

Stirling Council

Agenda Item No. 5

Planning & Regulation Panel

Date of Meeting: 3 August 2021

Not Exempt

Erection Of 6No. Holiday Glamping Cabins Including New Access Arrangements At Land Adjacent And North Of Mountview Caravan, Auchinlay Road, Dunblane - Mr & Mrs Emma And Neil Macgregor - 21/00216/FUL – Hearing

Purpose & Summary

The proposal is being considered by Planning & Regulation Panel as the development has received more than five objections and requires determination by Planning & Regulation Panel in accordance with the Council's Scheme of Delegation for determining planning applications. The local ward Member, Councillor Tollemache, has referred the application to Panel to discuss the impact on the road system and appropriateness of development at this location

A Hearing request has been made within timescales according to procedure in order to have the opportunity to address the Panel.

This report forms the Report of Handling for the planning application in compliance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Recommendations

Planning & Regulation Panel is asked to refuse the application for the reasons set out below:

1. in the opinion of the Planning Authority, this proposal fails to comply with Policy 1.1 of the Local Development Plan, since the proposal does not respect the predominant development pattern; and
2. in the opinion of the Planning Authority, this proposal fails to comply with Policy 15.1 of the Local Development Plan, or Supplementary Guidance on Chalet and Huts, since the proposal will be visually prominent within the landscape.

Resource Implications

Not applicable.

Legal & Risk Implications

Not applicable

1. Background

1.1. Not applicable.

2. Considerations

The Site

2.1 The proposed site is located in land in the defined countryside, to the west of Auchinlay Road. The site measures approximately 5460 metres square, with access to be taken from the existing access point at Mountview to the south.

The Proposal

2.2 This application seeks planning permission for the erection of six glamping pods, a service hut, path, walkways and access paths, landscaping and a bin storage area at the entrance.

2.3 The proposed pods come in two styles, one T shaped structure and one narrow. The narrow features a door and decking to the front and a window to the rear. The T shaped structures feature the same, but with a double door entrance. Both are to be arched in form and constructed from timber as well as featuring decking to the front.

2.4 The service hut is to be constructed from wood, and feature a mono-pitched felt roof with two doors, serving a drying room and a storage room.

2.5 The path, walkways and access path are to be constructed from gravel.

2.6 The landscaping proposed is a mixture of trees along the proposed access and to the north of the site, and shrubs and flowers to the east of the proposed cabins.

Previous History

2.7 None.

Consultations

Roads Development Control:

2.8 No objection, subject to conditions relating to visibility splays, passing places, access upgrade and parking provision, if the principle of the development was to be supported.

Environmental Health:

2.9 Raised no objection within their consultation request, but highlighted that the proposed development would require a caravan license to be granted, which is a separate process from planning.

Representations

2.10 A total of 43 representations have been made in relation to the proposed application, with 12 letters of support submitted. A summary of their objections, as well as a response, is provided below.

- 2.10.1 Road Impact.
- 2.10.2 Response: Stirling Council's Transportation Development Management Team have been consulted on the proposal, and raised no objection, subject to conditions.
- 2.10.3 Anti-social behaviour.
- 2.10.4 Response: Planning cannot condition or control the behaviour of guests. Stirling Council's Environmental Health Team have been consulted on the application, but raised no concern.
- 2.10.5 Water supply.
- 2.10.6 Response: The application form states that the proposal intends to connect to the public water supply. This is expected to be done in conjunction with Scottish Water, and they will be responsible for accepting this connection.
- 2.10.7 Visual impact.
- 2.10.8 Response: A review of the visual impact of the proposal is provided within the body of the report below.
- 2.10.9 Business plan.
- 2.10.10 Response: As per Policy 15.1, which deals with the principle of tourist accommodation, there is no requirement to submit a business plan for this type of proposals.
- 2.10.11 Noise impact.
- 2.10.12 Response: Stirling Council's Environmental Health Team have been consulted on the proposal, and raised no concern.
- 2.10.13 Ecology impact.
- 2.10.14 Response: Based on the agricultural use of the land currently, and that no trees or hedge rows are to be removed, it is not considered that there will be a significant ecology impact.
- 2.10.15 Drainage.
- 2.10.16 Response: If approved, a SUDs scheme could be forthcoming to deal with the potential issue of drainage on site.
- 2.10.17 Impact on the community.
- 2.10.18 Response: This is not a planning consideration.

Local Development Plan

2.11 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the Development Plan. The determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The following provisions of the Development Plan are considered relevant to the consideration of this application

2.12 Policy 1.1, 15.1.

Other Planning Policy

2.13 SG: Chalet and Huts.

Assessment

Principle of the Development

- 2.14 The proposed development relates to an area of land located to the west of Auchinlay Road. As per Supplementary Guidance on Chalet and Huts, it is considered that glamping pods fall under the definition of a chalet development. Therefore, the principle of the development will be assessed under Policy 15.1, the provision of tourist accommodation, as well as Supplementary Guidance on Chalet and Huts.
- 2.15 Policy 15.1 states that there is a preference for an expansion of existing facilities, but if a new tourist development is proposed, Policy 15.1 states that proposals will only be supported where they are commensurate in scale with their location, complement existing tourist facilities, promote wider spread of visitors and promote reasonable access to the natural environment. It is considered that the proposed development does promote a spread of tourist visitors, as there are no nearby tourist facilities.

Visual Impact

- 2.16 The predominant development pattern is singular houses or a cluster around a farm steading. The proposed development would result in a linear development fronting the road. It is considered that this approach is not in keeping with the predominant development pattern found within this location. It is also a form of development that is referred to as 'ribbon development' where by development strings along road frontages contributing to an impression of 'urban sprawl'. Ribbon development is discouraged in many design guidances and policies at national and local level. The principle of allowing significant development to occur in this siting is considered to be inconsistent with the predominant approach in this area, and would not be encouraged.
- 2.17 The proposed development is proposed to be located within a central area of open field, fronting the road. Some mitigating planting has been proposed, however, it is considered that this does not tie in well with existing vegetation on site, and does not sufficiently mitigate the visual impact of the proposal as a result. The siting within the field results in the development to be viewed prominently, and will disrupt the existing vistas to be had across the field. As such, it is considered that due to their placement within the field, the visual impact of the proposed development will be high, and as such, it is considered that the proposed development does not accord with Policy 1.1 or Policy 15.1.

Design

- 2.18 The design is an increasingly standardised design for glamping pods, using sympathetic and natural materials, such as wood. With the use of wood as a finishing material, coupled with its standard arched design, it is considered that the proposed development is aesthetically appropriate for a countryside location, particularly at a location with significant tree coverage as this will allow the proposal to blend into the landscape. However, as described above, the proposals location within the field results in a very prominent position, the proposed design does not have the opportunity to blend in with its surroundings, and is not sympathetically situated or sited within the landscape. As such, the principle of tourist accommodation could be supported, but the siting of the proposed scheme is not considered to be compatible with its countryside setting, and is contrary to Policy 15.1.
- 2.19 The proposed hardstanding, including the road, parking and pathways are to be made from gravel. It is considered that the use of gravel would be consistent with its countryside location, and would be acceptable. These design concerns are exacerbated by the ribbon form of development mentioned in para 2.16 above.

Landscaping

- 2.20 Landscaping has been proposed as part of the planning application. It is considered that the landscaping has been proposed as a way to visually mitigate the prominence of the development. This is particularly noticeable at the north and south ends of the site, where enhanced planting measures are proposed. However, given the sites location within an open field, it is not considered that the proposed planting ties in with the landscape surrounding it. As such, it is not considered that the placement of the planting is sufficient in mitigating the visual prominence of the development, the negative appearance created by ribbon development and could risk further increasing its prominence, due to the open field and wide vistas of this location.

Roads

- 2.21 Stirling Council's Transportation Development Management Team have been consulted on the proposal, and raised no objection, subject to conditions relating to visibility splays, passing places, access upgrade and parking provision, if the principle of the development was to be supported.

Environmental Health

- 2.22 Stirling Council's Environmental Health department raised no objection within their consultation request, but highlighted that the proposed development would require a caravan license to be granted, which is a separate process from planning.

Conclusion

- 2.23 Overall, it is considered that the siting of this development has not been designed in a way that respects the siting within the countryside. It is considered that its placement within an area of open countryside would result in the proposed development being visually prominent within its landscape, as thus does not comply with the Local Development Plan.

3. Implications

Equalities Impact

3.1 This application was assessed in terms of equality and human rights. Any impact has been identified in the Consideration/Assessment section of this report.

Fairer Scotland Duty

3.2 This section is not applicable.

Climate Change, Sustainability and Environmental Impact

3.3 An Environmental Impact Assessment is not required.

Other Policy Implications

3.4 All relevant policies have been set out within Considerations of this report.

Consultations

3.5 As set out within Considerations of this report.

4. Background Papers

4.1 Planning Application file 21/00216/FUL. File can be viewed online at: [View Application](#)

4.2 List of determining plans:

Stirling Council Plan No.	Name	Ref on Plan
01	Location Plan	
02	General	1470-PI-02
03	General	1470-PI-03
04	Location Plan	1470/PL/10
05	Details	1470-PI-04

5. Appendices

5.1 Appendix 1 – Location of Development.

Author(s)

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Report of Handing approved by Chief Planning Officer

Name	Designation	Date
Christina Cox	Planning & Building Standards Manager	7 July 2021

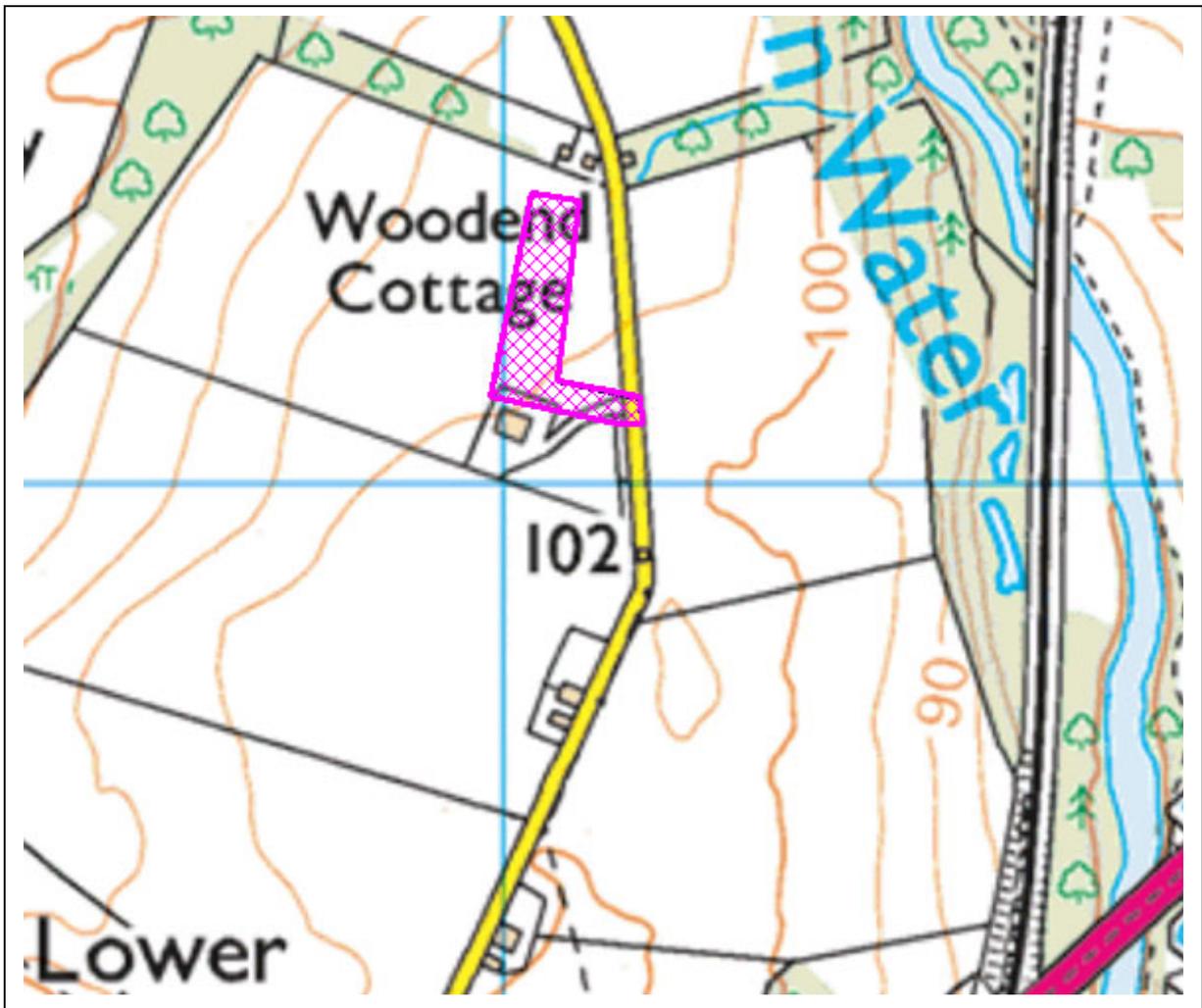
Approved by

Name	Designation	Date
Drew Leslie	Senior Manager – Infrastructure	22 July 2021

Details of Convener(s), Vice Convener(s), Portfolio Holder and Depute Portfolio Holders (as appropriate) consulted on this report:	Cllr Alasdair MacPherson Cllr Danny Gibson
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Wards affected:	Ward 3 Dunblane & Bridge Of Allan
Key Priorities:	N/A
Key Priority Considerations:	N/A
Stirling Plan Priority Outcomes: (Local Outcomes Improvement Plan)	N/A

Location of Development



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