

- Other material considerations.

Councillor White expressed concern that the estate would be losing a green space.

The Chairman, Councillor Mrs Spikings explained that on the opposite side of the road there was a large green space and the dwellings had plenty of garden space.

RESOLVED: That the application be approved as recommended.

(ii) 17/01709/F

**Docking: Land west of Fakenham Road, Stanhoe:
Proposed glamping site: Mr M McGinn & Ms S Brooks**

The Senior Planner introduced the report and explained that the application site was located on the western side of the B1445 at Bircham Newton. The site was part of a larger field which was generally grassed and open in nature.

The main B1454 Fakenham Road formed the eastern boundary of the site. To the north was Dreamy Hollow Woodland Campsite and to the south was the remainder of the field within the applicant's ownership. Beyond the field boundary to the south was a private residential property. To the west was another part of the grassed field (outside the applicant's ownership) with a wooded area beyond. Residential properties in Monks Close were further west.

In policy terms the site was within open countryside.

Full planning permission was sought for the change of use from agricultural land to a 12 pitch glamping site with shepherd's huts, 3 additional shepherd huts for use as a reception building, shower block and toilet block, a detached warden's lodge with separate access and parking, a new vehicular access point onto Fakenham Road, 12 parking spaces, vehicular turning area, bin storage area, land banking/landscaping and fencing.

The Senior Planner explained that if the Committee were minded to approve the application then a Section 106 Agreement would be required to secure appropriate visibility.

The application had been referred to the Committee for determination as it had been called in by Councillor Morrison.

The Committee noted the key issues for consideration when determining the application, namely:

- Principle of development;
- Impact upon visual amenity;
- Highway safety;

- Impact upon neighbour amenity; and
- Other material considerations.

In accordance with the adopted public speaking protocol, Matthew McGinn addressed the Committee in relation to the application.

Councillor Morrison (Ward Member) advised the Committee that he believed that the benefits of the application outweighed the harm. He referred the Committee to the conclusion on page 26 of the agenda, where it stated that no objection in principle was raised in relation to the use of the land for camping, which was shown to be appropriate for the site. Councillor Morrison also made reference to the permission given for Dreamy Hollow, where the Highways objection had been overcome.

Councillor Morrison explained that care had been taken with the design and scale of the shepherds huts and care had also been taken with the planting. With regards to the on-site residential accommodation, he explained that he did not think it unreasonable to have on-site residential accommodation with the 12 shepherd's huts and the accommodation would be temporary. He added that to put it in to context, Docking was a Key Rural Service Centre where permission had been granted for over 100 homes.

Councillor Morrison further explained that this application would not harm the countryside and would promote tourism and West Norfolk.

Councillor Morrison proposed that the application be approved, on the grounds that it would promote tourism and enhance the countryside, which was seconded by Councillor Mrs Wright.

The Assistant Director explained to the Committee that for a similar scheme the Committee had not allowed any warden's accommodation. Although each application needed to be considered on its own merits, the Committee needed to be consistent in their decision making.

In relation to the hours of operation and what hours the warden would be required, the Assistant Director explained that this was outlined on page 23 of the agenda.

Councillor Mrs Wright added that the proposal was different from other glamping sites. She did not understand the objection in relation to the warden's accommodation as it would also act as a security measure.

Councillor Hipperson suggested that if permission was to be granted then the warden's accommodation should be tied to the shepherd's huts.

Councillor Parish added that no evidence had been put forward for the residential accommodation element of the scheme. He added that policies were in place for the protection of the countryside and these

policies should be followed. He added that it should be seen whether the business would work before allowing residential accommodation.

The Assistant Director advised that it was the view of officers that there was not a need to live on the site.

Councillor Bubb stated that the residential accommodation would provide security for when the site was not occupied. The Assistant Director explained that it would not prevent someone from being on the site during the day, but they would not be able to live on the site.

The Chairman, Councillor Mrs Spikings added that she felt that the vision for the future was to be supported. In addition, people should be encouraged to try new things.

Councillor White asked that, if the Committee were minded to approve the application, could some of the shepherd's huts be erected prior to the residential accommodation. The Assistant Director advised that a condition of this nature would be reasonable.

The Committee then voted on the proposal to approve the application, subject to the completion of a Section 106 Agreement to secure visibility, and appropriate conditions to be imposed following consultation with the Chairman and Vice-Chairman, including a condition that 5 shepherd huts should be completed before the residential accommodation was occupied, which was carried.

RESOLVED: That the application be approved, contrary to recommendation, for the following reasons:

That the benefits of the development to tourism and the local economy outweighed the harm to the character and appearance of the countryside

and subject to:

- The completion of a Section 106 Agreement within 4 months of the date of the Committee to secure visibility;
- Appropriate conditions to be imposed following consultation with the Chairman and Vice-Chairman; and
- A condition be imposed to ensure that the provision of 5 shepherd huts on site be completed before the residential accommodation was occupied.

(iii) 18/00125/F

Gayton: Manor Farm, Back Street: Conversion and extension of workshop outbuilding to dwelling house, addition of workshop/plant room and associated works: Mr & Mrs A Beales