

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **12TH OCTOBER 2016**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION - SITING OF 1 YURT AND 3 SHEPHERD'S HUTS AND A SHED FOR SHOWER, TOILET AND STORAGE FACILITY FOR USE AS HOLIDAY ACCOMMODATION, INCLUDING SITE LANDSCAPING AND PLANTING AT PENYFFORDD FARM, FFORDD Y FELIN, TREUDDYN, MOLD**

APPLICATION NUMBER: **055631**

APPLICANT: **MR & MRS M LEVY**

SITE: **PENYFFORDD FARM, FFORDD Y FELIN, TREUDDYN, MOLD**

APPLICATION VALID DATE: **18.07.16**

LOCAL MEMBERS: **COUNCILLOR C THOMAS**

TOWN/COMMUNITY COUNCIL: **TREUDDYN**

REASON FOR COMMITTEE: **LOCAL MEMBER REQUEST DUE TO HIGHWAY ISSUES AND IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This is an application for the siting of 1 yurt and 3 shepherds huts for use as holiday accommodation. It is considered that the scale and nature of the proposed use of the site for 4 'glamping' units is acceptable in this location. It would not give rise to any significant adverse impacts on the amenity of nearby residents or adjacent land users.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
1. Time commencement
 2. Plans
 3. Parking and turning details of surfacing and any improvements to road surface
 4. Provision of parking area within the site prior to first use
 5. Yurt to be removed from site outside operating season
 6. Operating season 1st March – 14th January in any calendar year
 7. Agreement of specifications of shepherds hut including colour
 8. Colour of shed to be agreed
 9. Management and maintenance for landscaping
 10. Toilet and shower shed to be removed from site if camping uses ceases
 11. Details for soakaway
 12. Lighting

3.00 CONSULTATIONS

3.01 Local Member
Councillor C Thomas

Preliminary observations are requests a site visit and committee determination due to the highway issues as the application will affect the amenity of neighbouring properties;

Highways concerns

- Ffordd y Felin is very narrow with no passing places and blind bends
- The site is at the end of an unadopted road in poor condition which has no passing places
- A watercourse is culverted under the road and in heavy rain floods the surface
- Safety of pedestrians as there are no footways along Ffordd y Felin
- Some parts of the lane are at risk of subsidence

Other issues

- The application site is sloping and rises above the neighbouring houses
- Loss of tranquillity
- Potential light pollution
- How will waste water be disposed of
- Is there sufficient parking for visitors and staff
- Concerns about business use of garage at Penyffordd Farm
- Access to Glan Terrig Farmer's field needs to be kept clear

Following concerns raised by the applicant I visited the site and he pointed out that the lane should not flood as the water is culverted through a pipe, potholes have been filled in on the unadopted road,

the landscaping was shown to me and there would be no electricity. There would be no large groups as the shepherds huts are for two people and only the yurt could accommodate a family.

Adjoining Local Member

Councillor N Matthews

Concern in Nercwys about this application and the impact on traffic as Ffordd y Felin is very narrow and the junction with Ffordd Nercwys and the impact on the bridge could be dangerous.

Treuddyn Community Council

Consideration of access into the un-adopted portion of Ffordd y Felin and access generally down a single track road.

Consideration of the views of neighbours who are most affected by the proposal (Penyffordd Cottage, Hilbre, Lynwood, Tyr Felin, Mill Cottage and Top yr Allt). Particular concerns are access and noise from the outdoor living given the applicants site acts as a natural amphitheatre.

If permission is given the route to the site should be advertised as from the Terrig Bridge side to avoid the very steep part of Ffordd y Felin.

Highways Development Control Manager

No objection subject to a condition requiring parking and turning facilities within the site.

Public Protection Manager

No observations to make.

Welsh Water

No connection to the mains is required.

CPAT

While the development lies close to recorded archaeological features in adjacent fields the proposed works within the development area will have no impact on archaeology.

4.00 PUBLICITY

4.01 Site Notice and Neighbour Notification

7 objections on grounds of;

- Road is unlit
- Poor visibility and blind bends
- Increase in traffic, impact on highways safety
- Narrow lane with no passing places for more than half a mile, so people trespass on private drives
- Increase in commercial traffic

- No facilities in area so people will have to travel
- Increase noise, quiet rural area,
- No footpaths on roads
- Negative impact on the character of the area
- Noise from visitors will travel due to elevated nature of the site
- Area only has 12 houses and this is an additional 4
- Not clear where the entrance is, people will be disturbed asking for directions
- Poor road surface
- Extensive engineering works will be required to create parking area
- Site is outside the settlement boundary no reasons put forward why the use requires an open countryside location
- Hazardous to put wheeled structures in this topography
- Flood risk to properties due to increase in surface water run off on internal tracks
- Risk of pollution to water courses
- Introduction of alien features in the landscape
- The yurt is a permanent structure and should be considered as a building in planning terms
- Shepherds huts are caravans and therefore a change of use is required
- Colour of the yurt needs clarification, white is highly visible
- No tree survey submitted
- No ecological survey impact on bats, badgers and water voles
- No indication of how people will get from their cars
- Nearest bus stop is 800 metres away along narrow roads and footpaths, nearest public house is 3.4kms away, shop 2km,
- No details of how compost from toilets will be dealt with
- Indication of where water supply will come from for showers
- No fuel storage shown
- No consideration given to GEN6 – welsh language
- No details of platforms for yurts or shepherds huts
- Scattered random approach to siting
- Inadequate landscaping details
- Car parking is remote
- No detail of lighting
- Not farm diversification
- Can only be accessed by private car
- Use should be restricted to 1st March to 1st October
- Should condition no music or artificial noise between 2200-0800
- Should remain agricultural land
- Conflict of tourist use with adjacent agricultural activity
- Conflict with dog walkers and public footpath users in the area
- Emergency vehicle access not possible
- No information on disposal of waste water and rubbish collection

- Impact on privacy of adjacent properties
- Children won't be safe to play outside
- Security due to increase in strangers
- Contrary to policies STR1, GEN1, GEN3, GEN5, GEN6, D1, D2, D3, D4, RE4, RE5, SR1, SR2, T1, T2, T3, T4, T7, T8

5.00 SITE HISTORY

5.01 None

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
 Policy STR1 – New Development
 Policy STR6 - Tourism
 Policy GEN1 – General Requirements for Development
 Policy GEN3 – Development in the open Countryside
 Policy D1 – Design Quality, Location and Layout
 Policy D2 – Design
 Policy D3 - Landscaping
 Policy L1 – Landscape Character
 Policy WB1 – Species Protection
 Policy AC13 – Access and Traffic Impact
 Policy AC18 – Parking Provision and New Development
 Policy T4 – New Static Caravans and chalet holiday sites
 Policy T7 – Tent Camping Sites
 Policy T8 – Holiday Occupancy Conditions

The proposal accords with the above policy.

7.00 PLANNING APPRAISAL

7.01 Introduction

This is an application for the siting of 1 yurt and 3 shepherds huts for use as holiday accommodation at land at Ffordd y Felin, Treuddyn.

7.02 Site Description

The application site is an area of agricultural land sited to the rear of the dwellings of Hilbre, Lynwood and Mill Cottage. The site is elevated above the dwellings and has varying topography. The site is accessed via a track off Ffordd y Felin. Penyffordd Cottage is located adjacent to the access point. Penyffordd Farm is located to the west of the application site on the opposite side of the access road. There are two existing sheds on the site, one in the north eastern corner of the site and one in the south eastern corner. There is an existing track within the site for access by foot.

7.03 Proposed Development

This is an application for the siting of 1 yurt and 3 shepherds huts for use as holiday accommodation. The proposed yurt would accommodate 4 guests and the shepherds huts would accommodate 2 each making a total of 10 guests at full capacity. A shed would house the shower and toilet for the yurt visitors. The yurt is 9m² and the shower shed is 7.5m². The shepherds huts are 5 m in length, 2.4 m wide and 3.1 metres high from the wheels. The shepherds huts have ground anchor supports and each wheel would be sited on a concrete block set in the ground. The yurt is 6.6m in diameter and 2.9m high to the centre and 1.5m high at the sides. The proposed shower shed is 3m x 2.5m and 2.4m in height. All the units would be equipped with log burning stoves. The shepherd's huts would have their own toilet and shower within the unit. Each unit would also have a small outdoor fire pit.

7.04 The site would be accessed via the existing private drive with parking within the application site. Parking for 5 cars is shown. Composting toilets are proposed. Landscaping in the form of willow hedging has already been planted to provide screening.

7.05 The applicants have indicated they would like to operate from the second week in February to 1st January in any calendar year in order to accommodate the Valentines and New Year's Eve guests.

7.06 Principle of Development

The site is within the open countryside. It is considered that the proposed 'glamping' use is acceptable in principle in an open countryside location as it is the natural environment that attracts tourists to this form of holiday accommodation. The issues to consider are whether this is an appropriate site for this type of activity.

7.07 There is not a specific policy within the tourist chapter of the Flintshire Unitary Development Plan for this kind of accommodation as it falls between Policy T4 – New Static Caravans and chalet holiday sites and Policy T7 – Tent Camping Sites.

7.08 Policy T4 permits the development of new static holiday caravan or chalet sites will be permitted where:

- a) the scale of the proposal together with the number, siting and layout of units, circulation roads and service buildings is appropriate to the characteristics of the site and locality;
- b) the scheme incorporates substantial internal and structural landscaping;
- c) the proposal would not have a significant adverse impact on features or areas of landscape, nature conservation or historic value;

- d) where appropriate, the site is easily accessible from the local highway network and is accessible by a choice of modes of travel, particularly by foot, cycle or public transport; and
- e) the proposal would not have a significant adverse impact on the amenity of nearby residents, other users of nearby land/property or the community in general;

7.09 Policy T7 allows new tent camping sites or the extension of existing sites will only be permitted where:

- a) the proposal occupies an inconspicuous or well screened site and / or can be assimilated into the landscape through landscaping measures;
- b) any essential service buildings can be provided within existing buildings or appropriately sited and designed small new buildings; and
- c) it would not have a significant adverse impact on features or areas of landscape, nature conservation or historic value.

7.10 The yurt is a temporary structure that can be taken down in a few hours. A flat base has already been created for the yurt as it has been used for personal use by the applicant. The yurt is white with a green door. The shepherd's huts do not fall within the legal definition of a caravan as the models proposed are not designed to be towed. They are moveable structures with wheels but are fixed in place with leg anchors. The shepherds huts can be painted to any colour and this can be controlled by condition. The only new permanent structure is a shed to house the toilet and shower facilities. This is a standard shed and it is considered that this is of appropriate scale. It is therefore considered the proposal accords with criterion a) of policy T4 and criterion b) of policy T7. The matters in the other criteria of these policies are addressed below.

7.11 Highways and parking

The proposal is for 4 'glamping units' with each likely to generate one vehicle per unit. The site is in a rural location and is accessed from the road network along single track lanes, with minimal passing places. The highways development control manager notes the nature of the road network however it is considered given the scale of the proposal and the seasonal nature of the activity in comparison to existing background flows the level of traffic generation would not be significant.

7.12 Residents are concerned about people visiting the area who are unaware of the nature of the roads. Visitors to the site would be required to book in advance and would be given directions on how to access the site.

- 7.13 In terms of other modes of travel, while it is likely that visitors would arrive by car, there are a network of public rights of way within the vicinity of the site which would attract visitors to the site and the area and provides recreational activities from the site without the need to use the car. Cyclists would also be attracted to the area to take advantage of nearby Nercwys and Llandegla Forest's.
- 7.14 The layout plan shows the provision of 5 car parking spaces. The car parking area would be surfaced and graded. The number of spaces is considered sufficient for the number of units proposed. Highways have requested these are provided before the site is brought into use. A condition can secure the details of how the car parking area will be surfaced. Campers would park at the bottom of the site and walk to the 'glamping' units. There would be no further vehicle access onto the site. The proposed parking area would not prevent access to the adjacent farmer's field but it would importantly provide an area within the site where vehicles can turn rather than using neighbouring driveways. It is therefore considered the proposal accords with criterion c) of policy T4.
- 7.15 Impact on the character of the area and landscaping
The site is located in the open countryside but does not benefit from any other designations. The site is not within an area of designated landscape, nature conservation or historic value and therefore would not have a significant adverse impact on any features in accordance with criterion c) of policy T4 and criterion c) of policy T7.
- 7.16 The site is elevated but due to its topography the units would not be highly visible from the adjacent houses. The units have been sited in order to fit in with the existing topography and landscaping.
- 7.17 Significant additional landscaping has already been planted in the form of two species of willow at the density of 6 whips per metre and when matured will be effective screening for the yurt which in the lower part of the site. The willow has been planted in a number of locations on the site as shown on the submitted plans. In addition to this further planting in the form of oak, ash and sycamore have been planted within the centre of the site in order to provide screening for the shepherds huts. Fruit trees have also been planted along the western boundary of the site. The management and maintenance of this landscaping can be controlled by condition. The site has existing screening in the form of hedges and mature trees along the eastern, northern and southern boundaries. It is therefore considered the proposal accords with criterion b) of policy T4 and criterion a) of policy T7.
- 7.18 Impact on nearby residents
The scale of the proposed 'glamping' site is small with 4 units occupying up to 10 people. The site is adjacent to a small cluster of dwellings which would have associated noise and activities. It is

therefore considered the addition of 4 units for holiday use would not be out of character with the area or its 'tranquillity'. There would be some disturbance from the additional traffic. However due to the scale of the proposals this would be minimal. Once at the site the visitors would travel on foot to the camping units. Visitors would be attracted to the area for its tranquillity and for the walking opportunities.

7.19 Concerns have been raised about noise impacts from the proposed use and general activities on the site. The nature of the use is small in scale aimed at couples for the shepherds hut as these will only accommodate two occupants. No electricity would be provided at the units so the opportunities for loud music etc are limited. The yurt would sleep a family or up to 4 adults. Noise from the shepherds huts would be reduced as they would have more sound insulation than a standard tent. Issues of noise are down to the management of the site and cannot be controlled by planning conditions, however the applicant intends to market the site as a quiet campsite. The site will be managed by the applicant who lives at Penyffordd Farm and therefore would be on hand to deal with any issues that arise. It is therefore considered the proposal accords with criterion e) of policy T4.

7.20 Other Matters

Objectors have raised concern over light pollution and pollution from the waste facilities. No outside lighting is proposed other than solar rechargeable lights which would be ground mounted and this can be controlled by condition. Guests would be encouraged to use torches. Internal lighting is proposed to be through battery lights or solar lights. The applicant has been in consultation with NRW over the compost toilets. These involve no chemicals or water. Disposal of waste from the toilets is through licensed contractors as advised by NRW. The field has a water supply which will be used for the showers. Waste water will be managed through soakaways. This can be dealt with by condition.

7.21 Occupancy

The applicants have indicated they would like to operate the holiday accommodation from the second week in February to 1st January in any calendar year in order to accommodate the Valentines and New Year's Eve guests. In line with other camping sites and touring caravan sites it is considered that 1st March – 14th January in any calendar year is more appropriate. This would capture Easter holidays along with Christmas and New Year visitors. Due to the installation of wood burners 'glamping' sites can be accommodated during the autumn and winter months.

8.00 **CONCLUSION**

It is considered that the scale and nature of the proposed use of the site for 4 'glamping' units is acceptable in this location. It would not give rise to any significant adverse impacts on the amenity of nearby

residents or adjacent land users.

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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