

Application Number: DM/2018/00565

Proposal: MODIFICATION OF CONDITION 3 (PERMANENCY) ON DC/2015/01136. GLAMPING PODS WITH UTILITIES AND SERVICE BLOCK.

Address: FAIR OAK RUMBLE STREET MONKSWOOD USK MONMOUTHSHIRE

Applicant: Mr Matt Sims

Plans: Landscape Visual Impact Assessment Project 1157 - , Landscape Visual Impact Assessment 1157/PL/04 - ,

RECOMMENDATION: APPROVE

Case Officer: Mr Andrew Jones

Date Valid: 04.04.2018

1.0 APPLICATION DETAILS

1.1 This application relates to a parcel of land adjacent to the property known as Fair Oak, located along Rumble Street in Monkswood.

1.2 Planning permission was granted in July 2016 for 10 glamping pods in addition to a utilities and services block. The application was subject to a number of planning conditions including the following (originally listed as No 3):

The site shall not be used for the approved use between 30th September in any one year and 1st March in the succeeding year. During this time all pods shall be stored on the car parking area identified on drawing 2016/0805/99/01 (May 2016).

1.3 Permission is now sought to modify the wording of the above condition by removing the sentence which would in effect allow the glamping pods to remain in situ all year round.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/00565	Modification of Condition 3 (Permanency) on DC/2015/01136. Glamping Pods with Utilities and Service Block.	Pending Determination	
DC/2007/00164	2 X Domestic 1.4KW wind generators.	Approved	26.04.2007
DC/2007/01021	Certificate Of Lawfulness (existing use or development) - use of dwelling in breach of condition 1 of permission 192 (granted 18/7/1951) that required the dwelling to be occupied by a person full time employed on the adjoining smallholding.	Approved	24.09.2007

DC/2017/00473	Discharge of conditions 4 (lighting), 6 (earthworks), 7 (sparrow terrace box), 8 (Green Infrastructure), 10 (Access), 11 (Construction Traffic Management Plan and Designated Access Route Plan) and 12 (hard and soft landscaping) of planning permission DC/2015/01136.	Approved	19.06.2017
DC/2015/00325	Removal of condition 4 from planning consent DC/2012/00254.	Approved	14.05.2015
DC/2012/00254	Replacement dwelling	Approved	12.10.2012
DC/2013/01022	Ten touring caravan pitches with utility & services block	Refused	11.08.2015
DC/2015/01136	Proposed glamping pods with utilities and services block.	Approved	11.07.2016
DC/2010/00573	Replacement dwelling	Refused	01.06.2011

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S11 LDP Visitor Economy
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

T1 LDP Touring Caravan and Tented Camping Sites
EP1 LDP Amenity and Environmental Protection
DES1 LDP General Design Considerations
LC1 LDP New Built Development in the Open Countryside
LC5 LDP Protection and Enhancement of Landscape Character
NE1 LDP Nature Conservation and Development
GI1 LDP Green Infrastructure
MV1 LDP Proposed Developments and Highway Considerations
MV3 LDP Public Rights of Way

4.0 REPRESENTATIONS

4.1 Consultation Replies

Llanbadoc Community Council - recommend the application is approved. The application requests the removal of a condition of permanency (applied to the approval of several glamping pods) which require the pods to be removed and stored on an annual basis. The applicant claims that such removal will negatively affect landscaping and the visual aspect. We recall that there were considerable objections to the original application in 2016 but that these were somewhat mitigated by the condition for partial occupation. There are several objections on the case file generally being concerned with the matter of permanency. At the time of the 2016 application this council carried out a site visit which indicated that there would be little or no visual impact to surrounding properties. We would have concerns about potential increased traffic but would rely on Monmouthshire County Council Highways to determine this matter. Having considered these aspects we would recommend that there would be no objection to the "pods" remaining on a permanent basis subject to the original conditions regarding periods of occupancy.

MCC Landscape/Heritage Officer - Will not be supporting the application.

Neighbour Notification

Five letters of objection have been received raising the following areas of concern:

- Would provide potential for the pods to be used unofficially outside the consent periods.
- Previous objections remain valid.
- Will be the beginning of the process to obtain permanent structures on the land.
- Should not be allowed to manipulate guidelines in place to protect our environment.
- Condition 3 was also, no doubt, intended to help assuage the concerns of those many opponents, and to reassure them that the MCC Planning Department were sensitive to these anxieties and would ensure the project construction would proceed in a constitutional manner. There are no salient circumstance changes since the campsite permission was granted.
- The permission to proceed was granted based on the construction details presented at that time, and therefore subsequent additions, changes or modifications to construction details of the site are not grounds for removal of any part of the conditions.
- The removal of requirement to move the pods to storage in the winter would put the development in contravention of Policy T1 of the LDP.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 Since planning permission was granted by Committee in July 2016 the Council has since adopted Supplementary Planning Guidance (SPG) entitled Sustainable Tourism Accommodation in November 2017. Section 4.18 of the SPG sets out that "glamping accommodation such as yurts, tepees, bell tents, shepherd's huts should be taken down or relocated out of season. However, the necessity for this will need to be considered on a case by case basis depending on site context and landscape/ visual impacts." In light of this, it is considered that in principle the siting of the glamping pods in the same location throughout the year would be acceptable in principle subject to the visual impact on the wider rural landscape.

5.2 Visual Impact

5.2.1 As noted during the original application the site is located approximately 110m from Rumble Street and is sited immediately to the east of the area of woodland known as Great Coedcae Du. To the south there is a small landscape bund, whilst the land steeply slopes up outside the site to the north.

5.2.2 The woodland provides significant screening from the west, and the existing landscape features and the proximity from Rumble Street mean that the ten pods could be well-screened from wider vantage points. Since the original approval an application (Ref: DC/2017/00473) to discharge a number of the conditions has been received and approved, including full details of hard/ soft landscaping as well as a Green Infrastructure Management Plan. The conditions have been partially discharged, are to be fully discharged upon implementation, and would further aid the assimilation of the pods into the rural landscape.

5.2.3 The existing condition requires that the pods be moved a short distance to the grass-crete parking area for storage during the closed winter months. It is considered that, on balance, maintaining the pods in situ would not cause demonstrable unacceptable harm to the wider rural landscape. As noted the distance between the car park area and the main site layout is short and therefore the pods would not be unacceptably more visually prominent during the winter months. The modification of the condition is therefore considered to meet the requirements set out in the adopted SPG.

5.3 Residential Amenity

5.3.1 The modification of the condition would still ensure that the site is not used during the winter months and as such the revised siting during the close season would not intensify the use. As noted during the original application, the nearest neighbouring dwellings (Keepers Cottage to the north-east and Woodlands Farm to the east) are both in excess of 100m from the site, and in the case of Woodlands Farm on the opposite side of Rumble Street. As a consequence, even with the modification of the condition, the glamping site would still meet the criterion detailed in Policy EP1 - Amenity and Environmental Protection of the LDP.

5.4 Response to Third Party Representations

5.4.1 The overriding concern raised in the representations in opposition to the application relates to the potential gateway to a permanent use of the site. The revised location for storing the pods during the winter months is to be considered on its own merits and for the reasons detailed in the preceding section of this report is considered acceptable. Any further intensification or other variation to the approved use would require separate planning permission and would not form part of the consideration of the application that is the subject of this application.

5.5 Well-Being of Future Generations (Wales) Act 2015

5.5.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions:

1 This development shall be begun within 5 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.
Reason: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 The site shall not be used for the approved use between 30th September in any one year and 1st March in the succeeding year.
Reason: In the interests of visual amenity and to ensure compliance with Policy T1 of the Monmouthshire Local Development Plan.

4 No lighting or lighting fixtures shall be installed within the development boundary until an appropriate lighting plan which includes low level PIR lighting and allows dark corridors for bats has been agreed in writing with the Local Planning Authority. The plan shall detail light type, specification and position. The development shall be carried out in accordance with the agreed details and no other lighting or lighting fixtures shall be installed. ~
Reason: To safeguard foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policies NE1 and EP3.

5 All piles of rubble, stones and wood piles within the development site shall be removed by hand.
Reason: To safeguard species of conservation concern (common reptile species) in accordance with the Wildlife and Countryside Act 1981 and LDP policy NE1.

6 No construction activities including earthworks shall be undertaken within 6m of the woodland trees at the western edge of the site or within 3m of the northern hedge line including new tree planting.

Reason: To protect the integrity of the woodland and hedge line including new planting.

7 A sparrow terrace box shall be provided on the new service block, it shall be installed prior to the site being brought into beneficial use and retained in perpetuity.

Reason: To provide enhancement for a Section 7 species of principle importance for conservation in accordance with the Environment Wales Act 2016 and LDP policy NE1.

8 A Green Infrastructure Management Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the operation of the development. The content of the Management Plan shall include the following; a) Aims and objectives of management of the grassland and hedgerow including new planting b) Prescriptions for management actions. The approved plan will be implemented in accordance with the approved details.

Reason: To safeguard all Green Infrastructure Assets at the site in accordance with LDP policies, DES1, S13, GI1, NE1, EP1 and SD4.

9 During the permitted period the combined total number of glamping pods on the site shall not exceed 10 at any one time. No touring caravans or tents will be allowed to enter or use the site.

Reason: To ensure compliance with the approved plans.

10 The existing access shall be improved in accordance with details to be submitted to and approved in writing by the Local Planning Authority before any development commences and shall be completed in accordance with the approved details before the development is brought into beneficial use.

Reason: In the interest of Highway Safety

11 Prior to the commencement of any works a Construction Traffic Management Plan and Designated Access Route Plan shall be submitted to and approved in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

Reason: In the interest of Highway Safety

12 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following items:

- The submission should be presented on an A1 plan (or plans), to scale: 1:100
- The plan should be supported by a written landscape strategy (the aims/objectives).
- The plan should illustrate and where required, detail or specify the following information:
- Existing levels (10m spacing's)
- Location and size of existing tree(s) and hedgerows on and within 10m of the site.
- Details of planting to be retained, together with measures to protect planting during construction.
- Finished levels (10m spacing's)
- Car park layout and details of hard surface materials and means of enclosure.
- Any other vehicular access and circulation areas.
- Pedestrian access and circulation areas (footways to glamping pods) and details of hard surface materials and means of enclosure (if required).
- Planting plan, including name of species, plant size and densities in addition to the provision of native species rich grassland seeding
- Minor artefacts and structures (play, furniture etc.).
- Proposed and existing service provision above and below ground (drainage, power, communications)

The development shall be implemented in accordance with all of the approved details.

Reason: To safeguard the landscape amenities of the area.

13 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the

completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To safeguard the landscape amenities of the area.

INFORMATIVES

1 The applicant is advised that there are public rights of way in the vicinity of the development. The grant of planning permission does not give permission to close, divert or obstruct a public right of way. Obstructing a public right of way is a criminal offence for which you may be prosecuted. You should contact the Public Rights of Way Officer, Monmouthshire County Council (Tel 01633 644860/644862) for advice on procedure should you need to close or divert a public right of way.