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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2018/1091/FUL	ITEM 2	
Proposal:	Expansion of Glamping site - 1 no. additional piece of accommodation, separate storage facility and reception shepherds hut, comprising 3 no. grain silos to form a kitchen, living and bathing area attached to 4 no. shepherd huts for 6 additional guests with additional separate grain silo is to be installed for use as additional storage to the site.		
Address:	Spindleberry Woods Lambley Lodge Lane Belton in Rutland		
Applicant:	Mrs S Jackson	Parish	Belton in Rutland
Agent:	-	Ward	Belton & Braunston
Reason for presenting to Committee:	Objections		
Date of Committee:	12 February 2019		

EXECUTIVE SUMMARY

The proposal for a single new unit of glamping accommodation comprises 3 agricultural silos and shepherds huts. The scheme is an expansion of an existing use in the countryside and with mitigation to provide screening and similar operational conditions to the original permission the scheme complies with the relevant policies and is recommended for approval.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
REASON – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LPA1, received on 10 December 2018 showing the height of the silo's reduced to 5.1m, LPA2 received on 24 January 2019 showing the layout and new tree planting and renovated 'Shepherds Hut Reception'.
REASON - For the avoidance of doubt and in the interests of proper planning.
3. The development hereby permitted shall not be used otherwise than for the provision of short term holiday accommodation. The unit shall not be occupied as a permanent dwelling and shall not be occupied by any one person for more than 28 days in any calendar year.
REASON - The site is in a location within which new permanent residential use would not be acceptable in policy terms. However use for holiday purposes is only in line with the Councils Policies.
4. No music or other amplified sound, audible beyond the site boundary shall be played on the site at any time.
REASON - In the interests of the amenities of the nearby neighbours.
5. The 2 new tree planting areas shown on Plan LPA 2 shall be retained and any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

REASON - To ensure that the new landscape screening is properly maintained in the interests of visual amenity

6. There shall be no form of lighting on site other than that specified in planning application 2013/0465/MAJ.

REASON - To ensure that no light pollution is caused in this rural area which is otherwise free from light pollution.

Site & Surroundings

1. The site is 8.3hectare (20 acres) of woodland located on the north west side of Lambley Lodge Lane, approximately 730m from the junction with Loddington Lane in the village. Access is from Lambley Lodge Lane through a double width gateway and then along a concrete/stoned track to the top of the hill.
2. It is 1200m (0.75 mile) from the site to the centre of the village, approximately 1.8km (1.1 miles) to the A47 and 7.3km (4.5 miles) to the centre of Uppingham (via Leicester Road).
3. The site comprises 2 original fields which were planted as a woodland approximately 12 years ago. The woodland was managed by the former owner, an arboriculturalist, and has matured well. Grass has always been cut between the wooded areas to maintain pathways and to protect the woodland from overgrowth.
4. The land rises steeply from the entrance in a westerly direction to a ridge approximately co-incident with the boundary between the 2 original fields. From there it slopes downwards again to the south western boundary which is approximately 400m from College Farm Lane.
5. There are 4 safari lodges over on the western slope, approved in 2013.
6. There is one dwelling to the north of the site, Lambley Lodge, which is now mostly screened by trees and hedging from the site. This is on higher land than the site of the Lodges, roughly equivalent to the highest point on site. There is now a new dwelling at Leighfield Barn, approximately 450m away on the opposite side of the Lane.

Proposal

7. The proposal is to erect a new single glamping unit of accommodation but using a different system to that used on the site in the original development. The unit would comprise 3 metal agricultural silo's, joined by glazed links, together with 4 shepherds huts to be used as the ancillary accommodation, again linked by glazed structures. The application includes a further shepherds hut for use as a reception facility, which is already on site and a further silo for storage, located at the bottom western end of the site.
8. The silo's have been reduced in height from 6.1m to 5.1m as they are sectional. They are used items from a farm elsewhere so have already weathered down.
9. Drainage would be to the existing package treatment plant on site.
10. Details are shown in the Appendix.

Relevant Planning History

Application	Description	Decision
2013/0465	4 Glamping Safari Lodges	Approved Aug 2013
2014/0031	Extension of pond	Approved March 2014
2014/1129	New wildlife pond	Approved Jan 2015
2015/0916	Variation of condition of 2013/0465 to allow flushing toilets in 1 Lodge	Approved Dec 2015

Planning Guidance and Policy

National Planning Policy Framework

Presumption in favour of sustainable development
Supporting a prosperous rural economy
Promoting sustainable transport
Conserving the natural environment

The Rutland Core Strategy (2011)

CS4 – Location of development
CS15 – Tourism
CS19 Promoting Good Design

Site Allocations and Policies DPD (2014)

SP7 – Non-residential development in the countryside
Sustainable development will be supported where it is for recreation and visitor facilities for which the countryside is the only location (subject to criteria).

SP15 – Design & Amenity
SP25 – Lodges, Log cabins and self-serviced holiday accommodation

Outside of the Rutland Water and Eyebrook Reservoir Areas, Lodges, Log Cabins, Chalets and similar forms of self-serviced holiday accommodation will only be acceptable where:

- a) provision is made to minimise disruption and prevent pollution;*
- b) they are well related to an existing tourism attraction or recreation facility;*
- c) they are located with convenient access to supporting facilities;*
- d) they would not result in an unacceptable increase in the amount of car travel;*
- e) they are not detrimental to environmental, amenity and highway considerations; and*
- f) they are not detrimental to visual amenity and the appearance of the landscape;*

Supplementary Planning Document

Countryside Design The site is located within the 'Leighfield Forest' Character sub area of High Rutland in the adopted document 'Countryside Design'. The document sets out the criteria for management of this area as follows:

Aim: To safeguard the distinctive landscape and settlement character of Leighfield Forest sub-area.

Objectives: To maintain the quiet remote character of the area. • For new development in the countryside to be sympathetic to the small-scale landscape of the area. • To safeguard exposed ridges and slopes from conspicuous development. • To safeguard the setting of Belton-in-Rutland.

Consultations

11. Ecology Unit

The proposed development is within an existing plantation woodland. This has been surveyed for previous applications and no evidence of protected species or important habitats have been recorded. However, given the time since the previous survey on site, and the inevitable maturing of the site, I would consider it advisable to request an updated walkover survey of the site to establish if the use of the site by protected species has changed since the previous surveys (for example, maturing woodland could provide suitable badger habitat).

12. Parish Consultation

At a full meeting of Belton in Rutland Parish Council the above application was considered. Councillor opinion was divided with two Councillors objecting to the application on environmental grounds. All agreed, however, that the location and height of the shepherd's hut, currently being used as a reception, was a concern as it stood above the surrounding hedge and tree screening and had a silver looking tin roof which reflected light back towards the village. Additionally there was a concern about the height of the proposed silos (6 metres), that would also be higher than the surrounding screening and would be seen from various locations around the site, including the village.

The applicant, Mr Jackson, was present at the meeting and informed Councillors that he was willing to paint the roof a dark colour to blend in with the trees and shrubbery and to prevent any reflections. He also assured Councillors that he would look into the possibility of reducing the height of the silos and do all he could to screen them with additional planting. With those assurances given, the meeting found the application acceptable, by a majority of 3 to 2.

13. Archaeology

Thank you for consulting us on the above planning application. I have checked it against the Leicestershire and Rutland Historic Environment Record and the proposals do not affect any known archaeological sites. For this reason no archaeological intervention is required.

14. Highways

No objections

Neighbour Representations

15. Mr & Mrs Gibbs – College Farm

We would like to strongly object original planning application led us to believe that that would be it. The application is a total eyesore to us and all countryside lovers and ramblers, the quiet lane does not need the added usage why do they have to wreck our

valley?

16. **Mrs L Shilton**

Objection – out of keeping with area, visible on skyline, more light and smoke pollution, increasing cars,

17. **Mr Sidney Northan**

I opposed the original development as I thought this would lead to further development - has been proven by this application. Could this possibly lead to larger developments in the future?

The siting will be very visible in the surrounding countryside. The silos are for storing grain and not for living accommodation.

However my main concern is for the extra traffic down a single lane narrow road, which has already seen a large increase in traffic flow from the glamping site and if this application is granted will increase greatly.

This would have a serious affect on all dog walkers, hikers, horse riders plus groups of students from local schools doing their Duke of Edinburgh awards.

18. **Mr Tim Storer**

Inappropriate for the location. single track road is used by ramblers and dog walkers and horses and D of E training - specific danger here of an accident. increased usage increases the risk.

6.1 meter grain store style storage is totally misplaced you would not get storage like this unless next to a farm and not in open fields

lastly, This is a build up to getting planing permission for houses if the location was good for this, which it isn't

19. **Mrs Sarah Gregory**

Whilst I am in favour of entrepreneurial business expansion I feel this type of growth is detrimental to this environment.

Being the owner of land that follows the entire length of Lamely Lodge Lane I have been witnessed to a dramatic increase in traffic since the Glamping site has opened. No longer can young children ride their bikes as safely or dog walkers allow their dogs to be off the lead and meander this magical lane. The sheer dimension of the latest proposal is without question going to be visible, as is the reflective roof of a shed type of construction that is already situated on the site. Where will this all end, we have a responsibility to protect this environment.

20. **Mr Martin Brown**

It is no surprise that the developer wants to keep growing and developing this site. I originally because it was obvious that the developer would not stop at this. To this end I have been proven correct, and what is laughable is that he is developing in the shape of agricultural silos!!

The road is narrow and single track which people use daily for walking and cycling, the land is stunning and un spoilt - it is a travesty that this will be compromised yet again.

I object to this development on the grounds of unsuitability and object to the pure developer greed. It is an agricultural area, a rural beauty spot - what next a Hilton Hotel?!!

21. **Lesley Cripps**

Regarding the above planning application I agree with the comments regarding access to the site and am shocked at the proposal to use 6.1 metre grain silos for accommodation for the shepherds huts in this beautiful part of the countryside.

22. **Mr Steve Barson**

Objection, concerned about visual impact, visible from my property, permanent structure - not glamping – it's a house and won't require permission to become a permanent dwelling, inadequate access along the Lane.

23. **Mr P Smith**

I objected to the original and object further to the permanent tin silos being proposed. The shed which has already been constructed on the skyline is very visible and detrimental to the surrounding countryside, how much worse will the huge new structures be?

I don't have anything against the applicants, apart from being driven off the road once by them, but we all surely want to protect our countryside from such things as this, they are out of keeping and very unsightly indeed.

As I recall the tents which were previously granted were supposed to be taken down for the winter, but I walk all around the footpaths of this area regularly and have seen that the tents are still up and lit up at night even during the winter when they are more obvious.

This road used to be so quiet, it was a pleasure to walk along, but it has become much busier. A car accident is becoming more likely on this narrow lane, either to a walker, cyclist, horse or another car.

This is the forerunner of an application for houses on the site, of that I am sure

24. **Mr Mark Turner**

I strongly object to the above proposal for a number of reasons.

The increase in traffic has already been significant. There are currently twelve car parking spaces, averaging three cars per tent, and local observations suggest often groups will arrive and leave in separate cars together.

Will increase the growing friction between the local people and the glampers, many of whom drive at high speed, on and off the road, and do not know how to behave around horses or other animals.

The grain bins will be visible from the surrounding countryside, adding to the visual impact the site already has.

The bins are totally out of keeping with the context, never placed in remote woodland for people to sleep in.

The visual impact of the 'shepherd's hut' has already been noticed as it can be seen from as far away as Wardley Hill.

The justification for the shepherds huts is to take inspiration from the local sheep farming. Since the site opened the increase in gates left open, sheep and cattle on the road and dog attacks has increased.

The application claims that the open season is March to October, yet there is street and building lighting all year round. More accommodation will presumably mean more light pollution, greater disturbance to wildlife and greater visual impact of the site at night.

25. **Jasmine Knew**

Objection - over-development, unwelcome intrusion due to height, more traffic, added waste disposal, earth movement will despoil the natural contours, likely to attract permanent residence request, industrial skips alongside the lane are an eyesore.

Planning Assessment

26. The main issues are visual impact and highway safety.

27. Firstly, it is necessary, as usual, to assess the proposal in front of you. What it may lead to in the future is purely speculative and would be considered at the time of any future application for further development.

Visual Impact

28. The silo's would be sited at one of the highest points on the site. However, in addition to the lowering of the structures by 1m to 5.1m, the structures would be sited on ground that is to be lowered to a level of the land adjacent to the existing pond, to minimise any visual impact from the village and the Lane. They would not be visible from the west of the site due to topography and trees. A bund would be provided around the north side to minimise visual impact from Lambley Lodge house. There is only one window in that property that faces the site and it is now almost entirely screened by trees.

29. The occupier of Leighfield Barn on the opposite side of the road has sent in a computer graphic indicating that the silos would be on a ridge as seen from his property. However, standing at a height approximately consistent with the top of the silos shows that the roof of his property is only just visible through winter tree canopies.

30. The silo's are unlikely to be visible from College Farm, a large replacement dwelling to the west, due to topography and trees as set out above. This is in any event 1275m from the site of the silo's themselves.

31. The existing tents are not prominent as suggested by an objector, they have green 'flysheets' and can only be seen in glimpses against the slope from a couple of places along College Farm Lane.

32. As can be seen below, a considerable amount of new trees have just been planted on site with a view to mitigating visual impact from this proposal. The structures are agricultural in nature and design and would not be out of place in the countryside. There is also a large barn on higher land to the north of this site which is more prominent in the wider landscape.

33. With adequate screening the development would not have an adverse impact on the character of the wider landscape or the setting of the village. The scheme thereby meets policy SP7, SP15 and SP25.

Highway Safety

34. Lambley Lodge Lane is a narrow single track road but it is a dead end and is not used heavily by vehicles. It only serves farmland, Lambley Lodge itself, Leighfield Barn and this Glamping site. There was concern at the original application stage that the verges would get eroded by traffic but this has not been the case.
35. The lane has little traffic as it is a dead end just beyond the site. Whilst it provides part of an established footpath network, there are verges for walkers to use as refuges and vehicle numbers and speeds are low due to the geometry of the lane. The scheme meets SP15 from this point of view.

Other issues

36. In support of the application and in response to some comments received the applicant makes the following points:
37. *Comments regarding the movements of guests is speculative as there is no way they know that they are guests staying at the woodland or just someone making use of the lane. Our guests and staff are not the only users of the road*
38. *When guests book to stay they receive a booking confirmation clearly stating that there is parking for two cars per piece of accommodation, we have no evidence to support that there is an average of three cars per piece of accommodation. There have been occasions where guests have travelled in more than two cars, equally we have had guests arrive via public transport. The vast majority of bookings are from families, often traveling in a single vehicle*
39. *We have had many guests that have made use of the local pub and left comments regarding the welcome and hospitality they have received from villagers. We have had no reports of 'friction with villagers', we have had in fact evidence of the complete reverse. We have received no complaint nor negative feedback regarding our guests from any villager, ever.*
40. *We have had no reports of guest driving at high speed. As part of the booking confirmation we clearly state to guests that they should be aware of the nature of the road and its use by walkers, cyclists and horse riders. We also have a sign on the exit gate giving guidance to drive slowly, there is also a 30mph road sign on the entrance to Lambley Lodge Lane*
41. *We are able to confirm with absolute certainty that in no way are we linked to any rise in 'dog attacks on livestock' as we do not allow guests to bring dogs to site and never have. With regard to gates being left open and escaped livestock, our site is secure and we don't have any livestock. All of our gates have signs to say they must be kept closed so all guests are aware of this piece of good practice should they leave site and make use of public footpaths.*
42. *We have had a meeting with three members of the parish council on site and have agreed that we are happy to paint the roof of the shepherds hut to soften the new/shiny galvanised sheets. We have also confirmed that we are happy to plant additional trees between the proposed accommodation and the village.*
43. *I can confirm that we have planted an additional 190 trees in the last week, 50 of these (fir and spruce mix) are between Lambley Lodge and the proposed development and 21 have been planted on the southern border between the village and proposed development (Aspen, Silver Birch and Poplar mix). It is also worth noting that there are*

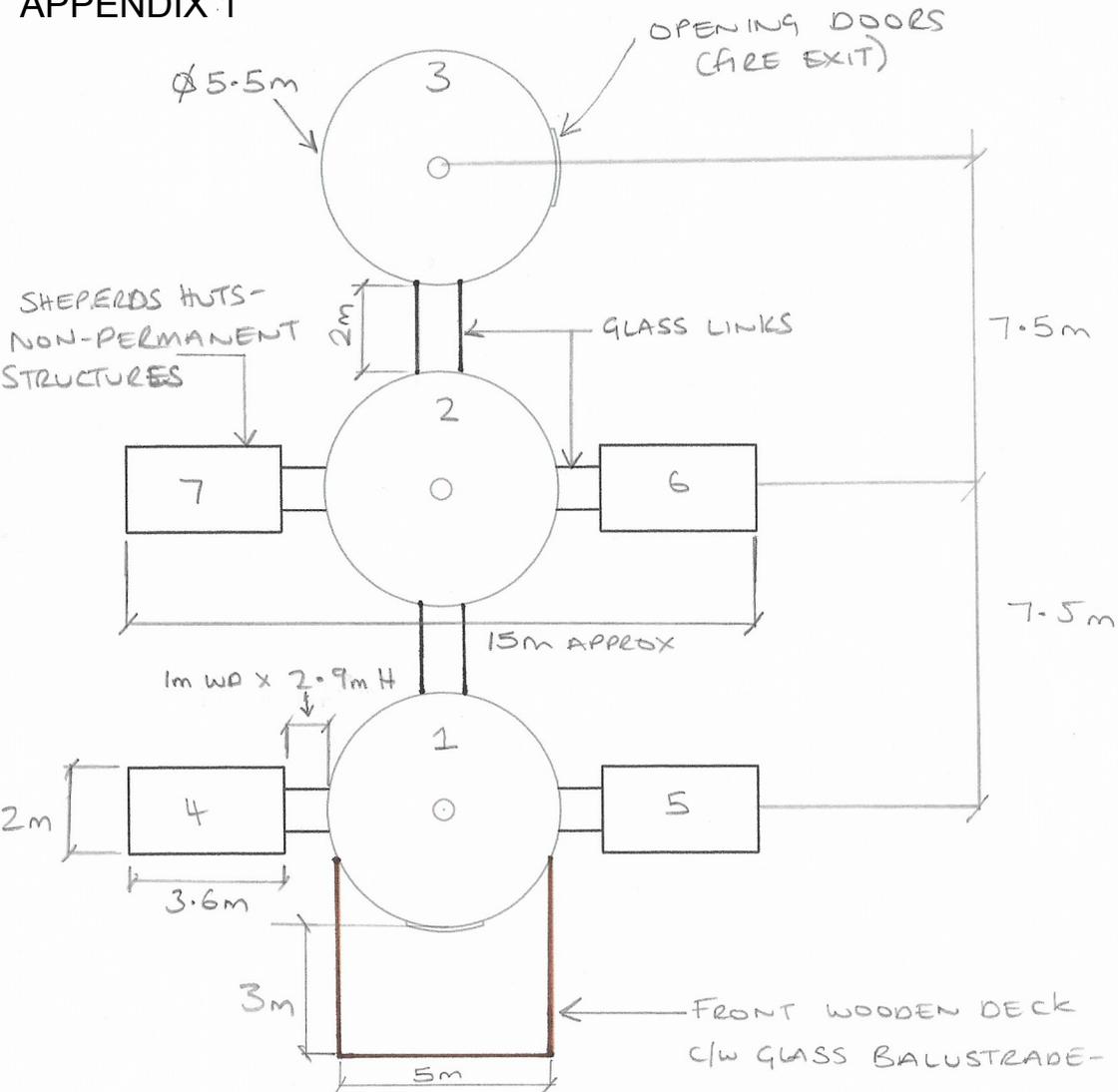
already 158 Hornbeams trees in situ on the southern border that will also screen the proposed development from the village in time.

44. Photos of the new trees and further responses to objections from the applicant are now on the web site.

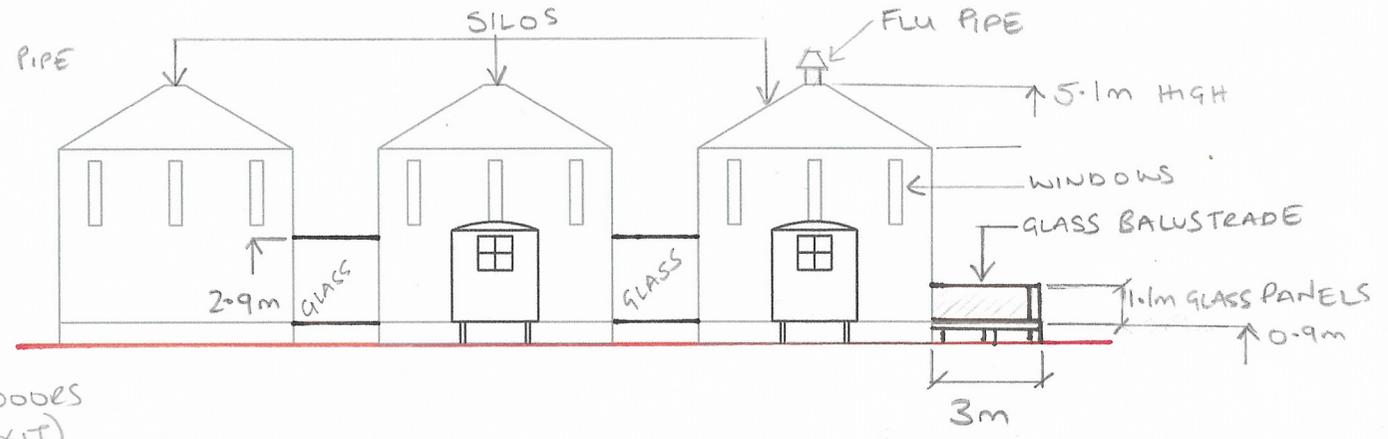
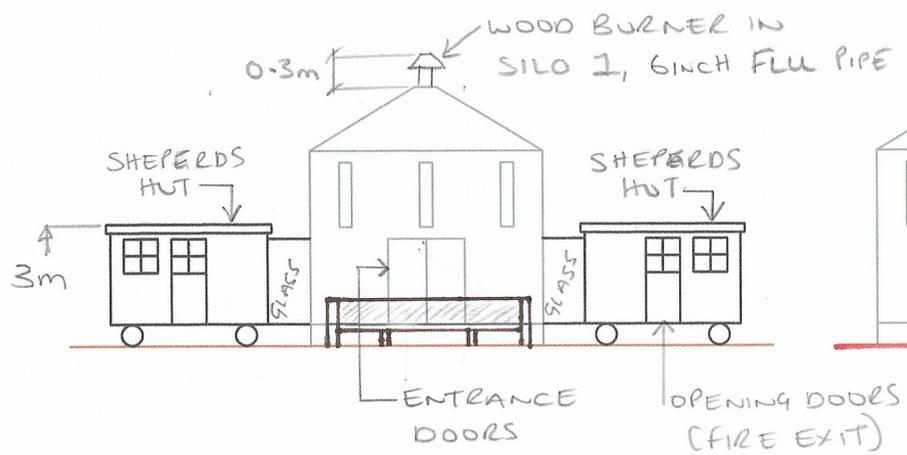
Conclusion

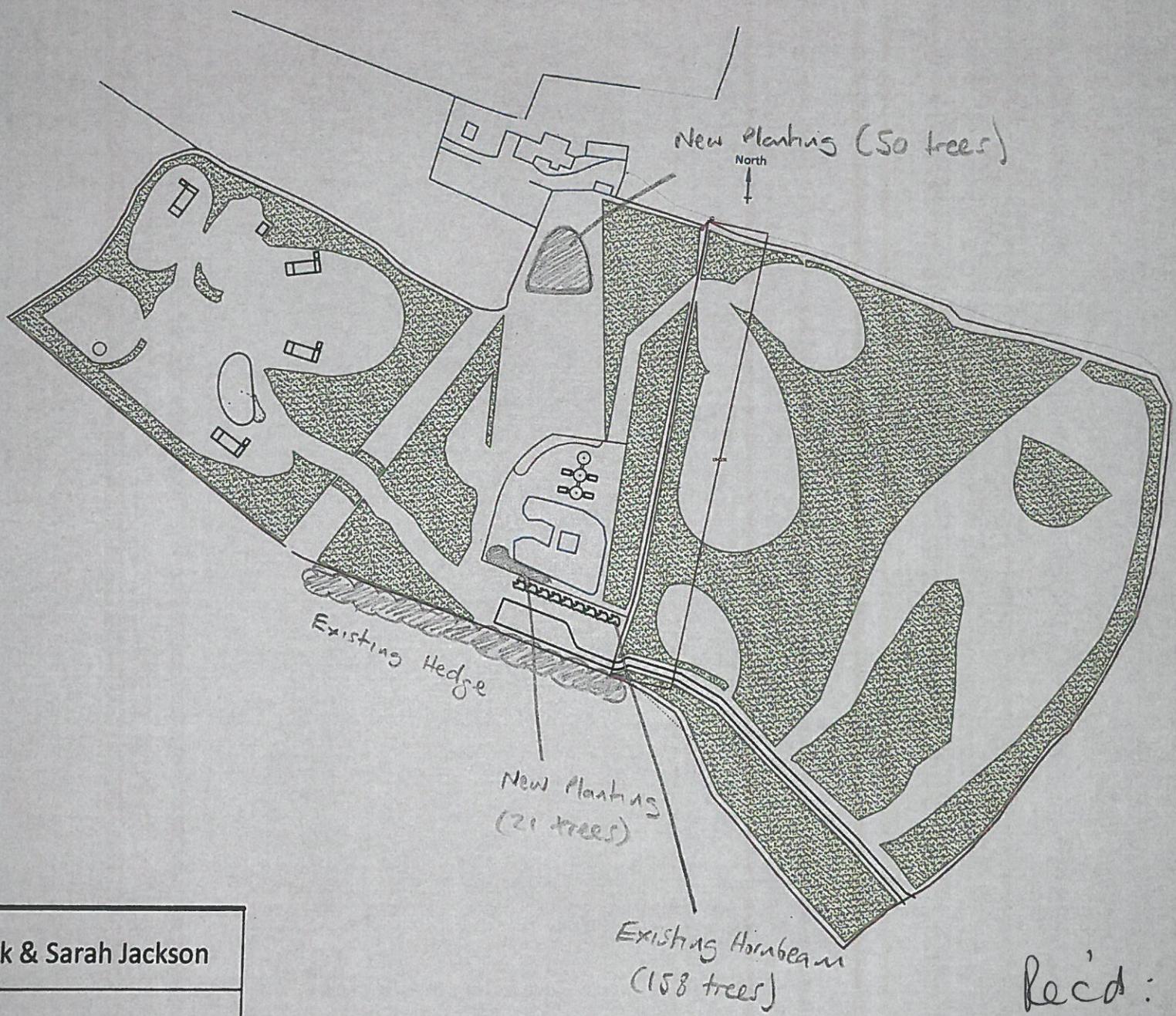
45. The Development Plan seeks to encourage rural tourism and this proposal will assist in that objective. This needs to be balanced against sustainability criteria. In this instance the proposal is a small extension of an existing facility that will not have a significant impact on the overall sustainability of the site.
46. The visual impact of the site is minimal and can be mitigated by additional screening that the applicant has agreed to. There is no requirement in the policy that states the development should be invisible.
47. The use of the lane for one additional unit of accommodation is not significant, does not impact the capacity of the lane or highway safety and is acceptable.
48. There is no impact on residential amenity.
49. The proposal is in accordance with the Development plan as set out above and should thereby be approved.

APPENDIX 1



- 1 - MAIN LIVING AREA c/w WOOD BURNER
- 2 - KITCHEN
- 3 - BATH ROOM - LARGE ROLL TOP BATH c/w WOOD BURNER
- 4, 5 & 6 - BEDROOMS - SLEEP 2 x PEOPLE EACH
- 7 - TOILET & SHOWER - CONNECT TO EXISTING SEWAGE PLANT.





DRAWN BY: S.Jackson	CUSTOMER: Nick & Sarah Jackson
DATE:	TITLE:
CHECKED BY:	DRAWING No: LPA 2
DATE:	
REVISION:	
SCALE:	

Rec'd:
24 Jan 2019.