



Committee Report

Planning Committee - 13 October 2020

Application number - DC/20/2348/FUL

Location

Rosecroft Farm
Chediston Green
Chediston
Halesworth
Suffolk
IP19 0BB

Expiry date 15 September 2020

Application type Full Application

Applicant Miss Helen Cambridge

Parish Chediston

Proposal Siting of 4 shepherd huts for short term holiday letting
Installation of treatment plant
Provision of 4 parking spaces on existing hard standing
Soft landscaping

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1. Summary

- 1.1. Planning permission is sought for the change of the use of the land for the stationing of four shepherds' huts for short term holiday let use.
- 1.2. It is considered that the scale of the development proposed is appropriate to the nature and setting of the site and that the road network can accommodate the volume of traffic that would be generated by this proposal. The proposal would not cause an unacceptable loss of amenity to nearby neighbouring properties. It is therefore considered that the proposal is in accordance with the Local Plan and the NPPF, and approval is recommended.

- 1.3. The application is referred to Planning Committee (North) at the request of the planning referral panel due to concerns raised by the ward member and to enable the issues raised to be fully considered by the Committee.

2. Site description

- 2.1. The site is situated in Chediston Green which is slightly removed from the main village of Chediston and, for the purposes of the local plan, is situated within the countryside.
- 2.2. Chediston Green is made of a linear form of development situated to the North West of Chediston.
- 2.3. The land subject of this application is set well back from the road frontage and is served by the former farm access which currently serves the farmhouse. Since farming ceased the former agricultural buildings have been used a variety of other commercial uses.
- 2.4. The site is well screened by existing mature trees and separated from other residential properties. The site is not within a designated landscape.

3. Proposal

- 3.1. Planning permission is sought for the change of the use of the land for the stationing of four shepherds' huts for short term holiday let use.
- 3.2. The shepherd huts measure 2.4m x 6m, with a height of 2.75m, and are compliant with the Caravan Sites Act 1968. Each hut will be zoned into three parts: Sleeping, Living, Washing. Sleeping contains a king-size bed with under bed storage. Living contains a small kitchenette. Washing contains a WC, sink and Shower.

4. Consultations/comments

- 4.1. No neighbour comments received.
- 4.2. Ward member comments as follows:

"I am contacting you regarding the above application concerning the siting of 4 shepherds huts, treatment plant & associated parking at Rosecroft Farm, Chediston. I am receiving comments from local residents concerned that the village of Chediston is becoming overwhelmed by the number of holiday lets and leisure accommodation currently operated at several sites within the parish including barn conversions, camp sites, existing shepherd huts, and numerous holiday homes & B&B's.

These sites already have a significant impact on the amount of traffic visiting the village, especially along small country lanes where most of the accommodation is situated. The campsite located in Wisest Road, Chediston for example, is particularly noisy due to frequent loud music and associated vehicle movements and associated noise in this very quiet and undisturbed setting. Due to the significant impact that this application could

have then clearly, in my view, the application should be considered by the relevant planning committee rather than by delegated authority. I have not yet ascertained the view of the parish council, but this application is causing some local concern".

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Chediston Parish Council	23 July 2020	13 August 2020
Summary of comments: With regard to the above, Councillors of Chediston & Linstead Group Parish Council have viewed the details of the application and have unanimously agreed to support the proposal.		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk Fire and Rescue Service	N/A	30 July 2020
Summary of comments: General advice relating to access, firefighting facilities and water supplies.		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	23 July 2020	13 August 2020
Summary of comments: No objection.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	23 July 2020	No response
Summary of comments: No comment received.		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	23 July 2020	29 July 2020
Summary of comments: No comments.		

Consultee	Date consulted	Date reply received
Ecology (Internal)	23 July 2020	17 August 2020
Summary of comments: Internal - Comments included in main report.		

5. Planning policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where in making any determination under the planning Acts, if regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.
- 5.2. National Planning Policy Framework (NPPF) (2019)
- 5.3. National Planning Policy Guidance (NPPG)
- 5.4. The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant:
 - SCLP6.1: Tourism
 - SCLP6.5: New Tourist Accommodation
 - SCLP7.1: Sustainable Transport
 - SCLP10.1: Biodiversity and Geodiversity
 - SCLP11.2: Residential Amenity

6. Planning considerations

Principle:

- 6.1. The Local Plan recognises that tourism is an important part of the economy of Suffolk Coastal, contributing 12% to total employment across the District in 2017. Local Policy SCLP6.1: "Tourism" states that the Council will seek to manage tourism across the District in a way that protects the features that make the District attractive to visitors, and supports local facilities where the local road network has the capacity to accommodate the traffic generated from proposals.
- 6.2. Policy SCLP6.5 "New Tourist Accommodation" sets out the criteria that are required to be met in order for proposals for new tourist accommodation to be acceptable which will be discussed below:

Need for tourist accommodation:

- 6.3. The Local Plan states that providing a diverse range of tourist accommodation across the District is desirable and the Council is generally supportive of opportunities that come

forward subject to compliance with other policies in the Local Plan. Tourists visiting the area for short or longer periods of time have a positive impact on the viability of local shops and services and support the vitality of local and rural economies.

- 6.4. In this case, the applicant is of the view that there is the demand for this type of accommodation and, particularly in the current climate, it is evident that more people are staying within the UK for holidays and this is likely to be the case going forward. The Ipswich Economic Area Sector Needs Assessment (2017) identifies that growth is expected to be seen within the 'Hospitality and Leisure' sector of the District's economy of which tourism is an important part.
- 6.5. The structures are mobile in nature and if the demand is not there in the longer term there will be no pressure for this type of accommodation to be used for residential accommodation. A condition is to be imposed to ensure occupancy is restricted for tourist accommodation, only, in any case.

Design/Scale of development:

- 6.6. The design of these units is typical of shepherd's huts; they are small in scale and appropriate to their setting as required by Policy SCLP6.5.

Highways:

- 6.7. The intensification of this access would be minimal with the addition of four (2-person occupancy) shepherds huts. Suffolk County Council Highways are in agreement with the proposal to improve visibility in a westerly direction, and a condition is suggested to maintain the hedge as shown on the proposed plans.
- 6.8. It is considered that the road network is capable of accommodating the volume of traffic that would be generated by this proposal and that there would not be an unacceptable impact on highway safety. The proposal would therefore accord with Paragraph 109 of the NPPF.
- 6.9. It should be noted that a development of up to 5 touring caravans could utilise this land without the requirement for planning permission as highlighted within Schedule 2, Part 5, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Neighbour Amenity:

- 6.10. The units are well removed from other residential properties in the area. It is considered that, due to the limited number of units (which can be controlled by condition) and their limited capacity, the impact on the amenities of nearby residents in terms of noise and disturbance from occupiers would be minimal. A management plan condition is suggested so that details of how the site will be managed in terms of controlling noise is provided to the Council.
- 6.11. In terms of noise from traffic generation, the site is likely to only accommodate four cars when at capacity. The site is served by an existing access which has previously been used for purposes which generate higher levels of vehicular movements and when used for

farming by much larger vehicles. It is considered that the proposal would not have an unacceptable impact on neighbour amenity as required by Policy SCLP11.2 "Residential Amenity".

Sustainability of location:

- 6.12. There is no specific requirement within Policy SCLP6.5 for non-permanent structures for new tourist accommodation to be within or adjacent to settlement boundaries but in the interests of sustainable travel, proposals for new tourist accommodation will need to demonstrate good connectivity with tourist destinations, local amenities and promote walking and cycling opportunities.
- 6.13. This site is reasonably well located in terms of accessibility to tourist destinations and services and facilities of which are available in Halesworth. The site has good access to the public rights of way network and national cycle network. A condition is suggested to show provision for secure cycle storage.
- 6.14. This proposal is considered to comply with the requirements of Policy SCLP6.5 and SCLP7.1 in terms of the sustainability of the location.

Other matters - Ecology/RAMS:

- 6.15. There is a great crested newt record immediately adjacent to this site. Although the stationing of the huts on the field appears unlikely to result in any adverse impact on this species, further details have been provided in relation to the location of the proposed package treatment plant and discharge point. The proposal is not likely to impact on any habitats suitable for great crested newts.
- 6.16. Lighting is not mentioned within the application. Therefore, a condition is suggested in relation to lighting (if required) and the impact on biodiversity in the form of a 'lighting design strategy for biodiversity'.
- 6.17. With regard to the proposed landscape planting, details of this should also be secured by condition, should permission be granted.
- 6.18. In addition to the above, the site is within the Suffolk RAMS Zone of Influence (Zone B) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites). This has been secured as a S111 payment.
- 6.19. The proposal would accord with the requirements of SCLP10.1.

Community Infrastructure Levy (CIL):

- 6.20. The units are compliant with the Caravan Sites Act 1968 and are therefore not CIL liable.

7. Conclusion

- 7.1. This site is reasonably well located in terms of accessibility to tourist destinations and services and facilities. The use and scale of the proposal to site four temporary structures for use as holiday accommodation is considered to be of a scale appropriate to the nature of the site and its setting.
- 7.2. The road network is able to accommodate the volume of traffic that would be generated by this proposal without having an unacceptable impact on highway safety.
- 7.3. The proposal would not have an unacceptable impact on neighbour amenity in terms of noise and disturbance by occupiers or additional vehicular movements due to the relationship of the site to existing neighbours and the small amount of additional traffic that this proposal would generate.
- 7.4. The proposal would therefore comply with the aims of the adopted local plan and the NPPF and approval is recommend.

8. Recommendation

- 8.1. Approve subject to the following conditions:

9. Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with the site and location plan, block plan, proposed elevations and floorplans and drawing no. DS1147P received on 22 July 2020 and the services plan received on 20 August 2020, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The units herein referred to shall be occupied for tourism accommodation purposes only and shall not be occupied as a person's sole, or main place of residence. The duration of occupancy by any one person, or persons, of the units shall not exceed 56 days in total in any one calendar year. The owners/operators shall maintain an up-to-date register of the names of all occupiers of the premises, 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 the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that

the site is outside any area where planning permission would normally be forthcoming for permanent residential development.

4. No external lighting shall be installed unless a "lighting design strategy for biodiversity" has been submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

5. The number of units on the site shall be limited to four.

Reason: In the interest of the amenity of the surrounding area.

6. Before the access is first used visibility splays shall be provided as shown on the 'Visibility Splay' drawing received 28 August 2020; and thereafter retained in the specified form. Notwithstanding the provisions of Part 2, Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

7. Prior to first use of the site full details of the indicative planting plan shown on the approved block plan shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

The landscaping scheme shall be completed within the first available planting season following first use of the site. Any trees or plants which die during the first 3 years shall be replaced during the next planting season.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

8. Details of secure and covered cycle storage shall be provided to and agreed in writing by the Local Planning Authority. The facilities as approved shall be provided prior to first occupation of the units and shall be retained thereafter.

Reason: To encourage people to travel using non-car modes.

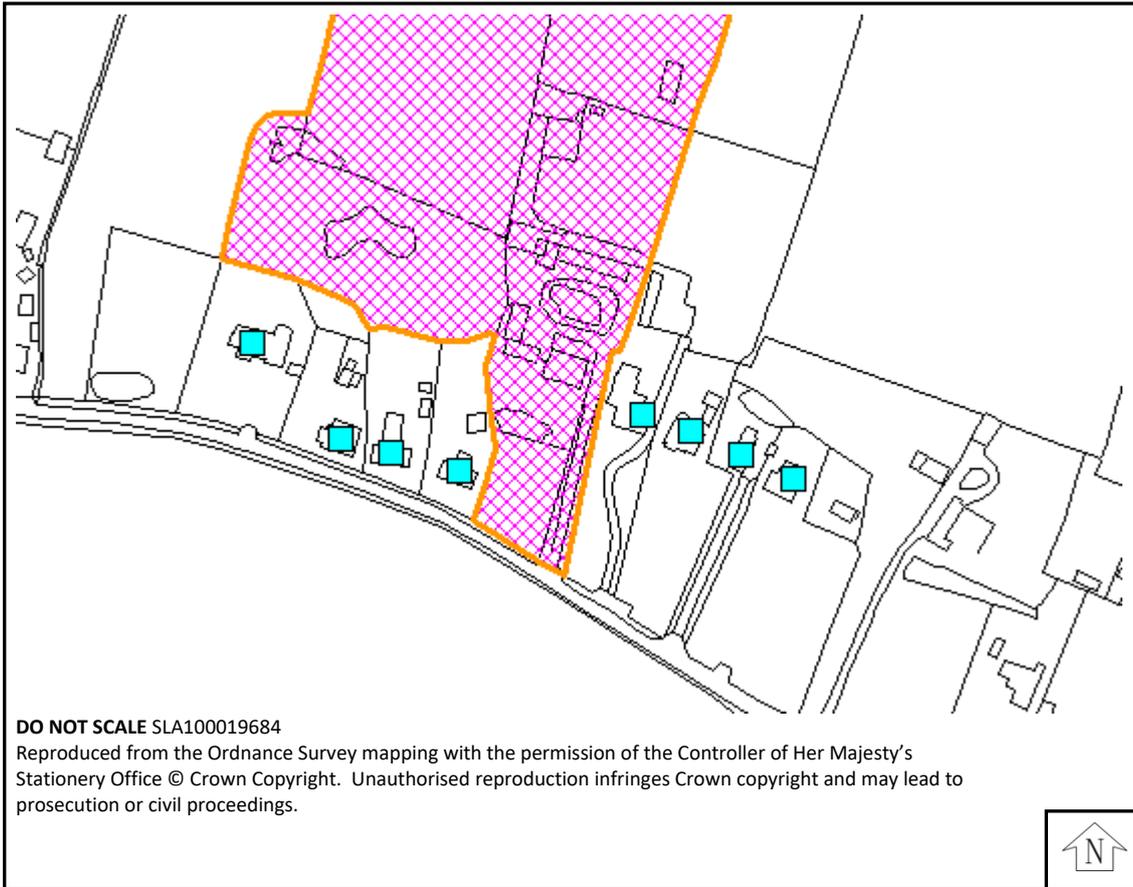
9. Prior to first use of the site a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The units shall then be managed in accordance with the approved details.

Reason: In the interest of the amenities of occupiers of nearby residential properties.

Background Papers

See application reference DC/20/2348/FUL on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support