

# PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT, 1990. (AS AMENDED)



## Agent

Ms M Bailey  
Maria Bailey Planning  
Old Post Office Chambers  
74a High Street  
Bideford  
Devon  
Ex39 2AA

## Applicant

Mr & Mrs Niall Heard  
Middle Stone Farm  
Brompton ralph  
Taunton  
TR4 2RT

**Date Registered** 05/03/2015

**Application No** 3/02/15/001

**Application Type** Full Planning Permission

**Parish** Brompton Ralph

**Grid Reference:** Easting: 309070    Northing: 131224

## Description of Proposal

Erection of three glamping units

## Location of Site

Middle Stone Farm, Brompton Ralph, TA4 2RT

## Planning Permission is granted 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.  
Reason: As required by Section 51 of the Planning and Compulsory Purchase Act 2004.
  
- 2    The development hereby permitted shall be carried out in accordance with the approved drawings:  
  
(A3) DrNo 5529-02 Location Plan  
(A3) DrNo 5529-01 Block Plan  
(A4) Elevation Plans Twin Canopy Tsavo Plan (4no.)  
(A4) Floor Plan Twin Canopy Tsavo Plan (1no.)

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

WEST SOMERSET COUNCIL

West Somerset House Killick Way Williton Taunton TA4 4QA

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E customerservices@westsomerset.gov.uk W www.westsomersetonline.gov.uk

- 3 Prior to implementation, a sample of the flysheet that will cover the external areas of the safari tents hereby permitted works shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the details so approved.

Reason: To safeguard the character and appearance of the area having regard to the provisions of Saved Policy/ies BD/1, BD/2, LC/3, SP/5 and TO/5 of the West Somerset District Local Plan (2006).

- 4 The glamping units hereby permitted shall not be occupied until a landscaping scheme has been first submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all trees, hedgerows and other planting to be retained; finished ground levels; it shall include a planting specification to include positions, species and size of all new trees and the location of grassed areas and areas for shrub planting; and a programme of implementation to ensure that the approved landscaping scheme is completed within the first available planting season from the date of commencement of works.

Reason: In the interests of the appearance of the development and the surrounding area having regard to the provisions of Saved Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).

- 5 Prior to implementation, a scheme of hard landscaping showing the layout of areas with stones, paving, walls, cobbles or other materials shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be completely implemented before the development hereby permitted is first occupied.

Reason: To ensure the provision of an appropriate landscape setting to the development having regard to the provisions of Saved Policies BD/1 and BD/2 of the West Somerset District Local Plan (2006).

- 6 The glamping units hereby approved shall not be occupied until space has been laid out within the site for the parking and turning of vehicles. Thereafter, such area(s) shall not be used for any purpose other than the parking and turning of the vehicles associated with the development.

Reason: To ensure that sufficient provision is made for off-street parking and turning of vehicles in the interests of highway safety having regard to the provisions of Policies T/3 and T/8 of the West Somerset District Local Plan (2006).

- 7 The glamping units hereby permitted shall not be occupied until details of the toilets and means of sewage disposal works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall thereafter be retained in that form unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate provision of drainage infrastructure having regard to the provisions of Saved Policies W/1 and W/3 of the West Somerset District Local Plan (2006).

- 8 The glamping/safari tents shall be occupied for holiday purposes only.

The glamping/safari tents shall not be occupied as a person's sole or main residence.

The site operator or owner shall maintain an up to date register of the names of all owners/occupiers of individual glamping/safari tents on the site and of their main home addresses, and the duration of their stay and shall make this information available at all reasonable time to the Local Planning Authority.

Reason: To prevent permanent occupation that would be contrary to countryside policies as set out in with paragraph 55 of the National Planning Policy Framework.

## Notes

- 1 Surface water drainage should comply with schedule 1 and regulation 7 of the Building Regulations 2010 (amended 2013) Approved Document H3

**The following policies from the West Somerset District Local Plan were taken into account when arriving at this decision:**

### **Policy A/1: Farm Diversification**

The Local Planning Authority will permit development of new buildings for the diversification of employment or income generating activity on an agricultural holding where:

- (i) the building is located in proximity to the existing farm buildings.
- (ii) the holding remains primarily in agricultural use and retains a rural character.
- (iii) the proposal will only result in a minimal increase in the use of private transport either for the delivery of goods and personnel or visitors.
- (iv) its design, layout and location are consistent with the countryside and nature conservation policies of the plan.
- (v) development will have a minimal adverse impact on the amenities of local residents or existing land uses.

adequate arrangements are made for access and parking.

### **POLICY LC/3: Landscape Character**

Where development is permitted outside development limits, particular attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development, which does not respect the character of the local landscape will not be permitted.

## **POLICY SP/5: Development Outside Defined Settlements**

In the countryside areas outside of settlement development limits, development will only be permitted where it both benefits economic or social activity without leading to a significant increase in car travel and maintains or enhances environmental quality and accords with other policies of the West Somerset District Local Plan.

## **POLICY TO/5: Caravan and Camping Sites in the Countryside**

Development proposals for the provision of touring caravans and tented camping sites or small scale extensions to existing sites will be permitted provided that:

- (i) They are visually unobtrusive and can be screened in a manner which is compatible with the surrounding landscape.
- (ii) There will be no adverse impact upon the local community or nature conservation interests.
- (iii) The proposals are on a scale related to their rural setting.
- (iv) The proposals are not located in areas liable to flooding.

The site has good and safe access to the main road network.

## **POLICY BD/1: Local Distinctiveness**

New development will only be permitted which is sympathetic to the scale and layout of existing buildings and spaces within a distinct neighbourhood or street or in the countryside which respect local land form, field patterns and tree and hedgerow cover.

## **POLICY BD/2: Design of New Development**

Proposals for new development should respect the scale and character of their surroundings. Planning applications for new buildings will only be permitted where:

- i) The siting of the building(s) has regard to its relationship with adjoining buildings and open spaces.
- ii) The building materials and detailing are appropriate to the area and sympathetic to adjoining buildings.
- iii) The design of the building(s) is in scale and harmony with adjoining buildings and the area as a whole.
- iv) Walls, fences and outbuildings are appropriate to the area and will respect the character predominating in the locality.
- v) The siting and design of the building(s) - together with walls and fences are determined having regard to the interests of crime prevention.

Hard and soft landscaping (as appropriate) forms an integral part of the development - including the retention of existing trees and hedgerows where their removal would significantly harm the character of the area.

### **POLICY W/I: Waste Water, Sewage Management and, Infrastructure**

Development will only be permitted where adequate drainage, sewerage and sewage treatment facilities are available or where suitable arrangements are made for their provision. In sewered areas new development will be expected to connect to main drainage. New sewers will be expected to be constructed to a standard adoptable by the appropriate water company.

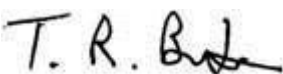
### **POLICY W/3: Groundwater Source Protection**

Development which would adversely affect Groundwater Source Protection Areas will not be permitted if the risk to the quality and quantity of water in water courses or aquifers could result in the inability of a groundwater source to maintain public supply.

### **POLICY T/3: Transport Requirements of New Development**

New roads and improvement schemes should be designed to minimise their environmental impact. As far as the Local Planning Authority's powers permit, planning permission will only be permitted where the proposal:-

- i) is of a design which both minimises the environmental impact and also the risk of accidents.
- ii) has no adverse effects on the character of sensitive or distinctive landscapes, townscapes and areas of acknowledged historic or wildlife interest.
- iii) uses materials and street furniture sympathetic to the locality.
- iv) includes indigenous landscaping schemes to integrate into the surrounding area.
- v) makes appropriate provision for pedestrians, cyclists the mobility impaired and for access to public transport.
- vi) minimizes the impact on the environment through mitigation and compensation measures where necessary; and
- vii) conforms with national and county council design standards.



Tim Burton BA(Hons) BTP MRTPI  
Assistant Director, Planning & Environment  
19/05/2015

**NOTES**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (General Development Procedure) Order 1995**

**Discharge/compliance with conditions:** A fee is payable from 1 September 2008 where a written request is made for the discharge or compliance with one or more conditions on the same permission. The fee is payable for each request and not for each condition. If when the development has been completed you apply for confirmation of compliance with a condition or conditions then a separate fee will also be payable. Please see the following webpage on West Somerset Council's website: <http://www.westsomersetonline.gov.uk/Planning---Building/Planning/Discharge-of-Conditions> for more detailed information.

**Appeals to the Secretary of State:** If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Transport, Local Government and Regions under Section 78 of the Town and Country Planning Act 1990 (Please note, only the applicant possesses the right of appeal). If you want to appeal, then you must do so within 6 months of the date of this notice, you must use a Planning Appeal form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require, which you can get from the Planning Inspectorate at Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 0000 or online at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal, and you should not rely on this concessionary power.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

**The Secretary of State** need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

**Purchase Notices:** If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.

**Compensation:** In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to the conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act.

You are reminded that this permission does not convey any necessary approval under the Building Regulations 1991 (as amended). Further information can be obtained from my Council's Consumer Services Unit should you be unsure of the requirements.

Having regard to the powers of the Highway Authority under the Highways Act 1980 you should consult them by telephoning 01643 700700, if any work connected with the development hereby permitted takes place within or immediately adjacent to a public highway (e.g. footpath and margin crossings, piping of ditches, construction of waiting bays etc).

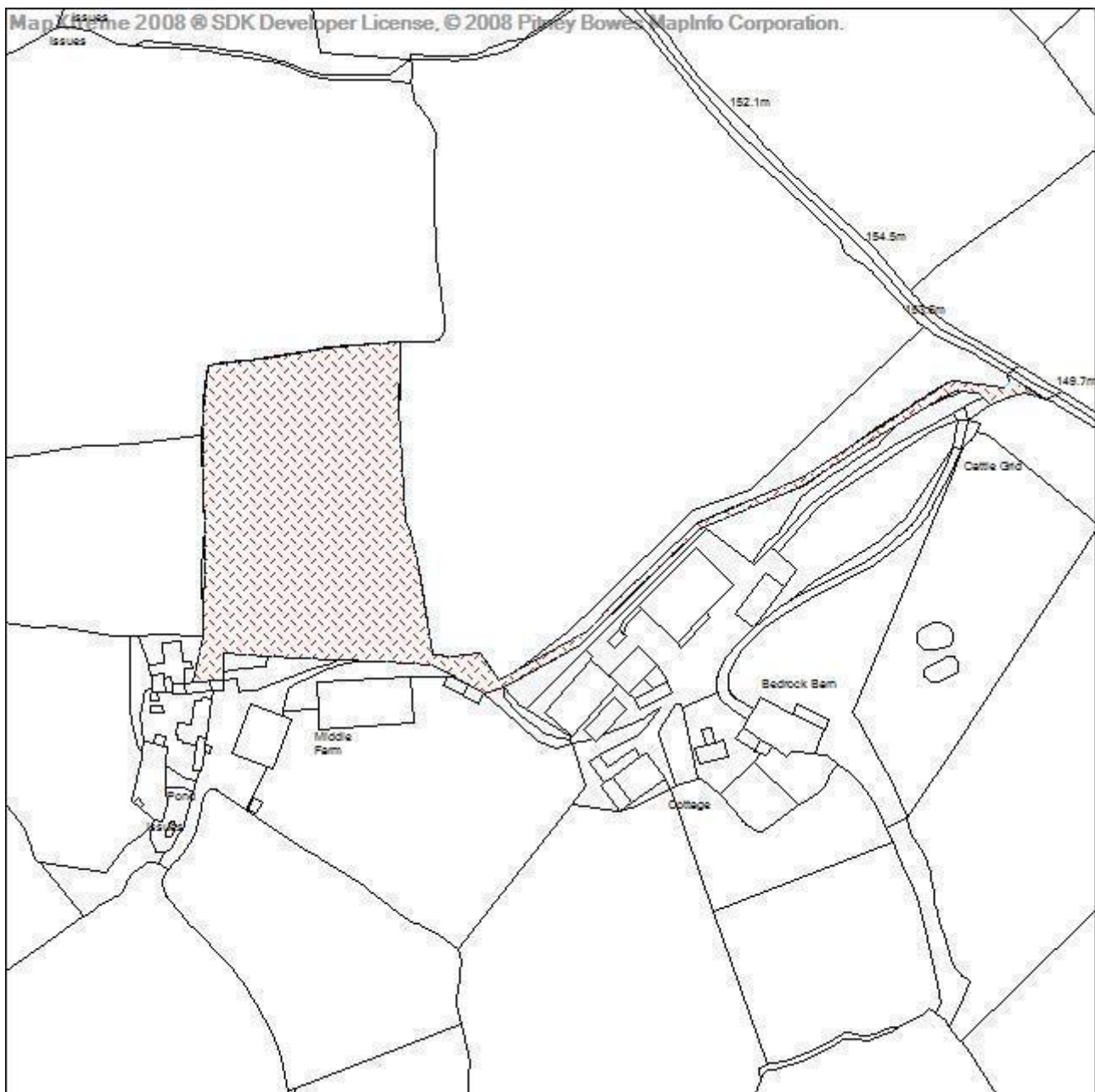
This permission does not authorise you to stop up or divert a public right of way in order to enable the development permitted to be carried out. Separate legal steps are necessary for this, and if required, further information in connection therewith can be obtained from the Chief Executive, Council Offices, Williton.

Your attention is drawn to the provisions of the Party Walls Act 1996. In many cases this requires notices to be served and a formal procedure to be followed. You should contact your legal advisor, architect, surveyor or other professional advisor for details.

This planning certificate does not purport to convey any approval or consent which may be required by any bye-law, order or regulation or any enactment other than the Town and Country Planning Act, 1990.







Application No 3/02/15/001  
 Erection of three glamping units  
 Middle Stone Farm, Brompton  
 Ralph, TA4 2RT  
 5 March 2015



Planning Manager  
 West Somerset Council  
 West Somerset House  
 Killick Way  
 Williton TA4 4QA  
 West Somerset Council  
 Licence Number: 100023932

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