

APPLICATION NUMBER		23/00025/FUL	
SITE ADDRESS:		Land East Of Turlowfields Lane, Hognaston, Ashbourne, Derbyshire, DE6 1PW	
DESCRIPTION OF DEVELOPMENT		Change of use of land for glamping site comprising the siting of 10no. bell tents, 10no. shepherd huts/timber pods, 4no. bathroom units, 2no. woodland lodges and operations comprising creation of a track, car park, ancillary buildings and associated landscaping.	
CASE OFFICER	Adam Maxwell	APPLICANT	Mr Phil Kerry
PARISH/TOWN	Hognaston	AGENT	Willis & Co. (Town Planning) Ltd
WARD MEMBER(S)	Cllr Janet Rose	DETERMINATION TARGET	25.05.2023
REASON FOR DETERMINATION BY COMMITTEE	Major development	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site in context

MATERIAL PLANNING ISSUES

- Whether the development is acceptable in principle
- Visual and landscape impact of the development
- Impact upon trees and biodiversity
- Impact upon amenity
- Impact upon highway safety

RECOMMENDATION

That the application be refused for the reasons set out in section 8.0 of the report.

1.0 THE SITE AND SURROUNDINGS

- 1.1 The application site comprises the majority of the field some 2.5 hectares in an area of open countryside, off Turlow Fields Lane, Atlow. Access is via a gate at the south western corner of the field.
- 1.2 The site is bounded on all sides by native species hedgerows containing a number of mature trees. All hedgerows, but particularly those on the southern, northern and western sides are substantial and screen views into the field from the road and from neighbouring property to the north. There are structures on the site in connection with the former rabbit breeding and rearing enterprise. There is also a mobile home on site granted planning permission (ref: 17/00489/FUL) which has been unoccupied for some time.



2.0 DETAILS OF THE APPLICATION

- 2.1 The change of use of the land for glamping site comprising the siting of 10no. bell tents, 10no. shepherd huts / timber pods, 4no. bathroom units, 2no. woodland lodges and operations comprising creation of a track, car park ancillary buildings and associated landscaping. The application indicates that the site and existing building would also continue to be used for horticulture and storage ancillary to the proposed use.
- 2.2 The submitted block plan shows that the proposed woodland lodges would be twin unit caravans sited to the west of the site within existing planting adjacent to Turlowfields Lane. The shepherds huts and bell tents would be sited to the west of the site as shown on the block plan. No elevation drawings of the proposed shepherd huts / pods, bathroom units or bell tents have been submitted, however, photographs of examples have been provided. The block plan also shows that a new service track and turning head would be constructed and that an area for car parking would be allocated to the west of the site adjacent to Turlowfields Lane.
- 2.3 The submitted design and access statement says that all of the proposed tents, platforms, shepherds huts and shelters would be capable of being dismantled within a short time span. The tents would normally be packed away from the end of the October half-term holidays until the following Easter.

3.0 PLANNING POLICY AND LEGISLATIVE FRAMEWORK

- 3.1 Adopted Derbyshire Dales Local Plan (2017)
S1 Sustainable Development Principles
S4 Development in the Countryside

PD1 Design and Place Making
PD3 Biodiversity and the Natural Environment
PD5 Landscape Character
PD6 Trees, Hedgerows and Woodlands
PD7 Climate Change
PD9 Pollution Control and Unstable Land
HC19 Accessibility and Transport
HC20 Managing Travel Demand
HC21 Car Parking Standards
EC1 New and Existing Employment Development
EC8 Promoting Peak District Tourism and Culture
EC9 Holiday Chalets, Caravan and Campsite Developments

3.2 National Planning Policy Framework (2021)
National Planning Practice Guidance

4.0 RELEVANT PLANNING HISTORY:

11/00104/FUL - Erection of agricultural barn for rabbit breeding and 3 no polytunnels – Refused

14/00438/CLPUD - Certificate of lawful proposed development - siting of caravan – Granted

17/00489/FUL - Erection of temporary agricultural workers dwelling and agricultural storage building – Granted

17/00489/AMD - Non-material amendment - Move position of agricultural storage building - Refused

21/00130/FUL - Erection of rural workers dwelling and agricultural/food production building – Refused - Appeal withdrawn

22/00961/FUL – Erection of temporary rural workers dwelling for a period of 3 years - Refused

5.0 CONSULTATION RESPONSES

5.1 Hognaston Parish Council

“The Parish Council agreed to object to the application for the following reasons:

- The applicant makes the claim that the development of a glamping field is farming diversification. This is misleading. There is currently no working farm on the site.
- The area is already facing the threat of over-commercialisation. The development of this site for tourism would set a precedent for future applications in what is a tranquil, rural setting.
- The site appears to be overdeveloped and overcrowded. The site is not big enough for the number of proposed accommodation plots.
- The development of a tourist site this close to Hognaston will increase traffic volumes in and around the village.

- The application makes no reference to on-site management or staff accommodation. As the applicant does not live nearby, there will be nobody to control activities or noise levels on the site.
- The application makes no reference to an agreed plan for sewage run-off or disposal.
- [REDACTED]
- [REDACTED]
- Better screening of the site is needed using more trees and bushes. The site will be clearly seen from the roadside, particularly overlooking the car park area. This will detract from the rural, countryside setting in which the field is located.
- There is no power supply to the site.

Hognaston Parish Council would also like to add that the applicant appears to have a driving ambition to secure a residential dwelling on this site. This is the third application submitted for this site in the past 2 years. We are also concerned that the applicant has not yet complied with previous enforcement or concerns raised by Derbyshire Dales District Council.”

5.2 Environment Agency

No comment

5.3 Natural England

No response to date.

5.4 Derbyshire Wildlife Trust

No response to date.

5.5 Local Highway Authority

No objection subject to planning condition to secure the implementation and maintenance of car parking facilities.

5.6 Lead Local Flood Authority

No response to date.

5.7 Trees and Landscape Officer

“Trees

Existing trees and hedgerows are located around the borders of the site and within the site, none of which are subject to statutory protection (Tree Preservation Order and/or conservation area). However, they may contribute to the character and appearance of the local landscape.

To facilitate an assessment of the potential impact of the proposals on these trees requires further information to be submitted.

I recommend that the applicant should submit for approval pre-determination an Arboricultural Impact Assessment (AIA) prepared according to the guidelines of BS 5837 (2012). This should include:

- Tree Schedule to include all trees within 15m of the red line boundary of the site,
- Tree Constraints Plan on a plan of the site as existing
- Tree Retention and Removals Plan on a plan of the site as proposed, and
- Tree Protection Plan with specification for temporary tree protection fencing and/or temporary ground protection.

If the AIA indicates that any development (including demolition, ground level change, services installation, excavation, surfacing, construction, etc) or site activity (including temporary access routes, storage areas, compounds, site offices, etc) would encroach into the canopy extent or root protection area of any retained trees then I recommend that a detailed site specific Arboricultural Method Statement be submitted for approval. This could be required as a condition to a grant of planning consent.

Landscape

The site is located in open countryside and on the top of a gentle hill. There is potential for the proposals to have a significant impact on the visual amenity of the landscape. I recommend that further consultation is made with a Landscape Architect who will be able to assess the significance of this potential impact and make recommendations as appropriate.”

5.8 DDDC Environmental Health

No objection to this application in principle.

6.0 REPRESENTATIONS RECEIVED

6.1 Six letters of representation have been received to date objecting to the application. The material planning reasons for objection are summarised below:

- a) The development would result an increase in local traffic on narrow country lanes which would conflict with other road users.
- b) The site is located in an unsustainable location.
- c) The development would harm highway safety.
- d) The development would result in an increase in noise, light and air pollution.
- e) The development would harm the landscape of the area.
- f) The development would harm the character and appearance of the area.
- g) The development would harm biodiversity on site and in the local area.
- h) The development would set a precedent for similar development in the area.
- i) Farm diversification should not be seen as justified as there is no current established farming practices on this land which should remain agricultural.
- j) Insufficient information has been submitted with the application.
- k) Query if a site manager will be required.
- l) Lack of justification for an additional camping site in the area.

7.0 OFFICER APPRAISAL

Principle

- 7.1 The site is located within the open countryside, therefore Local Plan Policy S4 is relevant. This states that planning permission will be granted for development where it represents sustainable growth of tourism or other rural based enterprises in sustainable locations where identified needs are not met by existing facilities. Policy EC1 provides support for proposals for new business development in sustainable locations that contribute toward the creation and retention of jobs and employment opportunities.
- 7.2 Policy EC8 deals specifically with promoting Peak District tourism and culture and 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.
- 7.3 Policy EC9 relates specifically to proposals for holiday chalets and caravan and campsite developments. Development will be permitted provided that:
- a) the development would not have a prominent and adverse impact on the character and appearance of the immediate and 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.
- 7.4 The site is located in open countryside south of Hognaston which is the nearest settlement. The site is approximately 2km south of Hognaston and 1.8km north of Hulland Ward (measured in a straight line). The site is elevated relative to the surrounding landscape, positioned on the top of a gentle hill. The site is approximately a 30 minute walk from Hognaston and a 25 minute walk from Hulland Ward along country lanes with no lighting or pavements.
- 7.5 Access to the site from the B5035 and A517 is along Turlowfields Lane, and Dog Lane which are rural, largely single track roads with no pedestrian footpaths. There is better access from the B5035 from Dam lane for vehicles but with no pedestrian footpaths. The site therefore does not have a good connections to the main highway network or the public rights of way network / cycleways.
- 7.6 The 111 Matlock to Ashbourne bus does stop close to the site 3 – 4 times a day, however it is considered clear that visitors to the site would be dependent upon the private car both to access the site and local services and attractions during their stay. The site is therefore not located in a sustainable location contrary policies S1, S4 and EC9 d). The creation of new glamping site in this otherwise remote and isolated location in the countryside, where visitors would be likely to be dependent upon the private motor car would constitute an unsustainable form of development which does not promote sustainable rural tourism nor would be a sustainable form of farm diversification contrary to policy EC10.

Visual and landscape impact



- 7.7 Policy S4 seeks to ensure that new development protects and where possible, enhances the intrinsic character and distinctiveness of the landscape, including the character, appearance and integrity of the historic and cultural environment.

- 7.8 Policy PD1 requires development to be of high quality design that respects the character, identity and context of the Derbyshire Dales townscapes and landscapes, development on the edge of settlements to enhance and/or restore landscape character, contribute positively to an area's character, history and identity in terms of scale, height, density, layout, appearance, materials and the relationship to adjacent buildings and landscape features.
- 7.9 Policy PD5 seeks to resist development, which would harm or be detrimental to the character of the local and wider landscape and requires developments to be informed by and sympathetic to the distinctive landscape character areas as identified in 'The Landscape Character of Derbyshire' and 'Landscape Character of the Derbyshire Dales' assessments. Development must conserve the setting of the Peak District National Park.
- 7.10 For the purposes of the adopted Landscape Character of Derbyshire assessment the application site is located within the Needwood and South Derbyshire Claylands landscape character area (LCA) and the Settled Plateau Farmlands landscape character type (LCT). This landscape is characterised by gentle rolling upland plateau extending onto ridge tops, densely scattered boundary trees and occasional small woodland blocks, small to medium fields surrounded by hedgerows, scattered red brick and blue clay tile roofed farmsteads and extensive views over lower ground. The landscape in and around the application site reflects this character.
- 7.11 The application site is generally well screened by mature trees and hedges around the boundary and within the site particularly along the western, southern and eastern boundaries. The proposed tents, caravans, structures and associated parked cars and activities on the site would generally be well screened by the existing planting. However, the proposed woodland lodges and car park would be visible from the lane through the planting, especially during the winter. The existing hedge planting along the northern / eastern boundary is also less significant and there would be elevated views into the site from footpaths in the local area and from the reservoir.
- 7.12 There are therefore concerns about how prominent the development would be in the local area and wider landscape, particularly given that the site is located on a gentle hill and how effective existing tree and hedge planting would be at screening the development. Officers have suggested to the agent that a Landscape and Visual Appraisal (LVA) be carried out and submitted so an objective assessment can be undertaken, however no response has been received at the time of writing. The site is overall well screened by established planting therefore, on balance, it is considered that the site could accommodate the development without harm to the character and appearance of the area or landscape character.
- 7.13 Given the limited information submitted with the application if permission were granted it would be necessary to impose planning conditions to agree details of the proposed caravans, structures and tents along with a scheme of landscaping.

Impact upon trees and biodiversity

- 7.14 As noted above there are a number of existing trees and hedgerows located within and around the boundaries of the site. None of the trees are subject to statutory protection, however they are likely to contribute to landscape character which is characterised by boundary and groups of trees. Furthermore, the existing trees and hedges are a key aspect of the acceptability of the site in terms of landscape and visual impact.
- 7.15 No tree surveys have been submitted with the application to assess the potential impact of the development upon trees. However, comparison of the existing and proposed block plans indicates that a number of existing hedgerows would be removed to facilitate the development.

- 7.16 Policy PD6 requires development to enhance and expand the District's tree and woodland resource and states that applications should retain and integrate trees, hedgerows or woodland of value wherever possible. From the information submitted with the application it is considered likely that the development will require the removal of trees and hedgerows. However, no information in regard to the value of affected trees and hedgerows has been provided.
- 7.17 The Tree and Landscape Officer has recommended that an Arboricultural Impact Assessment (AIA) and Method Statement (AMS) be submitted to evidence impacts and inform mitigation and replacement planting (as appropriate). In the absence of this information the application does not demonstrate that it would retain and integrate trees and hedgerows or be capable of providing appropriate replacement (where appropriate) contrary to policy PD6.
- 7.18 A Preliminary Ecological Appraisal (PEA) has been submitted and Derbyshire Wildlife Trust (DWT) have been consulted. No response from DWT has been received at the time of writing but any response will be provided as a late representation.
- 7.19 The PEA identifies the site as largely semi-improved neutral grassland with hedges and broad leaved woodland. The semi-improved grassland has limited potential to provide habitat for protected species. The hedgerow and woodlands provide the most suitable habitats for nesting and foraging birds. The submitted PEA notes that survey was conducted outside of the bird breeding season but that an old nest was noted to be present within the site. Trees on site are not suitable to support roosting bats and no suitable roosting features were found during the survey, however, they may provide some foraging opportunities.

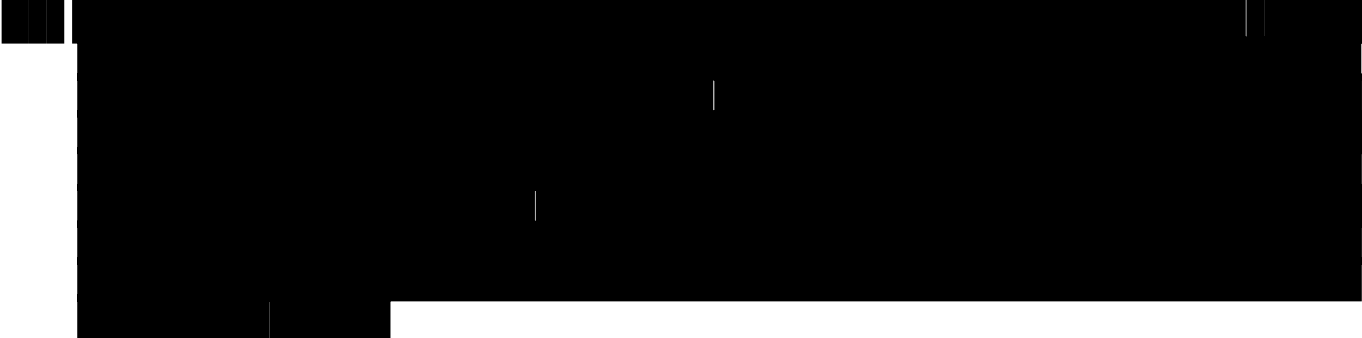
- 
- 
- 7.22 It is therefore concluded that subject to appropriate planning conditions that the development can be carried out without harm to protected species and that their conservation status can be maintained in a favourable range. Given the distance to any designated nature conservation site it is concluded that the development will not harm designated sites.
- 7.23 No biodiversity net gain assessment or matrix has been submitted with the application. The development would result in a relatively low impact but as outlined above the development would potentially result in the loss of hedgerows, trees and areas of grassland. Insufficient information has been submitted with the application to demonstrate that the development could achieve biodiversity net gain, however given the size of the site it is considered that appropriate replacement planting could be carried out in principle.

Highway safety and amenity

- 7.24 The site would utilise the existing access onto Turlowfield Lane. The Highway Authority has been consulted and raises no objections on the grounds of highway safety provided that the proposed parking facilities are provided and maintained. It is considered that the

development would be served by safe access and that the development would not harm highway safety. Sufficient parking could be provided on site in accordance with adopted local standards and this could be secured by planning conditions.

- 7.25 Notwithstanding concerns about the sustainability of the site, the development would provide a limited number of pitches and while the local road network is rural narrow lanes and therefore sensitive to increases in vehicular traffic. Nevertheless, given the scale of the development additional vehicle movement would be limited and therefore unlikely to result in any significant adverse impact upon the road network or the amenity of road users.



Other issues

- 7.27 Surface water would be to soakaways around the structures which is acceptable. The development is within Flood Zone 1 and therefore at the lowest risk of flooding. The development would not increase the flood risk to neighbouring properties. The application states that foul drainage would be to a package treatment plant(s). Given the distance to the main sewer it would not be practicable or viable to connect, therefore disposal to a package treatment plant is acceptable in principle to conserve the water environment and mitigate pollution in accordance with policy PD9. If permission were granted a planning condition would be recommended to secure a treatment plant to be installed and operational before the first use of the development.
- 7.28 The development would provide tourist facilities which would likely contribute to the local economy and provide a full time job on the site. These economic and social benefits are welcomed in principle.
- 7.29 Policy PD7 states that the Council will promote a development strategy that seeks to mitigate global warming and requires new development to be designed to contribute to achieving national targets to reduce greenhouse gas emissions by reducing energy consumption and providing resilience to increased temperatures and promoting the use of sustainable design and construction techniques to secure energy efficiency through building design. The application is supported by a completed climate change checklist but proposes very limited measures to mitigate the impacts of climate change. The proposed structures would however be constructed from timber which could be sourced from sustainable locations and the site could incorporate measures to mitigate energy and water consumption. If permission were granted a planning condition could be imposed to secure a scheme of climate change mitigation measures.

Conclusion

- 7.30 The development of a glamping site, in this otherwise remote and unsustainable location within the countryside, would promote an unsustainable form of rural tourism where users of the facility would be heavily reliant on the private motor vehicle for access. Insufficient information has been submitted with the application in regard to impact upon trees and hedgerows.

- 7.31 Subject to planning conditions the development would not harm landscape character, the character or appearance of the area, biodiversity, highway safety or the amenity of neighbouring properties. The development would result in benefits to the local economy but these would not override or outweigh more fundamental concerns about the unsustainable nature of the site.
- 7.32 Taking the above into consideration the application is not in accordance with the Adopted Derbyshire Dales Local Plan (2017). Relevant policies are up-to-date and in accordance with the National Planning Policy Framework (NPPF). In the absence of any further material considerations indicating otherwise, the application is recommended for refusal.

8.0 RECOMMENDATION

- 8.1 The site is located in a remote location in open countryside not served by public transport. Therefore visitors to the site would be likely to be wholly reliant on the private car to access the site. The proposal therefore would not be a sustainable form of rural tourism and contrary to policies S1, S4 and EC9 of the Adopted Derbyshire Dales Local Plan (2017).
- 8.2 Insufficient information has been submitted with the application to assess potential impacts of the development upon trees and hedgerows contrary to policy PD6 of the Adopted Derbyshire Dales Local Plan (2017) and the National Planning Policy Framework.

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:

Application form
Existing Block Plan – PK/JH/101/1
Location Plan – SC/BCH/01
Lodge Type A Design Details – L188/SITE/06 Rev A
Proposed Block Plan – PK/JH/101

Aerial Image
Climate Change Checklist
Dancover Bike Storage ProShed
Flood Risk Assessment
Lyndon Top – Various images of structures and infrastructure
Link to camping pod spec BRETA
Marsh Ensign 30 Person Sewage Treatment Plant – MARSH30PE
Preliminary Ecological Assessment
Letter from Willis & Co. – CP/Kerry