

**7. FULL APPLICATION - WORKS TO ENABLE USE OF EXISTING CAMPSITE BARN AS VISITOR RECEPTION WITH ANCILLARY FOOD AND DRINK SALES, (CAMPING BARN RETAINED), AND INSTALLATION OF A WOOD BURNER FLUE, RECESSED GLAZING TO BARN DOORS, GLAZED DOOR TO NORTH ELEVATION, ECOLOGICAL MITIGATION AND ALTERATIONS TO SITE DRAINAGE. UPPER BOOTH FARM CAMPSITE, EDALE (NP/HPK/1121/1197, KW)**

**APPLICANT: THE NATIONAL TRUST**

**Summary**

1. Upper Booth Campsite is located in open countryside to the west of Edale.
2. The proposal is for change of use of part of the existing camping barn to be used as a reception area and camp shop, along with associated external alterations.
3. The development is acceptable in principle and would not harm the character of the building, the valued characteristics of the National Park, amenity of neighbouring properties or highway safety.
4. The application is recommended for approval, subject to conditions.

**Site and Surroundings**

5. The site comprises a stone barn that has been converted into a camping barn and store, serving the established campsite located at Upper Booth Farm to the west of Edale. The wider campsite also has a shower block building located to the west of the camping barn, and has traditionally been run by a tenant farmer. The site is owned by the National Trust. The barn is considered to be a non-designated heritage asset.
6. The site is accessed via a narrow road and through a small cluster of dwellings and farm buildings. The campsite is located adjacent to the Pennine Way and is within the Edale Conservation Area.
7. It is noted that the campsite is not traditionally open during the winter months, and that the opening times also depend on weather conditions.

**Proposal**

8. Planning permission is sought for external alterations to facilitate the conversion of part of the lower floor of the barn to a camp reception and camp shop to sell provisions for people staying at the campsite. The remainder of the barn would retain its existing use as a camping barn and store.
9. An existing owl box is proposed to be moved, but this would not require planning permission in isolation but will need to be carried out in strict accordance with the relevant wildlife legislation.
10. Externally the alterations would comprise of:
  - The addition of two new wood burning chimney flues within the roof slope.
  - Replacement of a door in the northern elevation with a glazed door to access the proposed camp reception and shop with existing wooden door retained and pinned back.
  - Recessed glazing to the double barn doors on the south elevation with a glazed door, with the wooden barn doors retained as operational.

11. Since submission we note amended plans have omitted the development of a staff flat on the first floor of the barn, and the external works associated with this have also been omitted from the plans, (air source heat pump, roof lights and new gable window).
12. The existing parking arrangements on site would remain unaltered.

### **RECOMMENDATION:**

**That the application be APPROVED subject to the following conditions;**

- 1. Commence development within 3 years.**
- 2. Carry out in accordance with specified amended plans.**
- 3 Use of shop to be ancillary to camp site and restricted to the area shown on the approved plans.**
- 4. No new lighting unless otherwise prior approved.**
- 5. The works shall not be carried out other than in complete accordance with the avoidance, mitigation, and compensation work for bats and birds contained in section 6 of the submitted Upper Booth Barn Protected Species Survey by Skyline Ecology, dated October 2021.**

### **Key Issues**

13. The impact upon the building, landscape and biodiversity, and the impact on the amenity of neighbouring residents

### **Relevant Planning History**

14. None relevant.

### **Consultations**

15. Highway Authority

- Requested further information and justification for the proposed parking spaces.

*It is noted that since the comments were received, the plans have been amended and the agent has confirmed that there would be no alterations to the parking requirement on the site.*

16. Edale Parish Council

- This farm is tenanted, and historically the campsite management and income fell to the tenant. This development of the campsite by the National Trust changes that. Edale Parish Council feel that without the additional income of the campsite the farm would not be viable for a tenant, thus removing the potential for a farming family to live and work here. This contravenes 'local needs' in what is traditionally a farming community.
- The development, particularly of a 'shop' facility will increase traffic flow along the single-track road up to Upper Booth. This is already an issue in the summer months causing major problems for the residents of Upper Booth. The location is not considered to be suitable for a retail outlet.

- The additional lighting required would substantially increase light pollution in this dark sky area.

*Officers Note - The ownership and operation of the campsite by the National Trust and the implications of this are not material planning considerations.*

17. Severn Trent Water

Objected to original application any additional foul flow discharging into the existing waste water drainage system on site.

*Officers note that the proposal has been amended with the omission of the proposal to create a staff flat, therefore no alterations to the existing drainage are required.*

18. Lead Local Flood Authority

No comments received.

19. District Council

No response to date.

20. PDNPA Rights of Way Officer

No comments received to date.

21. Natural England

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. Natural England's generic advice on other natural environment issues is set out at Annex A.

22. Archaeology and Heritage Officer

Commented on the original proposal and made recommendations relating to the external alterations, including rooflights and the flues, and the new drainage required for the proposed flat in relation to archaeology.

*It is noted that given the proposal has been amended, with the omission of the staff flat, the only external alterations remaining on the plans that were objected to are the two flues proposed for the wood burner. It is noted that the drainage system changes have been omitted and no waste water connection will be required to the main system.*

23. Tree Officer

Commented on the laying out of the drainage routes in relation to the trees. Stated that all works are outside the RPA of the existing trees, we would advise the recommendations stated in the Arboricultural Impact Assessment prepared by Jon Coe are carried out during the proposed works.

*It is noted that no changes are now proposed to the drainage at the site with the omission of the proposed staff flat.*

24. Landscape Officer

No comments received to date

25. Ecology Officer

Noted that the barn was found to have a high potential as a bat roost and there is an active Barn Owl. Recommended that all of the proposed avoidance, mitigation and compensation work for bats and birds outlined in section 6 of the report, Upper Booth Farm Barn Protected Species Survey and Mitigation (Oct 2021), by Skyline Ecology, should be carried out in full.

26. Commented further on the moving of the owl box, noting that the normal nesting season for Barn Owls is 1<sup>st</sup> March to 30<sup>th</sup> September, although they have been recorded to nest all year round, therefore a degree of caution is required when moving boxes. There is no problem with moving the next boxes provided that they are not being used for nesting, and it is better to move the box in winter when it is less likely to be used for nesting. The box should be checked by a licensed person to see if it contains eggs or chicks.

27. Representations

28. 3 letters of representation were received expressing the following concerns:  
Neighbour representations

- Moving the owl box and conducting major works in the vicinity might affect the owl and cause it to desert the box.
- Due to the fragility of the Upper Booth infrastructure, any shop or café should only be available to campers onsite and should not be signed from the RoW.
- Concern about any changes to the drainage, which may cause flooding to local properties.
- The proposed air source heat pump will put a heavy strain on local supply, bearing in mind Crowden Cottage and the campsite toilet block already use an ASHP.
- The replacement of the barn doors and existing door on the northern elevation with glazed doors will compromise the dark skies in the area.
- The shop and food prep area, if used 7 days a week, would disturb the tranquillity of the area.
- The shop seems large in proportion to the size of the campsite.
- Given the sensitive nature of the area, with only three dwellings, any development, even small changes, would be potentially disruptive.
- The increased capacity of the campsite already put strain on water, sewage, parking, access and privacy.
- The external alterations to the barn are not in-keeping with the historic character of the area.
- The increased activity and lighting would impact on wildlife in the area.

Main Policies

29. Relevant Core Strategy policies: GSP3, DS1, CC1, CC2, L1, L2 and RT3

30. Relevant Development Management policies: DMC3, DMC5, DMC8, DMC11, DMR1

### National Planning Policy Framework

31. The National Planning Policy Framework (NPPF) should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In particular, Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
32. In the National Park the development plan comprises the Authority's Core Strategy 2011 and the May 2019 Adopted Development Management Policies. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and government guidance in the NPPF with regard to the issues that are raised.

### Peak District National Park Core Strategy

33. Policies GSP1, GSP2 and GSP3 together say that all development in the National Park must be consistent with the National Park's legal purposes and duty and that the Sandford Principle will be applied where there is conflict. Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon and development which would enhance the valued characteristics of the National Park will be permitted.
34. Policy DS1 outlines the Authority's Development Strategy and in principle allows for recreation uses in the open countryside.
35. L1 says that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics.
36. L2 says that development must conserve or enhance any sites, features or species of biodiversity or geodiversity importance and where appropriate their setting. Other than in exceptional circumstances development will not be permitted where it is likely to have an adverse impact on any sites, features or species of biodiversity or geodiversity importance.
37. CC1 says that in order to build in resilience to and mitigate the causes of climate change all development must: make the most efficient and sustainable use of land, buildings and natural resources; take account of the energy hierarchy; be directed away from flood risk areas and reduce overall risk from flooding; achieve the highest possible standards of carbon reductions; achieve the highest possible standards of water efficiency.
38. CC2 says that proposals for low carbon and renewable energy development will be encouraged provided they can be accommodated without adversely affecting landscape character, cultural heritage assets, other valued characteristics, or other established uses of the area taking into account cumulative impacts.
39. RT3. C says that provision of improved facilities on existing caravan and camping sites, including shops and recreation opportunities, must be of a scale appropriate to the site itself.

### Development Management Policies

40. Policy DMC3 requires development to be of a high standard that respects, protects, and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.
41. DMC5 and DMC8 is relevant for development affecting heritage assets (including development in a conservation area). These policies require applications to be supported by heritage assessments and for development to be of a high standard of design that conserves the significance of the affected heritage assets and their setting.
42. Policy DMC11. A says that proposals should aim to achieve net gains to biodiversity or geodiversity as a result of development. In considering whether a proposal conserves and enhances sites, features or species of wildlife, geological or geomorphological importance all reasonable measures must be taken to avoid net loss. Policy DMC12 requires development to conserve protected sites, features and species.
43. Policy DMR1 addresses the creation or expansion of camping and caravan sites and includes the provision of site shops where they would not impact on the vitality and viability of existing facilities in the surrounding community.

### Assessment

44. This is an existing camping site owned and operated by the National Trust. Policies DS1, RT3 and DMR1 all support the principle of development to existing campsites, including shops, provided that they are of an appropriate scale to the site concerned, and do not have a harmful impact on the vitality or viability of existing local facilities.
45. The Parish Council have objected to part of the barn being used as a shop, with concerns that the location is not appropriate for a retail unit. It is noted that the shop would be ancillary to the camp site and the space given over to the shop is relatively small and shared with a reception area. It is not intended that the shop would be open to the public. There are no shops in close proximity to the campsite, therefore the provision of a small retail space within the existing building in order to support the operation of the campsite, selling provisions for campers, is considered to be acceptable, and would not be harmful to the vitality and viability of local shops.
46. Given the small scale of the retail space and the location of the barn, which is in an isolated location, it would not be large enough to provide a 'destination' shop, which is likely to attract visitors/customers other than those using the campsite. On balance, it is not considered that the shop would result in an intensification of the use of the site over and above the existing use as a camp site. A condition is suggested in the event of an approval to ensure that the shop remains ancillary to the primary camp site use and is restricted to the area shown on the submitted plans to ensure it remains small scale and appropriate to this out of settlement location in accordance with our shopping and recreation policies.
47. The principle of the development of the shop and reception is therefore acceptable. provided that it can be accommodated without harm to the valued characteristics of the National Park.
48. Given the nature of the proposals and distance to neighbouring properties, there are no concerns that the development would harm the privacy, security or amenity of any neighbouring property. There are no changes to the existing car park or access and no intensification of use of the site would occur.

49. In order to ensure that there would be no harmful impact of new lighting associated with the proposal, in terms of both neighbour amenity, and impact on the dark skies in this area, a condition will be imposed requesting details of any new lighting proposed.
50. The proposed external alterations would not have a significant visual impact on the existing barn. On the south elevation, the large opening is proposed to be in-filled with glazing including a glazed door, with the existing wooden barn door retained. The opening is significantly recessed, (approximately 2m), from the facing wall of the barn, therefore the visual impact of the glazing would be diminished by its recessed position, and also by the fact that the wooden barn doors are proposed to be retained, which will be secured by condition. Furthermore, the existing barn doors could currently remain open at any time, therefore it is not considered that the proposed changes would have a significant impact on light spill and the 'Dark Skies' enjoyed in this location.
51. Furthermore, the campsite is not open throughout the entire year, and would be closed in winter months, (the exact opening times is weather dependent, but expected duration of opening would be 1 April – 1 November), which would limit the time the shop and reception would be open in the hours of darkness.
52. A smaller glazed door is proposed for the northern elevation, replacing the existing timber door, which would be retained in a held back position. Whilst the glazed door would not be a traditional feature, the retention of the existing wooden door would soften the visual impact, and is therefore acceptable subject to a condition to retain the existing door. A condition will also be imposed required this door to be recessed.
53. The two flues were considered to be inappropriately located by the heritage officer, who recommended that they should be sited lower within the roof. A condition will be required requesting further details of the flues to be submitted to ensure that they would be appropriately located. It is noted that the omission of the roof light originally proposed has lessened the visual impact of the proposal in terms of the changes to the roof, so on balance, it is considered that the flues would have an acceptable visual impact.
54. A Protected Species Survey was carried out and reviewed by the ecology officer. The survey found evidence of bats and birds within the barn. Due to the presence of bats and birds, our Ecologist recommend the measures proposed within the Protected Species Report to mitigate the potential impact of works upon bats and birds should be implemented, which will be secured by condition.
55. It is noted that the moving of the owl box is not something that requires planning permission, but the applicant has been advised on their legal requirements in relation to the Wildlife and Countryside Act 1981 in terms of when the box can be moved.
56. The highways officer commented on the original application and requested further details of additional parking, and justification. Given that the plans have been altered with the omission of the staff flat, the agent has confirmed that no changes to the existing parking would be required. It is therefore not considered that the proposal would result in a harmful impact on highway safety or an increase in traffic movements in the area.
57. It is noted that Severn Trent Water objected to the original application, which included the staff flat, due to the impact on the existing foul water drainage system. It is noted that the staff flat has been omitted, therefore the agent has confirmed that no additional connection shall be made to the existing waste water drainage system. The surface water drainage to an existing field drain and would not change from the existing situation. The Lead Local Flood Authority have been re-consulted on the amended proposal, but no comments have been received.

### **Conclusion**

58. The proposed development is acceptable in principle and would provide additional facilities to an established campsite in a manner that conserves the character and appearance of the building, its setting and the valued characteristics of the National Park.
59. The development would not harm the amenity of neighbouring properties or highway safety.
60. Therefore, having taken into account all other material considerations raised we conclude that the development is in accordance with the development plan. The application is therefore recommended for approval, subject to conditions set out in the report.

### **Human Rights**

61. Any human rights issues have been considered and addressed in the preparation of this report.

### **List of Background Papers** (not previously published)

62. Nil

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