximity to Marston Montgomery public footpath 30 however given the above, this alone is not considered sufficient to consider the site to be sustainable for the purposes of holiday accommodation when assessed against the entirety of policy EC9 of the Adopted Derbyshire Dales Local Plan (2017). As part of this re-submission the applicants have included an electric car charging point on the site and a proposed implementation of a sustainable travel plan which would involve the applicants collecting guests from collection points in nearby towns such as Uttoxeter and Rocester. This may provide a modest improvement to the environmental sustainability of the development

however it does not fundamentally change the fact that the site is located in a location, outside of a fourth tier settlement which has limited facilities. Visitors to the site would therefore be largely reliant on the private motor vehicle to access basic facilities and it is considered that the development has not overcome the previous reason for refusal and would therefore remain contrary to the aims of policy S1, S4 and EC9 of the Adopted Derbyshire Dales Local Plan (2017).

7.8 The submitted design and access statement includes a number of other examples of tourism related developments which have been approved in the District and a number of new developments approved in/around Marston Montgomery. Firstly, it is important that all applications are determined based on their own merits and the relevant material planning considerations of each particular case. Secondly, the applications approved in and around Marston Montgomery are largely for new residential dwellings which are assessed against different policies within the plan. Also the examples provided are largely formed through the conversion of existing buildings which is inherently a more sustainable form of development than the creation of new units.

Impact on landscape character

7.9 The site benefits from existing mature tree planting along the highway and as a result is well screened from public views from Barway. The site is currently operated as a site for touring caravans which, during winter months when the planting provides a less significant visual screen to the site, are less likely to be present on site. The permanent nature of the proposed glamping pod would therefore inevitably have some additional impact on the landscape.

7.10 Notwithstanding the above, existing landscaping would continue to provide some screening of the structures. The scale of the structures and extent of additional associated hard surfacing required is modest. The use of timber cladding and tiles to the external elevations of the structures is also not considered to be inappropriate in this context. Overall it is considered that the development would not result in any adverse impact on the character and appearance of the wider landscape and the development would be in accordance with policy S4, PD1 and PD5 of the Adopted Derbyshire Dales Local Plan (2117) in this regard.

Other Matters:

7.11 The development would utilise the existing site access and no concerns have been raised by the Local Highway Authority (subject to conditions) regarding any potential intensification of the use of this access. Similarly, Environmental Health (Derbyshire Dales) have also raised no concerns.

7.12 Previously, the Environment Agency had raised no objections to the development subject to an advisory note being attached to any permission relating to the disposal of foul drainage. In this case however, a holding objection was raised until such a point that the applicants could demonstrate that the development cannot be connected to a mains sewer which is preferable to the proposed sewage treatment plant. Following further discussions with the Environment Agency, the applicants have agreed to connect the development to the mains sewer and the Environment Agency have removed the objection accordingly.

Conclusion

7.13 On the basis of the above, it is considered that the development would be sited in an unsustainable location, contrary to policies S4, EC1 and EC9 of the Adopted Derbyshire Dales Local Plan (2017). The application is recommended for refusal accordingly.

8.0 RECOMMENDATION

That planning permission be refused for the following reason:

1. The proposal is in a remote rural location not served by public transport such that visitors would be wholly reliant on the private car to access the facility. The proposal as such is an unsustainable form of rural tourism contrary to Policies S1, S4 and EC9 of the Adopted Derbyshire Dales Local Plan (2017).

9.0 NOTES TO APPLICANT:

The Local Planning Authority considered the merits of the submitted application and judged that there was no prospect of resolving the fundamental planning problems with it through negotiation. On this basis the requirement to engage in a positive and proactive manner was considered to be best served by the Local Planning Authority issuing a decision on the application at the earliest opportunity and thereby allowing the applicant to exercise their right to appeal.

This decision notice relates to the following documents:

Design and Access Statement

Site Location Plan

Plans and Elevations

Topographical Survey

Nearby Approved Application Plan

Site Layout Plan