

Ward Woodbury And Lymptone

Reference 23/0446/FUL

Applicant Mr Pete Clutton-Brock

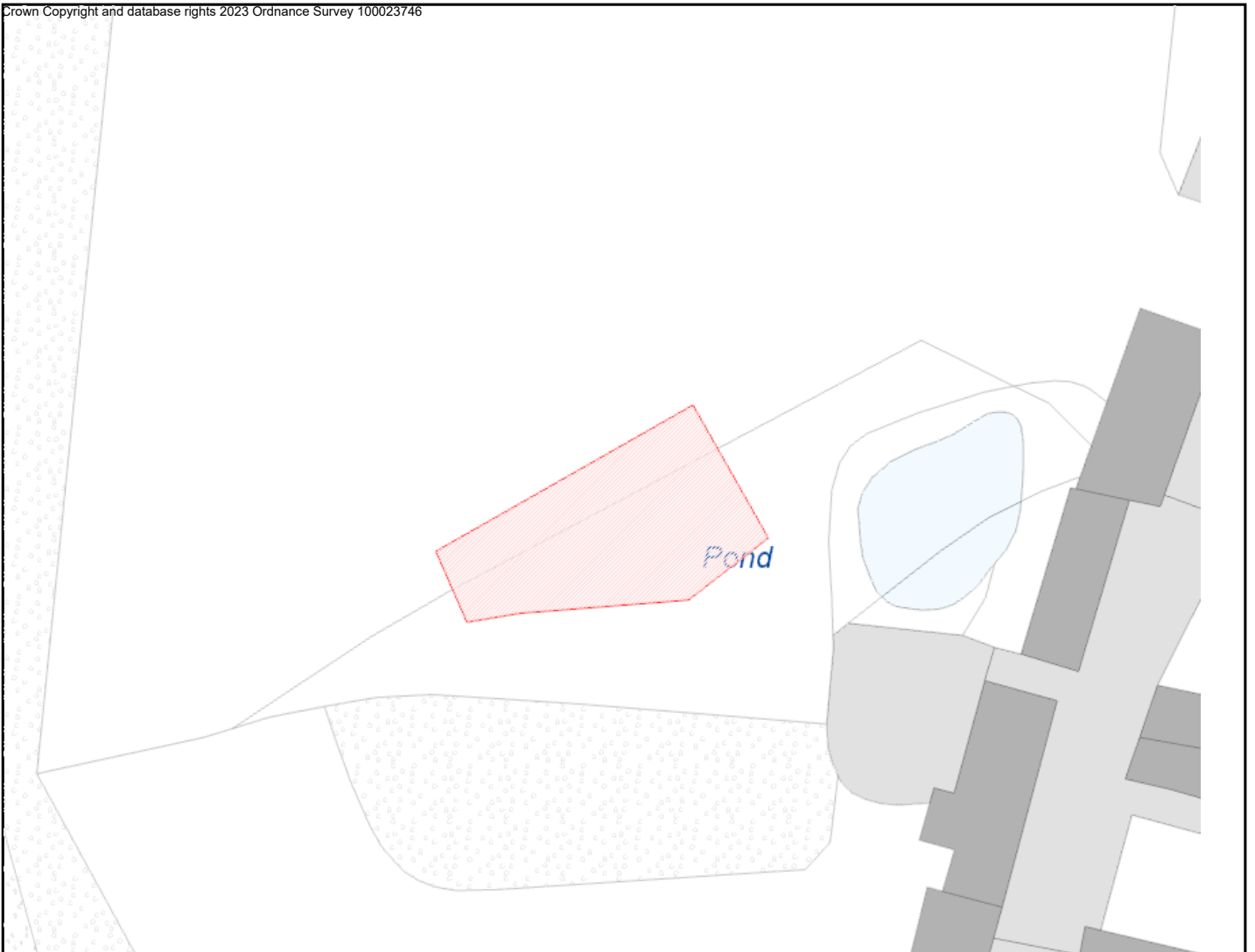
Location Coombe Park Farm Woodbury Salterton Devon
EX5 1PZ

Proposal Proposed erection of a glamping pod



RECOMMENDATION: Approval with conditions

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		Committee Date: 22.08.2023
Woodbury And Lympstone (Woodbury)	23/0446/FUL	Target Date: 28.04.2023
Applicant:	Mr Pete Clutton-Brock	
Location:	Coombe Park Farm Woodbury Salterton	
Proposal:	Proposed erection of a glamping pod	

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

The proposal is for the siting of a contemporary style glamping pod approx 20m from the farm buildings at Coombe Park farm; the pod is set on ground lower than the farm buildings adjacent to a tree copse. It will not be visible from any public view points. Vehicular access will be via the farm access with pedestrian access only from the farm yard to the pod.

The site is within the open countryside but otherwise has no designations.

Policy E4 of the Local Plan supports rural diversification such as this subject to meeting a number of criteria. The proposal development meets all of the necessary criteria and is therefore is fully in accordance with Policy E4 and Strategy 7 of the Development Plan.

As such it is recommended that planning permission is granted subject to conditions set out below.

CONSULTATIONS

Local Consultations

Technical Consultations

Woodbury And Lympstone - Cllr Geoff Jung
23/0446/FUL

I have viewed the documents for 23/0446/FUL for the proposed erection of a glamping pod for Coombe Park Farm Woodbury Salterton

The documents describe this as glamping facilities for two people and is intended to diversify the use of the farm. However, it is in very remote location using a grassy farm track to the site for tractor type vehicles from the main farm buildings. The main access will be on foot through existing and new paths through the farm. Although this is a very small development it is in the open countryside and a substantial distance to facilities. Therefore, I cannot support, however, I reserve my final views on this application until I am in full possession of all the relevant arguments for and against.

Parish/Town Council

Woodbury Parish Council does not support this application.

The development is in open countryside which is against the policy of East Devon Local Plan and Village Plan Policy.

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Woodbury And Lympstone - Cllr Geoff Jung

23/0446/FUL

I have viewed the further documents for the planning permission 23/0446/FUL for the proposed erection of a glamping pod at Coombe Park Farm Woodbury Salterton. The further documents show that the location is closer to the existing buildings rather in an isolated field. Although it is claimed that this proposal is to benefit farm diversification, I feel on balance this development in the open countryside is not appropriate.

I reserve my final views on this application until I am in full possession of all the relevant arguments for and against.

2/8/23 – Cllr Geoff Jung

Thank you for your report and recommendation which unfortunately I'm unable to agree to

Woodbury and Lympstone - Cllr Ben Ingham – 2/8/23

I recommend approval for this application

Other Representations

None received

PLANNING HISTORY

Reference	Description	Decision	Date
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POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 3 (Sustainable Development)

Strategy 7 (Development in the Countryside)

D1 (Design and Local Distinctiveness)

E4 (Rural Diversification)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

Relevant Planning History

The site has no relevant planning history.

ANALYSIS

Site Location and Description

The application has been amended since first submitted. The repositioned location (following discussion on the original site) is in a small wooded area circa 20m west of the existing farm buildings. The position of the site is approximately 10m lower than the aforementioned agricultural buildings.

The site is accessed through the farms' yard area, which itself has access to the public highway to the south.

The wider farm is approximately 6.6 hectares in area (16.4 acres).

The site is in open countryside but has no statutory designation constraints.

Proposed Development

The planning application seeks permission for the erection and operation of a glamping pod (holiday accommodation).

The structure proposed would be 5m in diameter, and approximately 5.5 m high (plus base). It would have the shape of an acorn, with panels forming the walls (being wooden and glazed). To manage the topographic differences from east to west (there being a lowering in ground height) the pod is to be positioned on a

purpose built plinth (finished with timber shingles). This plinth will provide storage and plant for the facility and is to be on a pile foundation.

Principle of Development:

As the site is in open countryside, the proposal needs to be considered against Strategy 7 of the East Devon Local Plan. It reads:

"Development in the Countryside

The countryside is defined as all those parts of the plan area that are outside the Built-up Area Boundaries and outside of site specific allocations shown on the Proposals Map. Development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:

1. Land form and patterns of settlement.
2. Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.
3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions."

The proposal, on an existing farm (rural business) could potentially accord with Policy E4 of the East Devon Local Plan.

In this instance the position of the pod would respect the land form of the area, as well as traditional field boundaries and areas of importance for nature, and the pod itself would not be visible from publicly accessible vantage points.

Policy E16 (Proposals for Holiday or Overnight Accommodation and Associated Facilities) of the East Devon Local Plan is not applicable in this instance as the proposed site is in open countryside and does not propose the conversion or use of an existing building.

Having regard to the above the key issue to consider is whether or not the proposal accords with Policy E4; in which case the principle of the development would accord with the Development Plan.

Consideration against Policy E4 - Rural Diversification

Proposals to diversify and expand upon the range of traditional agricultural related economic activities undertaken in rural areas will be permitted where a proposal meets the following criteria in full:

1. *The proposal is complementary to, or compatible with, the agricultural operations in the rural area or on a farm and is operated as part of an overall holding.*

The position of the pod, 20m distant from existing agricultural building, with intervening trees and shrubs is considered suitably distant to allow for both uses to co-exist.

2. The character, scale and location of a proposal are compatible with its landscape setting and any area of nature conservation importance.

The setting of the pod, lower than the more prominent agricultural buildings to the east, and against a back drop of trees, together with the use of wood for material finish, will ensure the scheme assimilates well with its surrounds.

3. The proposal would not use the best and most versatile agricultural land.

The position of the pod, in a small section of immature copse, and not on identified agricultural fields, would ensure the principle agricultural business could continue unfettered. There would be no material loss of agricultural land.

4. The likely amount of traffic generated by the proposal could be accommodated on the local highway network without harming road safety and without adverse visual impact upon the surrounding countryside.

The Highway Authority has not sought to comment on this proposal, and with there being a single holiday pod, the increase in traffic to and from the site is considered negligible in terms of effects on the safety of the wider highway network.

In this instance, it is proposed an EV Charging Point be provided prior to first occupation of the glamping pod to ensure accordance with Policy TC9 of the East Devon Local Plan (such infrastructure required for small scale developments).

5. Any new building (and associated parking and other structures/storage) does not detract from the historic environment is modest in scale and is sited in or adjacent to an existing group of buildings and is of a compatible design and will blend into the landscape in terms of design, siting and materials.

In terms of the visual aesthetics, the proposal is such that it is modest in scale and is sited suitably close to the existing group of buildings. It is screened from public views by topography and vegetation. It is an unusual contemporary design using natural materials. Overall it is considered to be of a compatible design and will blend into the landscape in terms of design, siting and materials.

6 The proposal would not cause noise, air or water pollution or flooding nor harm the amenity of local residents.

There are no nearby buildings except the farm buildings. Foul drainage will be managed through use of a package treatment plant which is considered to be acceptable

7. All new agricultural and agricultural related buildings within 1 kilometre of sighting of barn owls or signs of their activity with a ridge height of 3 metres or more shall

make suitable provision for the nesting of barn owls, whether or not they have been observed at the site."

A planning condition can be applied requiring provision to be made for nesting of barn owls

It is concluded that the proposal accords with Policy E4 of the East Devon Local Plan.

Planning Balance

Strategy 7 of the Local Plan restricts development in the countryside unless it is specifically supported by other policies within the Plan. Policy E4 allows rural diversification provided the development meets the criteria set out in the policy. It has been demonstrated above that the proposed development accords fully with Policy E4 and as such the development is in accordance with the Development Plan.

Planning law requires that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Para 11 of the NPPF states that development proposal that accord with an up to date development plan should be approved without delay.

As such it is recommended that planning permission be granted subject to planning conditions as set out below.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. The unit of accommodation hereby approved shall be occupied only for purposes as a holiday let unit. When in use as a holiday let the following restrictions shall apply -
 - (i) shall not be occupied as a person's sole, or main place of residence;
 - (ii) the owners/operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation and of their main home addresses,

and shall make this information available at all reasonable times to the local planning authority.

(Reason - To reflect the permission sought and as an independent use would be inappropriate due to the limited private amenity space, and close relationship with the host dwelling in accordance with Policies D1 - Design and Local Distinctiveness and Strategy 7 - Development in the Countryside of the Adopted East Devon Local Plan 2013-2031)

4. Prior to the occupation of the holiday unit hereby approved, an electric vehicle (EV) charging point shall be provided within 50m of the site, and such EV charging point shall thereafter be retained in perpetuity.
(Reason - To ensure that adequate charging facilities are available for guests, and to accord with Strategy 3 of the East Devon Local Plan).
5. Prior to commencement of development details of existing and proposal ground levels including internal finished floor levels shall have been submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved details.
(Reason) In the interests of visual amenity.
6. Prior to its installation and prior to occupation of the development hereby approved, full details of the proposed package treatment plant shall be submitted to and approved in writing by the Local Planning Authority. The approved package treatment plant shall be installed in accordance with approved details prior to the development being brought into use and shall be retained and maintained for the lifetime of the development.
(Reason – To prevent pollution of the environment)

NOTE FOR APPLICANT

Informative: Confirmation - CIL Liability

This Informative confirms that this development may liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email cil@eastdevon.gov.uk.

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Human Rights Act: The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has

been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance

Equalities Act: In arriving at this recommendation, due regard has been given to the provisions of the Equalities Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation

Plans relating to this application:

004_B	Location Plan	06.07.23
005_B (500_2)	Proposed Site Plan	06.07.23
025_A Site elevation	Other Plans	06.07.23
021	Proposed Elevation	03.03.23
022	Proposed Elevation	03.03.23
022	Proposed Elevation	17.04.23
010	Proposed Floor Plans	17.04.23
021	Proposed Elevation	17.04.23

List of Background Papers

Application file, consultations and policy documents referred to in the report.