

Planning Committee Meeting

14 December 2017

Agenda Item 7

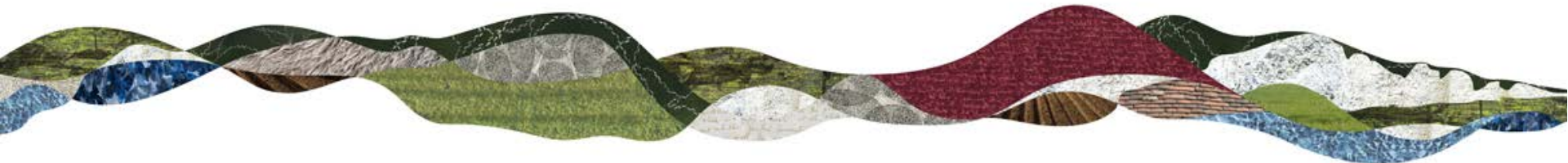
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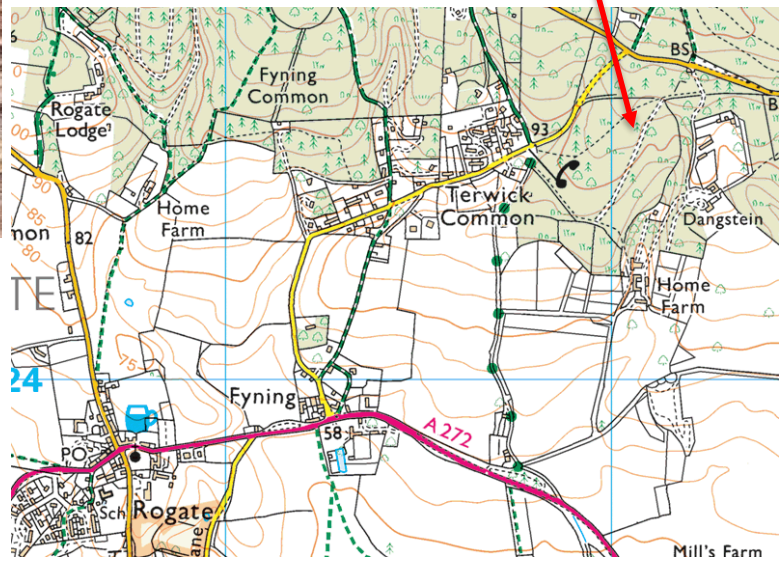
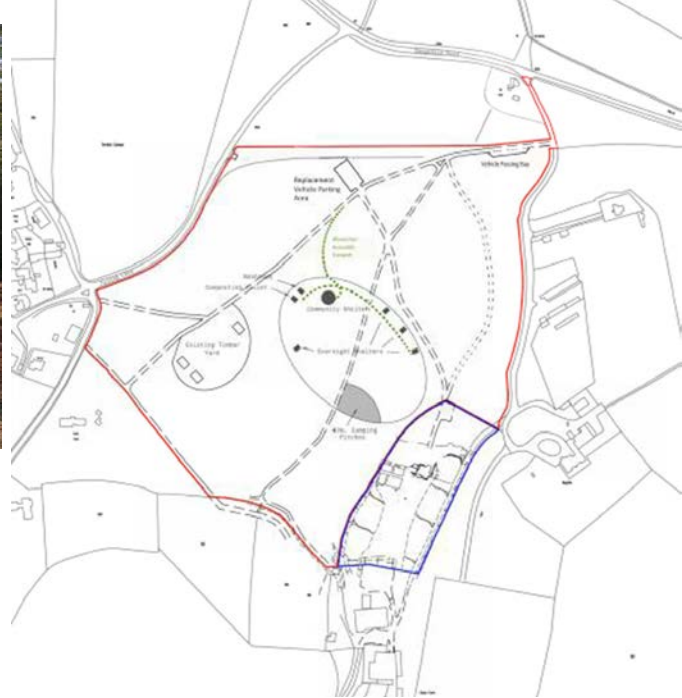
The continued use of land for forestry and woodland management and use of land for recreation, education for life-long learning and tourism. The provision of 4 camping pitches and the erection of 4 overnight shelters, a community shelter, composting toilet and washroom. Replacement visitor parking area and new footpath between proposed parking area and facilities.



Introduction

- Background – Enforcement history and previous reasons for refusal.
- Site & the proposals
- Considerations – major development, viability, landscape and cultural impact, ecology, trees, dark night skies, highways, residential amenity, temporary versus permanent permission.
- The previous reasons for refusal, in particular the proposed level of activities/uses.





Site Access



Enforcement Issues

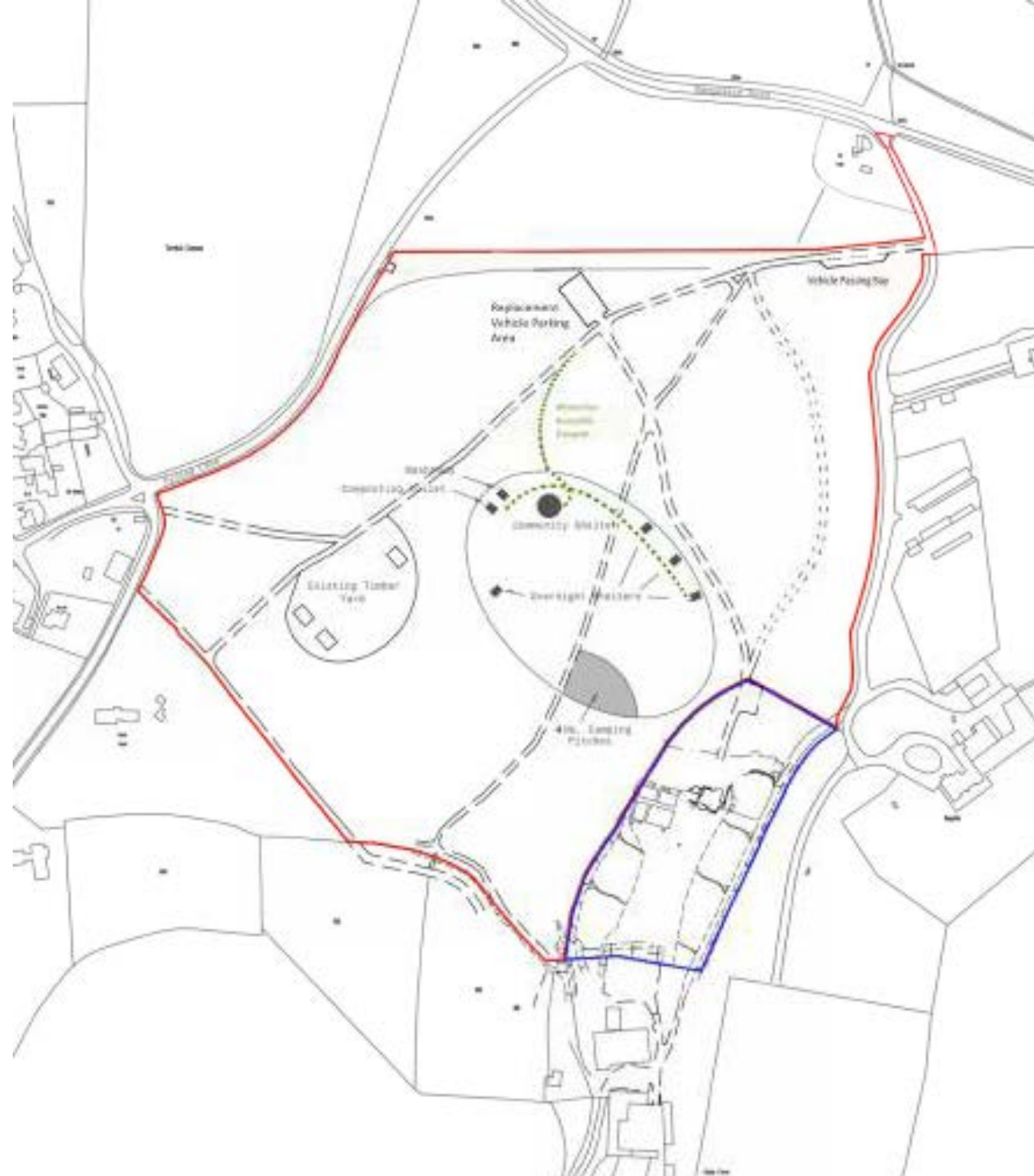
- Complaints/investigations dating from 2010.
- Site's lawful use is forestry-woodland management and commercial activity.
- Field archery – not a granted lawful use.
- Temporary use of land '28 day rule.'



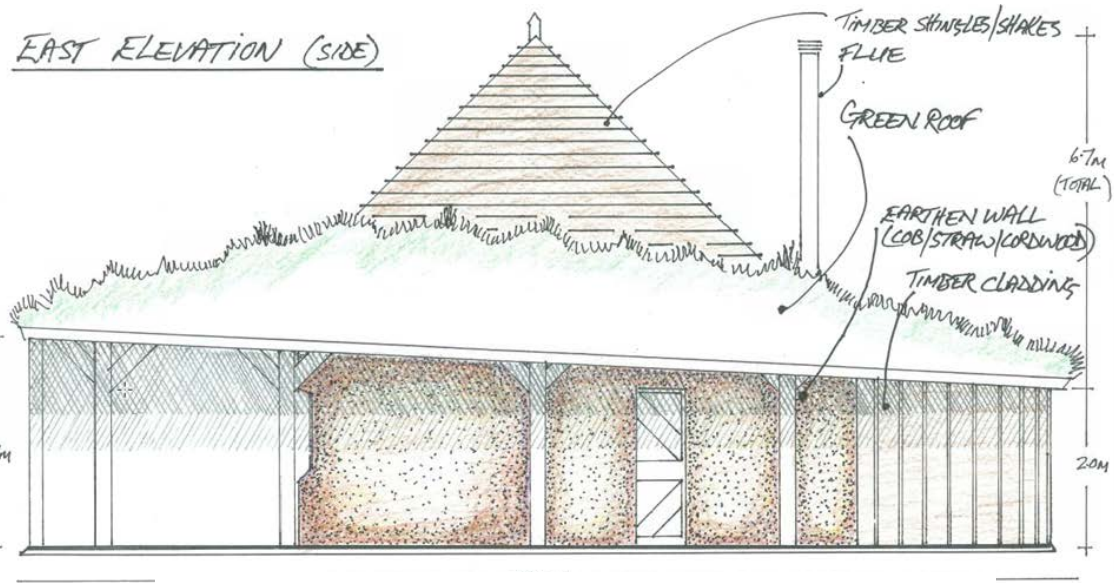
Proposals

Use of Dangstein Road access for visitors.

- Car park & passing bay
- Communal shelter
- Washroom and composting loo
- 4 timber shelters (accommodation)
- 4 camping pitches
- New paths
- Uses specified in Appendix 2 of the report.
- Education, recreation, tourism.
- Day/residential/evening courses
- Tourist accommodation
- One annual event

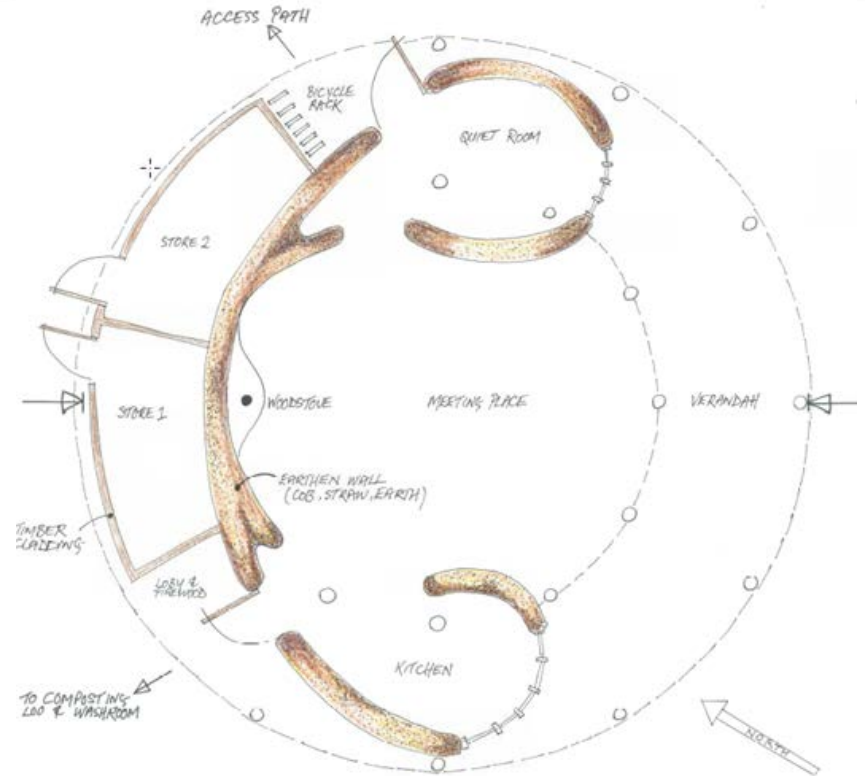
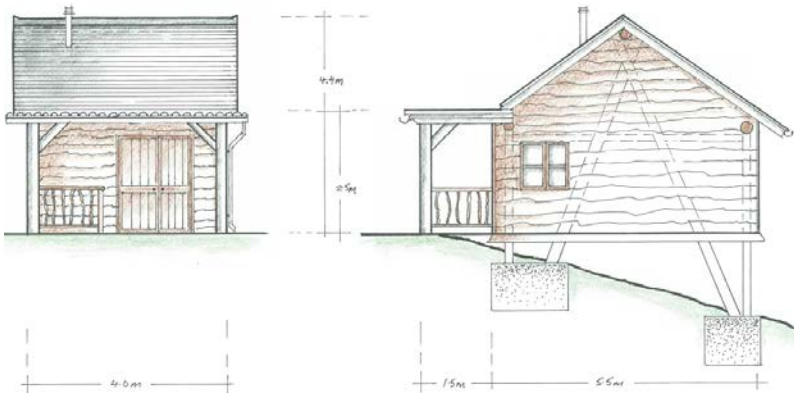
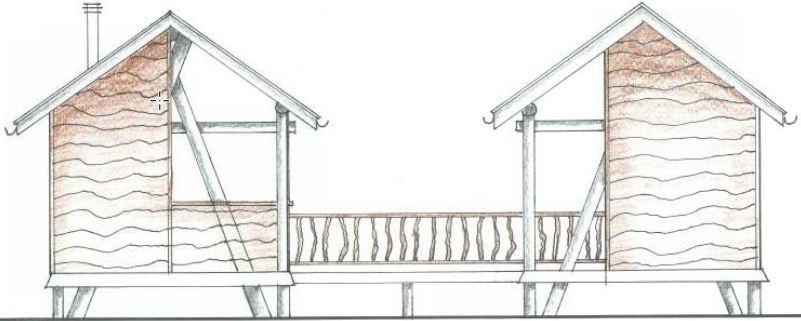


Proposals



NORTH ELEVATION - WASHROOM

NORTH ELEVATION - COMPOSTING

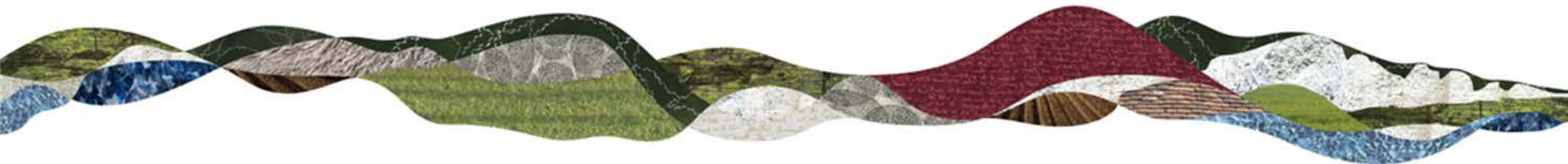


Proposed uses of the site & the previous reason for refusal

Reason for refusal no.1 - The Proposed Uses

- Were not previously refused in principle.
- **“It has not been demonstrated that** the proposed uses of the site will not cumulatively lead to a level of activity.....”
- Lack of clarity in previous proposals.
- More detail has been submitted (which have been used for condition 4), which show a ‘worst case scenario’ from which to base an assessment of the proposed uses.
- More information on how the uses would operate.
- 2 less shelters and camping pitches.
- Temporary planning permission

	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



The previous reasons for refusal ~ car parking and access

Reason for refusal no.2 – car parking provision

- Previously, the car park at the site entrance plus 2 further disabled spaces, were proposed for parking plus any overflow parking in the timber yard.
- Proposed car park would accommodate the parking requirements.

Reason for refusal no.3 – Highways

- Highways Authority previously objected.
- Required further information in regard to the acceptability of the access – concern about the width, visibility at the access.
- Plan showing visibility splays has been provided.
- Transport Assessment has been provided.
- Highways Authority has not raised an objection.



Recommendation

That authority be delegated to the Director of Planning, in consultation with the Chair of the Planning Committee, to **grant** the temporary planning permission for 3 years subject to:

1. The considerations of the Arboricultural Officer's formal advice; and
2. Conditions set out in paragraph 10.1 of the report and the Update Sheet.



