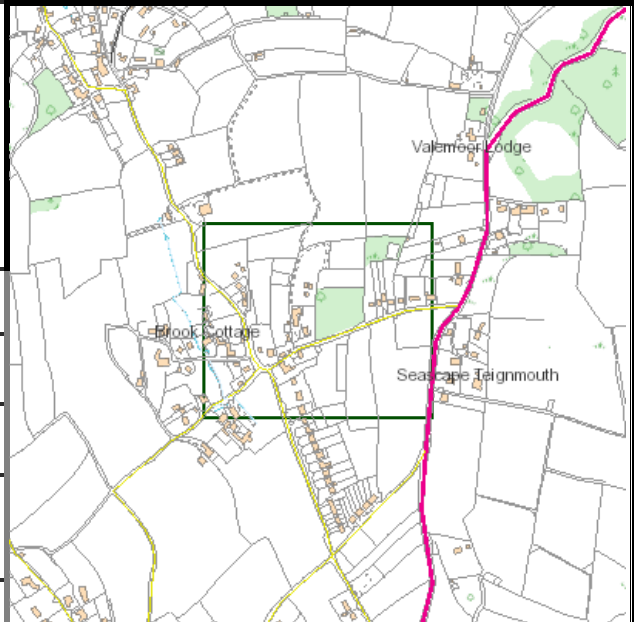


Planning Committee Report

Chairman: Cllr. Linda Goodman-Bradbury



Date	17 May 2022
Case Officer	Gary Crawford
Location	Great Park Stoke Road Stokeinteighhead Devon TQ12 4QR
Proposal	Extension of camping/glamping site for the addition of five camping pitches and associated welfare building
Applicant	Mr J P Saunders
Ward	Shaldon And Stokeinteighhead
Member(s)	Cllr Chris Clarence
Reference	21/02423/FUL

[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED



1. REASON FOR REPORT

Stokeinteignhead Parish Council have requested that this application is referred to the Planning Committee for determination if the case officer is recommending the application for approval for the following reasons:

- Concerns about how noise and lighting will be controlled.
- Concerned about impacts on the highway.
- Consider the proposal to be an overdevelopment of the site.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Works shall proceed in accordance with approved plans.
2. Details of the site noise management plan shall be provided with each booking made. The management plan and site booking terms and conditions shall specify noise minimization requirements including specifically after 1030pm every day.
3. No external lighting shall be installed on, or in association with the welfare building or pitches, except for low-intensity, PIR motion-activated lights on a short timer (maximum 2 minutes), sensitive to large objects only (to avoid triggering by bats or other wildlife).
4. Visibility splays shall be provided, laid out and maintained for that purpose at the site access in accordance with drawing no. 605 Rev A.
5. The camping site hereby approved shall not provide more than 5 tent pitches and 3 (previously approved) camping pods at any one time.
6. The site shall be used for the purposes of camping with the exception of use by caravans.
7. The camping pitches shall be occupied for holiday purposes only, for no more than three months in any calendar year by any individual occupant, group of individuals or family and shall not be occupied as a main place of residence. The owner shall maintain an up to date register of the detail of all occupiers, including their names and main home addresses, of the camping pitches on the site and shall make it available for inspection at all reasonable times by the local planning authority.

3. DESCRIPTION

The site

- 3.1 The application site, Orchard Organic Farm, Great Park, Stoke Road, Stokeinteignhead, is in use for the purposes of an agricultural enterprise.
- 3.2 The primary business carried out in the site is the production and processing of organic eggs. The current farm business is split into the following enterprises:
 - Organic Egg production;

- Fruit growing;
- Arable farming; and,
- Glamping.

3.3 Planning permission was granted for the construction of a welfare unit and staff parking area in the orchard on the site under reference number 17/00093/FUL in March 2017. Furthermore, planning permission was also granted for the conversion of three existing chicken sheds, the 'Hen's Dens', into timber holiday units including decking in the orchard on the site under reference number 17/01393/FUL in July 2017. It is noted that the welfare unit was only approved on a temporary basis for five years, which expired on 7 March 2022, after which an application would have to be made for its retention beyond this time period, for either the retention of the welfare facility, a replacement facility or alternatively the welfare unit would need to be removed from the site and land restored to its former condition. When the case officer visited the site on 5 January 2022, the welfare unit approved under reference number 17/00093/FUL was still on the site and no further applications have been received to retain or replace this facility. It is therefore assumed to be required to be retained and the proposal is considered on a cumulative basis at this time.

3.4 In terms of planning policy, the site is located within designated open countryside and within an Area of Great Landscape Value (AGLV). The site is also located within the South Hams Special Area of Conservation (SAC) Landscape Connectivity Zone, identified for greater horseshoe bats and, within a curlew breeding territory and wintering zone.

The application

3.5 This application seeks (partially retrospective) planning permission for an extension of the existing camping/glamping site within the orchard area on the site for the addition of five camping pitches and an additional welfare building. The five camping pitches are served by the existing access off Gabwell Hill which also serves the Hen's Dens.

Main issues

3.7 The main issues for consideration are:

- Principle of the development;
- Impact upon the character and visual amenity of the area/open countryside;
- Impact on residential amenity of surrounding properties;
- Biodiversity impacts;
- Highway safety;
- Impact on trees; and
- Carbon reduction.

Principle of the development/sustainability

- 3.8 The site lies beyond any defined settlement limits and within the open countryside. The NPPF and the Teignbridge Local Plan provide support for rural businesses and in particular Policies S22, S12 and EC11 look to support the expansion and positive growth of established tourist accommodation sites. The Hen's Dens provide an attractive and popular diversification to the Orchard Organics business and are an existing / established accommodation site. As such, the principle of the proposal is considered to be acceptable.

Impact upon the character and visual amenity of the area/open countryside

- 3.9 The site is located within an Area of Great Landscape Value (AGLV). Policy EN2A advises that in order to protect and enhance the area's landscape and seascape, development will be sympathetic to and help to conserve and enhance the natural and cultural landscape and seascape character of Teignbridge, in particular in Areas of Great Landscape Value and within the setting of Dartmoor National Park.

Development proposals should:

- 3.9.a) conserve and enhance the qualities, character and distinctiveness of the locality;
 - 3.9.b) where appropriate restore positive landscape and seascape character and quality;
 - 3.9.c) protect specific landscape and seascape, wildlife and historic features which contribute to local character and quality; and
 - 3.9.d) maintain landscape and seascape quality and minimise adverse visual impact through high quality building and landscape and seascape design.
- 3.10 Due to the relatively modest size of the proposed welfare building, the low key nature of the proposed use, including as described through the conditions above and given that the proposal is located close to the existing built form on the site, the welfare building has little impact on the character and appearance of the open countryside or AGLV. Due to the size of the site and, given that the proposal only seeks permission for five camping pitches and a modestly sized welfare building, it is also considered that the proposal would not result in an overdevelopment of the site.

Impact on residential amenity of surrounding properties

- 3.11 Concerns have been raised by both neighbours and Stokeinteignhead Parish Council with regards to an increase in noise from the proposal. The Council's Environmental Health department have been verbally consulted on this application and they requested the applicant to confirm how they intend to manage the site to prevent noise complaints. The applicant subsequently provided a copy of the visitors pack for the existing 'Hen's Dens' on the site during the course of the application and this document sets out that visitors shall keep noise to a minimum after 10.30pm.
- 3.12 The Environmental Health department have advised that subject to a condition being included with any permission requiring that no noise shall be audible from outside of the site after 10.30pm, and that no amplified or live music shall be played on the site, they do not consider that the proposal would result in any adverse noise and disturbance impacts upon neighbouring properties. The prohibition of "songs around the campfire" is not considered reasonable however the use and distribution

of the site management guidelines including noise minimisation measures does represent an appropriate route to managing site noise.

- 3.13 Concerns have also been raised with regards to light pollution from the site and the Environmental Health department have requested there shall be no additional external lights to those already on the site. The site is located within the South Hams SAC Landscape Connectivity Zone, identified for greater horseshoe bats – a very light-averse species which navigates the landscape by following linear features including hedges. The Council's Biodiversity Officer has advised that a condition which states that no external lighting shall be installed on, or in association with the welfare building or pitches, except for low-intensity, passive infrared motion-activated lights on a short timer and directed downwards shall be included with any permission. Subject to this external lighting condition being included with any permission, it is considered that the proposal would not result in any unacceptable light pollution impacts.
- 3.14 Concern has also been raised that the proposal may set a precedent for future and further development on the site. The proposed site plan details that this application is for five camping pitches only and the number of pitches has been included within the description of development for the proposal to reflect this. Any further expansion of the camping area would require planning permission and consideration would therefore be given should an application be submitted for any expansion to the campsite and to the appropriateness of the additional pitches in this location. We cannot predetermine as part of this application any future expansion of this site. Any future plans would need to be assessed against the policies in place at that time.

Biodiversity impacts

- 3.15 As detailed above, the site is within the South Hams SAC Landscape Connectivity Zone, identified for greater horseshoe bats – a very light-averse species which navigates the landscape by following linear features including hedges. The Council's Biodiversity Officer has been consulted on this application and raised no objections to the proposal, subject to the inclusion of an external lighting condition with any approval.
- 3.16 The site is also located within a curlew breeding zone. The Biodiversity Officer has commented that given the small size of the proposed building and the temporary nature of the pitches, they consider that an adverse effect on this species is unlikely as a result of this proposal. It is therefore considered that the proposal would not result in any unacceptable ecological impacts.

Highway safety

- 3.17 Devon County Council's Highways department have been consulted on this application and they initially raised concerns with the proposal with regards to the visibility to the east (uphill) when egressing the site onto Gabwell Hill. A visibility splay drawing was subsequently submitted by the applicant during the course of the application to demonstrate that a visibility of 70m could be achieved to the east of the site entrance and works to prune back the hedge adjacent to Gabwell Hill have been undertaken by the applicant. The Highway Authority commented that following the submission of additional information by the applicant, they are satisfied that suitable visibility can be achieved from the site entrance and recommend that a condition is included with any permission to maintain the visibility in perpetuity. The

number of additional vehicle movements the proposal would generate are not considered to cause any safety concerns or severe impacts on the highway.

Impact on trees

- 3.18 A Landscaping and Ecological Report submitted with this application details that the proposed scheme requires the removal of 15 existing apple trees to accommodate the new camping pitches within the orchard. However, the Landscaping and Ecological Report sets out that these trees will be transplanted if good specimens or they will be replaced as part of the expansion of the orchards within the farm. As such, it is deemed that the proposal would not result in a net loss in the number of trees on the farm.

Carbon reduction

- 3.19 Policy S7 (Carbon Emission Targets) of the Local Plan states that the council will work proactively with partners and through public and private investment and the management of development, will seek to achieve reductions in carbon emissions per person arising within Teignbridge of about 48% from 2017 levels by 2050. Policy EN3 (Carbon Reduction Plans) of the Local Plan details that development proposals should seek to minimise their carbon footprint both during construction and in use, to achieve the carbon emissions target in Policy S7. Due regard must be given to Local Plan policies S7 and EN3 when determining planning applications. As the proposal is not considered 'major' development, a carbon reduction plan is therefore not required.
- 3.20 It is though considered that the proposal would contribute to achieving a reduction in carbon emissions as it supports domestic tourism and is therefore likely to result in less international air travel. The applicant has not provided details of intended sources of heat or use of rainwater etc but will be encouraged to incorporate sustainability measures into the proposal in line with their wider farming ethos.

Conclusion

- 3.21 The proposal is considered to support an existing business in this rural area and it is not considered that there are any adverse impacts of granting permission that would significantly or demonstrably outweigh the benefits that this consent would bring to the local rural economy. Officer recommendation is therefore to grant conditional approval.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S7 Carbon Emission Targets

S12 Tourism

S22 Countryside

EC11 Tourist Accommodation

EN2A Landscape Protection and Enhancement

EN3 Carbon Reduction Plans

EN8 Biodiversity Protection and Enhancement
EN10 European Wildlife Sites
EN11 Legally Protected and Priority Species
EN12 Woodlands, Trees and Hedgerows

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

TDC Biodiversity Officer:

- 5.1 The site is within South Hams SAC Landscape Connectivity Zone, identified for greater horseshoe bats – a very light-averse species which navigates the landscape by following linear features including hedges. Please require a lighting condition.
- 5.2 The site is within a curlew breeding zone, but given the small size of the proposed building and the temporary nature of the pitches, I think an adverse effect on this species is unlikely.

TDC Environmental Health:

- 5.3 Requested the applicant to confirm how they intend to manage the site to prevent noise complaints. (The applicant subsequently provided a copy of the visitors pack for the 'Hen's Dens' on the site during the course of the application and this document requests visitors to keep noise to a minimum after 10.30pm.)
- 5.4 The Environmental Health Officer has verbally advised that subject to a condition being included with any permission requiring that no noise shall be audible from outside of the site after 10.30pm and no amplified or live music shall be played, he does not consider that the proposal would result in any adverse noise and disturbance impacts upon neighbouring properties. In addition, the Environmental Health Officer has requested there shall be no additional external lights to those already on the site.

DCC Highways:

Comments dated 23 December 2021

- 5.5 Following additional information from the applicant the Highway Authority is satisfied that suitable visibility can be achieved, and recommends a condition to maintain the visibility in perpetuity.

6. REPRESENTATIONS

- 6.1. A site notice was erected.
- 6.2. Two letters of comment have been received which raised the following concerns:
 - Increase in light pollution.
 - Additional noise.

- Increase in traffic.
- Setting a precedent for future and further development.
- Impact on ecology.

7. TOWN / PARISH COUNCIL'S COMMENTS

Stokeinteignhead Parish Council:

- 7.1. Object to the proposal
- 7.2. Councillors have concerns about how noise and lighting will be controlled. In addition, they are concerned about the impact on the road, which is a narrow country lane, and consider the proposal to be an overdevelopment of the site.
- 7.3. The Parish Council requests that this application be considered by the planning committee and not by delegated power.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

10. 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.

Business Manager – Strategic Place