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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2019/1373/FUL	ITEM 4	
Proposal:	Siting of 6 Shepherds huts (Field 3)		
Address:	The Camp Site, Wing Hall, Wing Hall Drive, Wing		
Applicant:	Mrs R Curley	Parish	Wing
Agent:	Acorus Rural Property Services	Ward	Braunston & Martinsthorpe
Reason for presenting to Committee:	Policy Issue and Local Objections		
Date of Committee:	10 March 2020		

EXECUTIVE SUMMARY

The siting of 6 Shepherds huts on land that is now established as lawful for the use of camping and touring caravans does not impinge unduly on the wider landscape or on residential amenity and makes a contribution towards tourism and the rural economy.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans Ordnance Survey Site plan, Current siting of Shepherds huts plan and details of the Shepherds huts.
Reason - For the avoidance of doubt and in the interests of proper planning.
2. All Shepherds huts shall be sited in accordance with approved location plan before they are occupied.
Reason: To ensure that their visual impact is minimised in open countryside.
3. The development hereby approved shall only be used for holiday accommodation purposes and not for any other residential use falling within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Statutory Instrument revoking and re-enacting that Order with or without modification. For the avoidance of doubt 'any other residential use' includes a person's or persons' main residence, or a permanent residential unit of accommodation.
Reason: The site is in an open countryside location where normal unfettered use of the units as C3 dwellings would not be appropriate.

Site & Surroundings

1. Wing Hall is located at the western end of the village, the Hall itself is within the Wing Conservation Area (CA) as is Field 1 used for camping. Field 3 is to the south of the Hall and adjoins the CA boundary. The entire site is outside the Planned Limit to Development (PLD) and thereby in open countryside.
2. There is a WC/Shower block along the northern edge of Field 3. Field 3 is generally screened from the Hall by a tree belt. To the south the land drops away towards fishing lakes by the railway at the bottom of the fields.
3. It only came to light a couple of years ago that the overall site did not benefit from any planning permission for general camping. The only permission had been for 20 touring

vans in 2002. An application for a Certificate of Lawful Use for camping was approved late last year.

Proposal

4. The proposal is to retain 6 Shepherds Huts for holiday purposes. The huts are on 4 wheels and are used for sleeping accommodation only. They do not have any cooking facilities other than a barbeque, so to some extent rely on the shop and Café at the Hall.
5. The huts had been placed on site some time ago under the assumption that they were allowed as part of the overall campsite. One hut is not located in the positions shown on the submitted plans. Details are shown in the Appendix.

Relevant Planning History

Application	Description	Decision
2002/0006	Retrospective application for Change of Use of land to form touring caravan park for 20 units. Change of Use of outbuilding to provide WC and shower facilities for users of campsite.(Field 2)	Approved March 2003
2019/1054/CLU	Certificate of Lawful Use of fields 1-3 for camping in tents in addition to the touring caravans permitted in Field 2.	Approved Nov 2019

Planning Guidance and Policy

National Planning Policy Framework

Chapter 6 Building a Strong competitive economy

The Rutland Core Strategy (2011)

CS4 Location of Development
CS15 – Tourism
CS22 The Historic Environment

Site Allocations and Policies DPD (2014)

SP7 – Non-residential development in the countryside
SP15 – Design & Amenity
SP24 – Caravan and Camping sites
SP20 – The historic Environment
SP25 – Lodges, Log Cabins Chalets - self catering holiday accommodation

Other Material Considerations

Replacement Rutland Local Plan (Submission Draft January 2020)
Policy SD5 - Non-residential development in the countryside
E8 – Caravans, camping, lodges, log cabins etc

Consultations

6. **Highways**

The access to wing hall needs to be upgraded. This is currently below standard and therefore highways would object to any further development at this site.

The access needs to be widened where it joins the highway to a minimum of 4.8m and be constructed out of a bound material (such as tarmac)

7. **Wing Parish Council**

No objection

8. **Public Rights of Way Officer**

No objection

Neighbour Representations

9. There have been 2 objection letters from residents at City Yard House and Autumn House on Top Street, to the north of the Hall. These are on the following grounds:

- Application is retrospective
- No additional welfare facilities have been planned
- Sewage system is overstretched and inadequate
- Siting and colour in Field 3 will be visually intrusive – visible from Uppingham
- Regular breach of existing permissions
- Units will not be moved around – precedent for permanent caravans?
- Application does not demonstrate a need for the units or that they are viable.
- Shipping containers have still not been moved from north boundary
- Neighbours voices are never heard

10. There have been 2 letters of support, one from the Kings Arms public house and one from The Old Forge on Top Street (adjacent to Kings Arms). These make the following points in support:

- Wing Hall Camp site is a popular business helping promote tourism in our rural area
- Supports other family run businesses such as our local Wing pub,
- The camp site has never been a problem for me or my family, in 40 years.
- Shepherd Huts allow people, especially the older generation, a chance to stay at Wing Hall in more comfort for affordable prices.
- Its an economic plus to all the businesses in this rural area including Uppingham and Oakham.
- Field 3 is to the back of Wing Hall overlooking the fields

Planning Assessment

11. The main issues are policy, character of the conservation area, visual and residential amenity and highway safety.

Policy

Policy CS4 allows development in the countryside which states:

Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs.

The development can clearly only be located in the countryside.

CS15 states (inter alia), that:

The strategy for tourism is to:

- a) allow provision for visitors which is appropriate in use and character to Rutland's settlements and countryside;
- b) support the enhancement of existing tourist and visitor facilities in Oakham, Uppingham and villages in line with the Locational Strategy in Policy CS4;
- d) allow new tourism provision and initiatives in Oakham and Uppingham and villages where these would also benefit local communities and support the local economy; and;
- e) allow new tourism development of an appropriate scale and use which utilises existing historic buildings in the countryside (adjacent or closely related to the towns, local services centres and smaller services centres) while respecting their character.

Policy SP7 states (inter alia) that:

Sustainable development in the countryside will be supported where it is:

- b) essential for the provision of sport, recreation and visitors facilities for which the countryside is the only appropriate location;
- e) new employment growth comprising small scale, sustainable rural tourism, leisure or rural enterprise that supports the local economy and communities;

Provided that:

- i) the development cannot reasonably be accommodated within the Planned Limits of Development of towns and villages;
- iii) the development itself, or cumulatively with other development, would not adversely affect any nature conservation sites or be detrimental to the character and appearance of the landscape, visual amenity and the setting of towns and villages;
- iv) the development would not adversely affect the character of, or reduce the intervening open land between settlements so that their individual identity or distinctiveness is undermined; and
- v) the development would be in an accessible location and not generate an unacceptable increase in the amount of traffic movements including car travel.

Finally SP24 and SP25, which are very similar (and will be combined in the new Local Plan), state that:

Outside of the Rutland Water and Eyebrook Reservoir Areas, caravan and camping sites, and lodges, log cabins etc) 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;(SP25 only)
- 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;

12. The main attraction in the County is Rutland Water which has restrictive policies regarding caravans and camping within its policy area. On that basis Wing is not remote from the reservoir, only 2.8km (1.7 miles) from the southern shore. There is a shop and café on site within the Hall itself so goods and facilities are available without travelling.
13. 6 huts will not materially increase traffic to and from the site, the number of tents that can be on site is unlimited by planning conditions so is likely to far outweigh the impact of this proposal.
14. It is now established that the land is used lawfully for caravan and camping purposes. The proposal is to widen the appeal of the site and assist the local economy and promote tourism. Provided the proposal meets the other policies below it will comply with these locational policies and not cause harm to the countryside.

Character of the Conservation Area

15. As the site lies close to a conservation area, there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 (1) of The Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990.
16. The siting of the huts is outside the conservation area and they would not be visible from within that area. Whilst there would be glimpses of the huts from further afield to the south, they are seen against the backdrop of the village, trees and the Hall itself and will not detract from the character and appearance of the conservation area.

Visual Amenity

17. The huts are reasonably well screened by existing topography and vegetation. They are just visible from the road out of Glaston towards Wing but only against the backdrop of the village and trees. The colour will subdue in due course making them blend into the background even more.

Residential Amenity

18. The Shepherds huts are a minimum of 150 metres from the nearest house to the north of the Hall (one of the objectors). With the overall use of fields 1-3 as a camping/caravan site now established as lawful, the occupation of these 6 units on the southern side of the Hall are considered unlikely to cause harm to residential amenity.

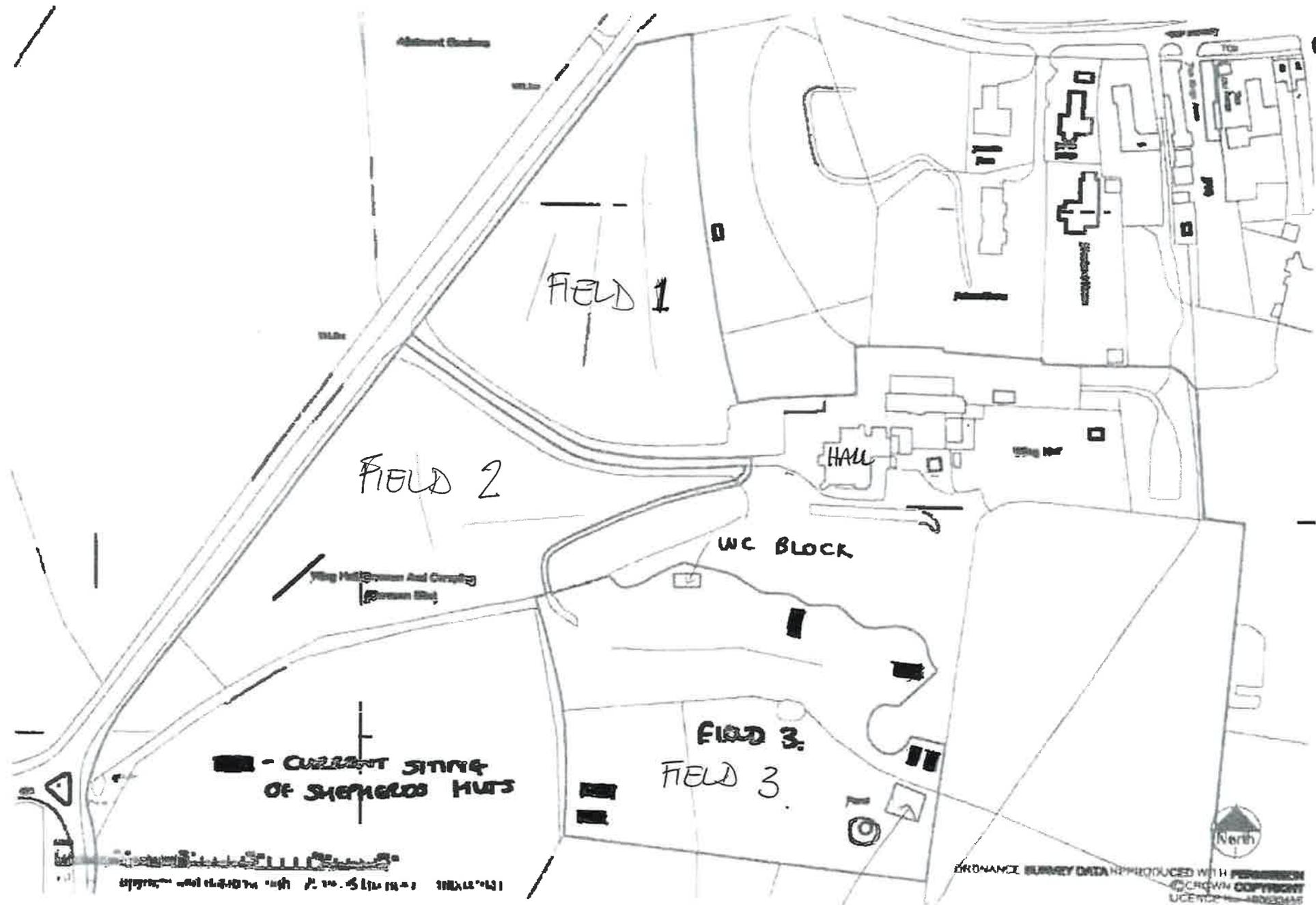
Highway Safety

19. The existing access into the overall Hall site is 4.7m wide between low stone walls, this widens considerably by the time it reaches the edge of the carriageway. The Shepherd Huts will not involve large vehicles towing mobile homes into and out of the site so the existing access arrangements are considered acceptable in this instance.

Other Issues

20. In terms of amenities on site, the Shepherds huts would fall to be controlled under a site licence as would the remainder of the site now that there is a lawful use established. The planning situation in these cases is simply to establish the principle of the use of the land and the Licence controls the actual activities on site. Any development required for the licence, e.g. toilets and showers, are usually thereafter permitted development.
21. The fact that the application is retrospective is unfortunate but is not a planning consideration. Neither is the viability of the scheme. The issue of shipping containers

elsewhere on the wider site has no bearing on this application and is considered separately.



DISUSED TEMPORARY PIG PEN

