

Report of the Chief Executive

APPLICATION NUMBER:	19/00452/FUL
LOCATION:	MILL FARM, 62 MILL ROAD, STAPLEFORD, NOTTINGHAMSHIRE
PROPOSAL:	CHANGE OF USE FROM AGRICULTURAL LAND TO RECREATIONAL USE, CONVERSION OF EXISTING BARN TO COFFEE AND FARM SHOP WITH SITE MANAGERS ACCOMMODATION, DECKING, PARKING AND PROVISION OF AN ADDITIONAL 3 GLAMPING PODS AND RETENTION OF BBQ HUT

Councillor R D MacRae has requested this application be determined by Planning Committee.

1 Executive Summary

- 1.1 The application seeks permission to change the use of the land from agricultural to a recreational use, convert the existing agricultural barn to a coffee/farm shop including external alterations and with first floor manager’s accommodation, the provision of decking, parking, an additional three glamping pods and the retention of a BBQ hut. An application for a change of use from agricultural land to recreational use including six glamping pods was approved by Planning Committee in July 2018 and has already been implemented.
- 1.2 The site is set within the Nottinghamshire Green Belt and Flood Zones 2 and 3. The site consists of a large agricultural building and the land surrounding it is used for general storage and agriculture. Six glamping pods and a BBQ hut with a separate driveway are positioned at the north of the site. The site is surrounded by 2m high metal and timber fencing.
- 1.3 The main issues relate to whether or not the proposal would constitute appropriate development in the Green Belt including the impact on openness, if the development is acceptable in terms of flood risk, highway safety and parking and whether there will be an unacceptable impact on neighbour amenity.
- 1.4 The benefits of the proposal would mean there is a contribution to the local economy of Stapleford through the extension of the existing outdoor recreational use (and proposed associated uses) and re-use/extension/alteration of an existing building which is appropriate development as set out in Section 13 of the National Planning Policy Framework (NPPF) (2019) and Policy 8 of the Part 2 Local Plan (2019). Furthermore, the proposal would be in accordance with policies contained within the development plan which is given significant weight. There would be some impact on neighbour amenity and increase in traffic but these matters are considered to be outweighed by the benefits of the scheme.

APPENDIX

1 Details of the Application

- 1.1 The application seeks permission to convert the existing agricultural barn to a coffee/farm shop with first floor manager's accommodation. Part of the agricultural building will be retained as storage. The coffee shop will have a kitchen and store, serving area, three toilets (including a disabled toilet) and indoor seating area. The farm shop will adjoin the coffee shop internally. The coffee shop will lead out to a decked area which wraps around the north and west of the building which will be elevated 0.3m with a 1.2m high timber railing. The opening hours proposed for the coffee/farm shop are 09:30 – 17:00 Monday to Saturday and 10:00 – 15:00 on Sunday. Manager's accommodation is proposed at first floor level which will have two bedrooms, a bathroom, lounge/kitchen and balcony. The balcony will have an outlook to the west of the site, will be 'cut in' to the roof and will not project beyond the west elevation of the building.
- 1.2 The north, east and west elevations of the barn will be finished with vertical timber cladding and a brick plinth. Part of the west elevation will be finished with a cream render. Four roof lights and three sun tubes will be inserted in the east and west roof slopes which will serve the first floor accommodation. Four doors and three ground floor windows will be inserted in the east elevation servicing the coffee/farm shop and site manager's accommodation and delivery entrances. The north elevation will have bifolding doors and a door which will serve the coffee shop and external toilet entrance. The west elevation will have two sets of bifolding doors serving the coffee shop, a ground floor window and door serving the serving area and a door serving the store area. A BBQ hut has already been constructed on site to the south of the existing glamping pods and is octagonal in shape and 3.6m in height.
- 1.3 One glamping pod is proposed to the north of the site adjoining the existing cluster of pods. Two glamping pods are proposed to the west of the properties on Meadow View. Each pod will be a maximum height of 3.3m and have two bedrooms, kitchen/living/dining area and bathroom. The pod to the north will have two windows in the east elevation, a window and glazed patio doors in the west elevation and a blank north and south elevation. The existing decking adjoining the pod directly to the north will be extended to form a patio for the new pod. The pods to the west of Meadow View will be positioned at an angle meaning they will have two windows in the south east elevation, a window and double doors in the north west elevation and blank north east and south west elevations. A modest sized gravelled area will serve an outdoor seating area to the north west of each of these two pods.
- 1.4 The existing landscaping of the site consists of hardstanding and the proposal is to change this to a gridded surface with gravel with 45 delineated car parking spaces to the north, east and west of the proposed farm/coffee shop. The existing access into the site will be widened to allow two cars to pass side-by-side.
- 1.5 During the course of the application the plans were amended to reduce the number of pods from five to three and elevate them 0.6m above ground level. The two pods next to Meadow View have been increased in size and changed to deluxe pods.

The design of the pods has been amended to include curved timber features and tiled roofs and tile hung sides. The gridded access road serving the two pods next to Meadow View has been relocated to extend beside the east boundary fence with Meadow View. The number of trees has been increased. A small gravelled seating area has been included to the north west of each pod for the two pods next to Meadow View.

2 Site and surroundings

- 2.1 Mill Farm is located on the edge of an urban location, north of Meadow View. The site is within the Nottinghamshire Green Belt and Flood Zones 2 and 3. The land is used for general and farming equipment storage. The farm is mostly surrounded by a 2m high metal and timber fencing. The site consists of a large agricultural barn surrounded by largely hardstanding and some grassed areas. Part of the site to the west and beyond the northern boundary is designated as a Local Wildlife Site.
- 2.2 Residential properties are positioned directly to the south of the farm and beyond a field to the east. Agricultural land mainly surrounds the site and the River Erewash runs adjacent to the west of the site. Six glamping pods are positioned to the north of the site with a separate access driveway which extends beside the east of the site which is accessed from the main site access from Meadow View.
- 2.3 The site is served by two footpaths, one leading north towards Stanton Gate and the other leading west over the River Erewash towards Stanton by Dale.
- 2.4 The site is within walking distance of regular bus services which provide access to Stapleford, Beeston and Long Eaton and is approximately 1.5m miles to junction 25 of the M1.

3 Relevant Planning History

- 3.1 An application to change the use of the land from agricultural to a recreational use, including the siting of 6 glamping pods (18/00328/FUL) was granted permission by Planning Committee in July 2018.
- 3.2 An application to retain a timber framed site office to serve the glamping pod site (19/00042/FUL) was granted permission in March 2019.

4 Relevant Policies and Guidance

4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.
- Policy A: Presumption in Favour of Sustainable Development
 - Policy 1: Climate Change
 - Policy 2: The Spatial Strategy
 - Policy 3: The Green Belt
 - Policy 10: Design and Enhancing Local Identity
 - Policy 13: Culture, Tourism and Sport

4.2 Part 2 Local Plan

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 1: Flood Risk
- Policy 8: Development in the Green Belt
- Policy 13: Proposals for Main Town Centre Uses in Edge-of-Centre and Out-of-Centre Locations
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 6 – Building a Strong, Competitive Economy.
- Section 9 – Promoting Sustainable Transport.
- Section 12 – Achieving Well-designed Places.
- Section 13 – Protecting the Green Belt.
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.

5 Consultations

5.1 **Council’s Environmental Health Officer:** Initially objected due to concerns in relation to noise and disturbance from the siting of the glamping pods to the east of the site and their proximity to the properties on Meadow View. Advise a note to applicant in respect of requiring a caravan site licence and to contact the Council’s Food and Hygiene team regarding ensuring the internal layout, design and construction of the premises meets particular requirements. Amended plans: no objection but still has concerns over the potential noise and disturbance due to the pods being used for a leisure/holiday use.

5.2 **Council’s Tree Officer:** raise no objection.

5.3 **Council’s Town Centre and Regeneration Officer:** raise no objection. Consider the additional pods and the associated amenities will enhance the existing development by providing further capacity to what appears to be a successful and growing small business which is well outside of Stapleford’s retail centre. The coffee and farm shop elements are not likely to detract from the existing businesses in the town centre and will predominately provide for those staying at the site, not displacing those currently accessing similar services in the town centre. Furthermore, by increasing the amount of possible accommodation at the site, Mill Farm is able to further capitalise on this and provide the business with further credibility as a valuable contribution to the visitor economy, a sector the D2N2 LEP also looks to support growth in. There is no similar tourist offer in the immediate area with such links to green space and local trails, something which should be supported further where possible. As a result of the planned additional visitors to this business, the proposals are considered to be a positive for the local economy.

- 5.4 **Council's Business and Projects Manager Environment:** raise no objection.
- 5.5 **Nottinghamshire County Council as Highways Authority:** no objection in principle subject to conditions relating to pedestrian visibility splays, vehicular footway being widened, surfacing materials and delineation of parking bays.
- 5.6 **Environment Agency:** Object due to insufficient information provided in the Flood Risk Assessment (FRA). Comments in relation to the amended plans are awaited.
- 5.7 17 neighbouring properties were consulted and a site notice and amended site notice were displayed. 31 objections, three letters of support and two observations were received and can be summarised as follows:
- Quiet cul-de-sac of Meadow View will be disrupted and used as an overflow car park
 - Increase in traffic and on-street parking
 - Additional traffic and noise outside of normal office hours and weekends is not acceptable
 - Increase in delivery vehicles and HGV's at uncontrolled times
 - Previous applications for an operating centre for HGV's and trailers was refused on grounds of impact on neighbours
 - Area is already congested with parking
 - Increase in traffic accidents especially involving children and people with mobility issues
 - Double parking on both sides of road which already causes issues with access for emergency vehicles
 - Mill Road is already used as a cut through from Church Street to Derby Road and further traffic would add to this
 - Concerns with access
 - Manor Avenue, Mill Road and other neighbouring roads cannot cope with additional vehicles
 - Mill Road/Meadow View road layout has a bend which means visibility is poor and could cause accidents
 - Access to site should be created from Northwood Street
 - Unsafe for children playing on Meadow View
 - Farm shops, garden centres and leisure/facilities centres are usually positioned on main roads
 - Pods are too close to Meadow View and will cause noise and disruption and loss of privacy, especially given that the pods will have 24/7 access
 - Noise, smell and disturbance
 - Increase in pollution
 - Limited width of access roads and the busy crossroads with B6003 would mean severe disruption during works being undertaken to contaminated soil, also could spread contaminants during removal and transportation
 - Camp site times could be extended beyond the usual 11pm curfew
 - Potential for increase in crime associated with existing isolated houses on Meadow View
 - Contrary to town centre policy on shopping

- Similar developments have increased significantly in size and therefore conditions should be applied to restrict growth
- Concerned by increase in footfall and the impact this would have on local area
- Insufficient consultation with neighbouring properties
- Devalue property
- Positive for Stapleford to have a farm shop and should support local business
- Applicant has made an effort to tidy up the area
- Support the conversion of the agricultural building to a farm/coffee shop
- Regenerate area.

6 Assessment

6.1 The main issues for consideration are whether or not the change of use of the land from agricultural to a recreational use is acceptable, if the proposal is appropriate development in the Green Belt and if it would preserve the openness of the Green Belt. Also relevant to consider are the issues arising from amenity, design, parking and flood risk.

6.2 **Principle and Green Belt**

6.2.1 Section 13 of the NPPF states that the Green Belt serves five purposes which includes to check the unrestricted sprawl of large built up areas and to assist in safeguarding the countryside from encroachment. Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Substantial weight should be given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations. Whilst the construction of new buildings should be regarded as inappropriate, there are certain exceptions including the provision of appropriate facilities for outdoor recreation as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. Furthermore, the re-use of buildings, provided they are of a permanent and substantial construction, is considered to be an appropriate form of development in the Green Belt.

6.2.2 In addition to the above, Policy 8 of the Part 2 Local Plan refers to proposals for diversification of the rural economy being supported so long as they comply with paragraphs 83 and 84 of the NPPF. These paragraphs state that decisions should enable the expansion of all types of business in rural areas through the conversion of existing buildings and ensure development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

6.2.3 The approval of the application to change the use of the land to a recreational use, including six glamping pods by Planning Committee in July 2018 (18/00328/FUL), occurred immediately after the NPPF was amended to include the change of use of the land as being appropriate development if it is for a recreational use. Notwithstanding the requirement for planning permission, given the previous determination of the six glamping pods being acceptable and this change in the legislation, the proposal of additional glamping pods in the Green Belt, is

considered to be an appropriate recreational use and therefore there is no requirement to demonstrate very special circumstances.

- 6.2.4 The re-use of the barn is considered to be acceptable in line with paragraph 146 of the NPPF which states that the re-use of buildings of a permanent and substantial construction would constitute appropriate development in the Green Belt. This would include the use of the building as living accommodation. Policy 13 of the Part 2 Local Plan states that permission for retail, leisure or food and drink uses in out-of-centre locations will be granted permission so long as they do not result in a unit with 500 square metres floorspace or more, it is in an area of deficiency and meets local needs and does not result in a significant impact on the vitality and viability of any nearby centre. The proposed café and farm shop is less than 300 square metres in floor space. The Town Centre and Regeneration Officer has raised no objection to the application and has stated that the proposed coffee and farm shop elements are not likely to detract from the existing businesses in the town centre and will predominately provide for those staying at the site and concludes the proposal will be positive for the local economy. To conclude, it is considered the re-use of the barn as a farm/coffee shop will contribute to the economy of Stapleford and is not on a large enough scale to detract from the vitality or viability of the town centre and is acceptable.
- 6.2.5 Paragraph 145 of the NPPF states that new buildings within the Green Belt should be regarded as inappropriate and that an exception to this would be the provision of appropriate facilities (in connection with the existing use of land or a change of use) for an outdoor recreation use. Therefore, the proposal to retain the BBQ hut which is positioned on recreational land and is used in conjunction with the glamping pods is considered to be appropriate development in the Green Belt.
- 6.2.6 As part of the proposal, the existing hard surfacing would be replaced with a porous gridded surface with gravel. This would extend around the proposed coffee/farm shop. The raised decking would wrap around the north west corner of the proposed coffee/farm shop and would provide an outdoor seating area for customers. The majority of the site consists of hardstanding, gravel and uneven surfaces. The introduction of a gravelled porous material is considered to be acceptable given the existing hard surfacing on site and the introduction of soft landscaping to break this up. It is considered the impact on openness of this change in material is acceptable as it will not be dissimilar to what is already there and could still retain a rural appearance. The decking will be raised 0.3m in height and as it is attached to an existing building, it is considered this is a modest additional structure with limited impact on openness. The statement of justification provided with the application explains how the hardstanding areas and decking have been reduced in size to reduce their impact on the openness of the Green Belt whilst still retaining a functional purpose.
- 6.2.7 Openness is an essential characteristic of Green Belt and relates to an absence of development. The lawful use of the the majority of the land is agricultural with the north part of the site having changed to recreational where the glamping pods are sited. The site is surrounded by a 2m high wire and wooden fence but otherwise the site is open. The driveway to the northern glamping pods site is bordered by a 1.5m high timber fence and low level vegetation. All three pods would be no higher than 3.3m (including the 0.6m elevation above ground level) and each have a

footprint of 53m². The BBQ hut is 3.6m in height. The pod to the north would be sited with the existing group of pods and the BBQ hut is positioned in proximity to the existing pods. As part of the previous application, the design of the six pods was deemed acceptable (this will be discussed later) and it was recognised that there would be some impact on the openness of the Green Belt through the construction of these buildings. However, whilst it is acknowledged there will be additional buildings, the deluxe cabin is a modest extension of a development that has previously been approved. Furthermore, the BBQ hut is located on land which has permission for recreational use and is considered to be an acceptable design and modest height as to not be detrimental to the openness of the Green Belt.

- 6.2.8 The siting of the two pods to the west of the residential properties on Meadow View is considered to be acceptable in relation to the impact on the openness of the Green Belt. Furthermore, the proposal has been reduced from four to two pods on this part of the site. Considering the buildings are of a modest scale, are an acceptable design and are sited within close proximity to a built up urban area, it is considered this could be seen as a small extension to the residential road. The existing land is hardstanding and although new buildings would be introduced, there would be further planting and grass to soften their appearance. On balance, it is considered the proposal of buildings of this design and scale in this location would not be detrimental to the openness of the Green Belt.
- 6.2.9 To conclude, it is considered the change of use from agricultural to recreational use, the three additional glamping pods, conversion of the barn to a coffee/farm shop with site manager's accommodation, decking, parking and the retention of a BBQ hut would not have a significant impact on the openness of the Green Belt, and it is also considered that the general character of open countryside would remain unaffected.

6.3 Amenity, Design and Layout

- 6.3.1 During the course of the application the plans were amended to reduce the number of pods from five to three and elevate them 0.6m above ground level. The two pods next to Meadow View were increased in size and changed to deluxe pods. The design of the pods was amended to include curved timber features and tiled roofs and tile hung sides. A modest sized gravelled area will serve an outdoor seating area to the north west of each of the two pods. The gridded access road serving the two pods next to Meadow View was relocated to extend beside the east boundary fence with Meadow View. The number of trees has been increased and an additional seven are proposed to be planted along the eastern boundary of the site with Meadow View.
- 6.3.2 The pod to the north of the site would be positioned beyond the proposed coffee/farm shop and existing properties on Meadow View and Mill Road. Due to the positioning of the deluxe pod, the single storey height and the significant separation distance to nearby dwellings and given that the previous six pods were considered to be acceptable, it is considered this pod would not have a detrimental impact on the amenity of the nearby neighbours.
- 6.3.3 The objections received have not made any specific reference to the BBQ hut. Given the use of the hut for BBQ's, it is likely this is used intermittently and in the

warmer months of the year. Given its positioning next to the existing glamping pods on site and the significant separation distance from nearby dwellings, it is considered this does not have a detrimental impact on the amenity of the nearby neighbours.

- 6.3.4 The Council's Environmental Health Officer initially objected to the siting of the glamping pods due to the potential to create noise and disturbance to nearby properties on Meadow View, given the pods are to be used on a recreational basis. The plans have been amended to reduce the amount of pods from five to three, meaning two pods are positioned beyond Meadow View as opposed to four. This is considered to be acceptable given the separation distance of approximately 11m from the nearest property on Meadow View and the positioning of the proposed outdoor seating areas to the north west of the pods which are orientated away from the nearest houses. The Environmental Health Officer has removed their objection but still has concerns over the potential noise and disturbance due to the pods being used for a leisure/holiday use.
- 6.3.5 The south elevation of the agricultural building adjoins the rear gardens of nos. 8 and 9 Meadow View. No changes are proposed to the south elevation as a result of the conversion and this southern part of the barn will be retained as a store area which will provide a buffer between potential noise and disturbance created from the proposed coffee/farm shop to these residents. Between the south elevation of the converted part of the building and the rear gardens of nos. 8 and 9 Meadow View, there is an approximate 9m separation distance and to the rear elevations of these houses there is an approximate separation distance of 17m. It is considered these separation distances will mean there will not be a detrimental impact on the amenity of these occupants as a result of the proposed coffee/farm shop. It is considered the proposed coffee/farm shop is a sufficient distance from other neighbours that there will not be a detrimental impact on their amenity.
- 6.3.6 The opening hours proposed for the coffee/farm shop are 09:30 – 17:00 Monday to Saturday and 10:00 – 15:00 on Sunday. However, it is considered reasonable and necessary for the hours to be conditioned between 09:00 – 17:30 Monday to Saturday and 10:00 – 17:00 on Sunday. It is considered these are acceptable times that would control the level of traffic and noise associated with the site to minimise disturbance to residents.
- 6.3.7 The manager's accommodation will be positioned above the coffee/farm shop at first floor level. Although there is a proposal of a balcony, this will be 'cut in' to the roof of the existing agricultural building so it will face directly west and overlooking to the south will not be possible. The roof lights will be positioned in the east and west roof slopes and will not cause any detrimental overlooking considering their positioning in the building and modest size. The manager's accommodation is positioned within the building and does not directly adjoin any neighbouring property. It is considered the proposed manager's accommodation will not have a detrimental impact on the amenity of surrounding neighbours.
- 6.3.8 Whilst it is acknowledged the proposal of decking will allow customers to congregate outside, the coffee/farm shop will be conditioned so the opening hours mean it can only be open to customers Monday – Friday 09:00 – 17:30 and Sunday 10:00 – 17:00. Due to the proposed use being a coffee/farm shop, it is unlikely that

there would be a significant amount of noise created by customers on the decking associated with these uses. Furthermore, the decking will be no more than 0.3m in height and wrap around the north and west of the building and at its closest point, will be approximately 25m to the nearest garden on Meadow View. It is considered the decking and its use will not have a detrimental impact on the amenity of the surrounding neighbours.

- 6.3.9 Concerns have been raised in relation to noise, smell and disturbance from the proposed development. The coffee shop will need to meet the requirements of the relevant food and safety legislation and provide adequate ventilation and any noise or odour that is considered to be excessive should be reported to Environmental Health.
- 6.3.10 Whilst it is acknowledged the camp site will be open 24/7, the previously approved application did not impose any restrictions in regards to opening times. Due to the nature of the site, it would be unmanageable to enforce a condition on a holiday camp site for this to close at a specific time. Furthermore, camp sites usually have their own restrictions and people are likely to be asleep in the evening.
- 6.3.11 To conclude, whilst it is acknowledged the use of the site will be changed from agricultural land to a recreational use which may increase noise levels associated with the site to a certain extent, it is considered the separation distances and conditioning the opening hours of the coffee/farm shop will ensure that the noise is kept to an acceptable level.

6.4 Parking

- 6.4.1 It is evident within the consultation responses that there is concern that the development will lead to an increased demand for on-street parking which would be detrimental to the area and that highway safety issues could occur due to the site being served from a cul-de-sac.
- 6.4.2 In relation to assessing the highway impacts of a proposal, paragraph 109 of the National Planning Policy Framework states that development should only be refused on transport grounds where the residual cumulative impacts are severe.
- 6.4.3 Whilst it is acknowledged there will be more cars associated with this site due to the change from agricultural to recreational use, it is considered the amount of parking provided is sufficient to support the development. As a result of this application, there would be 11 glamping pods on site. The amount of parking proposed with this application is 39 spaces which includes four spaces for the glamping pods to the west, two disabled spaces and three operational spaces. The existing six glamping pods to the north are serviced by six spaces. Although the deluxe glamping pod and manager's accommodation does not have specifically assigned parking, it is considered the overall amount of 45 spaces is sufficient that there would not be a detrimental impact on highway safety or on-street parking as a result of this development.
- 6.4.4 Concerns in relation to the location of the site access and it not being appropriate have been raised. Whilst it is acknowledged that the site is served by a cul-de-sac, the Highways Authority has not raised any objections or concerns in relation to this being inappropriate in relation to highway safety. It is considered that Mill Road

leading into Meadow View has sufficient visibility to serve this site. There is a slight bend in Meadow View at the site access point which would reduce the speed of vehicles.

- 6.4.5 The majority of on-street parking in a residential area such as this would be likely to occur in the evening. It is likely the majority of the traffic associated with the coffee/farm shop (due to the opening hours) will be when the roads are quietest in the daytime, with cars returning to the residential area once the coffee/farm shop is closed. Traffic and parking in residential areas at the weekend will be increased but would likely be more sporadic. The coffee/farm shop is likely to be busiest at the weekend but with the opening hours conditioned and users of the site mostly arriving and leaving at staggered times across the day, it is considered there would not be a detrimental impact on highway safety.
- 6.4.6 Concerns have been raised in relation to emergency vehicles being blocked by an increase in on-street parking and an increase in large delivery vehicles associated with the site. Any illegal parking should be reported to the police and due to the size of the coffee/farm shop, it is considered there would not be a significant increase in large vehicles which would be dissimilar to large farming vehicles that would have used this entrance. A suggestion has been made that the entrance to the site should be from Northwood Street. However, it is considered the use of the existing entrance is acceptable on highway safety terms.
- 6.4.7 To conclude, it is considered that a total of 45 car parking spaces on site is sufficient to serve the existing pods and proposed development. Whilst it is acknowledged there will be more traffic entering and exiting Mill Road and Meadow View, it is likely that this will be staggered throughout the day. Furthermore, as the coffee/farm shop will likely generate the most traffic and will be conditioned to be open in the day only when the majority of residents will be at work and with more sporadic traffic at the weekends, it is considered this would not be detrimental to highway safety.
- 6.5.1 **Flood Risk**
- 6.5.2 The site lies within Flood Zones 2 and 3 which is land with a high probability (1 in 100 or greater) of river flooding. A Flood Risk Assessment has been submitted with the application. Paragraphs 155 – 158 of the NPPF states that inappropriate development in areas of high risk of flooding should be avoided but where it is necessary, should be undertaken without increasing flood risk elsewhere. All plans should apply a sequential, risk-based approach to the location of development in order to steer new development to areas with the lowest risk of flooding.
- 6.5.3 As the site is located within Flood Zones 2 and 3 and is classed as a more vulnerable development type, a sequential test is necessary. The proposed pods are deliberately located within an attractive setting within close proximity to the Erewash Valley Trail and will be an extension of an existing use. It is considered that there are no other reasonable available alternative sites that could benefit from the Erewash Valley Trail that are outside Flood Zones 2 and 3, therefore sequentially, there are no other favourable sites and the development is considered acceptable in this location.

6.5.4 The pods have been elevated 0.6m above ground level in line with the elevated pods in the previously approved application (18/00328/FUL). Condition 6 of the previous application included that the finished floor levels of the pods should be set no lower than 38.78m AOD which will be repeated in condition 4 of the recommendation.

6.5.5 The Environment Agency has objected to the application due to insufficient information. A revised Flood Risk Assessment has been submitted and comments are awaited.

6.6 Other Issues

6.6.1 Concerns were raised in the representations received that an insufficient consultation with neighbours has been carried out. One site notice and an amended site notice was displayed within close proximity to the site and adjoining neighbours to the site were informed of the application by letter. This is in line with statutory requirements and is considered sufficient.

6.6.2 The Town Centre and Regeneration Officer is in support of the scheme and has stated that it is not likely to detract from the existing business in Stapleford town centre and that this development could provide a credible contribution to the visitor economy. It is considered the farm/coffee shop will not have an adverse effect on the vitality and viability of Stapleford town centre due to the floor space being less than 300 sqm and the separation distance from the town centre.

6.6.3 Devaluation of property is not a material planning consideration.

6.6.4 It would be unnecessary to condition the use to restrict further expansion. Any future applications would be dealt with on their own merits.

6.6.5 It is considered the development will not cause an increase in crime as the conversion of the barn to create living accommodation will likely increase surveillance and deter crime.

6.6.6 There is no evidence of previous applications associated with this site being refused in relation to an operating centre for HGV's.

7 Planning Balance

7.1 The benefits of the proposal are that it would make an efficient use of a relatively disused agricultural site that would be in accordance with policies contained within the development plan. Whilst it is acknowledged there will be some impact on the amenity of neighbours and traffic in the local area, it is considered this is outweighed by the benefits of the scheme due to the contribution to the local economy and amendments that have been secured to counteract any severe impact on the surrounding residential area.

8 Conclusion

8.1 To conclude, it is considered that the proposal would be appropriate development in the Green Belt, would not be harmful to the character of this Green Belt location

and whilst it is accepted there would be some impact on openness, it is considered this has been counteracted by the amendments to the design, the reduction in the number of pods and the increase in soft landscaping. It is considered the proposal would have some impact on parking in the area but as the site would be served by a total of 45 parking spaces, it is considered this is sufficient that there would not be a detrimental impact on highway safety. It is considered there will not be a detrimental impact on the amenity of the neighbours. It is therefore considered that the scheme is acceptable and planning permission should be granted.

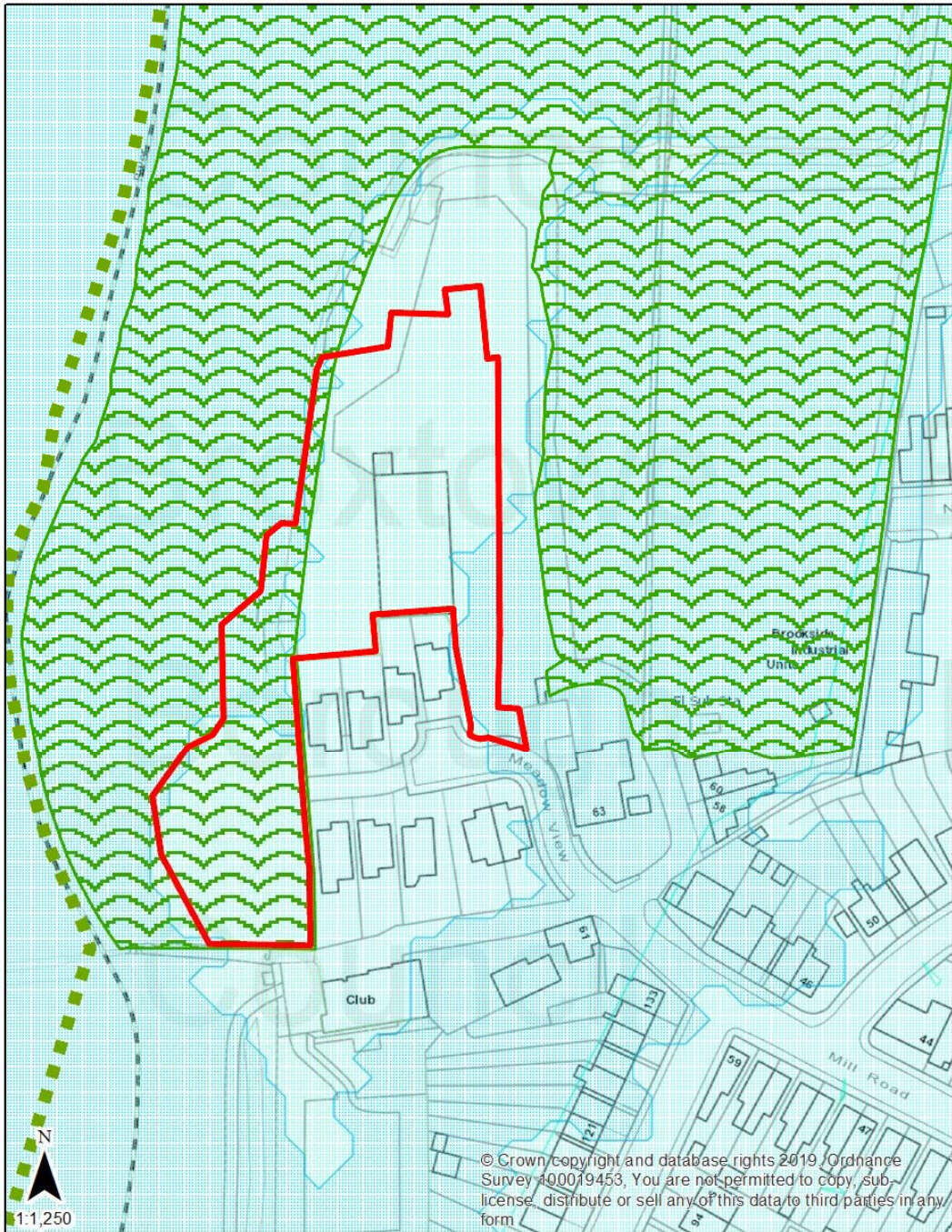
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawing numbers: 3459/7 received by the Local Planning Authority on 10 September 2019, 3459/06B received by the Local Planning Authority on 5 November 2019, 3459/03D received by the Local Planning Authority on 13 November 2019, 3459/04D received by the Local Planning Authority on 15 November 2019 and 3459/05H received by the Local Planning Authority on 5 December 2019.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No building works, including site clearance, shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:</p> <ul style="list-style-type: none"> (a) numbers, types, sizes and positions of proposed trees and shrubs; (b) proposed hard surfacing treatment; (c) planting, seeding/ turfing of other soft landscape areas; (d) details of the site boundary treatments and any pod curtilage boundary treatments; (e) details of any external lighting; and (f) a timetable for implementation of the scheme. <p>The landscaping scheme shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 10 years, die, are removed or have become seriously damaged or diseased they shall be replaced in the next planting season with</p>

	<p>ones of similar size and species to the satisfaction of the Local Planning Authority.</p> <p><i>Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing and to ensure the development presents a more pleasant appearance in the locality, does not adversely impact on the Nottinghamshire Green Belt, and in accordance with the aims of Policy 10 Broxtowe Aligned Core Strategy (2014) and Policy 8 of the Part 2 Local Plan (2019).</i></p>
<p>4.</p>	<p>Notwithstanding the details on the submitted plans, the glamping pods hereby approved shall have a finished floor level set no lower than 38.78m AOD and the converted barn finished floor levels shall be set no lower than 37.18m AOD. This is in accordance with sections 5.5.1 and 5.5.2 of the accompanying flood risk assessment. These floor levels shall be maintained and retained for the lifetime of the development.</p> <p><i>Reason: To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Part 2 Local Plan (2019).</i></p>
<p>5.</p>	<p>The glamping pods and coffee/farm shop hereby approved shall not be brought into use until the dropped vehicular footway has been widened and is available for use, pedestrian visibility splays of 2m by 2m are provided each side of the vehicle access and the parking bays clearly delineated in accordance with drawing reference 3459/04D received by the Local Planning Authority on 15 November 2019. This shall be maintained for the life of the development.</p> <p><i>Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
<p>6.</p>	<p>No pod erected pursuant to this permission shall be occupied or brought into use until:</p> <p>i) All necessary remedial measures identified within the Phase 1 Desktop Study and Contamination Assessment Report (ref IV.84.18) dated April 2018 have been completed in accordance with details approved in writing by the Local Planning Authority; and</p> <p>(ii) It has been certified to the Local Planning Authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.</p>


	Reason: In the interest of public health and safety.
7.	<p>The glamping pods hereby approved shall only be used for the purposes of holiday letting accommodation and shall not be occupied as permanent residential units at any time.</p> <p><i>Reason: This Green Belt site is not suitable for permanent residential dwellings and for the avoidance of doubt.</i></p>
8.	<p>The coffee/farm shop hereby approved shall not be open to customers except between the hours of 09:00 – 17:30 Monday to Friday and 10:00 – 17:00 on Sunday.</p> <p><i>Reason: In the interests of amenity for nearby residents and in accordance with the aims of the Policy 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan (2019).</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively by working to determine this application within the agreed determination date.
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
3.	<p>The development makes it necessary to extend the vehicular crossing over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities</p>
4.	A caravan site license would be required in order to meet the minimum standards that must be achieved to protect health, safety and welfare of site occupants. The applicant should contact the Council's Licensing department on 0115 917 7777.
5.	Before any works are undertaken, the applicant should contact the Council's Food Hygiene team on 0115 917 3485. The premises must be registered and approved by the Council 28 days prior to trading.
6.	Any external extraction systems e.g. flues or air conditioning units are likely to require planning permission.

7.	The prospective site manager should register to receive flood warnings.
8.	A Flood Warning and Evacuation Plan for the site should be brought into place prior to the occupation of the development with this information being made available to any subsequent users.

Site Plan



Legend

-  Site
-  Green Belt
-  Green Infrastructure Corridor
-  Local Wildlife Site
-  Flood Zone 3
-  Flood Zone 2

Photographs



East elevation of agricultural barn



West elevation of no. 6 Meadow View



Rear elevation of nos. 6 – 9 Meadow View



View of site facing south towards entrance, no. 9 Meadow View and agricultural barn



View of Meadow View facing north west



View facing north (BBQ hut and existing pods)

