

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **8TH JULY, 2020**

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

SUBJECT: **PROPOSAL FOR 5 NO GLAMPING PODS INCLUDING ASSOCIATED ACCESS, PARKING, BIN STORAGE AND INSTALLATION OF A PRIVATE TREATMENT PLANT**

APPLICATION NUMBER: **060784**

APPLICANT: **MR ROBERTS**

SITE: **Y FRON FARM
MOUNTAIN ROAD
CILCAIN**

APPLICATION VALID DATE: **5TH DECEMBER 2019**

LOCAL MEMBERS: **COUNCILLOR W O THOMAS**

TOWN/COMMUNITY COUNCIL: **CILCAIN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST – PRELIMINARY CONCERNS RELATE TO ADEQUACY OF ACCESS AND IMPACT ON AREA OF OUTSTANDING NATURAL BEAUTY**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This is a full application for the proposed siting of 5 No holiday glamping pods with associated access, parking, bin storage and installation of a private treatment plant for the disposal of foul waste. The site the subject of this application is located at Y Fron Farm, Mountain Road, Cilcain. Amended plans have been received in

progression of the application on which further consultation has been undertaken.

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

- 2.01
- 1 Time limit on commencement
 - 2 In accordance with approved plans
 - 3 Materials to be submitted and approved
 - 4 Occupation of pods for holiday accommodation only
 - 5 Scheme /timescales for re-instatement of land should use cease, to be submitted and approved
 - 6 Detailed landscaping specification to be submitted and approved
 - 7 Implementation of landscaping scheme
 - 8 Details of external lighting to be submitted and approved.
 - 9 Details of parking /turning to be submitted and approved

3.00 CONSULTATIONS

3.01 Local Member

Councillor W O Thomas:

Request site visit and Planning Committee determination. Preliminary view expresses concern over the adequacy of the access and prominence within the Clwydian Range Area of Outstanding Natural Beauty

Cilcain Community Council :

Request that the observations made by the Joint Advisory Committee of the Area of Outstanding Natural Beauty are taken into account in determination of the application. Advise that the community council is concerned about the adequacy of the narrow access to serve the proposed development.

Highway Development Control Manager.

No objection. Recommend that any permission includes a condition to ensure that facilities be provided for the parking / turning of vehicles.

Head of Pollution Control

No adverse comments

Clwydian Range Area of Outstanding Natural Beauty (AONB) Joint Advisory Committee

No objection to this relatively low impact farm diversification scheme which will enhance the tourism offer of the Area of Outstanding Natural Beauty

Council Ecologist

No objection to the amended plans which now give an indication of the proposed landscaping – native hedgerow and trees to supplement the existing boundary features. The details can be conditioned and can be combined with biodiversity enhancement proposals.

Natural Resources Wales

No objection subject to the imposition of conditions in respect of landscaping /external lighting. Advise that the applicant will need to register with Natural Resources Wales for an environmental permit or exemption for the installation of the proposed private treatment plant.

4.00 PUBLICITY

4.01 Site, Notice, Neighbour Notification

1 letter of support which considers that the proposal will offer the opportunity for tourist accommodation in the locality and be of benefit to existing local businesses

1 letter of objection received, the main points of which can be summarised as follows:-

- inadequacy of access
- detrimental impact on character of the Clwydian Range Area of Outstanding Natural Beauty (AONB)

5.00 SITE HISTORY

5.01 None relevant

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development

Policy STR6 – Tourism

Policy STR7 – Natural Environment

Policy STR11 – Sport, Leisure and Recreation

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 WB2 – Sites of International Importance

Policy HE8 – Recording of Historic Features
Policy AC13 – Access and Traffic Impact
Policy AC18 – Parking Provision and New Development
Policy T4 – New Static Caravans and Chalet Holiday Sites
Policy IMP – Planning Conditions and Planning Obligations

Additional Guidance

Planning Policy Wales (PPW)

Technical Advice Note 5 - Nature Conservation & Planning

Technical Advice Note 6 – Planning for Sustainable Rural Communities

Technical Advice Note 13 – Tourism

Supplementary Planning Guidance Note 8 – Nature Conservation & Development

Supplementary Planning Guidance Note 11 - Parking

7.00 PLANNING APPRAISAL

7.01 Introduction

This full application proposes the siting of 5 No holiday glamping pods with associated works and the installation of a private treatment plant on land at Y Fron Farm, Mountain Road, Cilcain. The site amounts to approximately 0.4 hectares in area. It comprises an area of agricultural land which is located within the open countryside and the Clwydian Range Area of Outstanding Natural Beauty (AONB)

7.02 Proposed Development

The plans submitted as part of this application propose the erection of 5 No glamping pods including associated access, parking, bin storage and the installation of a private treatment plant for the disposal of foul drainage. The proposed glamping pods would be sited on an area of land to the north –west and adjacent to the existing farm complex. Each unit which is contemporary in its design incorporating a mono-pitch overhang roof, would measure approximately 7.5m x 4m x 3m (high). The pods would be constructed having timber /metal clad external walls and sedum roofs.

7.03 Main Planning Considerations

The main planning considerations to be taken into account in determination of this application focus on:-

- a) The principle of development
- b) Adequacy of Access
- c) Impact of Development on the Character of the Landscape
- d) Impact on Amenity of Occupiers of Nearby Dwellings
- e) Adequacy of Drainage Proposals

- 7.04 In response to the above, I wish to advise accordingly
- 7.05 a) Principle
_The site is located within the open countryside where the principle of a proposed glamping use is considered acceptable as it is the natural environment that attracts tourists to this form of accommodation. Whilst there is no specific policy in the Unitary Development Plan relating to the establishment of “glamping pod” sites, it is closely linked to the general policy framework established by Policies T4 – New Static and Chalet Holiday Sites and T7 - Tent Camping Sites. Both policies allow consideration to be given to the establishment of holiday accommodation facilities, subject to the scale of the proposal being appropriate to the characteristics of the site and locality, the scheme incorporating substantial internal /structural landscaping and there being no significant adverse impact on landscape nature conservation or historic features,
- 7.06 b) Adequacy of Access
The objections to the application in relation to the adequacy of the access to the site are duly noted. Consultation has been undertaken with the Highway Development Control Manager The access to this site is derived from Mountain Road an unclassified, adopted rural road which serves a number agricultural and residential units together with providing signed access to the viewing point. The rural lane is part of a networks of roads which surround the village with the most direct route to this site being from the village centre.
- 7.07 The roadway is in part single lane but does benefit from some informal passing places along its length. The nature of this roadway is not too dissimilar to the majority of other rural roads around the village of Cilcain. The geometry of and visibility achievable from the proposed point of access is compliant with highway standards.
- 7.08 The traffic generation associated with the use of five number glamping pods as tourist accommodation is deemed to be minimal and subject to conditions relating to the surfacing of the access apron and parking and turning facilities to be provided within the site there is no highway objection to this application.

who raises no objection to the development on the scale proposed, subject to the imposition of a condition to secure adequate parking /turning facilities within the site.

7.09 c) Impact of Development on the Character of the Landscape
As referenced the site is located within the open countryside and the Clwydian Range Area of Outstanding Natural Beauty (AONB), where in accord with the planning policy framework the impact of development on the inherent character of the landscape requires careful assessment..

7.10 For Members information amended plans have been submitted to secure improved landscaping on the site, following initial consultation on the application with the Clwydian Range Area of Outstanding Natural Beauty (AONB) Joint Advisory Committee who advise that :-

The site is partially screened from the nearby road and popular walkers parking area by the local topography and existing trees/hedgerows which are to be retained. It will be visible in middle distance views from the higher ground at Moel Fammau to the south but, given that the siting is reasonably well related to the existing farm , it will be read in the landscape as part of the larger complex of farm buildings. In this context the Joint Committee has no objection in principle to this relatively low impact farm diversification scheme which will enhance the tourism offer of the AONB.

7.11 It is considered that the number of units by virtue of their proposed scale /form / contemporary design and comprehensive landscaping would not represent overdevelopment at this location and can be satisfactorily assimilated into the site /wider surroundings.

7.12 It is however considered and supported by the AONB Joint Advisory Committee and NRW that there is a need to ensure / control. -i) occupation of the glamping pods for holiday use only ii) that measures are secured for re-instatement of the land should the use cease iii) the colour/ finish of construction materials and iv) details of any external lighting to be introduced .v) detailed landscape specification for the revised landscaping scheme proposed. These issues are in my view fundamental in acceptance of the application and can be secured by the imposition of conditions if Members are mindful to support the application.

7.13 e) Impact on Amenity of Occupiers of Nearby Dwellings
The nearest residential property to the site is named Bryngolau, located approximately 300m to the north-east the site being screened by existing and proposed additional planting. Consultation on the details submitted has been undertaken with the Council's Public Protection Manager with there being no objection to the

development having regard to the separation distances involved. It is anticipated that the nature of occupation will be based on the areas tranquillity. Should there however be any associated impact from noise disturbance this will be under the control of the management of the site or through separate environmental protection legislation.

7.14 g) Adequacy of Drainage

It is proposed that foul drainage from the site is dealt with by the installation of a Package Treatment Plant. Consultation on this aspect of the development has been undertaken with Natural Resources Wales with there being no objection to its installation subject to application for an environmental permit or exemption.

8.00 CONCLUSION

It is considered that the scale of the development proposed would be acceptable from a highway perspective and would not have a detrimental impact on the character of the landscape at this location subject to controls over the use of materials , landscaping and lighting. This is a view supported by the Clwydian Range Area of Outstanding Natural Beauty (AONB) Joint Advisory Committee. There is considered no detriment to the living conditions of occupiers of dwellings in proximity to the site and it is recommended that permission be granted in accordance with the conditions listed in paragraph 2.00 of this report.

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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