

<b>Application Number:</b>	P/FUL/2022/03702
<b>Webpage:</b>	<a href="https://planning.dorsetcouncil.gov.uk/">https://planning.dorsetcouncil.gov.uk/</a>
<b>Site address:</b>	West Bay Holiday Park Forty Foot Way West Bay DT6 4HB
<b>Proposal:</b>	Development to provide 16 glamping pitches and associated parking area
<b>Applicant name:</b>	Parkdean Resorts Uk Ltd
<b>Case Officer:</b>	Emma Telford
<b>Ward Member(s):</b>	Cllr Bolwell; Cllr Clayton; Cllr Williams

**1.0** This application is before committee for consideration as the site is council owned land.

**2.0 Summary of recommendation:**

Grant, subject to conditions.

**3.0 Reason for the recommendation:**

- The proposal is considered to comply with Local Plan policy ECON 7.
- The proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

**4.0 Key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Principle of development	The proposal is considered to comply with local plan policies SUS 2 and ECON 7.
Visual Amenity	The proposal would not have an adverse impact on the visual amenities of the site or locality.
Heritage Assets	The proposal is considered to result in no harm to the setting of the heritage assets.
Residential Amenity	The proposals are not considered to result in significant adverse impacts on neighbouring amenity.
Area of Outstanding Natural Beauty	The proposal would not harm the character, special qualities or natural beauty of the AONB.
Flooding	The scheme subject to a condition to restrict occupancy is not considered to result in a worsening of flood risk.
Highway Safety	The proposal does not present a material harm to the transport network or to highway safety.

Biodiversity	The impact of the proposal on biodiversity is considered acceptable. Reimposed occupancy condition means the proposed change from touring caravans to glamping pitches is not considered to worsen the impact on the Chesil & The Fleet.
Land Stability	The proposal is considered acceptable in relation to land stability.
EIA	Environmental Statement is not required in this instance

## 5.0 Description of Site

5.1 The application site is located within the West Bay Holiday Park, positioned north-west of West Bay Harbour. The holiday park is accessed from the harbour road, on Forty Foot Way at the southern part of the site. The application site is located to the north-western corner of the holiday park and is currently used for touring pitches.

5.2 The application site is surrounded on three sides by existing plots of the holiday park, with agricultural land to the west.

## 6.0 Description of Development

6.1 The proposal includes the provision of 16 glamping pitches and associated services on land previously used for touring pitches and within the boundary of the existing holiday park. Glamping pitches were previously approved under application WD/D/19/000716 for the adjacent land to the site.

6.2 The proposed position and orientation of the units follows that of the existing park layout in place of existing touring pitches. The proposal would utilise the existing access roads within the site from the entrance to the park.

6.3 Safari tents are proposed to be sited on the glamping pitches which would consist of a tented structure on a timber base with an external decking area for each tent.

## 7.0 Relevant Planning History

P/FUL/2021/02223 - Erect flat roof entrance with double glazed doors on south elevation of conservatory. Apply upvc and timber cladding to exterior of main building and conservatory. Erect pergola over external dining area. – Approved – 17/02/2022.

WD/D/20/001205 – Redevelopment of holiday park for the siting of glamping pitches – (variation of condition 1 – plans list). – Approved – 05/10/2020.

WD/D/19/000716 – Redevelopment of holiday park for the siting of glamping pitches. – Approved – 24/07/2019.

## 8.0 List of Constraints

Setting of grade II listed building, The Old Salt House  
Setting of grade II listed building, Cliff Cottage

West Bay Conservation Area

Potential cliff top recession 100yr (5% probability)

Outside Defined Development Boundary  
Area of Outstanding Natural Beauty  
Right of Way: Footpath W1/24  
Right of Way: Footpath W1/26  
Right of Way: Footpath W1/23  
Risk of Surface Water Flooding Extent 1 in 30  
Risk of Surface Water Flooding Extent 1 in 100  
Risk of Surface Water Flooding Extent 1 in 1000  
Areas Susceptible to Groundwater Flooding; Clearwater and Superficial Deposits Flooding; < 25%  
Areas Susceptible to Groundwater Flooding; Clearwater and Superficial Deposits Flooding; >= 50% <75%  
Special Area of Conservation (SAC) (5km buffer): Chesil & The Fleet (UK0017076)  
Site of Special Scientific Interest (SSSI) (400m buffer): West Dorset Coast  
Flood Zone 3  
Flood Zone 2  
Minerals and Waste Safeguarding Area

## 9.0 Consultations

All consultee responses can be viewed in full on the website.

### Consultees

1. **Rights of Way Officer** – No comments received.
2. **Highways** - *The Highway Authority has no objection and recommends the following condition(s): Manoeuvring and parking construction as submitted: Before the development is occupied or utilised the manoeuvring and parking shown on the submitted plans must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified. Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.*
3. **Minerals & Waste Policy** - *The MPA notes that although there is safeguarded mineral land in the vicinity of the proposed development site, the site does not itself fall within the Mineral Safeguarding Area. The Mineral Planning Authority can confirm that in this case, on the site identified for this proposal, there is no mineral safeguarding objection. This without prejudice view is an Officer comment only and does not affect any other comment, observation or objection that the Mineral Planning Authority may wish to make on this proposed development, now or in the future.*
4. **Symondsbury Parish Council** - *The Site is a well established holiday park close to the coastline and amenities of West Bay, The site is within the Dorset AONB and close to the Heritage Coast site. The planning consent in 2019 was for 21 glamping pitches on part of the site to the north. The glamping pitches, within the*

*confines of an existing successful holiday park, are of a safari style canvas structure on a timber base and would not necessarily cause any further detrimental environmental or visual issues than the previous similar use. Notwithstanding the objections by local residents, the proposed scheme is in conformance with the requirements of the Local Plan and BANP, especially in the support of tourism. However, there are some issues that need to be considered carefully. The three dimensional size of the tented structure needs to be controlled. In addition to avoid light pollution the lighting design needs to be controlled. The loss of touring pitches is a concern as this will put pressure on the existing parking areas. It is suggested that should the application be consented the structure size and lighting be conditioned to minimise any loss of amenity and to respect the immediate environs surrounding the site.*

*Symondsbury Parish Council carefully considered the objections however it unanimously supported the application for further glamping pitches. However, it does suggest that conditions are introduced to control the size of the tented structures, control the light pollution and restrict the use so that they cannot be considered permanent residential units.*

**5. Environment Agency** - *This proposal falls under our Local Flood Risk Standing Advice (LFRSA), under proposals where built development is located in Flood Zone 1 but parts of the site, in this case the road for access purposes, are located in Flood Zones 2 or 3.*

**6. Bridport Town Council** – *No objection. The Town Council requests that the planning authority takes full account of the comments of Symondsbury Parish Council.*

**7. Environmental Health** – *There is no lighting mentioned in the application, care should be taken to ensure any lighting is pooled tightly to the glamping pods and doesn't go beyond the site. No further comment.*

**8. Coastal risk management** - *The site is unlikely to be affected by coastal recession or instability in the next 100 years. The SMP policy is also to hold the line in the longer term provided funding is available to do so. Given the main threat to the site is the flood risk, I suggest you consult with the Environment Agency and/or DC Flood Risk Management Team. I would add that the development area is in a raised part of the site and works have been undertaken to improve the level of flood resilience at this location by way of river embankment works and also coastal protection works in recent years.*

### **Representations received**

Five comments were received objecting to the proposed development for the reasons summarised below:

- Already increased noise this year from holidaymakers impacting on neighbouring amenity.
- Bay is already struggling with the number of holiday makers from the site.
- Impacts on highway safety from increased visitors.
- Removal of trees to accommodate the proposal and previous safari tents.
- Not appropriate for permanent structures in the site – touring caravans are not permanently there in winter.
- Increasing the size of the glamping site will impact upon motorhome and campervan pitches available – already overnight parking by campervans and motor homes in the local car parks.
- Eyesore.
- Proposed glamping tents are more like log cabins with bathrooms etc.
- Impact on the wider countryside.
- Natural green hillside, forming a backdrop to the Britt Valley and part of the AONB has already been spoiled by the addition of glamping units – existing units look very unattractive.
- Further spoil and detract from the AONB – elevated position making it even more prominent on the landscape.
- Proposed safari tents are not in keeping with the surrounding area.
- Current glamping units are visible from a great distance when approaching West Bay.
- Touring vans are not a permanent fixture.

Comments were also made regarding the impact of the proposal on the value of neighbouring properties, this is not a material planning consideration and will not be considered as part of this report.

## **10.0 Relevant Policies**

### Development Plan

#### West Dorset, Weymouth & Portland Local Plan

ENV 1 – Landscape, Seascape and Sites of Geological Interest

ENV 2 – Wildlife and Habitats

ENV 4 – Heritage Assets

ENV 5 – Flood Risk

ENV 7 – Coastal Erosion and Land Instability

ENV 10 – The Landscape and Townscape Setting

ENV 12 – The Design and Positioning of Buildings

ENV 15 – Efficient and Appropriate Use of Land

ENV 16 – Amenity

SUS 2 – Distribution of Development

ECON 7 – Caravan and Camping Sites

COM 7 – Creating a Safe and Efficient Transport Network

COM 9 – Parking Standards in New Development

### The Bridport Area Neighbourhood Plan (2020-2036)

Policy EE3 – Sustainable Tourism

Policy HT1 – Non Designated Heritage Assets

Policy L1 – Green Corridors, Footpaths, Surrounding Hills & Skylines  
Policy L2 – Biodiversity  
Policy D8 – Contributing to the local character  
Policy D10 – Mitigation of Light Pollution

#### Material Considerations

##### National Planning Policy Framework

- 4. Decision-making
- 6. Building a strong, competitive economy
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

##### Other material considerations

WDDC Design and Sustainable Development Planning Guidelines (2009)  
West Dorset Landscape Character Assessment (2009)  
AONB Management Plan 2019-2024  
Dorset AONB Landscape Character Assessment  
West Bay or Bridport Harbour Conservation Area Appraisal (2013)

## **11.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

## **12.0 Public Sector Equalities Duty**

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The proposal involves the provision of glamping pitches which would provide holiday accommodation across one level.

### **13.0 Financial benefits**

- Job creation – safari tents positioned on the site all year round (although not in use all year) compared to the use of the site as touring caravans.
- Applicant sets out there has been a high demand for glamping pitches and provisions for short breaks throughout the year rather than week-long holidays – possible increased spending in local economy.

### **14.0 Climate Implications**

- Additional emissions arising from vehicle trips to and from the site – although trips currently undertaken given the current use as touring field.
- Emissions from site facilities that already exist.
- Heating of the safari tents in the colder months.

### **15.0 Planning Assessment**

#### Principle of Development

15.1 The proposal is for the provision of 16 glamping pitches and associated parking area within the existing West Bay Holiday Park. The application site is located outside of the defined development boundary (DDB). However, local plan policy SUS 2 does allow tourism related development outside of the DDB. Bridport Neighbourhood Plan policy EE3 sets out that proposals for the development of tourist related accommodation will be supported where they are in conformity with the relevant policies in the Development Plan. As the proposed scheme is for glamping pitches local plan policy ECON 7 is applicable. The application site is currently used for touring pitches and is located adjacent to existing glamping pitches approved under the application reference WD/D/19/000716. Policy ECON 7 requires that the reorganisation of sites improves the quality and appearance of the accommodation and the site, that it must not have a significant adverse impact on the characteristics of the area and that they include an appropriate landscape scheme. These criteria will be considered in the following sections of this report.

#### Visual Amenity

15.2 The proposal is for the provision of 16 glamping pitches and associated parking area within the existing West Bay Holiday Park. The supporting text to the application sets out that overall the proposal would result in a reduction of numbers on the site from 20 touring to 16 glamping pitches. The glamping pitches would be safari tents which would consist of a tented structure on a timber base. The safari tents would provide a double and a single bed, small kitchenette, dining and lounge area, outdoor seating with decked area with shared toilet facilities close by. Each spot will occupy a 10m by 10m pitch giving room for the tent and external decking area. The base of the tent itself would be approximately 5m by 7.4m with a height of 3.5m. These dimensions would be a condition on any permission granted. The position of the glamping pitches would follow the pattern and orientation of

the existing holiday park, all the safari tents would be orientated towards the south and are directed in a southerly direction. The application site is an existing touring field within the West Bay Holiday Park adjacent to fields of other tourist accommodation including safari tents in the adjacent field and would be viewed in that context. A condition would be placed on any approval granted to ensure the finished colour of the safari tents is dark to ensure they would be more visually recessive than the existing white caravans or bright coloured tents. Given the above the proposal would not have an adverse impact on the visual amenities of the site or locality.

### Heritage Assets

15.3 The application site is located within the setting of the West Bay Conservation Area and the listed buildings the Old Salt House (grade II) and Cliff Cottage (grade II). However, the proposal is not considered to result in harm to the setting of these heritage assets as the proposed glamping pitches would replace the existing touring field and would be seen in the context of the glamping pitches adjacent and the remainder of the holiday park which surrounds the site on three sides. Nor would the proposal result in harm to non-designated heritage assets as identified by neighbourhood plan policy HT1.

### Residential Amenity

15.4 The application site is located within the existing West Bay Holiday Park and the proposal is for the provision of 16 glamping pitches and associated parking. The application site is separated from the nearest residential properties of Meadway by a touring field of the holiday park. The application site is currently used for touring caravans with no limit in planning conditions on the numbers. The replacement of this touring field within the existing holiday park away from the boundary with neighbouring residential properties with 16 glamping pitches is not considered to result in a significant adverse impact on amenity. Environmental Health were consulted on the application and advised that lighting had not been mentioned as part of the scheme and that it should be pooled tightly to the safari tents so as not to go beyond the site. In response to these comments a condition would be placed on any approval granted for a lighting scheme to be submitted and agreed before any new lighting is erected on the site and ensuring any scheme complies with neighbourhood plan policy D10.

### Area of Outstanding Natural Beauty

15.5 The application site is located within the Dorset Area of Outstanding Natural Beauty (AONB). Third party concerns have been received regarding the proposed safari tents and the impacts of them in wider views within the AONB. The application site is located within the existing West Bay Holiday Park, with tourism accommodation on three sides including safari tents in the adjacent field granted under planning permission WD/D/19/000716 (original permission). The proposed glamping pitches (safari tents) would be viewed in the context of the rest of the park and would replace touring caravans although it must be



noted that the safari tents would be positioned on the site all year round. The safari tents would be on a timber base, with khaki fabric with decking and would be less visually intrusive than the white of a touring caravan. There is existing planting along the western boundary of the site and a condition would be placed on any approval granted for a soft landscaping scheme to further soften the proposal and a condition for the colour of the external fabric to be agreed. Given all of the above, it is considered that the proposal would not harm the character, special qualities or natural beauty of the AONB.

### Flooding

15.6 The application site itself is located within flood zone 1, however the access to both the application site and the holiday park are within flood zones 2 and 3. The application site is currently used for touring caravans with no limit in numbers in terms of planning. However, it is subject to a condition that no caravan shall be occupied at any time between 15<sup>th</sup> January and 28<sup>th</sup> February, inclusive, in any year. The proposal for the provision of 16 glamping pitches is not considered to result in a change of use to a more vulnerable use, when compared to the existing permitted use and if subject to similar level of occupancy condition regarding the period of non-occupancy there not result in any worsening on the current situation in terms of flood risk as it would be a switch from one type of touring/tented accommodation to another type with a potential decrease in the number of units on the site and the same condition with regards to the period of non-occupancy each year.

### Highway Safety

15.7 The application site would be accessed by way of the existing main entrance to the holiday park off Forty Foot Way. The proposal does not include any changes to the existing entrance, parking for the glamping pitches would be provided in proposed adjacent parking facilities located to the bottom of the site with 3 spaces provided in the existing car park and would allow for one vehicle space per glamping tent. Third party concerns have been raised in relation to the impacts of the scheme on highway safety from increased visitor numbers. Highways were consulted on the application and raised no objection subject to a condition for manoeuvring and parking to be constructed as shown which would be placed on any approval granted.

15.8 Third party concerns were also raised that increasing the number of glamping pitches in the West Bay Holiday Park reduces the number of motorhome/ touring caravan pitches available resulting in overnight parking by such vehicles in the local car parks. The proposal does not result in the complete removal of this type of pitch from the wider site and the application needs to be considered on its own merits.

### Biodiversity

15.9 The proposal involves the provision of 16 glamping pitches and associated parking area. The site is within the existing holiday park and is currently used for touring caravans. A Biodiversity Plan (BP) was submitted as part of the application, the BP includes mitigation measures for the planting of two lengths of native, species-rich hedgerows and net gain measures of a hedgehog house and provision for nesting opportunities for pollinating insects. The submitted BP has been approved by the Natural Environment Team and the impact of the proposal on biodiversity considered acceptable. The proposal is therefore considered to comply with neighbourhood plan policy L2. A condition would be placed on any approval granted for the development to be carried out in accordance with the agreed BP.

15.10 The application site is located within the 5km recreational buffer for the Chesil & The Fleet. The proposal is for the provision of 16 glamping pitches, the site is currently used for touring caravans. The site is bound by a condition that no caravan shall be occupied at any time between 15<sup>th</sup> January and 28<sup>th</sup> February, inclusive, in any year. As this condition would be reimposed on the current application – the proposed change from touring caravans to glamping pitches is not considered to worsen the impact on the Chesil & The Fleet.

#### Land Stability

15.11 The application site is located within an area of potential cliff top recession 100yr, the proposal involves the provision of 16 glamping pitches and associated parking area on part of the existing holiday park currently used for touring units. The Coastal Risk Management Team were consulted on the application and considered that the site is unlikely to be affected by coastal recession or instability in the next 100 years and the Shoreline Management Plan policy is to hold the line in the longer term. Given the above the proposal is considered acceptable in relation to land stability.

#### Environmental Impact Assessment (EIA)

15.12 Following consideration of the relevant selection criteria for screening Schedule 2 development presented in Schedule 3 of the EIA regulations, it was concluded that the proposed development is not likely to result in significant environmental impacts. Therefore, an Environmental Statement is not required in this instance.

### **16.0 Conclusion**

16.1 The proposal is considered acceptable in principle and complies with local plan policies SUS 2 and ECON 7 and neighbourhood plan policy EE3, Sustainable Tourism.

16.2 The proposal is considered acceptable in relation to visual amenity, heritage assets, the AONB, residential amenity, flood risk, highway safety, biodiversity and land stability.

## 17.0 Recommendation

Grant, subject to the following conditions:

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

Location Plan – drawing number 8380-LP  
Proposed Site Plan – drawing number 8380-05  
Tent Base Details – drawing number 080513/001 A1  
End and Side Section – drawing number WPT1

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

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. No glamping pitch and/or safari tent hereby approved shall be occupied at any time between 15<sup>th</sup> January and 28<sup>th</sup> February, inclusive, in any year.

Reason: To ensure that the scheme does not result in a worsening of flood risk or recreational impact on the Special Area of Conservation (SAC), Chesil & the Fleet.

4. No more than 16 glamping pitches (safari tents) in total shall be permitted on the site and no other holiday caravans/cabins/tents/units. The glamping pitches (safari tents) hereby approved shall be used for holiday purposes only and not used as a person's main or permanent residence.

Reason: The site is considered unsuitable for permanent residential development and to protect visual amenity within the AONB.

5. A register of all persons occupying the holiday accommodation hereby approved shall be kept by or on behalf of the owners of the holiday accommodation. The said register shall be made available for inspection during all reasonable hours at the request of a duly authorised office of the Local Planning Authority.

Reason: To ensure that the accommodation is used for holiday purposes only.

6. The bases on which the safari tents shall be pitched shall be no larger than 10m by 5.5m and the safari tent no higher than 3.5m above ground level.

Reason: In the interests of clarity and to protect the visual appearance and the AONB.

7. Prior to the erection of any the safari tents hereby approved details of the finished external canvas colour shall be submitted to and agreed in writing by the Local

Planning Authority. Thereafter, the safari tents shall be maintained in accordance with the agreed details.

Reason: In the interests of visual amenity and to protect the visual appearance of the AONB.

8. Prior to the erection of any external lighting on the glamping pitches (safari tents) or surrounding the pitches, a lighting scheme shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the external lighting shall be carried out in accordance with the agreed scheme and retained as such thereafter.

Reason: In the interests of visual amenity and biodiversity.

9. Before the development is occupied or utilised the manoeuvring and parking shown on the submitted plans must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

10. Prior to first use of the glamping pitches (safari tents) a timetable for the implementation of the measures of the Biodiversity Plan shall have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed timetable and the approved Biodiversity Plan, signed by Richard Bates, dated 11/06/2022, and agreed by the Natural Environment Team on 23/08/2022, unless a subsequent variation is first agreed in writing with the Council.

Reason: In the interests of biodiversity.