

A05

F/TH/18/0630

PROPOSAL: Change of use of land to 4 glamping pitches

LOCATION: Quex Park Park Road BIRCHINGTON Kent CT7 0BL

WARD: Birchington South

AGENT: Mr D Brown

APPLICANT: Mr A Curwen

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered Location Plan and Typical Layout.

GROUND;

To secure the proper development of the area.

3 No more than 4 tepees shall be occupied at any one time on the site.

GROUND;

In order for the Local Planning Authority to assess any potential impact from an amount that would exceed that indicated on the approved drawing; in the interests of highway safety in accordance with the provisions of the NPPF.

4 The use of the tepees hereby approved shall be restricted to the dated between 1st May and 31st October inclusive.

GROUND;

In order for the Local Planning Authority to assess any potential impact for the use of the site over a longer period than that stated in the application; in the interests of neighbour amenity in accordance with the provisions of the NPPF.

SITE, LOCATION AND DESCRIPTION

The application site is located on the southern side of Park Road, to the east of number 92 Park Road, and west of North Lodge, Birchington. To the south west of the site is Birchington recreation ground. The site is enclosed to the road frontage by a tree screen; this extends down the eastern boundary and along most of the western boundary. Although immediately adjacent the dwelling house is a close boarded fence.

The site is in designated countryside as defined by the Local Plan.

RELEVANT PLANNING HISTORY

No specific planning history relating to the application site.

In terms of the wider Quex site there have been a number of applications for tourist accommodation.

PROPOSED DEVELOPMENT

Planning consent is sought for the change of use of land to site 4 No. tepee's. Each tepee would have a 5m diameter positioned on its own pitch measuring 15m x 15m. In addition to the tepee the pitch would also have a small horse box (2m x 2.5m) to provide bathroom facilities and an open sided mobile unit (2.5m x 2.5m) to provide kitchen facilities. There would also be a turn out for visiting horses and dogs will be welcome.

All the accommodation is mobile and can be towed from the field via the existing access. The toilet includes built in tanks for water and waste storage. The kitchen also includes built in tanks for grey water storage. The site is already served by stand pipe water connection and electrical connections.

Recycling bins will be provided for rubbish; all services will be professionally installed and certified.

The proposed opening times will be May to September after which time all temporary structures will be cleared until the following May each year.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

D1 - Design Principles

D2 - Landscaping

CC1 - Development in the Countryside (Urban and rural Confines)

CC2 - Landscape Character Areas

EP13 - Groundwater Protection Zones

TR12 - Cycling

TR16 - Car Parking Provision

T1 - Tourist Facilities
T3 - Self-Catering Accommodation

NOTIFICATIONS

No third party representations received.

Birchington Parish Council: No objection

CONSULTATIONS

Environment Agency: We have assessed this application as having a low environmental risk. We therefore have no comments to make.

Southern Water: The applicant is advised to consult the Environment Agency directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works or septic tank to ensure its long term effectiveness.

The applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water.

KCC Ecological Advice Service: No ecological information has been submitted with this application. As a result of reviewing the data we have available to us (including aerial photos and biological records) and the information submitted with the planning application, we consider that the proposed development has limited potential to result in ecological impacts.

The proposed development site is a heavily horse grazed field with limited ecological potential, and subsequently consider that the proposals for four new glamping pitches will not result in any ecological impacts. Therefore, we would not consider that any further ecological studies or mitigation measures would be required for this development.

TDC Environmental Health Officer: Further comments – Raises concern around potential for late night noise from the visitors therefore suggest a condition that no amplified music shall not be audible at the site boundary

Initial comments: The nearest pitch is less than 50m from the neighbouring properties in Park Road.

The four tepees will offer very little noise reduction and I am concerned, particularly at night, that occupants and their activities could cause a disturbance. I would request that the applicant submit further information on how this will be mitigated.

COMMENTS

The application is brought before Members as the proposal represents a departure from the Local Plan.

The key issues identified in the consideration of this application are as follows:

- Principle of development,
- Character and appearance - the potential impact on the countryside;
- Residential Amenity; and
- Highway Safety/Landscaping

Principle

Thanet Local Plan policy CC1 states that development will not be permitted in this location, unless there is an overriding need for it, which outweighs the requirement to protect the countryside.

The extension and upgrade of tourist facilities in the District is supported by Thanet Local Plan policies T1 and T3, so as to attract tourists to the area and diversify and improve self-catering facilities in the district.

In consideration of national planning policy, the National Planning Policy Framework (NPPF) states that to promote a strong rural economy, local plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, and furthermore should support sustainable rural tourism and leisure developments and which respect the character of the countryside. It also states that planning decisions should recognise that sites to meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations not well served by public transport.

Accessibility should also be a key consideration in all development decisions. The NPPF states that plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of the other policies set out in the NPPF, particularly in rural areas.

By their very nature, development proposals in rural areas would normally be expected to have a degree of impact upon its setting, although it must be considered to what extent this would cause harm and whether there are other material considerations that would be weighed against this.

The application site lies just to the east of the defined settlement boundary of Birchington. Views of the site from the public realm (Park Road) would be restricted by existing trees/planting along the roadside boundary to the site such that there should not be any impact on expansive vistas of the wider countryside.

The proposed use of the site is one that relies on private travel by road, a relatively short distance from the A28, this proposal is considered to be a relatively modest form of development given its provision of 4no. tepees such that it would not be expected to generate significant traffic movements that would be over and above that expected for a site adjacent the village boundary for Birchington.

It is therefore considered that the proposed development would have a minimal impact on the character or appearance of the wider countryside, whilst the general support for tourist accommodation as contained within the NPPF allows for this proposal to be favourably viewed in land use terms, subject to the remaining key issues identified being acceptable.

Character and Appearance

In terms of visual impact the site is relatively well screened by existing vegetation/trees around the perimeter of the site. It is considered that the tepees and associated facilities could be accommodated on the site without having any significant detrimental impact on the character or appearance of the countryside or particular landscape character area.

Living Conditions

The application site is separated from its nearest residential neighbour by a distance of approximately 47m. Environmental Health has requested a condition related to amplified music not being audible at the site boundaries. This condition is considered not to be necessary. Potential noise nuisance is a management issue and could vary upon the occupant. Given the distance of separation it is considered that the noise level would not generally be significant. However the number of tepees and the time of year when they can be used can be controlled by condition. If an increase in tepees or an extension to the season is sought a further assessment could be made.

Transportation

The site would utilise an existing vehicular access to the site. Given the scale of development proposed it is considered any impact to the highway network would be minimal.

Ecology

There are no outstanding ecology issues as the site is used for the grazing of horses.

Conclusion

It is considered that the proposed development would have minimal impact on the landscape character of the site and on the character or appearance of the wider countryside given the relatively modest number of tepees and location of the site adjacent to the settlement boundary of Birchington.

Moreover, no adverse issues have been identified with regard to its impact on the nearest residential properties or on highway safety subject to the imposition of conditions. As a result the proposal complies with the provisions of both local and national planning policies to

which it relates. It is therefore recommended that planning permission be granted subject to condition.

Case Officer

Gill Richardson

TITLE:

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Project

Quex Park Park Road BIRCHINGTON Kent CT7 0BL

