

APPLICATION NUMBER		23/00459/FUL	
SITE ADDRESS:		Burley Fields Farm, Bent Lane, Darley Dale, DE4 2HN	
DESCRIPTION OF DEVELOPMENT		Change of use of land and erection of 3 no. glamping domes, erection of service hut, bike store and construction of associated access track, car park, refuse/recycling facilities, associated landscaping, footpaths, fencing and ground-mounted solar panels	
CASE OFFICER	Adam Maxwell	APPLICANT	Ms Georgina Mosley
PARISH/TOWN	Darley Dale	AGENT	Glampitect Ltd
WARD MEMBER(S)	Cllr David Burton Cllr Marilyn Franks Cllr Rodger Shelley	DETERMINATION TARGET	15.09.2023
REASON FOR DETERMINATION BY COMMITTEE	Called in by Ward member	REASON FOR SITE VISIT (IF APPLICABLE)	For Members to appreciate the site in context

MATERIAL PLANNING ISSUES
<ul style="list-style-type: none"> • Whether the development is acceptable in principle • Visual and landscape impact of the development • 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 Burley Fields Farm is located in open countryside to the north of Darley Dale. The application site is part of two fields located to the south of the farmstead / existing tree belt.
- 1.2 The farm is located within a depression within the landscape south of Black Hill roughly outlined by mature trees and hedges along road and field boundaries, Sitch Plantation to the west and Newtonlot / Summerhouse Plantation to the south. The fields around the farmstead are open improved grassland and bounded by drystone walls.
- 1.3 The site is accessed from Burley Lane with the nearest neighbouring properties some 300m to the south.



2.0 DETAILS OF THE APPLICATION

- 2.1 The change of use of land and erection of 3 no. glamping domes, service hut, and ground mounted solar photovoltaic (PV) array. Along with the construction of access track, car park, refuse / recycling facilities, electric vehicle charge points and associated landscaping.
- 2.2 Each glamping dome would be 4m high with a diameter of 7m. The dome would be glazed with a PVC cover. Each dome would consist of a living space including double bed, kitchen and living area with an enclosed W.C. / shower room. Each dome would be on a raised decking area measuring 9m by 8m. Foul drainage would be to a package treatment plant to the south of the site.

- 2.3 A new access drive would branch westwards off the existing access to Burley Lane before turning north to meet the proposed glamping site area. Four parking spaces are proposed along with turning space and cycle parking. Cut grass pathways would link the car park to the glamping domes and communal amenity area.
- 2.4 The service hut would be timber and measure 3.77m wide, 2.79, deep and 2.49m high. The proposed solar array would be sited in the north-western corner of the site.

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
 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 Darley Dale Parish Neighbourhood Plan (2019)
 NP 1 Protecting the Landscape Character of Darley Dale
- 3.3 National Planning Policy Framework (2021)
 National Planning Practice Guidance

4.0 RELEVANT PLANNING HISTORY:

15/00437/AGR	Agricultural livestock building	ANPR	28/07/2015
16/00198/FUL	Erection of replacement hay barn	PERC	09/05/2016
18/00275/AGR	Agricultural Prior Notification - Proposed Machinery Store	ANPR	28/03/2018
21/00244/AGR	Agricultural Prior Notification - Proposed agricultural building to store fodder and implements	ANPR	18/03/2021
22/00643/FUL	Change of use of land and erection of 4 no. glamping domes, erection of service hut and ground mounted solar photovoltaic panels. Construction of associated access track, car park, refuse/recycling facilities and associated landscaping, footpaths and fencing.	REF	05.09.2022

0792/0561	TELEVISION RELAY STATION - ERECTION OF 30M. TOWER WITH AERIALS AND EQUIPMENT CUBICLE	A	06/08/1992
00/11/0740	Prior notification of proposal to erect three directional antennas and two dish antennas onto an existing mast and erect an equipment cabin	NO	18/12/2000

5.0 CONSULTATION RESPONSES

5.1 Darley Dale Town Council

The applicant addressed the planning committee regarding the objections submitted by the committee to above application. The applicant admitted that important information had been omitted from the original application which she would forward on to District Planning officers. The applicant and councillors discussed in detail the construction of the access road, foul water management, solar generation for EV charging points and disabled access to all glamping pods.

Councillors agreed that all of the objections previously raised by the committee had been addressed in full, with new information being supplied. Cllr Farmer noted that he was impressed with the proposal to install a sewage treatment plant in order to address management of the foul water.

Cllrs resolved to resubmit a recommendation of no objection.

5.2 Environment Agency

No comment.

5.3 Derbyshire Wildlife Trust

No objections subject to planning conditions to mitigate impacts during construction and to secure a landscape and environment management plan.

5.4 Highway Authority

No objection.

5.5 Lead Local Flood Authority

No response received to date.

5.6 Natural England

No objection.

5.7 DDDC Trees and Landscape Officer

In my opinion, the topography of the site and its surrounding landscape, the presence of trees alongside the only nearby public road and generally in the local landscape results in very restricted views of the proposed development from public vantage points and when viewed from the wider landscape.

Furthermore, the relatively small size and proposed recessive finishes of the proposed pods would help to minimise their visual impact in the local landscape.

Existing stone walls are indicated for retention.

I suggest that the proposed solar panels should have a matt finish to their upper surfaces. This will prevent potential reflections which might otherwise make them prominent in long views.

The proposals indicate that there are no trees within the site and that all existing trees and hedgerows close to the site would be retained and no pruning would be required. Mature trees do not appear to be at risk of damage from the proposed development.

Council records indicate that this particular site does not include trees currently subject Tree Preservation Orders (TPO) and the site is not within a Conservation Area. There is no designated ancient woodland and no veteran trees recorded for the site, or close enough to it to potentially be affected by the proposals.

6.0 REPRESENTATIONS RECEIVED

6.1 Three letters of representation have been received to date objecting to the proposed development. The material planning reasons are summarised below:

- The development will not harm the surrounding rural area.
- The site is ideal for a holiday in an area of natural beauty.
- The development would result in economic benefits for the local area.
- Local services would be within easy reach of the site.
- The land is owned and farmed by a local family. Farmers need to be able to diversify to make their businesses viable.

One non-attributable representation letter has been received in support of the application. The letter considers that the application as being very reasonable and that farms are allowed to diversify in these difficult economic times.

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 This application is a re-submission following the refusal of application 22/00643/FUL last year. Planning permission was refused for the following reasons:

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).*
2. *The proposed glamping domes by virtue of their design, form and materials would appear as intrusive and incongruous structures which harm valued landscape character and the setting of the Peak District National Park. The impact of the glamping domes would be exacerbated at night when the domes would be illuminated and result in light pollution in an exposed and prominent position in the wider landscape. The proposed track, fencing and landscaping would further detract from this drystone walled pastoral landscape. The development is therefore contrary to policies S1, S4, PD1, PD5, PD9 and EC9 of the Adopted Derbyshire Dales Local Plan (2017) and policy NP 1 of the Darley Dale Neighbourhood Plan (2019).*

7.5 This application is on a similar site and proposes the same type of glamping domes and similar associated development. The number of domes has been reduced from 4 to 3. The application also proposes to provide electric vehicle charge points for the parking spaces.

7.6 The proposed landscaping includes significantly more planting including wildflower meadow and 'native shrubbery'. The application also states within the design and access statement that the applicant would operate a shuttle bus for occupants between the site, Darley Dale, Bakewell and Matlock.

7.7 The site is located in open countryside north of Darley Dale which is the nearest settlement. The site is not within Darley Dale but is in relatively close proximity being 1km to the northwest of the centre of Darley Dale (measured in a straight line). However, the site is in an elevated location relative to Darley Dale and therefore access on the ground is longer and around a 25 minute walk up steep topography.

7.8 Access to the site from Darley Dale is from Wheatley Road / Hallmoor Road / Long Hill and Bent Lane which are rural, largely single-track roads with no pedestrian footpaths. The site therefore does not have a good connection to the main highway network or the public rights of way network / cycleways. A public footpath connects Bent Lane to the south of the site to Hall Moor Road and this would provide a more attractive walk for some but may be less suitable for people with mobility issues.

7.9 The site is not served by public transport and even taking into account the footpath link to Hall Moor Road is not within a safe, attractive walk of regular public transport services. Therefore, the site is not located in a sustainable location contrary to policy S1, S4 and EC9 (d).

- 7.10 The application includes the provision of electric vehicle charge points and the application states that the applicant would run a shuttle service for occupants to nearby towns. These mitigations are noted. The provision of electric vehicle chargers and a shuttle service are welcomed in principle; however, this would not overcome the fundamental concern that visitors to the site would be reliant upon the private car (irrespective of energy source and whether operated by the occupants or the applicant). These mitigations would not individually or in combination deliver sustainable tourism development sought by policy EC9.
- 7.11 The creation of new build holiday accommodation in this otherwise remote and isolated location in the countryside, where visitors would be likely to be dependent upon the private car would constitute an unsustainable form of development which does not promote sustainable rural tourism.

Impact of the development

- 7.12 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.
- 7.13 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.
- 7.14 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.
- 7.15 Neighbourhood Plan Policy NP 1 supports development where the proposal and demonstrate: a high design quality that protects and contributes to the distinctive landscape character of the Parish; and a scale that reflects that of the settlement to which it adjoins and the rural nature of the Parish; and that a sense of openness has been maintained between the settlements; and the green corridor and sense of openness has been maintained along the Derwent Valley; and that the location is on the least visually sensitive parts of the valley or on plateaus but not on the steeper slopes where development would be prominent from the Peak District National Park.
- 7.16 For the purposes of the adopted Landscape Character of Derbyshire assessment the application site is located within the Dark Peak and the Settled Valley Pastures landscape character type. This landscape is characterised by moderate to steep lower valley slopes, pastoral farming with extensive improved pasture with a wooded character associated with tree belts along streams and cloughs, scattered hedgerow trees and groups around settlements and farmsteads with small irregular fields and winding lanes. The landscape in and around the application site reflects this character.
- 7.17 The application site forms part of the pastoral fields around the farmstead. These fields form a plateau in the valley side allowing open views from the local area. Mature trees along field boundaries and plantations provide a visual screen around the fields along with Black Hill to the north. Views into and out of the site to / from the wider landscape are limited to gaps between the topography. From the site of the proposed glamping domes there are views between and over the topography to the southwest towards Winster and the Chatsworth Estate to the north (both within the Peak District National Park).

- 7.18 The proposed glamping site would be sited away from the farmstead to the southwest of the existing shelter belt. The location of the site would mean that the proposed glamping domes, parked cars and associated development would be largely screened from local highways and public footpaths by the existing farm buildings, shelter belt and existing tree planting along boundaries. Glamping domes D3 and to a lesser extent D2 would be visible from the north from Back Lane.
- 7.19 As stated above there are wide ranging views from the proposed site to the southwest over Winster and to the north over the Chatsworth Estate. It therefore follows that the application site would be visible from within the National Park and therefore that the development has the potential to affect its setting.
- 7.20 The development would be generally screened from local vantage points and only visible at some distance from viewpoints within the National Park. Nevertheless, the fields around the site have an open pastoral character which makes a positive contribution to landscape character and within which by virtue of their size, form and materials the proposed glamping domes where visible would stand out as intrusive and incongruous additions.
- 7.21 Furthermore, the nature of the glazed domes means that any internal illumination would be obvious from the local area and in the wider landscape. The proposed design approach would be likely to result in light pollution in an area characterised by dark skies which would further draw attention to the development and compound visual impact. The proposed site would be bounded by new timber fencing and significant planting carried out within the field which would not reflect the existing character and field pattern formed by drystone walling and the proposed track would have a visual impact cutting across the open fields.
- 7.22 The development would not conserve landscape character or the setting of the Peak District National Park. The proposed location, materials and scale of the development would not complement landscape character and would be likely to cause light pollution contrary to policies S1, S4, PD5, PD9 and EC9 (a, b and e) and Neighbourhood Plan policy NP 1.
- 7.23 The application does propose landscaping with indigenous shrubbery shown on the submitted plans. This is an open pastoral landscape as identified above and therefore additional shrub planting within the field would not reinforce or enhance valued landscape character. Nevertheless, it is recognised that additional planting can in some circumstances mitigate the impact of development. However, in this case the visual and landscape impact of the proposed glamping domes could not be mitigated by additional planting.

Highway safety and amenity

- 7.24 The site would utilise the existing access which has satisfactory visibility onto Bent Lane. Sufficient parking would be provided on site in accordance with adopted local standards and this could be secured by planning conditions. Therefore, subject to conditions recommended by the Highway Authority the development would not harm highway safety.
- 7.25 Notwithstanding concerns about the sustainability of the site, the development would provide a limited number of glamping domes and would attract up to three groups of visitors at any time. Visitors would be likely to arrive and leave the site by car to visit local shops and the local area. The local road network is rural narrow lanes and therefore sensitive to increases in vehicular traffic. Nevertheless, given the relatively small 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.

7.26 Given the distance from the site to the farmstead and neighbouring properties there are no concerns that the development would harm the amenity, privacy or security of any neighbouring property.

Other issues

7.27 The fields are improved grassland and therefore of limited biodiversity value. Nevertheless, the site is close to existing tree belts and therefore activity and lighting at the site could impact upon protected species. An ecological report has not been submitted but was provided with the previous application. The previous report is relevant as it is dated June 2022 and because the development is similar and affects the same site Derbyshire Wildlife Trust (DWT) have been consulted and raise no objections, subject to planning conditions.

7.28 The report concludes that there would be no significant impacts upon protected species and there is no objection in terms of impacts upon biodiversity and protected species subject to conditions to control lighting and to secure an appropriate scheme to secure biodiversity net gain. DWT also recommend a planning condition to mitigate any potential impacts upon mammals during construction.

7.29 These conditions are considered to be reasonable and necessary for the development to meet the requirements of policy PD3 and therefore if permission were granted planning conditions would be recommended. Therefore, subject to conditions it is concluded that the development would not harm any designated nature conservation sites, protected species and would deliver enhancement to biodiversity on site.

7.30 Given the distance of the site to any designated or non-designated heritage assets there are no concerns that the development would harm cultural heritage.

7.31 Surface water would be to soakaways around the structures / hard surfaces 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. Foul drainage would be to a package treatment plant on site. Given the distance to the main sewer it would not be practicable or viable to connect and therefore a package treatment plant is acceptable in principle. If permission were granted a planning condition would be recommended to ensure that the treatment plant is installed and operational before the first use of the development.

7.32 The application is supported by information which states that there is a market demand for the proposed tourist development. The development would provide tourist facilities which would likely contribute to the local economy and provide a full-time job on the site. While these benefits are welcomed in principle this does not overcome or outweigh more fundamental concerns about the unsustainable location and impacts outlined above.

7.33 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 development includes the provision of a ground mounted solar array which is welcomed in principle. If permission were granted a planning condition could be imposed to require this aspect of the development to be implemented along with the electric vehicle charge points. However, this does not overcome more fundamental concerns about the unsustainable location and impacts outlined above.

Conclusion

- 7.34 The development of new build holiday units, 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.
- 7.35 The proposed glamping domes would be screened to an extent by the existing farmstead, tree belt and boundary trees but would be visible from Burley Lane to the north and in the wider landscape from land within the Peak District National Park where the form of the domes would stand out as intrusive and incongruous additions, particularly at night where light pollution from the glazed domes would have an additional impact.
- 7.36 Subject to planning conditions the development would not harm biodiversity, highway safety or the amenity of neighbouring properties. However, these issues do not weigh heavily either for or against the proposed development. 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 or impact of the development.
- 7.37 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 Refuse for the following reasons:

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).
2. The proposed glamping domes by virtue of their design, form and materials would appear as intrusive and incongruous structures which harm valued landscape character and the setting of the Peak District National Park. The impact of the glamping domes would be exacerbated at night when the domes would be illuminated and result in light pollution in an exposed and prominent position in the wider landscape. The proposed track, fencing and landscaping would further detract from this drystone walled pastoral landscape. The development is therefore contrary to policies S1, S4, PD1, PD5, PD9 and EC9 of the Adopted Derbyshire Dales Local Plan (2017) and policy NP 1 of the Darley Dale Neighbourhood Plan (2019).

9.0 NOTES TO APPLICANT:

The Local Planning Authority considered the merits of the submitted application and discussed potential amendments and additional information requirements with the agent. The Local Planning Authority accepted the submission of a revised scheme and amended / additional supporting information and determined the application at the earliest possible opportunity.

This Decision Notice relates to the following documents:

Application form
Aerial View - 220224-01-00
Location Plan - 220224-01-01
Proposed Layout Plan - 220224-01-02
Site Photos - 220224-01-03
Proposed Drainage Plan - 220224-01-04

Dome Plan and Elevations - 220224-01-05
Bike Store Plan and Elevations - 220224-01-08
Road and Access Plan – 220224-01-09
Proposed Lighting Plan - 220224-01-10
Artist Impressions - 220224-01-11
Bike Store Plan and Elevations - 220224-01-12
Design & Access Statement
Market Research