

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Rescind Condition 7 of planning permission FULL/2017/0947, Condition 4 of planning permission FULL/2020/2492 and Condition 4 of planning permission FULL/2021/0163 to allow retention of the safari tents on a permanent basis and to extend operation of the glamping site to year round.

LOCATION: Camp De Reves Glamping, Rue Des Paysans Au Val, St. Pierre Du Bois.

APPLICANT: Mr D Barnes

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 25/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/07/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 6325-06A2.

Application Ref: FULL/2022/1544

Property Ref: F005310000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.The landscaping scheme shall be fully completed, in accordance with the details shown on the approved plans, in the first planting season following the date of this decision, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

5.All buildings and structures, including the safari tents and shepherds huts and all associated infrastructure permitted at the site shall be removed from the site on cessation of the approved use or when no longer required for campsite purposes. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

Reason - To secure the removal of the structures when no longer needed, thereby safeguarding the character and appearance of the locality, and the agricultural land.

6.The safari tents and shepherd huts permitted at this site shall not be occupied by any individual or group for a continuous period exceeding 28 days.

Reason - To control the use of the site as visitor accommodation.

Expiry Date: This permission will cease to have effect on 24/01/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2022/1544
Property Ref: F005310000
Valid date: 27/07/2022
Location: Camp De Reves Glamping Rue Des Paysans Au Val St. Pierre
Du Bois Guernsey GY7 9LB
Proposal: Rescind Condition 7 of planning permission FULL/2017/0947,
Condition 4 of planning permission FULL/2020/2492 and
Condition 4 of planning permission FULL/2021/0163 to allow
retention of the safari tents on a permanent basis and to
extend operation of the glamping site to year round.
Applicant: Mr D Barnes

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The landscaping scheme shall be fully completed, in accordance with the details shown on the approved plans, in the first planting season following the date of this decision, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

5. All buildings and structures, including the safari tents and shepherds huts and all associated infrastructure permitted at the site shall be removed from the site on cessation of the approved use or when no longer required for campsite purposes. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

Reason - To secure the removal of the structures when no longer needed, thereby safeguarding the character and appearance of the locality, and the agricultural land.

6. The safari tents and shepherd huts permitted at this site shall not be occupied by any individual or group for a continuous period exceeding 28 days.

Reason - To control the use of the site as visitor accommodation.

OFFICER'S REPORT

Site Description:

The application site is located to the south side of Rue des Paysans Au Val, a short distance south-west of La Houquette School. The site is located at the crest of the escarpment, with views over the open land and scattered development towards the coast to the west.

The site is an established "glamping" site, comprising 5 safari tents and a facilities building on the upper level and 5 shepherds huts on the lower level.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

02/11/21 FULL/2021/2031 Refusal for variation to previously approved plan for change of use of agricultural land to campsite - variation of Condition 12 to allow for amplified music/speeches.

07/06/21 FULL/2021/0163 Permit for variation to Condition 7 of planning permission FULL/2017/0947 and Condition 4 of planning permission FULL/2020/2492 to extend operation of glamping site to year round, excluding the period 5th January - 5th February.

FULL/2020/2495 Application to erect sperry tent (marquee) for functions on lower field – Withdrawn.

28/04/21 FULL/2020/2492 Permit to install 5no shepherds huts.

23/02/21 FULL/2021/0030 Permit to erect extension to east elevation of facility block.

31/07/2020 FULL/2020/0077 – Permit for variation to Condition 7 of planning permit FULL/2017/0947 to allow retention of ‘glamping’ safari tents until 31 October 2022.

02/05/19 FULL/2019/0216 – Permit for variations to plans previously approved: change of use of agricultural land to campsite - reconfigure access to lower field and widen vehicular access.

21/02/18 FULL/2017/0947 – Permit for change of use of agricultural land to camp site, install 6 glamping units, swimming pool and services block with associated landscaping and car parking.

Existing Use(s):

Campsite.

Brief Description of Development:

Permission was originally sought to vary Condition 7 of planning permission FULL/2017/0947, Condition 4 of planning permission ref FULL/2020/2492 and Condition 4 of planning permission ref FULL/2021/0163 to allow retention of safari tents on a permanent basis and to extend operation of the whole of the glamping site to year round. This proposal would actually render the stipulated conditions redundant, and the application description was therefore amended to propose that the conditions be rescinded, prior to advertisement.

In support of the application the following points are made:

- The landscape/tree planting on the east boundary, together with muted colour range of the tents, has been effective in minimising the impact of this enterprise and details of the recent planting is provided as part of the application submission;
- The tents are not designed for permanent residential use and guests are restricted to a maximum 28 day stay.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Island Development Plan policies:

OC8(B)	Visitor Accommodation Outside of the Centres – Campsites
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
IP7	Private and Communal Car parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

Five letters of representation received from 7 members of the public raising the following points:

- The applicants are constantly extending the terms of the original permission, with consequential impacts on the amenity of the surrounding area and neighbouring properties;
- This kind of use is totally unsuitable for the quiet area of St Pierre du Bois;
- The tents detract from what was an area designated as high landscape value;
- The use impinges on the life enjoyment of those that live in the area, creating noise nuisance which carries across the valley. This has been particularly obvious over the last summer with increased noise from the site and there are concerns regarding the demographic who would choose to stay in tents over the winter;
- The limited operating season permitted under the original application provided some respite for those living in the area;
- Inclement weather conditions disturbed those staying at the site over the last winter and the tents aren't suitable for year round occupation in this particular exposed location.
- The tents were also damaged by the wind, reducing their lifespan and raising concerns that an application will be made to replace the tents with more permanent structures;
- The facilities building would be able to be used for any purpose, whereas previously it was conditioned to be used for purposes specified within the 2017 application and alternative uses could give rise to greater disturbance to neighbouring properties and traffic issues;

- There are concerns that the next proposal will be to increase the length of stay at the site to use the site for winter lets, and queries over who monitors the site to ensure that stays are limited to the authorised time frames.

Consultations:

The Office for Environmental Health and Pollution Regulation does not raise any objections.

The following consultation responses were received in respect of the previous application to extend the operating season (ref FULL/2020/0077):

Marketing & Tourism – support, in principle, a significant variation to the condition or its complete removal. It is understood however, that any relaxation or removal of the condition is ultimately a planning decision that must be grounded in the relevant Policies of the Island Development Plan, and which would be consistent with Planning Law.

Marketing & Tourism supported the original application to create a glamping operation at the site, as the proposals were in accordance with Policy SLP7 of the Strategic Land Use Plan and with the key aims of the Committee for Economic Development's published Tourism Strategic Plan. The Committee has recently published a revised ten point plan which calls for an acceleration in investigating the opportunity to help improve the breadth and quality of the islands accommodation offering.

There are two key considerations regarding this proposal:

1. The potential contribution to the visitor economy that could result from an extended period of operation
2. The operational impacts devolving from the annual erection, dismantling and re-erection of the units, which have clearly proven to be more onerous than originally anticipated

Whilst Marketing & Tourism is sympathetic to this circumstance, for the purpose of this application the comments are restricted to the potential visitor economy benefits that could accrue were the site open for a longer season. The provision of high quality camping and glamping facilities is a key part of the future accommodation jigsaw, especially considering the established appeal of these types of accommodation to a very sizable market segment, both in the UK and across Europe. There is also a growing demand for what is perceived as sustainable accommodation of this nature which may offer a more sustainable alternative to permanent bricks and mortar developments, which is only likely to increase given the current focus on climate change and related issues.

The high quality units erected undoubtedly contribute to the breadth and to the quality of the visitor accommodation product offering. Considered from a Tourism perspective, there appears to be no obvious reason why accommodation of this type

and quality should not appeal to potential visitors throughout the year. This would be especially true for potential visitors seeking an immersive, experimental, or adventure holiday, rather than a more traditional leisure break. It is far less likely that the same applies to the year round holiday provision of traditional camping under canvas.

Traffic & Highway Services comments as follows:

THS' only area of specific consideration under this application would be around the likely impact of the intensification of use aspect of this variation, and whether the intensification of use would result in a significant road safety or traffic management issue within the neighbourhood lanes leading to the site, or at the site's access.

In reviewing the comments previously made by THS in May 2017, at which point the change of use from agricultural to the Camp Site was applied for, THS are satisfied that in comparison to the previous year-round agricultural operation, this application to year round use of the Camp Site, does not result in a significant intensification of use from a traffic management perspective.

Additionally, checks have been made with Guernsey Police and in relation to the RTC statistics that relate to the neighbourhood lanes since the Camp Site was originally applied for. It has been confirmed that there is no reported RTC history for the lane network in the vicinity of the Camp Site in the period May 2017 to date.

On the basis of the above, THS would not object to this variation on either road safety or traffic management grounds.

Summary of Issues:

Whether the rescinding of the proposed conditions applied to the site would alter the acceptability of the proposal against the relevant Plan policies and material considerations, namely whether the extended use of the whole camp site and permanent retention of the safari tents would have any increased impact on:

- the Agriculture Priority Area;
- landscape character and open land;
- the reasonable enjoyment of neighbouring properties;
- traffic and parking.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Site history and current proposal

The planning permission granted under planning reference FULL/2017/0947 has established the principle of a campsite on this land, and the erection of safari tents for the duration of the operating season. That permission was conditioned as follows (Condition 7):

Unless otherwise agreed in writing beforehand by the Authority, the site shall not be used for camping or 'glamping' between 31st October and 1st March each year and all tents shall be removed from the land on or before 31st October each year. The safari tents may be stored at the site between 31st October and 1st March each year within the approved camping facilities building only.

That condition was then varied under application reference FULL/2020/0077 to enable retention of the safari tents on a permanent basis until 31 October 2022, at which point the tents would have to be removed from the site each winter from 31st October until 1st March. The amended condition read:

Unless otherwise agreed in writing beforehand by the Authority, the site shall not be used for camping or 'glamping' between 31st October and 1st March each year. All tents shall be removed from the land on or before 31st October each year, excepting the Safari tents, which may remain in situ until 31st October 2022, following which date the Safari tents shall also be removed by 31st October each year. The Safari tents may be stored at the site between 31st October and 1st March each year within the approved camping facilities building only.

A further application was subsequently approved under reference FULL/2020/2492 to install 5no shepherd's huts on the lower level of the site, which allowed the permanent retention of the Shepherd's huts on site but was conditioned as follows (Condition 4):

Unless otherwise agreed in writing beforehand by the Authority, the site shall not be used for camping or 'glamping' between 31st October and 1st March each year.

Most recently an application was approved under reference FULL/2021/0163 to vary Condition 7 of FULL/2017/0947 and Condition 4 of FULL/2020/2492 to extend the operation of the glamping site to year round, excluding the period 5th January - 5th February, conditioned as follows (Conditions 4 & 5):

Unless otherwise agreed in writing beforehand by the Authority, the site shall not be used for camping or 'glamping' between 5th January and 5th February each year. All tents shall be removed from the land on or before 31st October each year, excepting the Safari tents, which may remain in situ until 31st October 2022, following which date the Safari tents shall also be removed by 31st October each year unless otherwise agreed in writing beforehand by the Authority. The Safari tents may be stored at the site between 31st October and 1st March each year within the approved camping facilities building only.

The safari tents and shepherd huts permitted at this site shall not be occupied by any individual or group for a continuous period exceeding 28 days.

The current application now seeks to rescind the conditions relating to FULL/2017/0947 (Condition 7), FULL/2020/2492 (Condition 4) and FULL/2021/0163 (Condition 4) to allow for the year round use of the glamping site and to enable the permanent retention of the safari tents on the site. As noted above, the shepherd's huts are already approved to be permanently located on the site and no further permission is required in relation to the retention of those huts.

Principle of development

The previous applications fell to be considered primarily under Policy OC8(B) (Visitor Accommodation Outside of the Centres – Campsites), and the amendments now proposed must remain in accordance with that policy. The criteria of Policy OC8(B) are addressed individually below.

a) where a proposal falls within an Agriculture Priority Area it is successfully demonstrated that the land cannot positively contribute to the commercial agricultural use of the Agriculture Priority Area or cannot practicably be used for commercial agriculture without unacceptable adverse environmental impacts

The safari tents are located on the upper part of the site, an area previously recognised as a composting facility (agreed by the former Environment Department in 2014) and not an agricultural use. Taking into account this use of the upper land, the application reports attached to the previous planning permissions concluded that the development of the site to form a campsite did not result in the loss of agricultural land within an Agriculture Priority Area. The current proposal does not alter this conclusion. The rescission of the conditions as proposed to allow for the year round retention of the safari tents and use of the site would therefore remain in compliance with this criterion.

b) the scale of any permanent development is proportionate to the scale of the camping operation concerned

Under the initial application (FULL/2017/0947) the permanent development remained confined to the upper part of the site. As approved this comprised the bases for the safari tents, a swimming pool, a single storey oak framed facilities block (WCs, showers, laundry, shop, office, plant room and winter storage/summer games room) and a parking area. Following approval of FULL/2020/2492, the permanent development was extended to the lower level of the site, to include the 5no shepherd's huts.

The prefacing text to this policy expands upon this criterion as follows, *"Proposals for more permanent forms of development associated with campsites, such as toilet and shower blocks, will be supported, subject to the scale of development being proportionate to the scale of the camping operation"*. Camping is previously defined

within that text as including movable structures for accommodation, such as, inter alia, safari tents. It is clear therefore that, notwithstanding the duration for which such a structure might be in situ, a safari tent is not regarded as part of the permanent development of a campsite for the purposes of this criterion.

In light of the above, whilst the proposal would result in the permanent retention of the safari tents at the site, the lightweight nature of these units would not result in the level of permanence which is associated with structures such as the facilities block, and the proposal would be in compliance with this criterion.

c) the development is located so as not to have a significant adverse effect on the visual quality or landscape character of the area

This criteria reflects the requirements of Policies GP1 (Landscape Character and Open Land) and GP8 (Design) which require, inter alia, that development respect the relevant landscape character type within which it is set, the character of the local built environment or the open landscape concerned and provides soft and hard landscaping where this reinforces local character and distinctiveness and/or mitigates the impacts of development.

Concerns have been raised through the public consultation process regarding the impact of the safari tents on the character and appearance of the locality, particularly during the winter. The principle of the tents during the summer months was established under the previous applications, and will not be revisited as part of the consideration of the current assessment.

Following a visit to the site environs in January, it was found that, notwithstanding the additional planting which has been undertaken along the east boundary of the site, the tents remain clearly visible from points along Rue des Paysans au Val, Rue des Paysans à la Pomare and Ruelle du Courtil Blondel. There was also limited visibility of the tents on the skyline from the coast road, which has not previously been the case.

Whilst it is undeniable that the tents do have a visual impact in the views outlined above, these views are only from a limited area and the muted colour of the tents and planting which has been undertaken do have some impact in mitigating the visibility. Furthermore, the planting which has been undertaken across the site is of high quality and makes a positive contribution to the biodiversity value of the site. On balance, taking into account the limited areas from which the tents can be viewed, the temporary materials and construction of the tents and the muted colour, and the quality of planting undertaken, the impact on visual quality and landscape character is not however considered to be so significant as to warrant refusal of the application.

Additional soft landscaping to provide screens to the site was required by condition of previous applications, and is shown on the submitted plans. The agent has confirmed that this planting has been substantially undertaken on site. Whilst there is limited scope to provide further planting at the site, that shown on the plans should be

undertaken and it is recommended that the decision is conditioned to require implementation.

d) all associated development is proportionate to and remains ancillary or ordinarily incidental to the campsite operation

The associated development in this case is the single-storey facilities block, swimming pool and parking area. These aspects were previously approved and would not alter as a result of the proposed rescission of conditions.

The use of the facilities building is controlled by condition 10 of the permission granted under FULL/2017/0947 which states:

The camping facilities building shall not be used other than for the purposes specified in the approved planning application and as ancillary and incidental to the operation of the approved campsite at this site, and shall be used for no other purpose including any separate purpose at any time.

None of the subsequent applications, nor the current application, would alter that condition and it would remain in place. The facilities building can therefore only be used for purposes ancillary to the use of the campsite and cannot be used for any unrelated purpose.

e) all structures are removed from the site upon cessation of use or when no longer required

Condition 13 of planning permission FULL/2017/0947 states that “*all buildings and structures hereby permitted shall be removed from the site on cessation of the approved use or when no longer required for campsite purposes. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority*”. This condition would remain in place. A similar condition was applied to the approval for the shepherd’s huts. The current application would not alter these requirements and, for the avoidance of doubt, it is recommended that this condition be reiterated as part of any permission issued under this application.

f) it accords with all relevant policies of the Island Development Plan

In this case, Policies GP1 (Landscape Character and Open Land), GP8 (Design), GP9 (Sustainable Development), IP7 (Private and Communal Car Parking) and IP9 (Highway Safety, Accessibility and Capacity) would be particularly relevant. Policies GP1 and GP8 have been addressed above in respect of impacts on open land, landscape character and visual amenity. The remaining policies are addressed below.

Impact on residential amenity

Policy GP9 (Sustainable Development) states that development will be supported where it has been demonstrated that it will not have an unacceptable impact on the amenities of neighbouring properties.

The conditions which form the subject of this application were applied to the previous permissions for development at this site specifically to control the use of the site for seasonal visitor accommodation in the interests of neighbour amenity.

A number of concerns have been raised in the letters of representation in respect of activities on the site which could generate noise and nuisance, and therefore impact on the amenities of neighbouring properties. These matters were largely considered as part of the previous applications for the campsite, and controlled by conditions attached to that permission. The current approved operating season for the campsite is 11 months, with no operating authorised in January by the choice of the applicant. The current application would extend the use of the site for a further 1 month, taking the use to year round. The additional month is however in the winter season, when weather conditions are likely to limit the extent of external activities on site and therefore limit impacts outside of the site.

Notwithstanding the comments made in the letters of representation, the Office for Environmental Health and Pollution Regulation have not noted any concerns arising from the use. Given that the extension of the operating season would only be for an additional month, over the winter period, and the absence of objection from the Office for Environmental Health and Pollution Regulation, it is considered that the proposal would not have an unacceptable adverse impact on the amenities enjoyed by the occupiers of surroundings residential neighbours.

Parking and Highway Safety

Policies IP7 and IP9 relate to private car parking and highway safety, accessibility and capacity respectively.

The level of off-road parking, the requirement for it, and the number or type of vehicle movements, whilst extended across the year, would not intensify as a result of the rescission of the conditions and the proposal would remain acceptable in terms of the requirements of Policies IP7 and IP9.

The potential for alternative use of the site

Concerns have been raised in the letters of representation about the potential uses of the site if year round retention and use of the safari tents was accepted, for example use for long stay winter lets and seasonal workers. The decision issued under FULL/2021/0163, which extended the operating season of the campsite, however included a condition limiting the maximum length of stay within either the safari tents or shepherds huts to 28 days, preventing long term residential uses of the tents or huts. It is recommended that the condition be reiterated on the current decision.

Concerns have also been expressed in the letters of representation regarding the potential for the safari tents to form a springboard for permanent residential use of the site. Any such use would require a formal application for a change of use and would fall to be assessed under the relevant Plan policies. The policies of the Island Development Plan do not allow for new build residential development in this location. The only scope for residential development would be where a proposal comprises the conversion of an existing building, where that building is of sound and substantial construction and capable of conversion without extensive alteration or rebuilding, under the provisions of Policy GP16(A) (Conversion of Redundant Buildings). Whilst the outcome of any formal application cannot be pre-determined, the safari tents and shepherd's huts are viewed as temporary structures which are not designed for permanent residential use and must be cleared from the site once the camping use has ceased.

Other matters

Comment has been made in respect of the impact of cumulative development and multiple applications at this site. The applications considered to date have each been assessed on their merit, and in each case, where approved, the impacts associated with the development have been found to be acceptable under policy.

Concern has also been raised in representation regarding the quality of visitor experience which will be had over the winter months, and the capacity of the safari tents to stand up to the winter weather. These concerns are however a matter for the campsite operator, and are not material to the consideration of the planning application.

Conclusion

In light of the above, the proposal to retain the safari tents on a permanent basis and to extend the operating season of the campsite to year round would comply with the purpose of the Law, material considerations and relevant planning policies and it is recommended that the application is approved.

The conditions previously applied to the decisions relating to this site to limit the operating season and to require removal of the safari tents over the winter period are therefore no longer required and can be rescinded. For the avoidance of doubt, the following conditions would therefore be rescinded:

- FULL/2017/0947 Condition 7
- FULL/2020/2493 Condition 4
- FULL/2021/0163 Condition 4

It is however recommended that the decision is conditioned to restrict the length of stay in either the safari tents or shepherd's huts.

Date: 23/01/2023

