
APPLICATION NO.	P13/S0043/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	17.1.2013
PARISH	EWELME
WARD MEMBER(S)	Mr Felix Bloomfield Miss Rachel Wallis
APPLICANT	Miss R E Wallis
SITE	Downs Farm House Ewelme, OX10 6PQ
PROPOSAL	Proposal to develop a small "Glamping" business.
AMENDMENTS	None
GRID REFERENCE	465621/190663
OFFICER	Miss S Green

1.0 INTRODUCTION

- 1.1 This application is referred to planning committee as the applicant is a district councillor.
- 1.2 Downs Farm is situated to the east of Ewelme. The farm consists of a number of buildings which are accessed off a single lane track. The whole of the site is within the Chilterns Area of Outstanding Natural Beauty and a number of public rights of way run close to the farm. An OS extract which shows the location of the site is attached at Appendix 1.

2.0 PROPOSAL

- 2.1 The application seeks full planning permission for a small scale 'eco-glamping' site. There would be a maximum of 5 'glamping tents' situated within an area of existing woodland and tree seedlings on the site, which is currently used for game cover for winter pheasant shooting.
- 2.2 Each tent would be a timber frame structure with a "green" roof and a hemcrete insulated side covered with green canvas. Each would have its own bathroom facilities and solar PV and thermal panels along one edge of its roof to provide its own electricity and hot water. Each would have a small decked area to the front.
- 2.3 The proposal intends to be highly sustainable with all the energy proposed to be from renewable sources. As well as the solar panels, wood burning stoves with a back-boiler would also help provide hot water. The proposal also includes a wetland sewage treatment system for the site. Plans of the proposed tents and the wetland system are attached at Appendix 2. The full application and consultation responses can viewed on the website at www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Ewelme Parish Council Approve

Forestry Officer	Will not have a significant adverse impact on the woodland. Creation of other wildlife habitats near to the woodland should improve its value
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Countryside Officer	Will not affect any important habitats or protected species. If carried out as specified should enhance biodiversity on the site.
Environmental Protection	No strong views
Economic Development	Support. Significant economic benefits to proposal
MONSON	Foul drainage system proposed is acceptable.
OCC Highways	No objection
Environment Agency.	No strong views
Chilterns Conservation Board	No specific comments. Account should be taken of Chiltern AONB management plans/documents

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/W1351/EX](#) - Approved (12/10/2011)

Extension of time to implement planning permission P07/W1242 (Demolition of redundant agricultural storage buildings. Conversion of redundant agricultural buildings to provide 4 residential units, construction of new stables (as amended by drawing nos. BS/16/01A; 05A; 090A; 091A; 092B; 100A; 101B; 102B; 103B; 104A; 107e; 108B; 109B; 110B; 112; 113; 114 and revised design and access statement, also as clarified by survey drawings accompanying email from agent dated 26 June 2008)

[P10/W0110/NM](#) - Approved (01/04/2010)

Non material amendment of planning permission P07/W1242 for the Demolition of redundant agricultural storage buildings. Conversion of redundant agricultural buildings to provide 4 residential units, construction of new stables (as amended by drawing nos. BS116/01A, 05A, 90A, 091A, 092B, 100A, 101B, 102B, 103B, 104A, 107C, 108B, 109B, 110B, 112, 113, 114 and revised design and access statement, also as clarified by survey drawings accompanying email from Agent dated 26 June 2008).

[P07/W1242](#) - Approved (18/11/2008)

Demolition of redundant agricultural storage buildings. Conversion of redundant agricultural buildings to provide 4 residential units, construction of new stables (as amended by drawing nos. BS116/01A, 05A, 090A, 091A, 092B, 100A, 101B, 102B, 103B, 104A, 107C, 108B, 109B, 110B, 112, 113, 114 and revised design and access statement, also as clarified by survey drawings accompanying email from Agent dated 26 June 2008).

[P07/W0976/LD](#) - Approved (24/09/2007)

Residential use complying with Condition 2 of planning permission M177/61 (occupation by agricultural worker).

[P61/M0177](#) - Approved (11/04/1961)

ERECTION OF FARMHOUSE AND GARAGE

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Local Plan 2011 policies;

A3 - Agricultural diversification

C8 - Adverse affect on protected species

C9 - Loss of landscape features

EP1 - Adverse affect on people and environment
G2 - Protect district from adverse development
TSM6 - Touring caravan and camping sites

South Oxfordshire Core Strategy 2027 policies;
CSEM1 - Supporting a successful economy
CSEN1 - Landscape protection
CSQ3 - Design
CSR1 – Housing in rural areas
CSR2 - Employment in rural areas

NPPF
South Oxfordshire Design Guide 2008
Chilterns AONB Management Plan
Chilterns Building Design Guide

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning considerations of this proposal are considered to be the following:

- Principle
- Impact on the landscape and AONB
- Impact on trees
- Drainage
- Highways
- Economic issues
- Sustainability
- Other issues

Principle

6.2 Policy TSM6 of SOLP permits new camping sites and policy A3 of SOLP supports farm diversification schemes subject to proposals meeting a number of sub-criteria which are set out below.

Impact on the landscape and AONB

6.3 The camping site is situated to the south of the main collection of farm buildings and within an existing plantation of trees. The site was selected as it is less exposed and would have less visual impact compared to some of the more elevated parts of the farm. The site in total is around 1ha in size. The 5 tents would be spaced throughout the site within the existing trees. The tents would have a timber frame and have a green roof with hemcrete panels for the sides covered with a green canvas to help them blend into the landscape. The site would be accessed by a path from the existing farm complex.

6.4 The only aspect of the proposals which could be the most visually noticeable would be the solar panels. These would be along one edge of the green roof of each tent. This small number of panels would have a limited impact on the much wider landscape and would unlikely be seen from the various public rights of way surrounding the site. When weighed against the other benefits of the proposals set out below, they would be an acceptable feature in my view.

6.5 In line with the NPPF and policy CSEN1 of the Core Strategy, high priority should be given to the conservation and enhancement of Areas of Outstanding Natural Beauty. The proposed tents have been designed to blend into the landscape as much as possible and would be sited within an area of trees. There would be limited views of the tents from the wider area. Overall the scheme also proposes to increase biodiversity on

the site and support the farm and local tourist economy. As such the proposal would conserve and enhance the visual landscape of the Chilterns AONB as well as supporting the wider vision for the area which is set out in the Chiltern Conservation Board's management plan.

- 6.6 Conditions are suggested for a sample of the green canvas to be submitted for approval as well as details of any external lighting for the site to ensure that the rural character of the area is safeguarded.

Impact on trees

- 6.7 An arboricultural report was submitted with the application and has been reviewed by the council's forestry officer. Given the small size and current density of the existing woodland, he does not consider the proposals will have an adverse impact on the woodland or its amenity value. He suggests a condition requiring an arboricultural method statement which includes the specification for any tree surgery; details of areas for the storage of materials, temporary on site parking etc; routing of drainage and services in the vicinity of the trees; details about the construction of structures such as the foundations; and details and method of construction of the footpath to be submitted for approval to ensure the trees which be adequately protected during the construction of the development.

Drainage

- 6.8 A wetland sewage treatment and holding pond is proposed as part of the development. Details and plans of this have been submitted as part of the application. Both the council's drainage consultant, Monson, and the Environment Agency have been consulted and neither have any objection to the submitted proposal. The Environment Agency has advised that they may require an environmental permit to discharge treated sewage effluent. This would be dealt with directly with the Environment Agency.

Highways

- 6.9 The farm is accessed via a single track road which is also a bridleway. The proposal is only for 5 tents and therefore the increase in traffic is expected to be very small. Parking for the site would be within the existing farmyard, the proposed area for parking is shown on plan 1021-001-00. The site is close to a number of other public rights of way, including the Ridgeway, and the applicant expects that a number of guests may also choose to arrive via foot or bicycle along one of these routes. The local highway officer has no objection to the proposals. They have suggested that a travel plan and transport statement should be provided, however given the very small scale of the scheme and limited additional impact upon the local highway network over the existing farm use, such a requirement is considered unduly onerous in this case. He also suggests that an informative is passed to the applicant recommending that the accesses to the site are widened to at least 4.5m to allow for 2 vehicles to pass each other, though this is not essential for the development to take place.

Economic issues

- 6.10 The proposal would create a full time and 2 part time jobs. In addition to direct employment, it would also benefit the local tourism economy by offering an alternative form of accommodation within the local area. It would also create additional income to support the farm itself. The proposal would therefore accord with policy CSR2 of the Core Strategy and policy A3 of the Local Plan.

6.11 Sustainability

The scheme is proposed to be built using local and/or recycled materials where possible eg. recycled car tyres for the foundations, local timber for the frame. Heat and hot water are proposed to be produced from the solar panels and the wood burning

stoves. Sewage would be disposed off via the new wetland treatment scheme. Overall the scheme seeks to be highly sustainable and low impact on the environment and will be promoted as an eco-tourism facility. It will also have direct and indirect benefits for the farm and local economy. Both local and national development plan policy support proposals for sustainable development such as this. It would therefore accord with both the overall strategies in the NPPF and the Core Strategy

Other issues

- 6.12 A condition is also suggested to limit the occupation of the structures to holiday accommodation only and is ancillary to the farm, as the separate occupation of the structures for residential purposes would otherwise be contrary to the council's housing policy CSR1.
- 6.13 The OCC countryside access officer has no objections to the proposals. He suggests advising the applicant that no materials or structures should be deposited on or adjacent to any public right of way that may obstruct or dissuade the public from using the route whilst development takes place.

7.0 CONCLUSION

- 7.1 The application is recommended for approval as it would comply with the relevant development plan policies. It would be a sustainable form of development and an acceptable form of farm diversification. Subject to the conditions the development will not have an adverse impact upon the rural character of the area or the Chilterns AONB.

8.0 RECOMMENDATION

- 8.1 **That planning permission is granted subject to the following conditions:**

- 1. Commencement 3 yrs - Full Planning Permission**
- 2. Approved plans**
- 3. Tree Protection to be submitted for approval**
- 4. Wetland sewage treatment system constructed as approved plan**
- 5. Sample of green canvas to be submitted for approval**
- 6. Restricted to holiday accommodation only**
- 7. Scheme for external lighting to be submitted for approval**

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