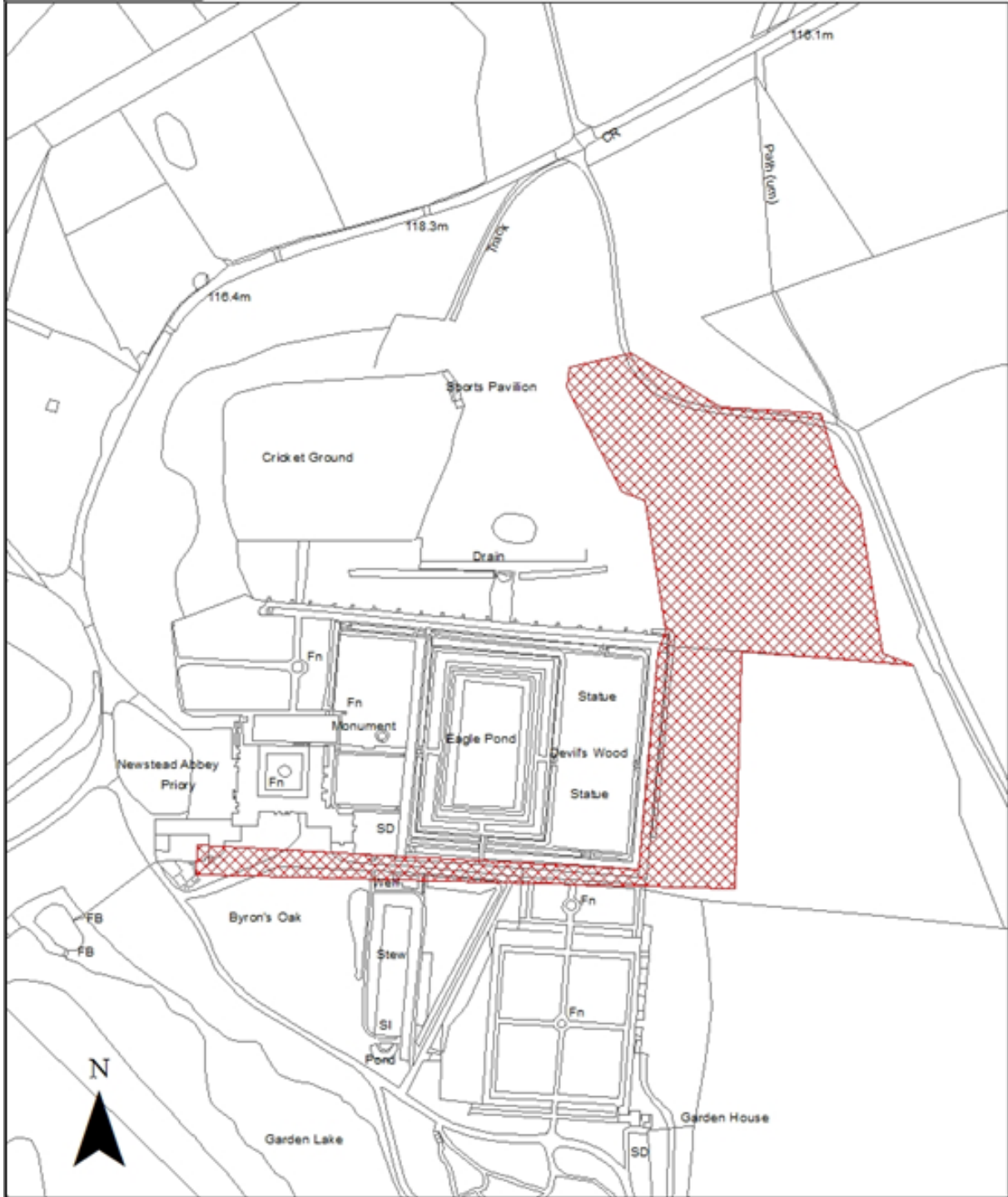




Application Number: 2014/1110
Location: Land Adjacent Newstead Abbey Newstead Abbey Park
Station Avenue Newstead



NOTE:
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Report to Planning Committee

Application Number:	2014/1110
Location:	Land Adjacent Newstead Abbey Newstead Abbey Park Station Avenue Newstead
Proposal:	Formation of six glamping cabins and supporting ancillary accommodation, within the existing context of the site.
Applicant:	Mr Nigel Hawkins
Agent:	Mr Chris Perkins
Case Officer:	David Gray

Joint Report with 2014/1109 – Application for Full Planning Permission

Site Description

The application site relates to an area of self-seeded woodland to the east and northeast of Newstead Abbey. Newstead Abbey is a Grade I listed country house converted from the remains of an Augustinian Priory c.1539. The buildings and structures are situated within the Grade II* Registered Historic Park and Garden. The formal gardens, including the lakes, are generally open in character while the deer park, particularly to the east of the Abbey is now extensively wooded. The proposal is on a site located approximately 250 metres due east and northeast of the Abbey buildings. The site incorporates an open field, originally known as Hall Lawn, directly abutting the eastern boundary wall to the formal gardens known as The Great Garden, and a slightly higher area of wooded parkland immediately to its north. The application site is located within the Green Belt, Historic Park and Garden, Local Wildlife Site, Mature Landscape Area and also within the Sherwood Forest / Greenwood Community Forest as identified on the Proposals Map of the Replacement Local Plan (Certain Policy Saved 2014).

Proposed Development

Listed Building Consent is sought for the formation of six 'glamping cabins' and supporting ancillary accommodation within the context of the site. 'Glamping' describes camping accommodation with more facilities than those associated with traditional camping.

The proposal involves the erection of 6no. glamping timber cabins and 1 glamping ancillary cabin. The proposal is to use an underused wooded site to attract a greater number of visitors and to promote an interest in the Newstead Abbey site to ensure the ongoing sustainability of the site.

The development involves 3 different types of cabin which include:

- 4 x 14m² Accommodation Cabins;
- 2 x 17m² Accommodation Cabins;
- An ancillary Cabin accommodating – 4 toilets and 2 showers.

The accommodation cabins would have timber burning stoves installed with the flues exiting through the cone of the roof at the ridge.

The proposed cabins would be located within the existing open spaces of the woodland.

The proposed glamping cabins are to be constructed from a durable solid timber.

The proposal would incorporate 4 x bird boxes and 3 x Bat Boxes.

Vehicle movements onto the site would be restricted to load/un-load in a designated area. Once unloaded car parking would be accommodated in the existing car parking facilities on the site.

A Heritage Impact Assessment, Planning Statement and Arboricultural Implications Assessment have been submitted with the application.

The development would consist of works that could potentially impact on the Historic Fabric of a Registered Park and Garden and a Listed Building given that the services (electric, water, and foul) would pass under a pathway in the gardens of the Abbey.

Consultations

Newstead Parish Council – No objections. It is in the greater public interest to ensure a sustainable future for the Abbey (in order to maintain its role as one of the premier tourist attractions in Nottingham) and which therefore outweighs any possible harm that may be caused to the environment / heritage of the Abbey.

Nottinghamshire County Council (Highways Authority) – The proposed cabins are located within Newstead Abbey grounds which is private and not in the control of the Highway Authority. As such there are no highway concerns to the proposal.

Nottinghamshire County Council (Landscape) – No comments received.

Nottingham Building Preservation Trust – No comments received

Severn Trent Water – No objections or comments to make.

Wildlife Trust – The Wildlife Trust request that the advice given in Section 5 and 6 of the protected species survey report are followed: -

- Lighting associated with the development to be of low intensity and directed away from the boundary habitats.
- Vegetation should be cleared outside of the bird breeding season between

- 1st March and 31st August inclusive.
- Best practise should be followed during construction to avoid harm to badgers.
- Birds and/or bat boxes to be installed to enhance ecological interest of the site.

English Heritage – The proposal will result in a degree of harm to the significance of the highly graded designated heritage assets and that clear and convincing justification is required for the proposal. It is strongly recommended that the application is not treated in isolation in the context of existing and future proposals for the site, and that the impact of the proposal on the sustainability of the heritage assets is robustly considered.

Notwithstanding that camping takes place on the site already we are concerned by the more permanent nature of the proposed use, the intensification of the site and alteration to its character.

It is advised the proposal will result in a degree of harm to heritage significance and whilst this can be assessed as less than substantial harm, it is nonetheless harmful.

Recommendation:

Advise the proposed works will result in a degree of harm to the significance of designated heritage assets. It will be for the Local Authority to determine whether a robust justification has been submitted for works and the public benefit clearly demonstrated to outweigh the degree of harm. In determining this application, it is strongly recommended the impact of this proposal is clearly understood in relation to the wider context and sustainability of the site.

Arboricultural Officer – I am satisfied that the application if carried out in accordance with the supplied Amber Tree Services report will not have an adverse effect on the trees in question.

The following note to applicant is advised:

It is essential that the trees are regularly inspected to ensure that any trees within falling distances of used facilities i.e. paths, car parks, stores, plays areas, paths and the structures themselves are free from defects likely to cause harm or damage to site users and their property.

Neighbouring Properties were notified and a Site Notice and Press Notice posted and 5 letters of representation and 2 duplicates were received as a result. The comments can be outlined as follows: -

- The glamping development would be detrimental to the Abbey as a historical monument;
- The presence of a full time campsite would lead to greater security problems for the estate and lead to reduced property values for the residents;
- The application should be refused otherwise it would set a precedent for

- other landowners;
- The development would result in an increase in noise nuisance;
 - The management of the site is untenable by the changing of the codes for the security gates all the time;
 - The proposals would be out of keeping with the Grade 1 Abbey and the Registered Park and Gardens;
 - There are restrictive covenants that restrict development of this nature at Newstead Abbey Park;
 - The high volume of specialist events has caused disrepair to the shared driveway;
 - The permanent nature of the campsite would result in increased noise, security litter, and vandalism;
 - The people using the facility would invite other guests to the site increasing the noise and activity and increasing security issues;
 - There would be light pollution from the proposed development;
 - The planning application would be a breach of the existing covenants on site;
 - Concerns raised over the potential cumulative impact of further glamping development should planning permission be forthcoming.

Planning Considerations

This application should be read in conjunction with the Full Planning Application ref: 2014/1109.

The main issue involved in the determination of this Listed Building Application is the impact the proposed works would have on the special architectural and historic interest of the building and gardens, by virtue of the proposed services going under the gate into the garden and along pathways through the curtilage of Newstead Abbey, a Grade I listed country house converted from the remains of an Augustinian Priory in c.1539

The main guidance at a national level is the National Planning Policy Framework (NPPF). This states, in paragraphs 132 – 141, that great weight should be given to the asset's conservation as heritage assets are irreplaceable... and that any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Of relevance also is the statement in paragraph 126 "that Local Planning Authorities (LPA) should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment.....they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In determining applications, LPAs should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation

Gedling Borough Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10th September 2014 and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Replacement Local Plan referred to in Appendix E of the GBACS. The GBACS is subject to a legal

challenge under Section 113 of the Planning and Compulsory Purchase Act 2004 to quash certain parts. The challenge to the GBACS is a material consideration and of which the Council must take account. The decision maker should decide what weight is to be given to the GBACS. In this instance significant weight has been given to the GBACS. However, should the GBACS be quashed I do not consider that a different recommendation would be reached given that the policies reflect the guidance contained within the NPPF. The following policy is relevant:

- Policy 11 – Proposals will be supported where heritage assets are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment includingworking with owners to make better use of historic assets

When considering this application for Listed Building Consent the main issue relates to the works that would connect the services to the toilets serving the development and whether this would have a material impact to the fabric of the Listed Building and its Curtilage by virtue of the development passing under an existing gate and pathways through the garden area.

I note that the agent has confirmed that all the services would all be located underground. I am satisfied the works would not materially impact on the fabric of the Listed Building provided that the ground works along the route of the services could be returned to their original condition and not impact on the gate and the wall.

Should Listed Building Consent be forthcoming a condition would be attached to any permission requiring written specification of the surfacing and ground condition of the route proposed for the services along with a method statement for the works proposed in order to ensure that any works through the curtilage of the Listed Building do not impact on the historic fabric.

Given the above considerations I recommend that Listed Building Consent be granted.

Recommendation:

To GRANT LISTED BUILDING CONSENT:

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be built in accordance with the submitted plans, Design and Access Statement and application forms received on 29th September 2014 drawing no's: 4393 (20) 253 (Proposed Service Location Plan), 11107/ENV/001 (Existing Drainage Layout), 4393 (20)

250 (Proposed Site Plan), 4393 (20) 252 (Site Plan), 4393 (40) 455 (Toilet Cabin Elevation), 4393 (30) 353 (WC Floor Plans and Elevations), 4393 (30) 352 (Floor Plans), 4393 (30) 351 (Floor Plans), 4393 (20) 251 (Site Plan), and 4393 (00) 001.

3. Prior to any development taking place a full recording and written specification of the surfacing and ground condition of the route of the proposed (electric, water and foul) services along with a method statement for the works required to connect the services should be submitted to and approved by the Local Planning Authority. Details should include the methodology and dig technology to be used and must include a comprehensive scheme to return the proposed routes to the original written specification once the development has been completed. The proposed works and decommissioning of the site shall be implemented in accordance with the approved details.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that the proposed works do not impact on the fabric or setting of a Listed Building and Registered Garden in accordance with the aims and objectives of Policy ENV21, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation) Act 1990.

Reasons for Decision

In the opinion of the Borough Council the proposed development would result in no significant undue impact on the character and setting of a Listed Building and Registered Park and Garden. The development has been considered in accordance with the National Planning Policy Framework, the Aligned Core Strategy for Gedling Borough (September 2014) and the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014), where appropriate. It is the opinion of the Borough Council that where the development conflicts with the Development Plan that other material considerations indicate that permission should be granted. The benefits of granting the proposal outweigh any adverse impact to the setting of the Listed Building and Registered Park and Garden.