

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER:	R/2024/0322/FF
LOCATION:	THE WILLOWS 1 & 2 PLANTATION COTTAGES LOW STANGHOW ROAD STANGHOW SALTBURN BY THE SEA TS12 3JZ
PROPOSAL:	2 No. Glamping Pods, Dog Exercise Area and associated car parking

[Planning Application Details](#)

APPLICATION SITE AND DESCRIPTION

Permission is sought for 2 No. Glamping Pods, Dog Exercise Area and associated car parking.

The application relates to land at The Willows, 1 & 2 Plantation cottages, Low Stanghow Road, Stanghow. The application site is located to the south west of Plantation Cottages. 1, 2, 3 and 4 Plantation Cottages are Grade II listed buildings. The existing paddock land is accessed via a stone laid track which runs between 1&2 Plantation Cottages and 3 Plantation Cottages. There is a section of track to north east of the site which leads onto Low Stanghow Road which is owned by 3 Plantation Cottages. The land uses adjoining to the paddock include further paddocking areas to the south, equestrian buildings to the east, agricultural buildings to the west and a paddock/field to the north. Large mature trees are found adjacent to the northern boundary of the site and a mature hedge runs adjacent to the western boundary.

This application seeks consent to install two glamping pods in the north west corner of the existing paddock. Pod 1 will measure 5.4m in length, 2.3m wide and have a maximum height of 3.5m. Pod 2 will measure 4.8m in length, 2.3m wide and 3.5m high. The pods will resemble a shepherd hut and will be largely constructed of timber. The pods will each be self contained including a bathroom, a double bed and a small kitchen area. The south east section of the existing paddock be used as a parking area to be used in associated with the glamping pods and for the occupiers of 1&2 Plantation Cottages. The area will be gravelled. The north east section of paddock will be planted with wild flowers and various fruit and smaller trees. The south west section of the paddock will retain a grassed area for dog exercise. The dog exercise area will include trees and wildflowers. The site will be accessed via the existing track used by the applicant from Low Stanghow Road. The site will managed by the owner of 1 and 2 Plantation Cottages and the dog exercise area will be used by the occupiers of the glamping pods and the applicant and his family only. The dog exercise area will not be open to the public to use as a separate venture.

The proposals have been revised several times during the consideration of the application. The original plans proposed vehicle parking to the west side of 1 Plantation Cottage and parking spaces to the front of 1&2 Plantation Cottages. The details have been revised due to the detrimental impact on the setting of the listed buildings. The proposed access into the site is now via the existing vehicular access used by the applicant between 1&2 Plantation Cottages and 3 Plantation Cottages. The foremost section of the access onto Low Stanghow Road is owned by 3 Plantation Cottages with the right of access permitted to the occupiers of 1 & 2 Plantation Cottages. The original application also included a store building within the existing paddock area. The store building has been removed following officer concerns.

The application has been accompanied by a site location plan, site plan, proposed elevation and floor plan drawings, Design and Access Statement, Biodiversity Net Gain Statement, Biodiversity Metric Calculation Tool and Biodiversity Management and Monitoring Plan.

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL PLAN (2018)

SD1 Sustainable Development
SD2 Locational Policy
SD3 Development Limits
SD4 General Development Principles
LS3 Rural Communities Spatial Strategy
ED8 Rural Economy
ED11 Caravan and Tourist Accommodation
HE2 Heritage Assets
N1 Landscape
N4 Biodiversity and Geological Conservation

PLANNING HISTORY

R/2022/0353/CD - 1 & 2 PLANTATION COTTAGES & THE OLD STANGHOW HALL - Discharge of condition 6 (window and door details) of listed building consent R/2018/0562/LB for internal and external alterations; works to include demolition of existing kitchen; bathroom & outhouse; replace with single storey extension to rear along with conversion of adjoining building to dwelling – Discharged – 13/05/2022

R/2019/0356/CD 1 & 2 PLANTATION COTTAGES & THE OLD STANGHOW HALL- Discharge of condition 8 of listed building consent R/2018/0562/LB for internal and external alterations; works to include demolition of existing kitchen; bathroom & outhouse; replace with single storey extension to rear along with conversion of adjoining building to dwelling – discharged – 22/08/2019

R/2018/0561/FF -1 & 2 PLANTATION COTTAGES & THE OLD STANGHOW HALL - Change of use and conversion of old hall to dwelling (holiday let); internal and external alterations to cottage including demolition of existing kitchen; bathroom & outhouse at rear; single storey rear extension; new windows and doors; stone retaining wall; rebuild detached outbuilding and new gates - granted – 03/12/2018

R/2018/0562/LB - Listed building consent for internal and external alterations; works to include demolition of existing kitchen; bathroom & outhouse; replace with single storey extension to rear along with conversion of adjoining building to dwelling – granted 03/12/2018

RESULTS OF CONSULTATION AND PUBLICITY

The application has been advertised by means of a press notice, site notice and neighbour notification letters.

There have been three consultation periods. The third consultation period followed receipt of amended plans changing the vehicular access into the site, omitting the parking adjacent 1&2 Plantation Cottages and the storage building.

As a result of the consultation periods there has been written representations from 10 addresses objecting to the proposal, 14 in support and 3 making comments. The comments are summarised as follows:

First consultation period (17/06 – 05/07/2024):

Objections

- *Concerns regarding proposed access to western side of applicant's house – too narrow and dangerous*
- *Concerns regarding impact of parking to front of Plantation Cottages on setting of Grade II listed buildings*
- *Ancient site, Old Knights Templar resting site. Old field buildings where the campsite is to sit are very old crofters buildings*
- *Concerns parking to the front of Plantation Cottages will hinder access into Well Farm. Farm access used by used by tractors, heavy good vehicles for live stock transportation and feed wagons on a weekly basis*
- *Concerns regarding noise and traffic from glamping pods*
- *Concerns regarding traffic from dog exercise field*
- *Shed is modern structure out of keeping with the area*
- *Low Stanghow Road already very busy with farm and resident traffic*

- *Junction onto Low Stanghow Road is notoriously difficult to negotiate safely at the best of times*
- *Holiday accommodation will create noise and light pollution possibly at unsocial hours*
- *Low Stanghow will lose part of its rural charm*

Comment

- *Removal of grassy knoll for car parking would possibly expose the foundation of listed building*

Support

- *Good thing for the local community and will not compromise existing access, appearance of the building or road view*
- *Applicant has carried out extensive refurbishment of the building In keeping with the age and aesthetic of the property, enhancing the building and outlook for us a close neighbours and others using the road*
- *Small local venture will complement existing proposals and reenergise the local community*
- *Fantastic addition of local tourism and camping industry*
- *Beautiful area which people could enjoy...will help the local villages and communities to thrive*

Second consultation period (05/07 – 19/07/2024)

Objections

- *Highway safety concerns on Low Stanghow Road from additional vehicular movements as there are significant number of daily vehicular movement by large agricultural machinery and equipment*
- *Serious engineering work is required to provide safe vehicular access*
- *To allow any changes to grade 2 listed building and adjacent walls would be criminal and detrimental to the heritage of the area*
- *Amendment doesn't resolve issue of parking between west gable of 1 and 2 Plantation Cottages or problems to the front*
- *Cabins too close to woodland boundary, dry stone wall and stabling. Concerned there may trespassing into adjacent buildings by unaware holidaying personnel*
- *Proposal involves demolition of part of listed building. Listed building consent has not been sought and there is no consideration of the impact on the listed building within the application*
- *Demolition of wall to create new access would erode the significance of the heritage asset*
- *Development would cause substantial harm to heritage asset and its setting failing to comply with Local Plan Policy HE2 and national policy*
- *Site of holiday accommodation is easily viewable from neighbour's land that they use on a regular basis when tending to their horses*
- *Works to Low Stanghow Road would drastically change the character of the site and surroundings*
- *Introduction of buildings and substantial hardstanding areas would be in stark contrast to the green field*

- *Concerns regarding noise and disturbance, access about 5m at closest point*
- *Question regarding how occupiers of holiday accommodation would access pods.*
- *Could be around 12 additional vehicle movements a day. Vehicles accessing site very close to habitable rooms of 3 Plantation cottages. Cause noise and glare from headlights accessing and egressing the site, particularly at night*
- *Concerns dog walking area adjacent to field with grazing horses. Concerns regarding noise of dogs barking and effecting horses especially if being ridden at the time.*
- *Proposal considered materially harmful effect in the living conditions of the occupiers of 3 Plantation Cottages contrary to Policy SD4*
- *Not possible for holiday accommodation users to use 3 Plantation Cottages driveway. The right of way does not allow for a business use*
- *Concerns regarding water drainage onto highway from new access*
- *Number of businesses already run from 1 and 2 Plantation Cottages (ice cream business and car repair/storage)*

Support

- *More facilities like this are needed in this beautiful area*
- *Will boost the area. Perfect location*
- *Do not see why negative. Already done a massive improvement to your home*
- *Fully support. Location is perfect and proposals would be sympathetic and in keeping with natural beauty of the area*
- *Similar proposals in local area have been proven to be beneficial to local community*
- *Applicant is very receptive to positive feedback/criticism and is sensitive to working with others*
- *Minimal traffic will not affect the neighbours*
- *Village should support each other in new ventures*

Third consultation period 03/10 -17/10/2024

Objections

- *Access is ridiculous and displays astounding level of selfishness to the immediate neighbours. To allow access the applicant would have to move his vehicles on and off the property with regularity*
- *Pods sited under the canopy of my sycamores in my wood on northern side of site and too close to drystone wall*
- *Banking and flowers to east side against my property and building would mean the hedge couldn't be managed properly*
- *Children and recreational night activities will cause distress to my stock over the boundary*
- *Concerns regarding dogs being disruptive in countryside*
- *Concerns the development will increase in number of pods on site*
- *Sewerage drainage has already been put in place pre-planning*
- *No legal right of way over No. 3 Plantation Cottage driveway for business purposes*

- *Concerns regarding noise and disturbance as any occupiers of the pods would drive passed 3 Plantation Cottages.*
- *If both pods occupied could expect at least an additional 12 movements per day. Type of use tends to create more movements per day than a normal dwelling. Potential for car movements early in the morning and late at night.*
- *Drive passes directly alongside 3 Plantation Cottages kitchen/dining room window to the side and bedrooms to rear. Cause serious noise and disturbance issues in what is a very quiet environment*
- *Highway safety concerns due to quiet narrow rural road. Traffic generated by the proposal would increase the number of vehicles on the road significantly.*
- *Highway safety concerns due to children playing out the front to their house*

Support

- *Applicant will keep nuisance to an absolute minimum*
- *Fantastic addition to grown local tourism industry*
- *Applicant would be using space for professionals only*

Lockwood Parish Council

Comments received 28/06/2024

Following a request from residents a planning meeting was called in respect to this application and the following comments arise from that meeting.

1) Removal of part of the Bank side in front of the cottages to provide parking:

Comment - cottages are grade II listed in a conservation area so concerns were raised about the visual impact of removing the bank side which has become a feature of this picturesque area. There is no mention of how the remaining bank side in front of the cottages will be stabilised. It would need a very large cut back to allow door opening of vehicles on both sides. The parking is opposite the entrance to Well Farm and agricultural vehicles already have issues with access and egress to their site. The application does not specify if the parking is for residents use, visitors use or barn visitors (which has current planning consent for conversion to holiday cottage).

2) The proposed new access.

This would require demolition of the extended front wall of this grade II listed cottage. The majority of access and egress from this new entrance would be from and towards the direction of Stanghow Crossroads it is believed this entrance is too narrow to allow the turning space and site lines required to use this access. The tendency would be to use the opposite verge which is an unstable quarry edge, owned by Mr Dorman, to improve the turning circle and thus causing more damage to this unstable verge. This is a very busy narrow lane in constant use by heavy agricultural machinery from many nearby farms.

Although this may be not a planning concern it would detract from the current quiet lifestyle of the immediate bordering neighbours, i.e. Night time light and

noise pollution, from people camping in the pods undertaking outside activities.

We strongly advise that a site visit is needed to appreciate the issues and concerns arising from this application.

Redcar and Cleveland Borough Council (Development Engineers)

Comments received 25/09/2024

The proposed application is for a new access; 2 No. glamping pods, dog exercise area and storage building at Plantation Cottages, The Willows Low Stanghow Road.

The site is located in a rural area, accessible via Low Stanghow Road, a minor access road that serves the area, within a three-minute walking distance of bus stops and public rights of way. The level of traffic

generation created by the proposals will not have a material impact on the operation of the highway network.

A drive crossing access served from Low Stanghow Road is proposed as part of the application, which will accommodate two vehicular parking bays to the west of 1 Plantation Cottage. This facility requires the construction of a drive crossing access over highway, the proposed grade of which is not in line with design guide standards. It has also not been demonstrated that visibility splays to the arrangement can be achieved given the proximity of the wall and foliage to the west. This facility is not a viable arrangement in its current form. An additional parking feature formed of grasscrete to the frontage of 1 and 2 Plantation Cottage is also proposed, consideration has not been given to the practicalities of this arrangement or the safety of road users. The facility is located opposite a junction and confined by the embankment, which will force vehicles parking in this facility to overhang the carriageway.

Sufficient area within the site is available to accommodate vehicular parking, turning and manoeuvring to enable access to the two glamping pods and also the agricultural building.

We would recommend deferral until the applicant can address the vehicular parking arrangement associated with 1 and 2 plantation cottages.

Comments received 26/11/2024

The proposed application is for the creation of two glamping pods, dog exercise area and associated parking facilities at Plantation Cottages, The Willows, Low Stanghow Road.

The site is located in a rural area, accessible via Low Stanghow Road, a minor access road, within a three-minute walking distance of bus stops and public rights of way.

Five vehicular parking bays will be created as part of proposals, which is an acceptable level of provision. Sufficient area is available within the site for vehicular parking, turning and manoeuvring. The level of traffic generation associated with the proposal will not have a material impact on the operation of the highway network.

It is therefore for the above reasoning we have no objections to application

**Redcar and Cleveland Borough Council (Planning Strategy)
(Conservation Advisor)**

Comments received 01/07/2024

Objection due to the impact of the engineering elements of the application involving creation of parking spaces and a vehicular entrance, which are considered to conflict with Policy HE2 of the adopted Local Plan. The character of the listed building is very much reliant on its wayside setting, continual traversing of the lane no doubt being responsible for the now slightly elevated perception of the house, sat atop the grassed verge. Removal of the verge to accommodate parking and the creation of a vehicular entrance would severely impact upon the character of the listed building and, albeit to a lesser extent, wider character with corresponding harm to the setting of other nearby listed buildings found slightly further along Low Stanghow Road.

With regard to the proposed works within the field, the only objectionable element is the scale and appearance of the storage building which has a modern, non-vernacular character which would also be harmful to the setting of nearby listed buildings.

Comments received 17/07/2024

Objection. Demolition of the side extension is likely to result in the unjustifiable loss of historic fabric. Its provenance or significance has not been established though the bulk of it appears to be shown on the 1853 OS map. The deletion of one parking space does not alleviate the concerns related in the previous response and for that reason the proposal continues to be considered to fail to comply with Policy HE2 of the adopted Local Plan.

Comments received 18/10/2024

No objection to the revised scheme, which is now considered to meet the requirements of Policy HE2 of the adopted Local Plan. The most significant element of setting is considered to be the wayside nature of the cottages, which will be preserved by this proposal. The rearward plot is within what was once a large field, since sub-divided a number of years ago and it is noted that the scheme does not entail the removal of any historic boundaries. The immediate surroundings to the south of the cottages are characterised by traditional but ad-hoc built development, in various states of repair. The introduction of two wheeled huts is not therefore thought to have a material

impact on setting, subject to sympathetic execution. The use of gravel for the parking area and pathways rather than a sealed hard-standing is noted, though a suitable relatively locally sourced material should be specified to avoid an overly domestic appearance.

The following conditions are suggested:

- Prior to laying of the gravelled area in pursuance of this permission, full details and/or samples of the material to be used shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

REASON: To safeguard the setting of the listed buildings as required by Policy HE2 of the adopted Local Plan.

- Prior to emplacement on the site, full details of the design and materials of the wheeled huts / glamping pods shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

REASON: To safeguard the setting of the listed buildings as required by Policy HE2 of the adopted Local Plan.

- No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and maintained in accordance with the approved details.*

REASON: To safeguard the setting of the listed buildings as required by Policy HE2 of the adopted Local Plan.

Redcar and Cleveland Borough Council (Environmental Protection) (Contaminated Land)

Comments received 19/06/2024

I have no objections to the above proposal

Comments received 10/07/2024

I have no objections to the above proposal

Comments received 10/10/2024

In light of the revised redline boundary, our original 'No Objection' response from 10/07/2024 is still valid.

**Redcar and Cleveland Borough Council (Environmental Protection)
(Nuisance)**

Comments receive 18/06/2024

With reference to the above planning application, I would confirm that I have assessed the following environmental impacts which are relevant to the development and would comment as follows:

I note the application site is in close proximity to existing residential properties. In order to minimise the environmental impact I would recommend the inclusion of the following conditions onto any planning permission which may be granted:

- The working hours for all construction and demolition activities on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.

REASON: In the interest of neighbour amenity.

Comments received 08/07/2024

With reference to the above planning application, I would confirm that I have reviewed the amended application and would only reiterate my previous comments.

I note the application site is in close proximity to existing residential properties. In order to minimise the environmental impact I would recommend the inclusion of the following conditions onto any planning permission which may be granted:

- The working hours for all construction and demolition activities on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.

REASON: In the interest of neighbour amenity.

Comments received 08/10/2024

With reference to the above planning application, I would confirm I have reviewed the amended plans and would only reiterate my previous comments made on 17/06/2024 and 08/07/2024.

CONSIDERATION OF PLANNING ISSUES

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area and on landscape

- The impacts on heritage assets
- The impacts on neighbour amenity
- The impacts on highways safety
- Biodiversity Net Gain

The principle of development

The application site is outside development limits. Local Plan Policy SD3 restricts development to specific criteria. Criterion b. permits 'a recreation or tourism proposal requiring a countryside location'. It is considered the proposal accords with Policy SD3.b.

Policies ED8 and ED9 support tourism growth objectives for rural leisure and tourism developments. Policy ED11 specifically assesses caravan and tourist accommodation. The policy confirms the development of new caravan, camping or chalet accommodation will only be permitted where it:

- a. is sited within a mature landscape containing established woodland or forest which screens the site from roads, viewpoints and other public places, or incorporates a comprehensive landscaping scheme which would adequately screen the development from public vantage points;*
- b. does not result in cumulative harm to landscape character from a concentration of similar development;*
- c. avoids an adverse impact upon residential amenity, either alone or in combination with other tourist developments; and*
- d. is satisfactorily accessed from the road network and provides safe pedestrian access points.*

Any ancillary buildings should be carefully sited and grouped with any existing buildings to limit the visual impact of the development on the surrounding area.

Development should be directed to areas at least risk of flooding. Proposals will not be acceptable in Flood Zone 3b and will only be supported in Flood Zone 3a if both the sequential and exceptions tests have been met and in Flood Zone 2 if the sequential test is met.

The proposal will be located within an established landscape of mature trees and hedgerow. There are large mature trees running along the boundary to the north of the site which will screen the development from Low Stanghow Road. There is also mature hedgerow and trees to the western boundary which will shield any view to the west. The existing southern boundary of the site is currently post and wire fencing. Nevertheless, there are no public footpaths running to the south of the site. The nearest public footpath runs from the north west of the site past Well Farm to the south east of the site approximately 115m away. Therefore, it is considered the proposal accords with criterion a of Policy ED11 as the site will be adequately screened from public vantage points.

The impact of the proposals on the landscape, residential amenity and highway considerations will be discussed in the next section of this report

The revised proposals do not include an ancillary building. The site is located within Flood Zone 1 therefore no further information is required in terms of flooding.

The proposals would bring an investment and tourist facility which the Borough is keen to attract and develop. The application would accord in principle with part b of policy SD3 and with the general principle of policies ED8, ED9 and ED11 providing that other matters (highways, residential amenity and landscape) are considered acceptable.

The impacts on the character and appearance of the area and on landscape

Policy SD4 amongst other requirements at criteria J, K and L requires that proposals respect the character of the area and seek to improve the character and quality where possible along with being sustainable in design.

Local Plan Policy ED11b requires the proposal *does not result in cumulative harm to landscape character from a concentration of similar development.*

There are no other examples of similar development to harm the landscape character immediately surrounding the site. It is granted the Old Hall attached to 1&2 Plantation Cottages has consent to be converted into holiday accommodation. However, this proposal does not have any greater impact on landscape character as the building is existing. It is also noted there has been a recent planning approval for a 'moveable shepherd hut for short term holiday letting' Reference R/2027/0494/FF at Fernlea, Stanghow Road, Stanghow. The development in the rear garden of Fernlea will be approximately 230m to the north west of the site, on the other side of the village and as such is not considered to result in cumulative harm on the landscape.

The application site is located within a 'Restoration Landscape Area' as illustrated on the policies map. In Restoration Landscape Areas, opportunities should be taken to repair or reinstate the landscape structure as part of the development. Within restoration landscape areas, wherever possible, all developments should include measures to enhance, restore or create special features of the landscape. The proposals include the planting of various trees, hedging and wildflowers as part of biodiversity net gain proposals which will in turn enhance the landscape.

The proposal will not be visible within the street scene as discussed in the previous section of this report. It is considered the proposals are of modest dimensions and would be of timber clad appearance.

The Council's Conservation Advisor note the potential impact of external lighting within the scheme. A condition will be included to control the lighting to ensure it is kept to a minimum to retain the rural character and protect the setting of neighbouring listed buildings.

Given the location and the scale of the proposal it is not considered to have any significant impact upon the character of the area or visual amenity. The proposal would have minimal visual intrusion and would not result in a form development to have any appreciable negative effect upon the character of the site or the wider area. The proposal is therefore considered to be acceptable in this regard with Policies SD4, ED11 and N1 of the Development Plan.

The impact on heritage assets

Redcar and Cleveland Local Plan Policy HE2 protects the setting of a designated heritage asset. The policy will only permit any development affecting the setting of a designated heritage asset if the proposal:

- e. preserves or enhances its significance as a designated heritage asset;*
- f. protects its immediate setting including the space(s) around the building and the historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfacing; and*
- g. retains historic plot boundaries and layouts*

The Council's Conservation Advisor has no objection to the revised scheme which is now considered to meet the requirements of Policy HE2 of the adopted Local Plan. The most significant element of setting is considered to be the wayside nature of the cottages, which will be preserved by this proposal. The rearward plot is within what was once a large field, since subdivided a number of years ago and it is noted that the scheme does not entail the removal of any historic boundaries.

The immediate surroundings to the south of the cottages are characterised by traditional but ad-hoc built development, in various states of repair. The introduction of two wheeled huts is not therefore thought to have a material impact on setting, subject to sympathetic execution. The use of gravel for the parking area and pathways rather than a sealed hard-standing is noted, though a suitable relatively locally sourced material should be specified to avoid an overly domestic appearance. The Conservation Advisor has suggested several conditions relating to materials and external lighting which are considered acceptable in light of the location and nature of the proposed works.

Subject to the inclusion and discharge of said conditions it is considered the development is acceptable in terms of impact on heritage assets and accords with the aims of Local Plan Policy HE2.

The impacts on neighbour amenity

Policy SD4 amongst other requirements at criterion B requires that proposals "*will not have a significant adverse impact on the amenities of occupiers of existing or proposed nearby land and buildings*". Policy ED11 criterion C requires that proposals "*avoids an adverse impact upon residential amenity, either alone or in combination with other tourist developments*".

The proposals have received many objections from neighbours and local residents concerned the glamping pods and dog exercise field will be detrimental to neighbouring amenity due to noise and disturbance and impact of car lights into neighbouring windows. Further concerns have raised regarding noise from dogs disturbing neighbouring horses and livestock and concerns for neighbouring trees and hedges.

The revised plans propose to use of the existing vehicular access from Low Stanghow Road which runs between the applicant's dwelling and the neighbouring dwelling of 3 Plantation Cottages. The rear elevation of 3 Plantation Cottages faces onto the existing gravelled area to be used as vehicular access to the proposed parking area. A 1.8m high fence runs around the rear boundary of the neighbouring dwelling enclosing a small area of domestic land. It is granted cars accessing the site will be close to neighbouring dwelling. However, this is an existing relationship between the two properties, whereby the applicant uses the access for his vehicles. Each pod is suitable for two people only. It is considered the use of the access for two glamping pods will be limited. The proposed parking area will be to the south west of the neighbouring property approximately 40m from the closest corner of the neighbouring dwelling. The windows in the rear elevation of the neighbouring dwelling face towards the west. The nearest glamping pod will be approximately 50m to the south west of the neighbouring dwelling. It is considered the orientation of the neighbouring windows and the location of mature trees contained within neighbouring land to the north of the pods will prevent direct views of the pods from the neighbouring dwelling. It is considered two shepherd huts are of limited scale and there is a good separation distance between the pods and the neighbouring property with the host house retaining control over the holiday lettings.

Objections have been received from 3 Plantation Cottages which refer to their ownership of the initial access track off Low Stanghow Road. 3 Plantation Cottage note the applicant has the right to access their land to enter his property but the right of way for business use is not permitted. The applicant has confirmed there are no restrictions specifying business use to their right of way. During the consideration of the application, the applicant has served notices to the owners of 3 Plantation Cottages regarding the use of their land. Ultimately this is not a planning consideration but a civil matter between the two neighbouring properties.

3 Plantation Cottages have also raised the note there is restrictive covenant written in the property deeds which affects the whole and any part of No. 1 & 2 Plantation cottages and No. 3 Plantation cottages relating to not carrying out activities which are or may grow to be a nuisance, annoyance or inconvenience to owners or occupiers of neighbouring land. As with the rights of way, covenants are a civil matter that the local planning authority have no control over and cannot be considered as part of this application.

Concerns have been raised regarding the impact of the dog exercise area on neighbouring occupiers. The applicant has confirmed the area will only be

used by the occupiers of the glamping pods and his family. It is considered the proposed level of use is acceptable in this location and will be restricted via a condition should the application be recommended for approval. It is considered the limited size and restriction of proposed users of the dog exercise area the proposal would not detrimentally impact on neighbouring occupiers and their livestock.

Environmental Protection have assessed the application in terms of nuisance and have no objections. Environmental Protection note the close proximity to neighbouring properties whose amenity could adversely affected by noise associated with the construction phase of development and have suggested the inclusion of a working hours construction condition which is considered acceptable given the location of the site and neighbouring occupiers. Environmental Protection did not raise any concerns regarding the use of the site or dog exercise area and impact on residential amenity.

Concerns relating to the impact of the shepherd huts on the neighbouring trees is noted. Nevertheless, each hut is a moveable structure without foundations to have any impact on tree roots. Each hut will be plumbed into the main drainage system of 1 and 2 Plantation Cottages, but this will be result in minimal excavation. The limited height of each pod will not impact on the neighbouring tree branches as the trees are mature. The pods will be between 4.3m and 4.9m from the northern boundary of the site. At the time of the case officer's visit to the site in July 2024 it was noted none of the branches would overhang the areas the pods are to be located. It is considered the development would not impact on neighbouring trees.

The potential disturbance from people accessing the two glamping units in close proximity to the rear elevation of 3 Plantation Cottages is considered not to be sufficiently detrimental to refuse the application due to the limited development of two small glamping pods. It is considered the proposed holiday use and associated dog exercise area huts will be a sufficient distance away from neighbouring occupiers not to significantly impact their amenity in terms of overlooking and being overbearing and the development in accordance with Local Plan Policy SD4 and ED11.

The impacts on highways safety

Policy SD4. p. expects development proposals to provide suitable and safe vehicular access and parking suitable for its use and location.

Policy ED11 d. requires holiday development '*is satisfactorily accessed from the road network and provides safe pedestrian access points*'.

Objection comments from local residents regarding the local highways and access are noted.

The Council's Development Engineer has assessed the revised proposals and has no objection to the proposal. The Development Engineer states:

The site is located in a rural area, accessible via Low Stanghow Road, a minor access road, within a three-minute walking distance of bus stops and public rights of way.

Five vehicular parking bays will be created as part of proposals, which is an acceptable level of provision. Sufficient area is available within the site for vehicular parking, turning and manoeuvring. The level of traffic generation associated with the proposal will not have a material impact on the operation of the highway network.

It is therefore for the above reasoning we have no objections to application.

It is considered the proposed glamping pods, dog exercise area and associated parking area are acceptable and in accordance with Local Plan Policy SD4 and ED11.

Biodiversity Net Gain

Biodiversity net gain (BNG) is an approach to development that ensures habitats are left in a measurably better state than they were prior to development under Section 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

The application has been supported by the submission of a Biodiversity Net Gain Statement, Biodiversity Metric Calculation Tool and a Biodiversity Management and Monitoring Plan.

The calculation was carried out in May 2024 and noted the survey area comprised of a modified grassland paddock with a vegetated mound to the west. The grassland on site is managed through regular cutting and has a relatively low species diversity. The hedgerow to the western site boundary is not within the client's ownership. The site is in a rural area on the eastern periphery of the village of Stanghow, near Lingdale. The proposals are for the construction of two glamping pods and a dog walking area. Gravel access routes will be installed for vehicular access, and hedgerows will be created for screening. Wildflower grassland habitats and trees will also be incorporated into the landscaping proposals. The site does not include any areas of irreplaceable habitat. The proposals will increase the onsite habitat units by 30%

The application includes a Biodiversity Management and Monitoring Plan which is considered acceptable and can be secured via condition should the application be recommended for approval. On this basis the proposal satisfies the requirements of Schedule 7A of the Town and Country Planning Act 1990

Other matters

The application raises no issues in terms of crime prevention and the application accords with part m of policy SD4 Redcar and Cleveland Local Plan.

Environmental Protection have no objection to the proposals in terms of land contamination.

The application falls outside of scope for requiring additional information / assessment in relation to nutrient neutrality.

CONCLUSION

For the reasons outlined above the proposal is considered acceptable. The Proposed installation of 2 No. Glamping Pods, Dog Exercise Area and associated car parking would not have a significant adverse impact on the Landscape, heritage assets or neighbour amenity and the proposal raises no issues in terms of highways safety, biodiversity net gain or crime prevention. The scale and design are acceptable and the proposals would respect the character of the site and surroundings. The proposals accord with policies SD3, SD4, ED8, ED9, ED11, N1 and HE2 of the Redcar and Cleveland Local Plan.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location and Proposed Site Plan AMENDED 14.10.2024 received by the Local Planning Authority on 14/10/2024
- Proposed Plans and Elevations of Huts received by the Local Planning Authority on 12/06/2024

REASON: To accord with the terms of the planning application.

3. The working hours for all construction activities on this site are limited to between 08:00 and 18:00 Mondays to Friday and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holiday.

REASON: To ensure that the any activity during the construction development would not have a significant adverse impact in relation to noise and disturbance in accordance with policy SD4 of the Local Plan.

4. The development hereby approved must comply with the following requirements that:

- (i) the accommodation shall be occupied for holiday purposes only
- (ii) the accommodation shall not be occupied as a person's sole, or main place of residence
- (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the accommodation, and of their main home addresses.

The owner/operator shall advise the Local Planning Authority of the Name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.

REASON: The approved holiday accommodation is outside development limits and not considered large enough to accommodate permanent residential living. Holiday accommodation is in accordance with Local Plan Policy SD3

5. Notwithstanding any details contained within the application, all materials, including paint/stain details as part of the approved development shall first be agreed in writing with the Local Planning Authority before installation of the glamping pods. The structures shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 and HE2 of the Redcar and Cleveland Local Plan.

6. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and maintained in accordance with the approved details.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site in accordance with Policy SD4 of the Redcar and Cleveland Local Plan.

7. Prior to the construction of the final surface treatment, for any hard surfaced areas, details of the materials to be used shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure that the appearance of the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

8. The units of holiday letting accommodation hereby approved shall form and remain part of the current Planning Unit present known as The Willows, 1 and 2 Plantation Cottage as shown edged blue/red on the site location plan dated 14/10/2024. The holiday units shall not be let out or used in anyway if the holiday letting units are functionally separated (either Freehold or Leasehold) and shall at all times remain together in the same overall Planning Unit.

REASON: The site is in a location where new residential development would be contrary to Policy SD3 of the Redcar and Cleveland Local Plan.

9. The dog exercise area hereby approved shall only be used by the occupants of the holiday letting units or occupants of The Willows, 1 and 2 Plantation Cottages. The dog exercise area shall not be let out separately to members of the public.

REASON: The site is in a location where new development would be contrary to Policy SD3 of the Redcar and Cleveland Local Plan.

10. The development hereby permitted shall be carried out in accordance with the submitted Biodiversity Management and Monitoring Plan prepared by EcoSurv and dated 6th June 2024, to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development and the Plan shall be implemented in full.

Monitoring reports will be submitted to the Council during years 2,5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

REASON: In the interests of ensuring measurable net gains to biodiversity and in accordance with Policies.

11. If the use of the glamping pods hereby permitted for holiday purposes permanently ceases the glamping pods shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place within six months of the cessation.

REASON: In order to return the land to its former condition and comply with the provisions of Policy SD3 of the Redcar and Cleveland Local Plan.

STATEMENT OF COOPERATIVE WORKING

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted did not meet with the local policies and guidance. Following discussions with the applicant / agent a satisfactory scheme has been negotiated.