

APPLICATION NO	PA/2020/1016
APPLICANT	Mr Gavin Ogg
DEVELOPMENT	Planning permission for change of use of land for the erection of four glamping pods
LOCATION	College Farm, Back Street, Alkborough, DN15 9JN
PARISH	Alkborough
WARD	Burton upon Stather and Winterton
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Alkborough and Walcot Parish Council Applicant is related to a member of the council (nephew of Cllr Ralph Ogg)
POLICIES	

National Planning Policy Framework: Sections 6, 12 and 16 apply.

North Lincolnshire Local Plan: Policies R11, R12, R13, DS1, T2, T19 and HE2 apply.

North Lincolnshire Core Strategy: CS1, CS2, CS5, CS6 and CS15 apply.

SPG: Alkborough Conservation Area Appraisal and Supplementary Planning Guidance

CONSULTATIONS

Highways: No objection, recommend a condition.

Drainage (Lead Local Flood Authority): No objection.

Environmental Protection: As the site has been used for agricultural purposes, there is the potential for contaminants such as PAHs, metals, petroleum hydrocarbons and asbestos on site, which are harmful to human health. It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level. Recommend a condition for contaminated land investigation.

Historic Environment Record: The application site is within the Alkborough conservation area and the Conservation Officer should be consulted on the proposal. The nature of the proposal does not affect any heritage assets of archaeological interest or their settings. No further recommendations.

Conservation: The application is for four holiday lodges at College Farm. These will clearly be seen as an uncharacteristic modern addition, clashing with the historic character of the conservation area with its 18th and 19th century rural buildings. Additional impacts will be

the noise associated with holiday activities in an otherwise tranquil setting. Historic mapping shows that this land was always an open green space with trees associated with College Farm. Therefore, the pattern of development and the open space that encompass the development site are features that make a positive contribution to the character and appearance of the conservation area. The character of the land form will change from a natural landscape to one with modern development on it, resulting in a different land use that will harm the character of the conservation area.

It is accepted that the holiday lodges are screened by hedges and trees, which does temper the level of impact, but this screening will lessen in winter months. However, Section 196 of the NPPF directs that less than substantial harm should also be weighed against the public benefits of the proposal and in my opinion the public benefits do not outweigh the harm to the conservation area in this instance.

In summary, object to the proposal as it does not preserve or enhance the character of the conservation area in accordance with section 72 of the Planning (Listed building and Conservation Areas Act) 1990 and council policy HE2, and the harm to the conservation area character is not outweighed by the public benefits in this instance.

Ecology: No ecology surveys are required, no objection.

PARISH COUNCIL

Objects on the following grounds:

- development in a conservation area
- the development is close to the main road and to residential properties, thereby resulting in noise nuisance
- the applicant has failed to disclose that they are related to an elected member of the council.

PUBLICITY

A site notice has been displayed. Two letters of support have been received making the following observations:

- Tourism should be encouraged.
- The site is well run and is quiet and well screened from the road by high hedges.
- It is an established business.
- It is an extension of the services already offered on the site.

ASSESSMENT

The site consists of garden land/orchard to the front of the applicant's property, and is laid to grass with tree planting and extensive hedge planting along its boundaries with Walcot Road to the east and Back Street to the north. The site is within the defined settlement boundary and within the Alkborough conservation area. The site contains a farmyard with extensive agricultural sheds to the west and a tea room with parking to the front of the site,

which is accessed from Back Street. Part of the land directly to the south of the development proposals is a certificated caravan site, which permits up to five touring caravans/motorhomes. The tea room and caravan site are in the ownership of the applicant. Planning permission is sought to erect four glamping pods on part of the land with associated car parking spaces.

The main issues in the determination of this application are the principle of development, and its impact on the character and appearance of the conservation area, and upon residential amenity.

Principle

The proposal is for the erection of four glamping pods on land which is, in part, used as a touring caravan site, the remainder of the site consisting of an agricultural business, farmhouse and tea shop. The site is within the defined settlement boundary for Alkborough, but it is also considered that the proposal will result in agricultural diversification and an extension to existing facilities at this site. Policy R12 applies and sets out the criteria for assessing new camping and caravan facilities. With regard to this policy, it is considered that the development is closely associated with tourist attractions in this area, which includes Alkborough Flats, Julian's Bower (a Scheduled Ancient Monument), the applicant's existing tea rooms and an extensive network of public footpaths providing access to neighbouring villages and the River Humber. The number of glamping pods is considered to be proportionate to the size of the site and the number of facilities on the site, and with the number of tourist attractions in this part of North Lincolnshire. The applicant has submitted a supporting statement setting out which tourist attractions, including Normanby Hall and Countess Close, the proposal could support. In addition, it is considered that the proposal has the potential to support local public houses and shops in the neighbouring settlements of Burton upon Stather, West Halton and Winteringham.

The proposed glamping pods are self-contained and require no provision of additional facilities such as an amenity block, and they have been positioned within the site to take advantage of existing screening in the form of extensive conifer and hawthorn hedge planting and trees within the perimeter of the orchard. The proposed glamping pods measure 6 metres by 3 metres, with an overall height (curved roof design) of 2.7 metres. The applicant proposes the main mass (the 6 metre width) of the pods to face into the site and between the existing trees which will provide additional screening. It is noted that part of the hedge and the trees will be devoid of vegetation in the autumn-winter months; however, there is an additional conifer hedge which has been planted on the inside of the existing hawthorn hedge which will provide all year round vegetation coverage/screening. The glamping pods will also be located in relatively close proximity to the existing touring caravan pitches, thus creating a critical mass of tourist accommodation on the same site. The applicant resides on site and will therefore be able to manage its business requirements and ensure that any conditions recommended to restrict the use of the glamping pods to holiday lets is followed. To this end it is considered that the proposal complies with policy R12 and the principle of development is therefore acceptable in this case.

Conservation area

The site is located within the defined conservation area for Alkborough with the existing farmhouse at College Farm and its range of outbuildings classed as being Buildings of Townscape Merit in the Alkborough Conservation Area Appraisal (CAA). It is worth noting

that this site is within the settlement boundary for Alkborough and the conservation area extends for a considerable distance between Walcot to the south and the remainder of Alkborough to the north. The applicant has no other land within the defined settlement boundary on which to position these glamping pods, or which would be outside the conservation area. It is noted that the parish council and the conservation officer have objected to the proposals on the grounds that it is located in the conservation area and the impact on the character and setting of the area.

However, the applicant has positioned the glamping pods within a part of the site which is well screened and closely connected to the existing touring caravan pitches established on this caravan site. The applicant has provided a number of supporting photographs taken from within the existing orchard that show the extent of vegetation coverage to the boundaries where the glamping pods are proposed. The proposal will not intercept any identified key views into and across the conservation area and will not be viewed in conjunction with any listed buildings, thereby not affecting their setting. The proposal will not result in the loss of any natural features within the conservation area and, within the wider conservation area, the site is well screened by a mature hedge along Walcot Road to the south east, and by large agricultural sheds and a line of mature poplar trees to the west. It is noted that the glamping pods will be in close proximity to the northern and eastern boundaries of the orchard, but the applicant has selected locations which are well screened, which provide adequate separation from each unit within the site and where the main bulk of the unit will face into the existing orchard. The glamping pods are designed with a curved roof resulting in an overall height of 2.7 metres and they are constructed from timber with a tiled exterior. Given their size and materials of construction, it is considered the glamping pods will resemble existing outbuildings located within the domestic curtilage of existing dwellings in the conservation area. In addition, they are not considered to form a visually dominant form of built development in the Alkborough conservation area. It is worth noting that this land within the curtilage of the applicant's dwelling was consented for an amenity block (which wasn't constructed) and that part of it has already been developed for tourism use with five touring caravan pitches. Furthermore, by positioning the pods towards the perimeter of the site, the development largely retains the openness and green aspect of the site, referred to in the conservation officer's response as an important feature of this part of the conservation area.

Overall, given the level of screening afforded to this site and the additional landscaping the applicant has undertaken (with substantive conifer hedge planting) to supplement this existing boundary treatment, it is considered that the four glamping pods can be successfully integrated into the existing landscape on the edge of Alkborough and result in a form of development which doesn't intercept key views and which retains a sense of openness across this part of the conservation area. For these reasons the proposals are considered to preserve the character and appearance of the conservation area and the benefits of the scheme (agricultural diversification, direct links to local tourist destinations, additional tourist accommodation, and additional revenue generation and support to local business) significantly outweigh the relatively limited harm the proposal will have on the conservation area.

Residential amenity

The nature of the use of these glamping pods is restricted by seasonality in terms of when it is occupied and this, in turn, reduces the potential for nuisance and disruption to existing residential properties. In addition, the applicant resides on the site, which allows them to ensure noise and nuisance is monitored, they can censor the types of customers using this

accommodation and no objections or concerns have been made in relation to the planning application from Environmental Health on noise grounds. There is an established tourism use on the site and the additional four glamping pods are not considered to increase the level of activity on the site to a point whereby it will result in noise and disruption to existing residential properties. The number of units is considered to be appropriate to this location on the edge of Alkborough. The plans show there will be adequate parking for the units and the existing farm access will be utilised, which will reduce the level of disruption to residential properties compared to if a new access was proposed. The proposal is therefore not considered to give rise to loss of residential amenity in this case.

Other issues

The existing land use of this site is as a garden and orchard, and it has never been used for agricultural operation. It is therefore not considered reasonable or necessary to request a contaminated land investigation report is undertaken.

Conclusion

On balancing the need to protect heritage assets against the desire to find economic ways to finance an existing business, it is considered, in this particular case, that the proposal represents a form of agricultural diversification which complies with policy R12 of the North Lincolnshire Local Plan and, if permitted, would support a local business and the local economy, would provide additional tourist accommodation that is well linked to existing tourist facilities, and one which, on economic benefit grounds, outweighs any harm to the character and appearance of the conservation area. The proposal is well screened by existing vegetation and does not intercept key views into the conservation area or result in the loss of a key open space or natural features which are important to the character and appearance of the Alkborough conservation area. The proposal is not considered to be contrary to policies in the adopted local plan and Core Strategy, nor advice contained in the National Planning Policy Framework. The application is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, SM/313/04_A1 and SM/313/05_A2.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.
Adequate parking and turning facilities shall be completed in accordance with the approved details before any of the glamping pods are brought into use.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

5.

The glamping pods hereby approved shall be occupied for holiday purposes only.

Reason

To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

6.

The glamping pods hereby permitted shall not be occupied as a person's sole or main place of residence.

Reason

To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

7.

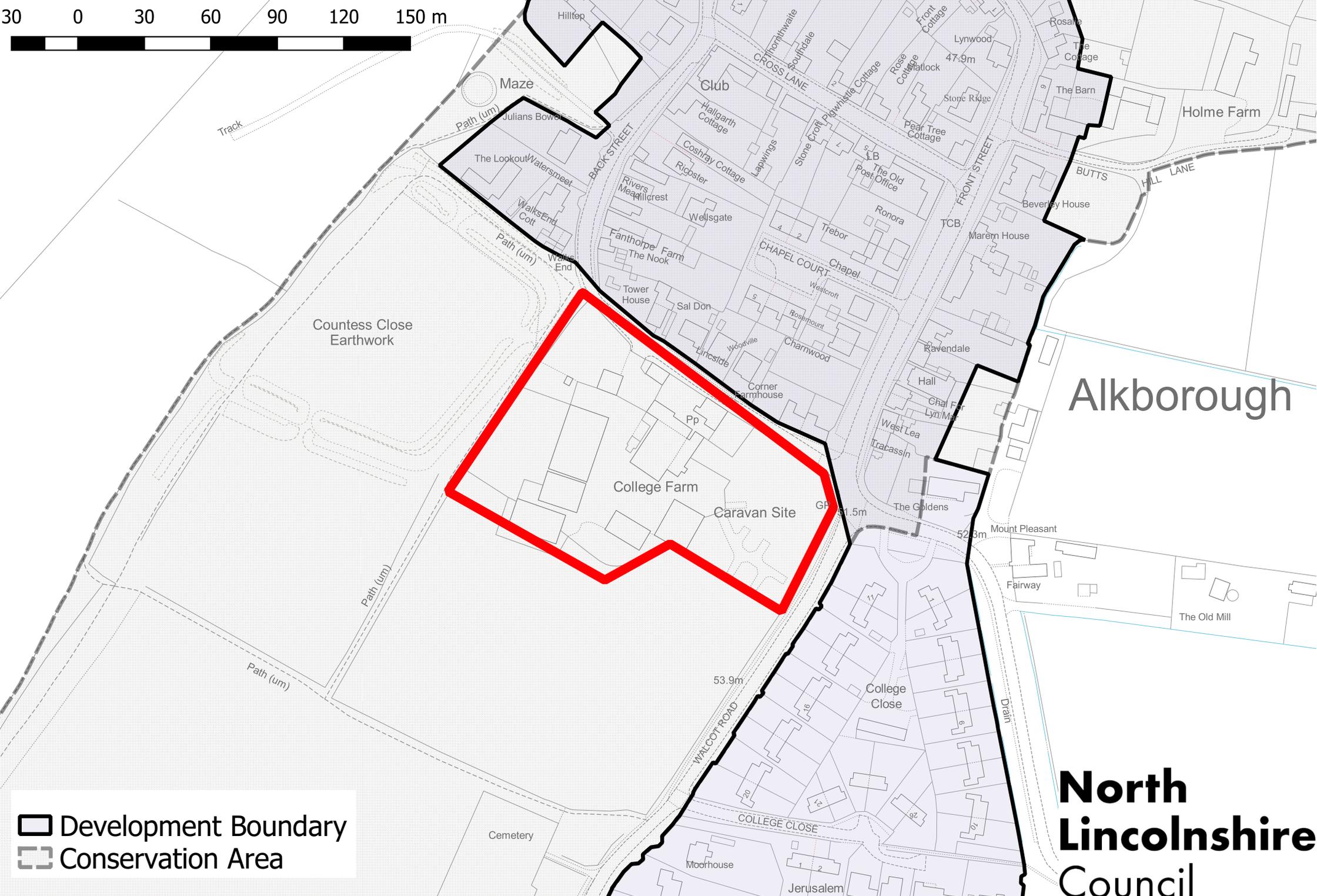
The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual glamping pods on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason

To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



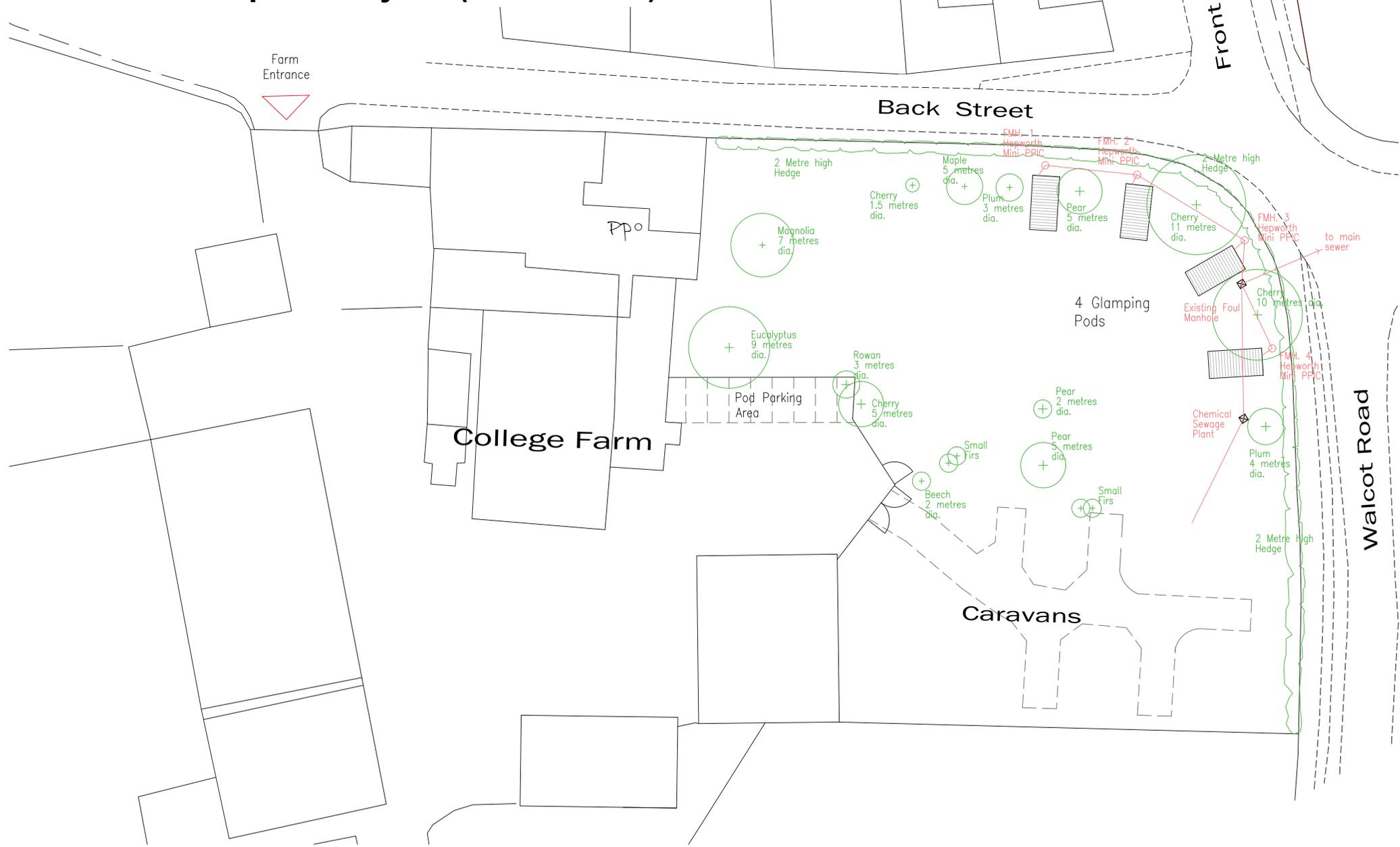
- Development Boundary
- Conservation Area

Alkborough

**North
Lincolnshire
Council**

PA/2020/1016

PA/2020/1016 Proposed layout (not to scale)



CLIENT
 Mr. G. Ogg
 College Farm
 Akborough, North Lincolnshire

TITLE
 Change of Use of Land
 for the erection of
 four Glamping Pods

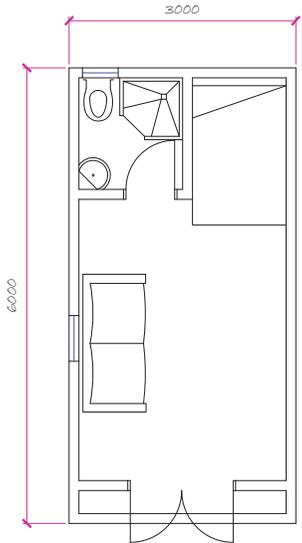
JOB
 Site Plan

NOTES

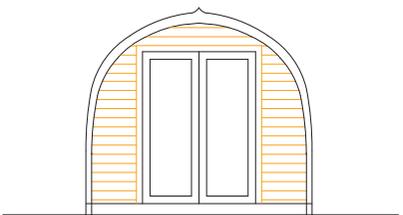
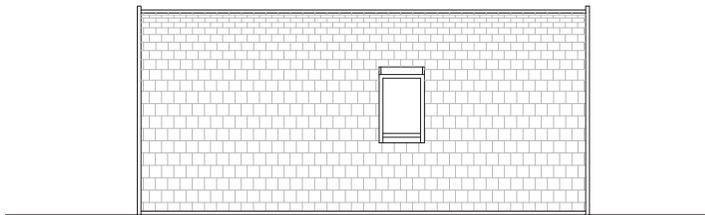
SCALE	1/200	NR.	
DATE	July 20	SM/313/04_A1	
DRAWN	DJA		

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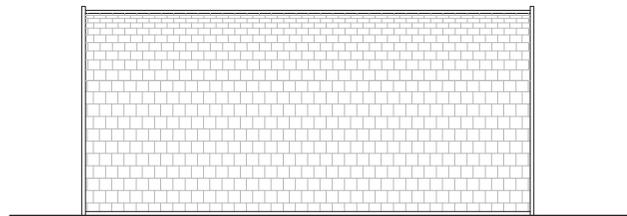
PA/2020/1016 Glamping pod details (not to scale)



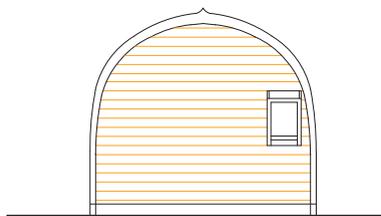
PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



PHOTOGRAPH

NOTES

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 Akborough
 North Lincolnshire

JOB
 Change of Use of Land
 for the erection of
 4 Glamping Pods

TITLE
 Plan and Elevations of
 Glamping Pods

DATE	1/50	N.P.
SCALE	1/100	SM/313/05_A2
DRAWN	DJA	

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