

DC/2017/00401

REMOVE, DISPOSE AND REPLACE PRE-EXISTING TIMBER STRUCTURE ON A LIKE FOR LIKE BASIS. CHANGE OF USE TO LAND OUTLINED IN GREEN MARKED ON PLANS. LAND PREVIOUSLY USED FOR BOWLING GREEN TO CAMPING ONLY.

THE GLASCOED PUB, MONKSWOOD

RECOMMENDATION: APPROVE

Case Officer: Alison Pankhurst

Date Registered: 12/04/2016

1.0 APPLICATION DETAILS

- 1.1 This application relates to the Land at Glascoed Pub, Monkswood. The applicant submitted the application as a result of an enforcement enquiry regarding a replacement shed on the site. In addition the applicant wanted to apply to use part of the land at the site for camping as and when required. The site is set well back from the A472 road and surrounded by mature trees and hedgerows.
- 1.2 The planning application was submitted so that the applicant could obtain approval for camping at the site in a particular area which is sited to the east of the clubhouse. The intention was to use the area of land for camping on an occasional basis when the pub held events and the applicant could offer camping on site. The area of the site proposed for camping is approximately 3912 square metres.
- 1.3 Under the Town and Country (General Permitted Development) Order (amendment) (Wales) 2013, Schedule 2, Part 4 allows the temporary use of land for camping for a maximum of 28 days per calendar year. Therefore the applicant could use the site for this purpose without the need for permission.
- 1.4 However, due to circumstances beyond the applicant's control, he has requested that the camping element be withdrawn from this application. On this basis the application will only deal with the retention of the shed on the site.
- 1.5 The new shed has replaced an old dilapidated building that was used in connection with the bowling green on the site. The new wooden structure measures 9.095m x 4.53m x 2.376m (2.7m to the ridge). The shed has been split into two rooms with two small windows to either side of the two doors at the front. The shed will be used for changing facilities but there are no toilets or showers.

2.0 RELEVANT PLANNING HISTORY

E17/111	Unauthorised works	Pending outcome of planning application
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3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Planning Policies

S11 – Visitor Economy

S13 – Landscape, Green Infrastructure and the Natural Environment

S16 - Transport

S17 – Place Making and Design

Development Management Policies

DES1 – General Design Considerations

EP1 – Amenity and Environmental Protection

T1 – Touring Caravan and Tented Camping Sites

MV1 – Proposed Developments and Highway Considerations

NE1 – Nature Conservation and Development

4.0 REPRESENTATIONS

4.1 Consultation Replies

Goytre Community Council – recommend approval - The like for like building we have no objection to if its to be used for its original purpose. If there is to be a change of use we would expect to see a separate application specifying details.

MCC Highway Engineer – It is accepted that the site has an extant use, a licensed premises (Social Club), now known and operating under the name, Glascoed Pub and a former sports field that provided cricket and football pitches for the use of ROF Glascoed employees and the local community etc. It is accepted that the extant use of the site generated varying levels of traffic at times over the years for numerous sporting, social and community events. The site is accessed via an existing access approximately 5.50metres wide directly off the A472 a classified road subject to the national speed limit (60mph).

Although the site has accommodated significant traffic movements in the past, its former use would not have generated traffic movements (vehicular, pedestrian) movements of the like that would be associated with the development of a camping site, in this regard the applicant has not provided information that supports the change of use and demonstrate that the proposal will not compromise highway safety. I would therefore request that the application is deferred until the required level of detail and information is submitted to support an application of this size and nature, namely; Transport Assessment - Detailed proposed development layout drawing indicating parking provision for the existing commercial premises, camping pitches and ancillary buildings etc.

Following submission of the aforementioned the highway authority will be able to assess the affect/impact of the proposed change of use on the adjacent highway network and recommend improvements or mitigation measures that may be required if the change of use is granted.

Environmental Health – Whilst I am currently investigating complaints from this site and previous camping events has been mentioned in these complaints, statutory nuisance has not been proved at this point and therefore I am not in a position to substantiate a level of disturbance on which to base any objection. Clearly with an application of this nature, disturbance may occur from time to time but clearly this will depend on management of the site. Under the Public Health Act 1936 Section 269 (2) – If camping is due to occur more than 42 consecutive days or more than 60 days in a 12 month period then a license would need to be obtained from the Environmental Health Section.

Biodiversity – Due to the change of circumstances within the application with the withdrawal of the camping element. The Biodiversity officer has no comments to make.

4.2 Neighbour Notification

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

- Concern of visual impact
- Change of use will have a very negative and detrimental impact on the quality of life and amenity of residential properties
- Noise Disturbance
- No Supervision of the site
- Privacy
- Noise from increased traffic to and from the site
- Littering
- Concerns about sanitation
- Create noise, smoke and light pollution
- Health and safety issues

14 letters of support have been received highlighting the points:

- Will bring employment
- Boost to local economy
- Improve and enhance the site
- Improve facilities of the club
- Community facility

4.3 Local Member Representations

County Councillor Val Smith – no comments on the application to date.

5.0 **EVALUATION**

5.1 Principle of the proposed development

Prior to determining this application for the change of use of part of the site to be used for camping and the retention of a wooden shed to the eastern part of the site, the applicant has approached the Council requesting that the camping element of this application is formally withdrawn. The application will now only deal with the retention of the shed on the site which is to be used for storage and changing facilities. There are no toilets or showers in the shed.

5.1.1 National Policy

5.1.2 National planning policy on tourism is set out in Chapter 11 of Planning Policy Wales (PPW, Edition 9 November 2016) and reflects the Welsh Government's aim to encourage tourism to grow in a sustainable way and make an increasing contribution to the economic, social and environmental well-being of Wales (11.1.2). It provides for the planning system to encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and local communities (11.1.4).

5.1.3 PPW recognises the importance of tourism to economic prosperity and job creation and its ability to act as a catalyst for environmental protection, regeneration and improvement in both urban and rural areas. In rural areas tourism-related development is considered to be an essential element in providing for a healthy, diverse local economy and in contributing to the provision and maintenance of facilities for local communities.

However, it also clarifies that such development should be sympathetic in nature and scale to the local environment and to the needs of the visitors and the local community.

5.1.4 Local Development Plan

5.1.5 Strategic Policy S11 *Visitor Economy* of the Local Development Plan (LDP) sets out that “proposals that provide and/or enhance sustainable forms of tourism will be permitted subject to detailed planning considerations”.

Although currently not adopted, Supplementary Planning Guidance (SPG) in respect of Tourism is due for public consultation and is intended to provide certainty and clarity for applicants, officers and Members in the interpretation and implementation of the existing LDP policy framework in relation to proposals for sustainable visitor accommodation.

The LDP defines sustainable tourism as tourism that is ‘economically viable, generates local benefits, is welcomed by and helps support local communities, reduces global environmental impacts and protects/enhances the local environment’ (5.82).

In this instance the trailer tent accommodation provided, although of good size, would be moveable and is therefore considered to be a low impact form of visitor accommodation and would satisfy Policy S11 in principle.

The type of accommodation proposed is considered to fit within the remit of ‘glamping’, the draft SPG does identify the following key principles this form of accommodation should reflect:

- Generate benefits for the local economy (residents and visitors)
- Protect and enhance landscape character and natural/historic environment i.e. visually unobtrusive
- Scale and design appropriate to site context.
- Locally adapted (recognising that sustainable accommodation solutions can be diverse/unique)
- Generate minimal car trips
- Make use of renewable energy resources (energy efficient)
- Capable of being removed without leaving a permanent trace

5.1.6 The first of these principles is key in considering the principle of development as it is recognised that tourism is a fundamental part of Monmouthshire’s economy. In 2015 there were 2.19 million visitors to the County, with tourist expenditure amounting to £187 million. Tourism also provides opportunities for enterprise and employment, and is a significant employer in the County. The other principles highlighted in 5.1.5 are addressed in the ensuing sections of this report.

5.1.7 Strategic Policy S5 – Community and Recreation Facilities aims to provide, protect and enhance community facilities and open spaces to assist in promoting sustainable communities in Monmouthshire. Policy CRF1 seeks to protect and retain existing community facilities in Monmouthshire’s towns and villages, as it is recognised that community facilities are an essential element in promoting the quality of life in communities and should be retained. In this case the retention of the building will enhance the sporting and recreational facilities at the premises which will help to retain an existing facility while promoting sport, health and recreation.

5.2 Visual Amenity

5.2.1 Whilst the site does not fall within a designated landscape area or Article 1(5) land the proposal is situated within a large area of sports fields which surrounds the clubhouse. Prior to the erection of the shed the area to the east of the clubhouse was extremely overgrown and untidy, the previous bowling green and tennis courts had been disused for many years. The area was cleared from all overgrowth and the ground is due to be

re-seeded. The location of the building is in the exact position as the previous building. Hedgerows with mature trees surround the site although it is quite sparse near the roadside. The land surrounding the club house has been used as sports fields in the past and will continue to be used for that purpose.

5.2.2 The proposed structure is a timber building measuring around 9m in length by 2.7m high, there are no windows on the rear or side elevations. It has been erected on an existing hardstanding and has a canopy above the doors. It is the applicant's intention to use it as changing facilities and storage as per its previous use.

5.3 Residential Amenity

5.3.1 The closest neighbouring property Whitecroft, is located approximately 50 metres away from the clubhouse on the opposite side of the A472. Whilst the application was originally for the change of use of an area of land to the eastern part of the clubhouse to camping, this element has now been withdrawn. Whilst the majority of objections were in connection with the change of use element of this application, no objections have been received in relation to the retention of the shed at the site. It is considered that the retention of the shed on the site will not have any unacceptable harm to local residential amenity or have a detrimental impact on the neighbouring residential properties and therefore complies with policy DES1 and EP1 of the Monmouthshire Local Development Plan .

5.4 Highway Safety

5.4.1 The access into the site is an historic entrance. Concerns from our Highways engineer have been based on using the site for camping in addition to the use as a pub. Since this element has been withdrawn the request for additional information is not required.

5.5 Response to the Representations of the Community/ Town Council (if applicable) 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 WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG 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 WBFG Act.

6.0 **RECOMMENDATION: APPROVE**

Conditions:

1.	The shed shall be used in connection with the Glascoed Pub for changing facilities and storage only and not for any residential purposes. Reason: To protect residential amenity
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