

## Ellastone Parish Council.

### An objection to: P/2021/00999 : Siting of five holiday cabins

Ellastone Parish Council objects to the proposed development, a 'glamping site', due to the effect of the proposal on the character and appearance of the village, a designated conservation area and also with equal concern regarding the severe detrimental effect on amenity for local residents.

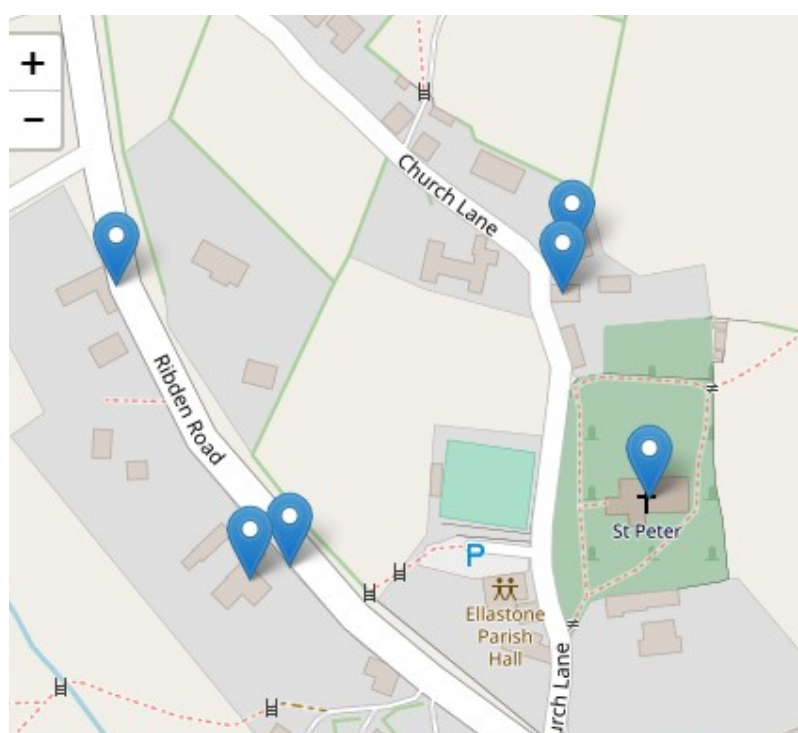
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#### Site and Surroundings

Ellastone has been designated as a Conservation Area in order to preserve the existing character, principally that of residential buildings, often widely spaced and raised above sunken roads topped by dry stone walls, and to ensure the compatibility of any new development.

The field in question forms one of these 'spaces' and is surrounded by a variety of residential & Parish buildings, in particular:

1. St Peter's Church, a Grade 2 star listed building dating from 1163 and the Parish Hall, opened in 1910 on a site given by local landowners, the Bromley-Davenports.
2. Adam Bede House, an early 17<sup>th</sup> century Grade 2 listed stone house, and connected with George Eliot's "Adam Bede", is situated directly opposite the entrance to the field.
3. Old School House (1858), Master's House (1812) , Church View and Tower House, which are Grade 2 listed are to the North-East.
4. Church View (1676) – Grade 2 listed
5. Tower House (early 19 C) – Grade 2 listed



<https://britishlistedbuildings.co.uk/england/ellastone-east-staffordshire-staffordshire#.YUBpVBRKiUm>

The proposed 'glamping site' is a sloping (see *cross-section document in application*) meadow of 3200m<sup>2</sup> directly in the centre of the village, which has been used for centuries for sheep grazing. It is one of the green spaces mentioned below in parag 8 as forming part of the character of the landscape of Ellastone.

The proposal is for 5 'glamping' pods – the artist's impression shows:

- View West: one car and one pod
- View North: 3 pods

It is therefore of no significant help when considering the true impact of the site.

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## Principle of the proposal

### COMPATIBILITY WITH CHARACTER OF SURROUNDING AREA:

*1.3.7 The Local Plan "The best places within the Borough have a strong character and sense of place. The Council will expect new development to make a positive contribution to the character of an area."*

The detailed siting of the proposed development and its associated environmental impact are not compatible with the character of the surrounding area, a designated conservation area. The concept of having a glamping site in the centre of this quiet historic village is incongruous.

Strategic Policy 15 of the East Staffordshire Local Plan allows for the provision of new tourist accommodation outside settlements where "*it will have good accessibility to existing infrastructure, and will not have an adverse impact on the character and appearance of the countryside, features of historic or landscape value, biodiversity, or the amenities of nearby residents*".

Ellastone Parish Council plan to demonstrate that there is no need for any more tourist accommodation in and around the village and the development would not mean jobs for local people.

There is no infrastructure on the land itself as it has always been agricultural grazing land. The transformation of an historic grazing field would change the biodiversity of that part of Ellastone forever.

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The site has previously had permission turned down for development a number of times (Appeal Decision 018398002) where it stated that, "... *the site is one of development restraint and a special landscape area*". We also feel that the comments stated in paragraphs 8 and 9 of the appeal decision remain relevant today...

8. It appeared to me that the the loose knit form of development which exists in the village is an essential part of its character. Its character depends, in my opinion, as much on the spaces between buildings as the buildings themselves. I think that this is particularly so in Upper Ellastone where the larger scale buildings owe much to their spacious setting. In this context the church and the former school play a significant role in the character and appearance of the area. In views from the main road this role is further emphasised by the elevated position of those buildings.

9. In my opinion the development of either of the appeal sites with dwellings, however well designed, would seriously erode the loose knit character of the conservation area. I think also that such development, because of its elevated position, would detract from the setting and appearance of the church and would erode the visual presence of the school in views from the main road and the lower part of Church Lane. In coming to that view I have borne in mind that the dwellings could be single storey and that the site could be landscaped. I have also had regard to the intention that part of the site would be retained as open space. I do not believe however that any of these ideas would overcome the objections to the proposals which I have identified.

The unwarranted development of this prominent elevated site would detract from the character and appearance of this rural conservation area.

Please also refer to the photos in the **Impact on visual amenity/Landscape Impact/Heritage assets** section below.

Precedent: If this application were to be passed it would then 'open the door' to all the owners of green field land between properties in Ellastone (seen as important to the character of the settlement) to start submitting their own planning applications.

## **LOCAL BUSINESS NEEDS: TOURISM:**

4.2 Paragraph 80 of the NPPF states that "*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*"

1) Ellastone, with its population of 320 is already supporting the tourist industry, by offering tourist accommodation of varying sorts for differing purses and philosophies:

1. Certified Location for Tents, Caravans and Camper Vans, Greenacres, Watery Lane
2. Eco-campsite, Farm on the Hill on the Prestwood Road.
3. Yurts, Calwich under Canvas on Calwich Rise.

The above shows that Ellastone already supports diversitication of agricultural businesses. There is no need for another form of campsite.

In addition we offer:

- Bed and Breakfasts – Cross Farm
- Holiday Lettings – Dove Farm + The Garden Cottage + The Old Barn
- Hotel Quality Accommodation, Duncombe Arms – Walnut House

4.5 (Planning and Heritage Statement - NPPF) "Tourist accommodation should be provided within existing settlements where it can make use of existing infrastructure and facilities."

The infrastructure of such a small village is already insufficient to support the current number of tourists as there is no shop, there is one pub (not available to all purses as it is a Michelin recommended gastro-pub) and bus timetables do not allow for late return to the village - from Ashbourne, the last bus arrives at 17.27 and from Uttoxeter, the last bus arrives at 18.16.

Also the land in the application is an agricultural field with no infrastructure at all.

### **SUPPORTING THE LOCAL ECONOMY:**

The application states: "The proposals would help to boost visitor numbers to the area, helping to support local businesses including those referred to in Paragraph 5.6 above. In accordance with Paragraph 19 of the National Planning Policy Framework, this benefit should be given significant weight in the overall planning balance. "

The proposed development would not support the local economy as there are no shops in Ellastone; the local public house may benefit although being a gastro pub early pre-booking is essential and the prices may not be affordable to everyone. The local businesses referred to in Paragraph 5.6 of the application are in a nearby village, Rocester, on the way to Uttoxeter. In 5.6 it states that "The site lies approximately 1km north of Rocester." This is blatantly **incorrect** with Rocester being 3.4 miles away along the busy B5032 (no pavement) and so a car is required.

Re: Staffing : Also there would be no real new employment possibilities as they only intend to have the equivalent to one full-time person.

Ellastone Parish Council does not see that this constitutes supporting our economy.

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### **Assessment of infrastructure of land to accommodate tourists**

The following have not been addressed:

**MOBILE SIGNAL:** there is no mobile phone signal in most of Ellastone and there is no mention of WIFI.

**TELEVISION SIGNAL:** will there be dishes on each pod?

#### **WATER SUPPLY**

**ELECTRICITY** – will there be an additional substation? Will the connections be underground or will it be sustainable ie solar?

#### **HEATING**

**SEWAGE:** A **major** consideration of the project ie foul sewage, has not yet been considered as the answers to the questions 1 and 2 on the application are both UNKNOWN

1. Please state how foul sewage is to be disposed of: Unknown
2. Are you proposing to connect to the existing drainage system? Unknown

We are told that “each cabin will measure 7.2m by 3.3m with a height of 3.4m. the cabins will be purpose-built structures with basic amenities suitable for short term let.” (cf. 3.5 Planning and Heritage Statement). It does not say whether the pods will be en suite necessitating sewage arrangements for all 5 pods or that there be a toilet block (and if so then planning request has not been included here). The Elevations Floor and Roof Plan does not make this clear.

**WASTE DISPOSAL:** Similarly no consideration has yet been given to Waste Storage and Collection :

1 Do the plans incorporate areas to store and aid the collection of waste? No

2 Have arrangements been made for the separate storage and collection of recyclable waste? No

With the waste of five ‘households’ to deal with this oversight is inexcusable – inadequate provision will invite vermin and will smell.

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There is some major infrastructure work that has not been detailed here and until these details are clarified we do not agree with the comment 4.1 (Planning and Heritage Statement) that... “4.1 Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. It explains that in the context of decision taking, this means approving proposals that accord with the development plan without delay” - There is insufficient evidence that the infrastructure accords with the principles of sustainable development.

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### **Impact on visual amenity/Landscape Impact/Heritage assets**

Development must be appropriate not just to the prevailing character of the area, but also to the buildings and spaces immediately adjacent to the plot. Landscaping associated with the proposal does take into account some of the immediate impact with the existing perimeter hedge to remain, but some properties will have a direct view of the site from their upper windows. Also it does not take into account the distant views of the development as seen from well-walked public footpaths 20, 28 & 30.

Local Plan 4.10: “National policy has changed in a way that views the historic environment in a holistic sense, which includes heritage assets but also the wider setting and landscape”

Detailed Policy 5:

“...new development proposals will be expected to make a positive contribution to the fabric and integrity of existing buildings, conservation areas or other non-designated areas where there is distinctive character, strategic views or a sense of place.”

Please refer to photos below ...





From footpath 20: view of St Peter's church (Grade 2 Star listed) will be adversely affected.



From Footpath 28: The entire project will negatively impact the rural character of the settlement





From Footpath 30 shows clearly the first paragraph of the Conservation Document. The application would place the glamping site centre-stage in this picture. *“An overall open rural character achieved by the informal arrangement of cottages separated by open areas leads the eye to the countryside beyond.”*

Several houses on Church Lane and on Wootton lane would look onto the “glamping” site.

In addition, the site would pollute the local night sky with obligatory outdoor lighting to comply with health and safety. Normally, the only light from this area of Ellastone is from the street lighting which is further dimmed after midnight. The site would shine out like a beacon, becoming the focus of this part of the village rather than St. Peter’s Church.

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### **Impact on Residential amenity**

Strategic Policy 8 4.5 (Planning and Heritage Statement)”The proposed development must not adversely affect the amenities enjoyed by (existing land users, including, in the case of proposals for development close to an existing settlement,) the occupiers of residential and other property within that settlement “

NPP p51 170 e

*...preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.*

Church Lane, in particular, is a very quiet residential area, situated along a single track road. Who will be monitoring the general behaviour and noise from the campers?

With regard to the Local Plan Detailed Policy 7 - Due to the nature of the proposed site there will be a lot of outdoor living and therefore ...

- ...**noise**, including late night merriment when the weather is good; there will be music; there will be children and dogs. At full capacity there will perhaps 20 people. Due to the proximity of the proposed site, it is sure to lead to friction late night between holiday makers, understandably, wanting to have a good time and residents, understandably, wanting to get to sleep. Also the weekly mowing and additional rubbish collection.
- ... **lighting**, both permanent way markers and personal outdoor
- ...**cars** frequently coming and going due to the lack of facilities in the village.
- ...5x bbq **smoke** going in a SW direction (usual direction of the prevailing wind) and therefore right over the houses in Church Lane.

This would all be highly intrusive and alter the tranquil character of this part of Ellastone that its residents value. The other 3 campsites are all on the outskirts of Ellastone and cause no issues at all.

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### Accessibility/Highway matters

SP8 Planning and Heritage Statement 4.5 “The proposed development will not have an adverse impact on the transport and highway network and provides adequate access for all necessary users “

No new or altered vehicular access is proposed to or from the field which is “*wide enough for a vehicle*” (2.4 Planning & Heritage Statement) (also see Block Plan). This will potentially create a busy entrance/exit on to the Wootton Road and lead to traffic issues at peak times as cars wait to turn in or backing back out on to the Wootton Road in order to allow a car to exit the site. There is not enough space for a sewage emptying vehicle or for waste collection vehicles.

Proposed Parking has not been considered: The block plan shows inadequate space for the number of cars expected: 5 pods = minimum 5 cars

How many people would the pods sleep? A double bed is shown in the **Elevations Floor and Roof Plan** along with a sofa, which may/may not be a sofa-bed, so perhaps potentially more than one car. Where would the other cars park if there are families/couples/groups meeting up? Cars would park along the Wootton Road presumably, up on the kerbside damaging the tended grass verge.

It **MUST** be demonstrated that there would be adequate parking for family and friends if the proposed development is to have no adverse impact on the roads and tended verges of the village. This would entail a considerably larger car park than that shown on the application.

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### Conclusion

STRATEGIC POLICY 30: “*Within the locally significant landscape areas development will not be allowed which would adversely affect the quality, character, appearance or the setting of those areas.*”

*Local Plan Detailed Policy 7:*

“*proposals will only be granted planning permission where they will not give rise to, or be likely to suffer from, land instability and/or unacceptable levels of pollution in respect of noise or light,*

“



- The proposed activity would cause significant harm to the character of the area and the amenities of its residents.

*5.3 **Planning and Heritage Statement:** "Paragraph 28 of the National Planning Policy Framework ... encourages the provision of tourist and visitor facilities in **appropriate locations**.*

- As we have shown, the suggested "glamping" site is **not** in an appropriate location - in the centre of a quiet village, designated a conservation area and surrounded by ancient buildings. The site would impinge on the view of the distinctive features and local landmark buildings from public footpaths Ellastone 20, 28 & 30.

*Local Plan Strategic Policy 15: **Tourist accommodation should be provided within existing settlements where it can make use of existing infrastructure and facilities.**"*

- We have shown that the proposed new use of the land would not be an employment generator or make a positive contribution to the economy of Ellastone.

*1.3.4 : "Understanding how any proposed development relates to its context is important in terms of achieving an appropriate and sensitive design response".*

-No care and consideration has gone into the design and infrastructure of the proposed site with a view to respecting the Heritage Statement. The representative drawings are at best misleading and absolutely no consideration has been paid to the well-being of the residents of Ellastone, who will gain nothing and lose a considerable amount of amenity from the development.

The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land – in this case it is not and we strongly urge you to refuse the application.

**ELLASTONE PARISH COUNCIL  
OCTOBER 2021**

**Ellastone Parish Council**  
**Objection to Planing Application P/2021/00999 - Glamping Pods on a site off Wootton Road**

**An appendix regarding sound levels in the area adjacent to the proposed development.**

These data are sound pressure level readings taken over 4 days at different times during the evening. The aim is to demonstrate that Church Lane is a very quiet part of central Ellastone in the evenings and that the current application to place 5 glamping pods each sleeping up to 4 people would have a negative impact rather than a positive impact on the area vis a vis noise pollution. The Parish Council would welcome an official audio dosimeter study to get professional results.

		dBA	dBA	
date	time of day	avg	max	duration
06/10/21	17:44	21	27	15s
	18:55	21	34	13s
	19:32	18	31	10s
	20:28	20	25	7s
	21:24	25	33	6s
07/10/21	18:13	36	48	9s
	18:57	37	53	9s
	19:33	29	42	6s
	20:24	18	28	4s
	21:31	16	22	5s
08/10/21	18:00	20	24	4s
	19:04	13	22	7s
	20:28	18	26	4s
	21:11	20	21	5s
	21:42	11	12	6s
09/10/21	17:49	16	19	3s
	23:10	16	28	6s
10/10/21	13:45	26	44	1m48s
	19:34	26	48	1m46s
	21:38	15	32	1m48s
		Average SPL	Max SPL	
		21	31	
		dBA	dBA	