

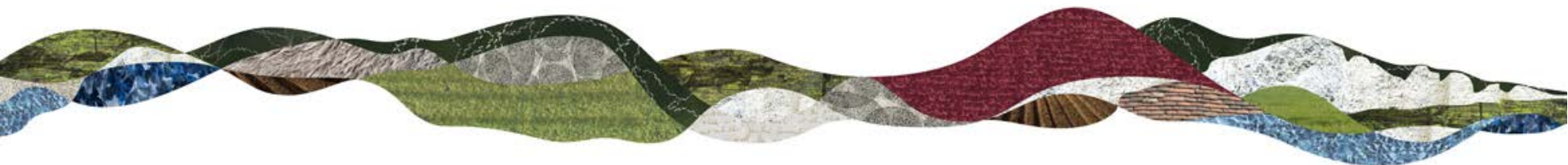
Planning Committee Meeting

9 February 2017

Agenda Item 10

SDNP/16/03499/FUL

**Use of the land for forestry, recreation, traditional woodland crafting, education and tourism. Provision of 6 camping pitches, 6 overnight shelters, community shelter, composting toilet and washroom, surfacing path for wheelchair use and provision of car parking spaces
Laundry Cottage East Dangstein**

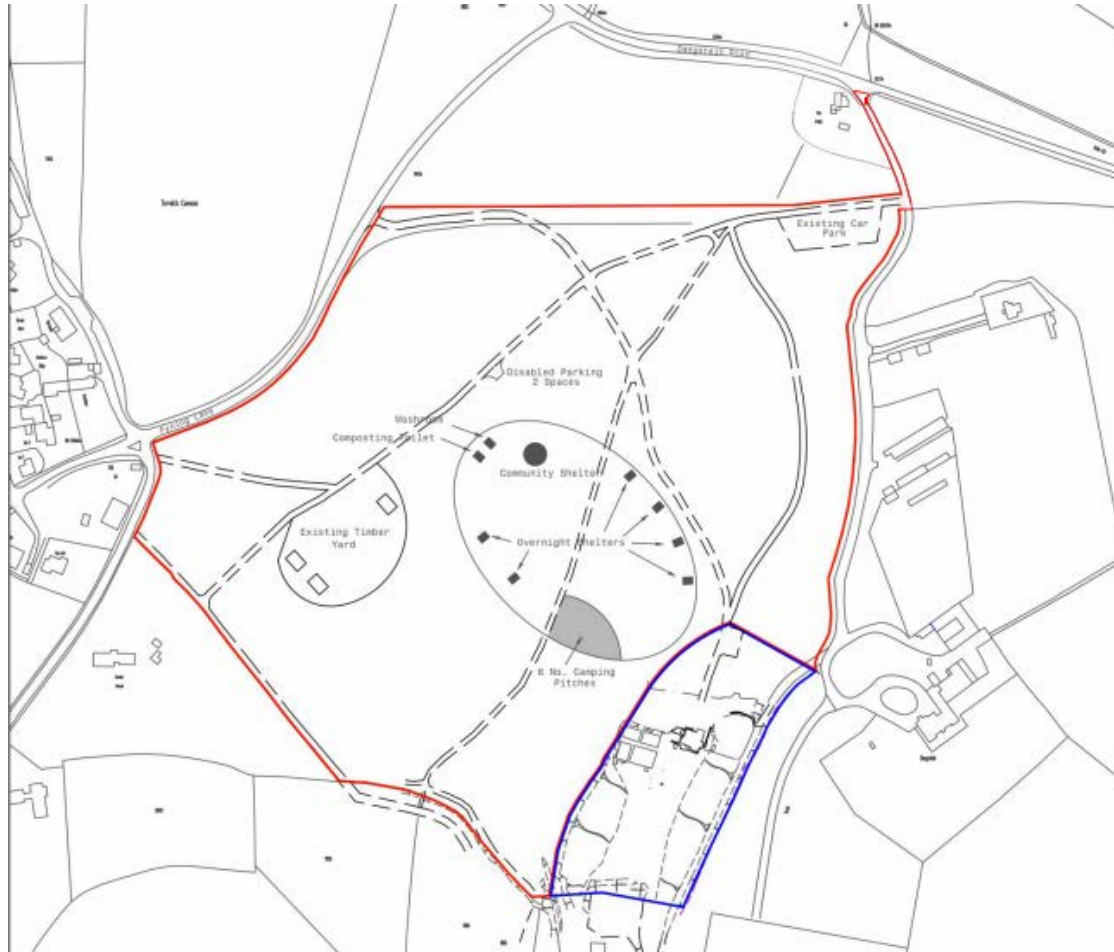




Site Location

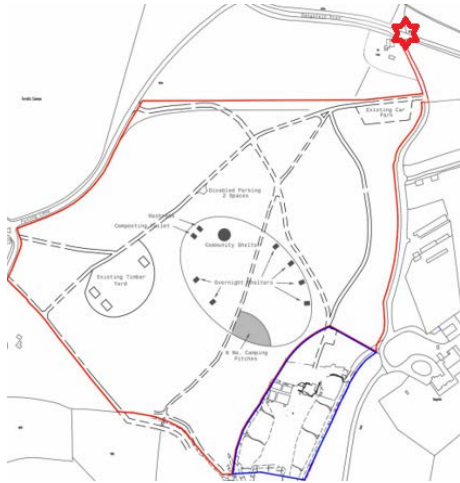


Site Location satellite view



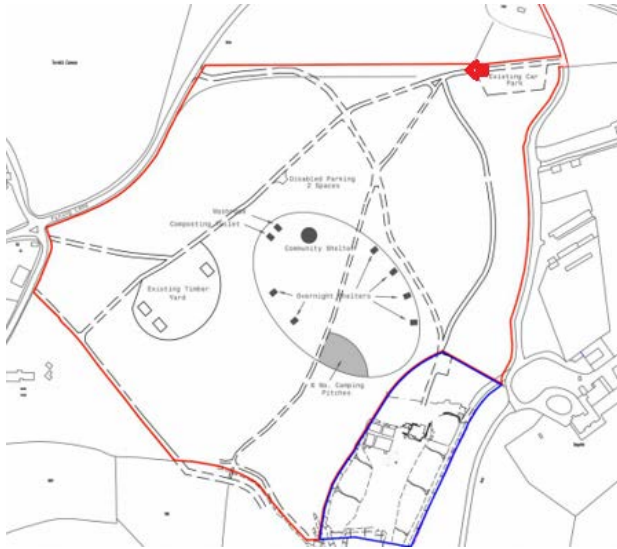
A

Location Plan



Site Access onto Dangstein Road





**Track leading from access drive towards Timber Yard
Parking area on left**

Table 6.1 – Days on which activities occur

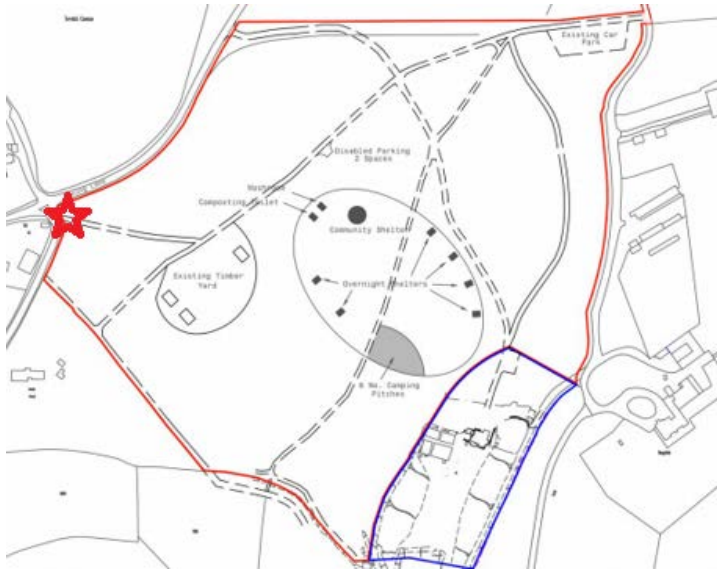
	Term time		Holidays	
	Weekday	Weekend	Weekday	Weekend
Woodland training course	✓	✓	✓	✓
Forest schooling	✓			
Bushcraft			✓	✓
Home education	✓			
Other courses	✓	✓	✓	✓
Camping pitches and shelters			✓	✓
Archery		✓		✓
Max cumulative effect				X

**Other courses referred to in the submitted documents include dark sky observation and ecological studies.*

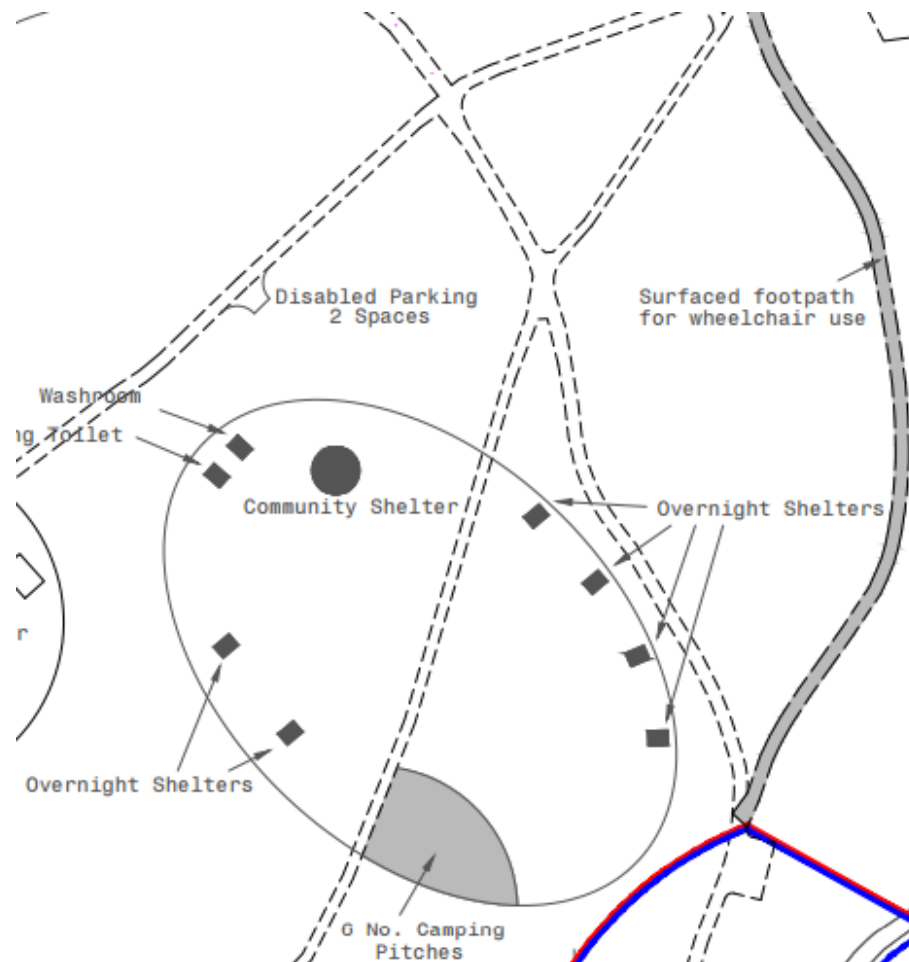
Source: Submitted Transport Statement Addendum Jan. 2017



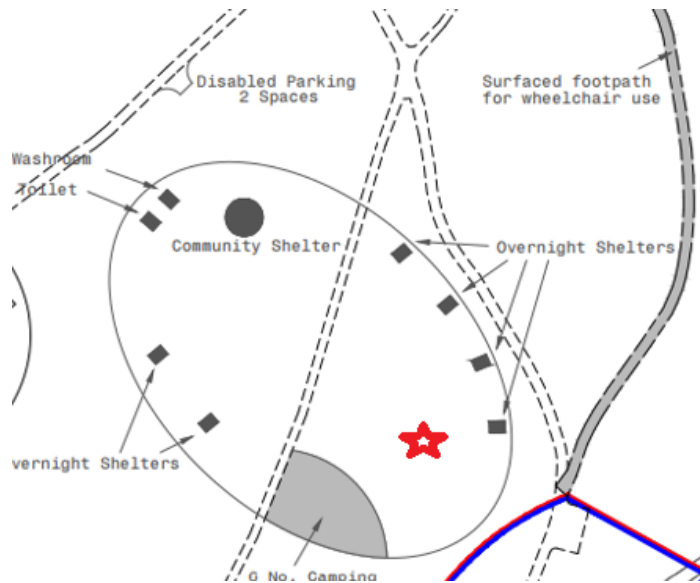
Timber Yard



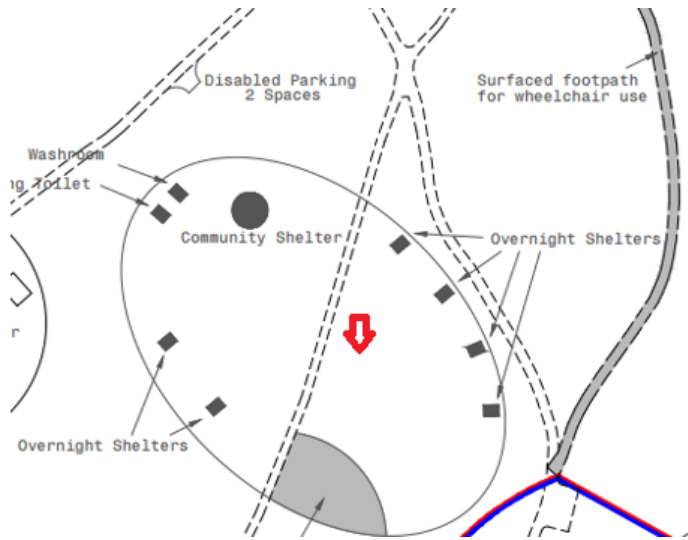
Access to Timber Yard from Fynings Lane



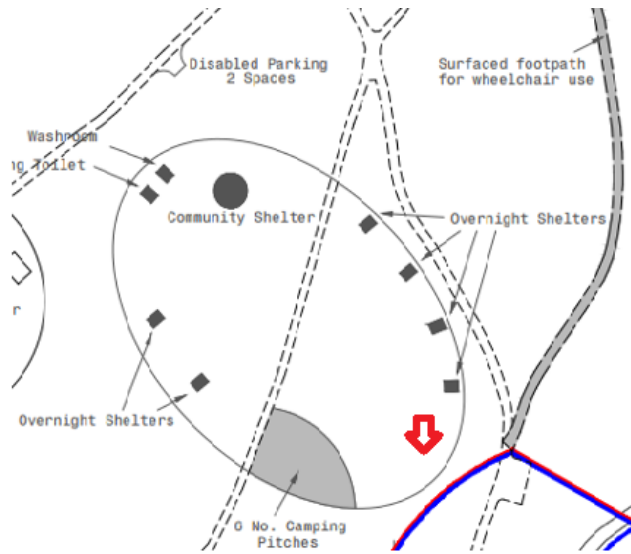
Proposed site layout



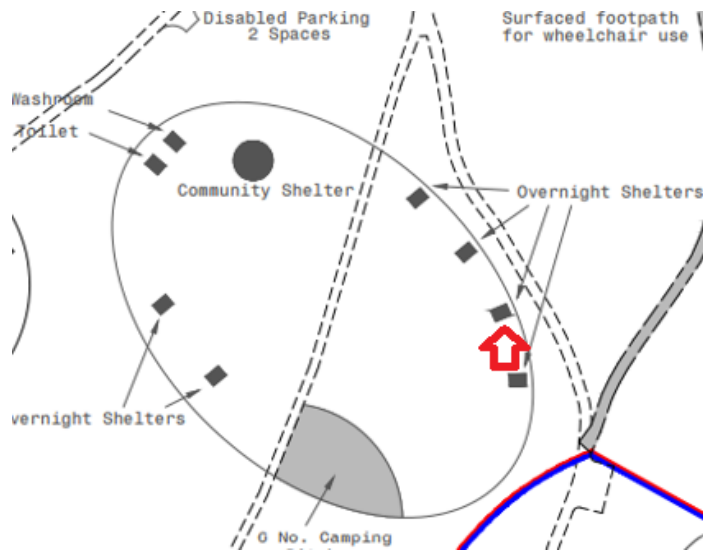
View looking north across central cleared area, currently under restoration to heathland



View south from central area
Proposed camping area on right of photo.

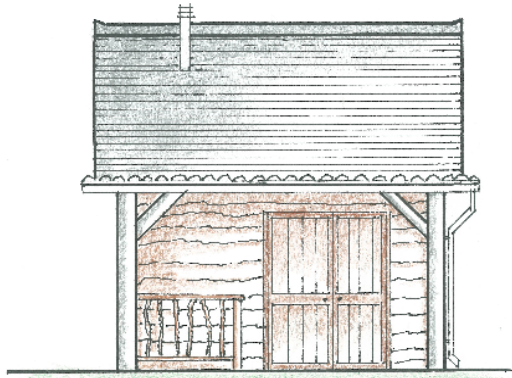


**View south from central area towards
Laundry Cottage**

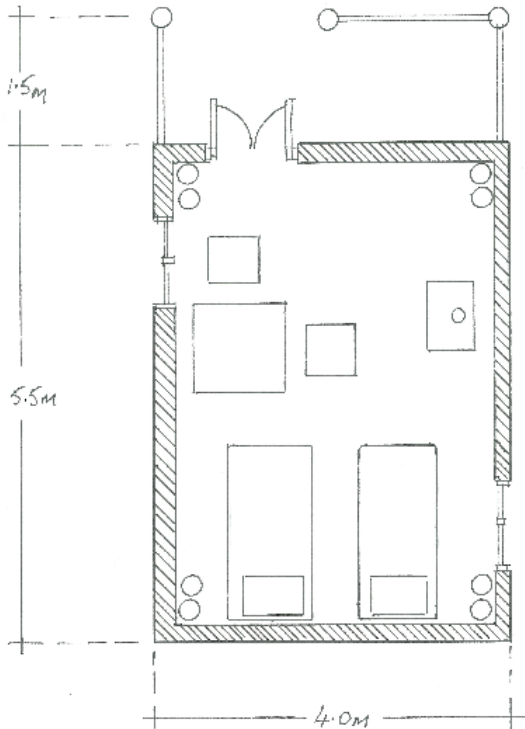
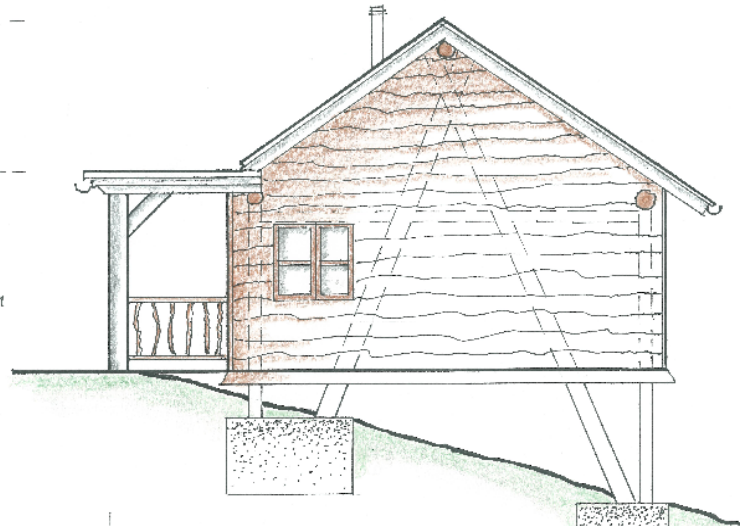


**North east side of cleared area,
site of one of the proposed overnight shelters**

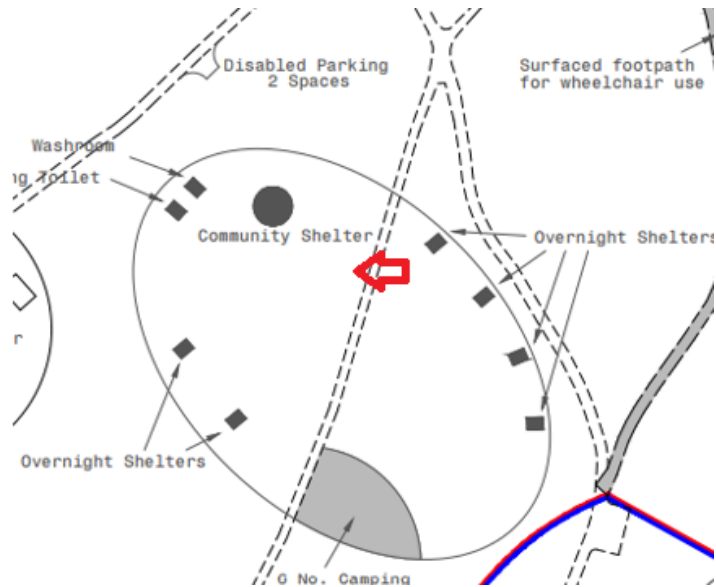
• LOW WARMING DEGREE, SOME WARMING ON INSIDE ONLY
SOUTH ELEVATION



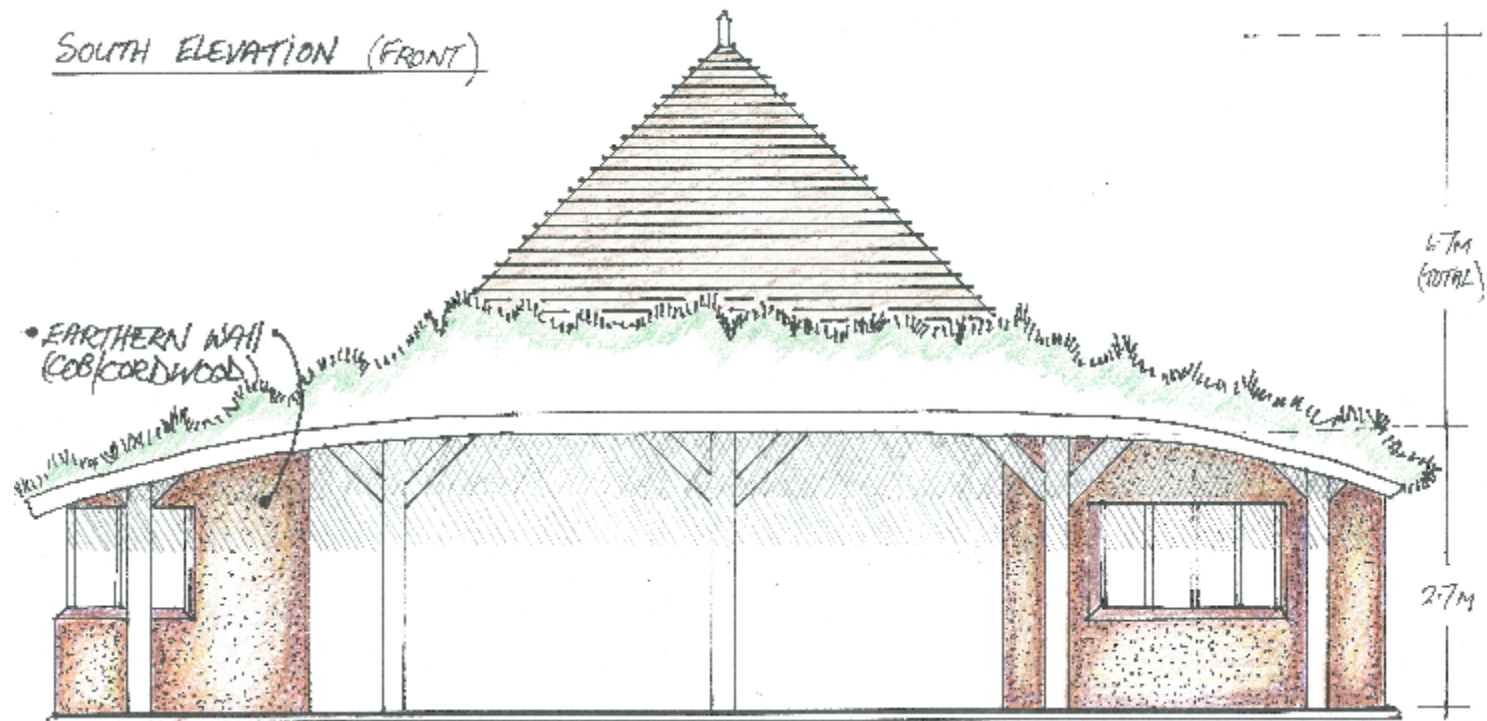
EAST ELEVATION



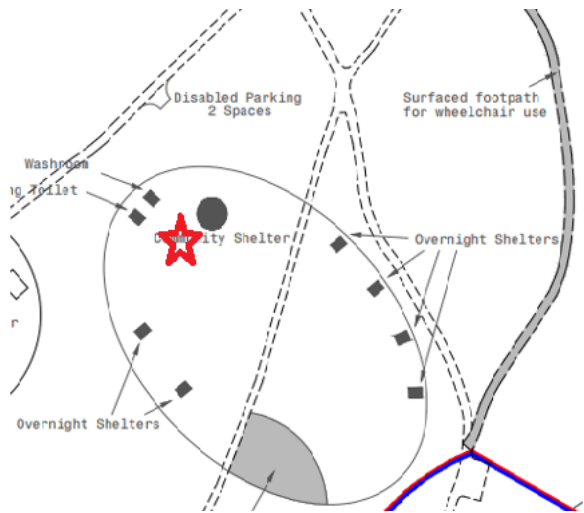
**Details of the six proposed
overnight shelters**



Looking towards location of the Community Building

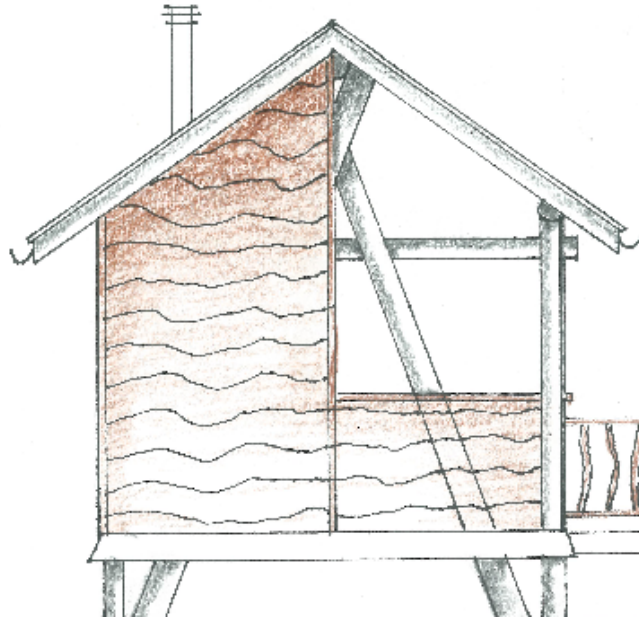


**Community Building
Proposed Front Elevation**

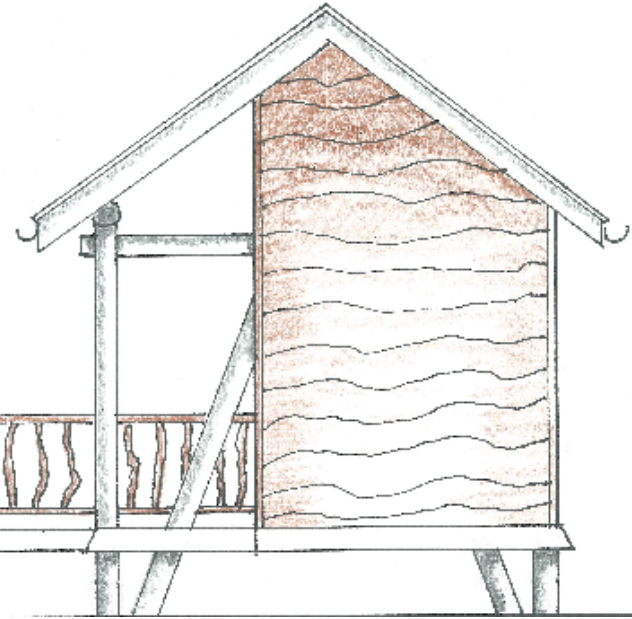


**Existing shelter to be demolished.
Proposed Washroom and Composting Loo
to be located here**

NORTH ELEVATION - WASHROOM



NORTH ELEVATION - COMPOSTING LOO



**Proposed Washroom and Composting Loo
North Elevation**

Considerations

- Balancing the educational and tourist benefits raised in support against any harm to the tranquillity of this part of the National Park.
- Do the potential cumulative impacts of the various activities adversely affect the amenities of nearby residents and the tranquillity of this rural area?
- The applicant has not satisfactorily demonstrated that safe and sustainable access can be achieved.
- The proposed on-site parking provision is inadequate to meet the anticipated peak requirements.
- Objectors raise concerns over ecological impacts which are not supported by professional advice.
- The site is not visible from public rights of way and landscape impact will be minimal.
- Concerns from objectors regarding traffic levels and impact on the areas tranquillity from further expansion and diversification of activities if this application is permitted.



Recommendation

Planning permission be refused for the following reasons (summarised) :

1. Detrimental impact on the amenities of nearby residential properties and the tranquillity of this rural area through noise and disturbance associated with activities being carried out at unsocial hours and traffic movement.
2. The proposed parking provision is inadequate to meet the anticipated requirements
3. The applicant has not satisfactorily demonstrated that safe and sustainable access can be achieved.





**Unauthorised mobile home adjacent to the timber yard
Not subject of application under consideration**