

Item 5a

21/02442/FUL	Replacement of three 6 metre wide tipis with 3 cabins and 3 portaloos.	
Site Address:	Land off Pouchen End Lane, Hemel Hempstead	
Applicant/Agent:	Mr Durrant	
Case Officer:	Robert Freeman	
Parish/Ward:		Chaulden And Warners End
Referral to Committee:	The application is referred to committee as the applicant is Councillor Durrant.	

1. RECOMMENDATION

That planning permission be **GRANTED**

2. SUMMARY

- 2.1 The proposals should be considered to constitute limited infilling and as such would be appropriate development in the Green Belt as set out in the National Planning Policy Framework (NPPF) and Policy CS5 of the Core Strategy.
- 2.2 The proposals are considered to be appropriately designed and would not detract from the character and appearance of the property in accordance with Policy CS12. The proposals are not detrimental to the amenities of neighbouring properties in accordance with Policy CS12 and Saved Appendix 7 of the Local Plan 1991-2011. Although the proposals would intensify the residential use of the access track, the demarcation of a public footpath and other associated measures will not result in any significant harm to matters of highways and pedestrian safety in accordance with Policies CS8 and CS12 of the Core Strategy, Saved Policies 51 and 54 and Appendix 5 of the Local Plan 1991-2011.

3. SITE DESCRIPTION

- 3.1 The application site comprises a triangular parcel of land between Pouchen End Lane and Brownlow Farm Barns. An area of land is set aside in the south western corner of the site (44.5m x 25m) for use for camping and leisure purposes within which there a three tipi (or tepee). The camping and leisure use of the site is licensed by the Environmental Health team.

4. PROPOSAL

- 4.1 The proposals seek planning permission for the removal of three tipi (or tepee) (6m in diameter) and their replacement with 3 field shelters (3.5m x 3.5m) and 3 Portaloos (1m x 1m) The field shelters would be clad in timber and would have a corrugated steel roof. They would have a pitched roof extending to 2.5m in height.
- 4.2. The buildings would be constructed adjacent to the southern site boundary.

5 PLANNING HISTORY

- 5.1 Planning permission was initially granted for a change in use of land from agricultural purposes to a camping and leisure use and the erection of three tipi (or tepee) tents on a temporary basis in 2016 (4/00506/16/FUL) This was subsequently granted full planning permission in 2017 (4/02495/17/RET)

- 5.2 Permission was subsequently granted (20/00273/FUL) for the removal of a double-decker bus and archery area and the placement of two field shelters and a shipping container in connection with the use of this land.

6. PLANNING POLICIES

6.1 National Policy

National Planning Policy Framework (July 2020) (NPPF)
National Planning Policy Guidance (NPPG)

6.2 Dacorum Borough Core Strategy 2006-2031

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 – Green Belt
CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS26 – Green Infrastructure
CS29 - Sustainable Design and Construction
CS31 – Water Management
CS32 – Air, Soil and Water Quality
CS35 – Infrastructure and Developer Contributions

6.3 Saved Policies of the Dacorum Borough Local Plan 1991-2011

Policies 13, 51, 54, 55, 58, 95 and 99.
Appendices 3, 5 and 7

6.4 Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2002)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

7. REPRESENTATIONS

7.1 Consultation responses

These are reproduced in full at Appendix A.

7.2 Neighbour notification/site notice responses

No formal comments have been received from neighbouring properties.

8. CONSIDERATIONS

Policy and Principle

- 8.1 There are no objections in principle to the development of facilities to support existing camping and outdoor recreational sites, notwithstanding its location in the Green Belt and in

accordance with the NPPF, Policy CS5 of the Core Strategy and Saved Policy 95 of the Dacorum Borough Local Plan 1991-2011.

- 8.2 In considering such cases, the primary planning consideration will be the scale of development and its impact upon the open character and appearance of the Green Belt.
- 8.3 The proposed field shelter accommodation will replace a number of tipi (or tepee) that can be lawfully erected at the application site. This would not result in an intensification in the camping and recreational activity at the site. The proposed field shelters would be significantly smaller than the tipi (or tepee) in terms of their overall footprint and height and although more permanent in nature would appear less incongruous in design. It is noted that there is no requirement for the tipi (or tepee) to be dismantled when not in use and as such there is a degree of permanence to these buildings that can exacerbate their visual intrusion.
- 8.4 In contrast, the proposed field shelters would be constructed in timber and would be similar in appearance to a number of farming and equine facilities. They would be inconspicuous in their appearance. The toilets would be located between the shelters to minimise any visual intrusion. Overall the proposals are not considered to result in any significant detriment to the overall character, appearance and openness of the Green Belt in accordance with Policy CS5 of the Core Strategy.

Layout and Design

- 8.6 The proposed buildings are considered to be appropriate in terms of their design, bulk, scale and use of materials in accordance with Policies CS11 and CS12 of the Core Strategy. They would also be appropriately sited at the edge of the field and contained to the designated camping area. As such they do not detract from the visual amenities of the wider Green Belt area in accordance with Policies CS5 and CS12 of the Core Strategy.

Impact on Residential Amenity

- 8.7 The camping area is located over 50m from residential buildings at Brownlow Farm Barns. Despite a high level objection to the initial use of the site for camping and recreational activities, the site appears to be operating satisfactorily and without significant harm to the residential amenities of neighbouring properties. I can see no reason that this situation might change as a result of the development and as such do not consider the proposals to be harmful to the residential amenities of these properties. The extent of camping activity is controlled by the licensing framework and by a planning condition limiting the area in which tents or other buildings may be erected. This condition should be reapplied in the interests of residential amenity and to ensure that the proposals are acceptable in Green Belt terms.

Access, Parking and Safety

- 8.8 There would be no intensification in the use of the site for camping and recreational purposes as a result of development nor any alterations to the access arrangements for the site. Accordingly the proposals are not considered to raise any concerns in relation to access and highways safety in accordance with Policies CS8 and CS12 of the Core Strategy and Car Parking Standards SPD (2020)

Other Material Planning Considerations

- 8.9 The proposals do not appear to raise any other significant planning issues

9 RECOMMENDATION

9.1 That planning permission be **GRANTED** subject to the following planning conditions

Conditions

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

**0854/01E (Location Plan and Proposed Site Plan)
0854/03B (Proposed Shelters and Store Details)**

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the first use of any structures hereby permitted all tipi (or tepee) located upon the site shall be permanently removed from site.

Reason: The erection of the proposed structures would result in some undesirable impacts on the openness, character and appearance of the Green Belt. The removal of the tipi (or tepee) would result in visual mitigation in accordance with Policies CS1 and CS5 of the Dacorum Borough Core Strategy (2013).

4. No camping shall take place on the site apart from in the designated ' area (44.5 x 25m)' as defined on drawing 0854/01E.

Reason: To safeguard the amenity of the neighbouring residents in accordance with Policy CS12 of the Dacorum Borough Core Strategy, for the avoidance of doubt and to accord with the details provided by the applicant.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Environmental Health	Having reviewed the application submission and the ECP Team records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application. We have no objection to the proposals on noise or air quality grounds.