

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 31 MAY 2016**

**PLANNING APPLICATION – FIELD 140M SOUTH EAST OF GREENHILLOCK, KIRKBUDDO**

**GRID REF: 349875 : 744343**

**REPORT BY HEAD OF PLANNING AND PLACE**

**Abstract:**

This report deals with planning application No 16/00053/FULL for the Change of Use from Agricultural Land to Campsite, Erection of Ancillary Structures and Change of Use of Two Existing Buildings to Campsite Facilities for Greenhillock Glamping at Field 140M South East Of Greenhillock, Kirkbuddo. This application is recommended for conditional approval.

**1. RECOMMENDATION**

It is recommended that the application be approved for the reasons and subject to the conditions given in Section 10 of this report.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/ CORPORATE PLAN**

This report contributes to the following local outcome(s) contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner
- Our natural and built environment is protected and enjoyed

**3. INTRODUCTION**

3.1 The applicant seeks full planning permission for the change of use from agricultural land to campsite, erection of ancillary structures and change of use of two existing buildings to campsite facilities on land South East of Greenhillock, Kirkbuddo (Appendix 1).

3.2 The application site, which measures 1.8 hectares in area, is located 500m to the north of the B9127 classified road and 1.4km east of the village of Whigstreet. It comprises three grazing fields the boundaries of which consist of a combination of hedging and post and wire fencing. The site is bound to the north by agricultural land and the complex of farm buildings at Greenhillock Farm; to the east by Tulloes Wood; to the south by agricultural land; and to the west by the applicant's dwellinghouse (Lower Greenhillock). Access to the application site is via the existing farm track from the B9127 and a field access that is located to the west boundary immediately to the north of the applicant's dwellinghouse. The closest neighbouring residential property is located to the northwest at Greenhillock.

3.3 The application seeks the change of use of the land to a campsite as well as the change of use of two existing structures to campsite facilities and the erection of additional ancillary structures. The submitted information indicates the north most field would be used for the siting of bell-tents (or glamping pods) with the south field being used as a camping field. The wooden field shelter would be converted to a small farm shop with the tractor shed providing a secure facility for the storage of composting waste generated by the toilet facilities. The additional structures to be provided include six timber sheds within individual footprints of 2.5sqm in the middle of the camping field (three would be used as composting toilets, two used as showers and one used as a changing room); a urinal facility with a footprint of 3sqm that is enclosed by timber fence panels; two solar towers with footprints of 9sqm and overall heights of 3m would generate hot water for the showers (both towers would be located in the camping field one in the middle the other adjacent to the west boundary); a timber shed with a

footprint of 17.3sqm would be constructed adjacent to the field shelter towards the west boundary of the southern field to provide a covered seating area; a further timber building with a footprint of 9sqm to be used as a 'learning pod' would be located at the east boundary of the camping field. The 'learning pod' would be of flat roof construction which would act as a raised platform for bird watching. Within the northern field a building with a footprint of 6sqm would be erected to accommodate a family bathroom. The glamping pitches consist of a furnished 5m bell tent with an exterior timber deck. The glamping tents will be temporary, packed down and stored at the end of each season. Picnic tables and benches would also be provided along with an earth oven for cooking of food. The toilet facilities would be of the water-free, composting type where liquid and solid waste is separated at source. Car parking would be contained within the southwest corner of the camping field without the use of hardstanding or tarmac. Access is via the existing farm track and field access. Segregated recycling and landfill bins would be provided on site. It is indicated that the site would operate annually between April and September with the ability to accommodate a maximum of 30 grass camping pitches with a maximum of 8 glamping pitches. The maximum overnight guest numbers on site would not exceed 150.

3.4 The application has not been subject of variation.

3.5 The application was advertised in the Dundee Courier as required by legislation.

#### **4. RELEVANT PLANNING HISTORY**

There is no relevant planning history.

#### **5. APPLICANT'S CASE**

5.1 The following documents have been submitted in support of the application:

- A statement detailing the nature of the proposal and its intended operation;
- Information relating to storage of effluent and it's disposal;
- Photographs of the site and structures associated with the proposal.

5.2 The applicant has also provided a response to matters raised in objections.

5.3 The supporting information is available to view on the Council's Public Access system and is summarised at Appendix 2 below.

#### **6. CONSULTATIONS**

6.1 **Angus Council – Roads (Traffic)** – has offered no objection to the application subject to the provision of adequate on site car parking. The Roads Service indicated a desire to see a passing place provided on the access track. However, having reviewed the situation it has indicated that such provision is not necessary.

6.2 **Angus Council - Environmental Health** – raised initial concern regarding the proposed sanitary and foul waste disposal arrangements. However, Environmental Health is satisfied following further discussion that appropriate provision can be made and is similarly satisfied that this matter can be addressed by planning condition.

6.3 **SEPA** – has offered no objections to the proposed development in relation to the proposed private waste water drainage discharge arrangements. The private waste water sewage discharge proposed requires authorisation under the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR).

6.4 **Angus Council – Building Standards** – has indicated that it is satisfied that acceptable sanitary and foul waste disposal arrangements can be provided at this site.

6.5 **Angus Council – Economic Development** – has indicated the development of this camping and glamping site will be an asset to the tourism offer in Angus. It is suggested that it is important to support the development of new visitor accommodation developments and this innovative business idea has the potential to showcase the beauty of rural Angus whilst offering visitors a distinctive experience.

6.6 **Letham & District Community Council** – has offered no comments on the proposal.

## 7. REPRESENTATIONS

7.1 Sixteen letters of representation have been received; 4 are in support of the proposal with 12 raising objection. The letters of representation will be circulated to Members of the Development Standards Committee and a copy will be available to view in the local library or on the council's Public Access website.

7.2 The main points of support are as follows:

- There is a requirement for tourism developments of this nature in Scotland.
- A development of this nature would be of benefit to the local economy.
- As the only Eco Campsite & Glamping site in Angus the proposal offers a unique development which not only supports the Angus Economy Strategy 2013 – 2020 but seeks to support the environment and local business growth.
- The scale of development proposed can be suitably accommodated at this location as it would not cause unacceptable impacts on the amenity of residential properties and would not be visually prominent in the landscape.
- The proposal allows the landowner to diversify the use of the land in a reasonable manner.

Comment – The substantive issue is whether the proposed development subject of this application is appropriate on the application site. The substantive issues are addressed under Planning Considerations below.

7.3 The following matters have been raised as objections to the application and are discussed under Planning Considerations below: -

- Adverse impacts on residential amenity;
- Compatibility with neighbouring land uses;
- Unacceptable visual impacts from the structures associated with the proposal;
- A development of this nature would adversely affect the character of the area;
- Disposal and storage of human waste, including concerns regarding public health as result of on-site storage of human waste;
- Road traffic safety impacts;
- Adverse impacts on ecology and wildlife;
- A development of this nature is not of any benefit to the local economy.

7.4 In addition, the following matters have been raised: -

- **Approval of the application could result in a breach of the Human Rights Act** – this matter is discussed under Section 8 below. However, it is well established that the lawful operation of the planning system will not result in a breach of the Human Rights Act.
- **If the proposal is to expand in the future these intentions should be provided up front so that everyone is aware of the applicant's intention** – the application must be determined based on the submitted information. If the applicant seeks to expand the business beyond the restrictions imposed by any planning permission that may be granted then a further planning application would be required.
- **The application makes provision for a shop but who would have access to this facility** – the onsite shop is aimed at reducing visitor's need to go off site as it would stock camping essentials and local produce. Before any commercial activity takes place the applicant has confirmed any relevant licenses would be in place. It is not unusual for camp sites to have a small on-site shopping facility.
- **Neighbour notification process and period for comment inadequate** – Angus Council has undertaken the neighbour notification process in accordance with the requirements of relevant Regulations. The application has been subject of advertisement in the local press, has been advertised online, and details have been circulated to Community Councils.
- **The site has already been used for camping purposes in the summer of 2015** – planning legislation allows for temporary use of land and for the erection or placing of

moveable structures for the purposes of that use. It is understood that the previous use of the site in 2015 did not exceed that threshold although a number of structures have remained on-site in the intervening period.

- **The applicant is already marketing the site to potential customers before the planning application has been determined** – the applicant has provided written assurance that the site will not be used in advance of the grant of any planning permission.

## 8. PLANNING CONSIDERATIONS

- 8.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 In this case the development plan comprises:-
- TAYplan (Approved 2012)
  - Angus Local Plan Review (Adopted 2009)
- 8.3 The application is not of strategic significance and therefore the main policy basis for its determination is provided by the Angus Local Plan Review. The relevant policies are reproduced at Appendix 3.
- 8.4 Angus Council is progressing with preparation of a Local Development Plan to provide up to date Development Plan coverage for Angus. When adopted, the Angus Local Development Plan (ALDP) will replace the current adopted Angus Local Plan Review (ALPR). The Proposed Angus Local Development Plan was approved by Angus Council at its meeting on 11 December 2014 and subsequently published for a statutory period for representations. The statutory period for representation has now expired and unresolved representations have been submitted to Scottish Ministers for consideration at an Examination. The Proposed ALDP sets out policies and proposals for the 2016-2026 period consistent with the strategic framework provided by the approved TAYplan SDP(June 2012) and Scottish Planning Policy (SPP) published in June 2014. The Proposed ALDP represents Angus Council's settled view in relation to the appropriate use of land within the Council area. As such, it is a material consideration in the determination of planning applications. The Proposed ALDP is, however, at a stage in the statutory process of preparation where it may be subject to further modification. Limited weight can therefore currently be attached to policies and proposals of the plan that are subject to unresolved objection. The policies of the Proposed Plan are only referred to where they would materially alter the recommendation or decision.
- 8.5 The site is not located within a development boundary or allocated in the development plan. Criterion (b) of Policy S1 of the ALPR therefore applies. It states that that development on such sites will generally be supported where it is of a scale and nature appropriate to the location and where it accords with the relevant local plan policies.
- 8.6 The primary policy consideration for a tourism related development of this nature is Policy SC20. That policy encourages tourism development, including accommodation, where it would improve the range and quality of the facilities or extend the tourist season; would have no unacceptable detrimental impact on the landscape or rural environment; would be in keeping with the scale and character with the adjacent buildings or surrounding countryside; and would be compatible with surrounding land uses.
- 8.7 In relation to the first criterion, the proposal would provide a new camping facility in the rural area. The Economic Development Service has indicated there are currently no sites in Angus that offer 'glamping' accommodation and therefore the proposal has the potential to offer visitors to Angus a new experience. The Angus Tourism Framework has been developed in line with the national tourism strategy which seeks to achieve sustainable growth in the visitor economy through the development, promotion and delivery of high quality, authentic experiences that meet and exceed visitor expectations. Economic Development suggest that there is a significant opportunity to build experiences around nature, heritage and outdoor activities to create the authentic experiences that meet the needs of customers. The proposed development at Greenhillock has the potential to showcase the beauty of rural Angus whilst offering visitors a distinctive experience. The proposed development would support the Council's strategy to increase the variety and quality of visitor accommodation in Angus and

those staying at the site may visit other places of interest in the surrounding area to the benefit of the wider economy. On this basis I consider that the principle of the development is generally compatible with first criterion of Policy SC20.

- 8.8 The second criterion requires proposals to have no unacceptable detrimental impact on the landscape or rural environment. The application site is located around 500m to the north of the B9127. It is relatively flat and is largely screened from the public road by well-established hedgerows. In addition to this Tulloes Wood bounds the application site to the east which offers a degree of screening and a backdrop when it is viewed from the west and south west. In the wider landscape there are agricultural buildings, residential properties and areas of large and small woodlands. The introduction of campsite structures and seasonal siting of tents at a location that is close to an existing farm complex will have little landscape or visual impact.
- 8.9 In terms of impact on the rural environment, the site would attract visitors to the area and consequently additional vehicular traffic on the surrounding roads and additional activity at the site itself. Both matters have potential to impact on the rural environment. In relation to vehicular traffic, the applicant has indicated that the site would accommodate a maximum 8 bell tents (glamping pods) and 30 conventional tent pitches (the number can be controlled by planning condition). This in its self gives an impression of the likely vehicular activity associated with the proposed use. The level of additional vehicular traffic associated with an activity of this scale would not be such that it would have a notable amenity impact for those living close to or using the public roads that would provide access to the site. The track that provides vehicular access and egress to and from the site itself does not pass any dwellings that are not in the control of the applicant. There would be additional vehicular and potentially pedestrian movement on that track, but again there is no reason to consider that such activity would affect the amenity of the wider area. In relation to the proposed use itself, it is not unusual to find campsites in rural areas and there are other examples in Angus where caravan and camping sites operate in the proximity of residential properties. In this case the applicants own the dwellinghouse at the entrance to the site and, as matters stand, there would be supervision of the site close at hand. The amenity of that property could be affected if it was occupied by persons with no interest in the operation of the campsite given the proximity of the site access but this can be controlled by condition. There is residential property at Greenhillock Farm which lies approximately 70 metres to the northwest of the proposed campsite. It is separated from the site by a paddock and farm buildings and the occupants have written in support of the application. Beyond that, the closest dwelling house is in excess of 370 metres from the site to the southwest. Whilst occupants of that property may be aware of activity at the campsite and will get views of it, the impact of such activity cannot be considered unacceptable given the distances involved and having regard to the relationship of other caravan and camping sites to residential property. There are a number of other residential properties in the wider area but for similar reasons impacts on those properties are not considered to be unacceptable. Other matters regarding the potential impact of drainage arrangements on the area are discussed below.
- 8.10 The third criterion requires proposals to be in keeping with the scale and character of adjacent buildings or surrounding countryside. It is noted that the buildings to be used as toilets and showers have already been positioned within the camping field and have been painted in bright colours. Although some of the structures are brightly coloured they are not visually prominent in the landscape due to the existing hedgerows around the perimeter of the application site, the distance they are located from the public road and their domestic scale. In relation to the new structures that are associated with the proposal these are again reasonably domestic in scale and should be capable of being accommodated within the landscape without any unacceptable visual impacts. The other structures associated with the proposal are temporary in nature (bell tents and tents) and would not be present out with the operational period of the campsite. As noted above, the site would attract visitors and additional activity to a countryside location but a campsite of the scale proposed is not out of character in the rural area and can be found in other areas of rural Angus. As such the proposal is considered to be in keeping with the scale and character of the countryside.
- 8.11 The fourth criterion requires the use to be generally compatible with surrounding land uses. In this case the application site is located in an area where the predominant land use is agriculture. Tulloes Wood lies to the east of the site and, as noted above, Greenhillock Farm and the applicant's dwelling house lie to the west. Issues regarding the impact on residential amenity have been discussed above. However, I am satisfied that the use proposed is generally compatible with neighbouring residential use. Again, as noted above, it is not

unusual to find caravan and camping sites in countryside locations adjacent to agricultural or forestry related uses. Those using the site would clearly have to do so in a responsible manner having regard to activity associated with those uses. However, it cannot be assumed that visitors would not act in a responsible manner. There is no evidence to suggest that the proposed use would be incompatible with surrounding land uses.

- 8.12 The final criterion of Policy SC20 requires the proposal to accord with other relevant policies of the Local Plan and this is discussed below.
- 8.13 Policy S6 identifies general development principles that should be taken into account in the determination of planning applications. These include amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk; waste management.
- 8.14 Matters regarding amenity have been discussed above. However, the proposal is not considered to give rise to any significant adverse amenity impacts subject to the conditions proposed below. Similarly, I am satisfied that the proposal would not give rise to unacceptable visual impact and it is unlikely to interfere with farming operations.
- 8.15 In respect of roads, parking and access, the application has been subject of consultation with the Roads Service. Whilst a number of representations have raised concerns regarding access and road safety, the Council's Roads Service has considered the application and has offered no objection. The Roads Service has noted that the access track leading to the site has recently been upgraded in connection with the development of the nearby wind turbine. The surface of the track had been graded with unbound material providing a level, metalled running surface to a nominal width of 4.3m. It is noted that this varies along the track length but it is generally wide enough to allow two cars to pass, albeit with caution. The track, at its bellmouth junction with the public road, is in excess of 7.5m wide which ensures that no reversing onto the public road is necessary if two vehicles meet at or near its starting point. In addition, the junction between the access track and the public road affords good visibility in a southerly and westerly direction due to the junction layout and the low level nature of the field boundary adjacent to the public road. The site is large enough to provide adequate car parking for the anticipated number of visitors and this matter can be addressed by planning condition.
- 8.16 In relation to drainage and waste management, the application proposes the use of waterless closets and on-site storage of solid waste for composting. This matter has raised some concern with third parties who have commented on the application and has also been a matter of concern for consultees. The concern from consultees relates primarily to the unconventional nature of the proposed sanitary and waste disposal arrangements. However, those consultees have confirmed they are satisfied that acceptable arrangements can be put in place at the site. On this basis, a suspensive condition is proposed that prevents the use of the site until such time as acceptable arrangements have been approved by the planning authority in consultation with Building Standards, Environmental Health and SEPA, and are installed and operational. This approach gives the applicant certainty that the site can be operated once an acceptable scheme is in place and allows an informed decision to be made about any additional expense associated with addressing the matter.
- 8.17 The proposal does not give rise to any significant issues in terms of the remaining criteria of Schedule 1 and Policy S6.
- 8.18 The application site is located in a countryside location and Policy SC19: Rural Employment is therefore relevant in the consideration of the proposal. That policy indicates employment opportunities throughout rural Angus will be supported where they make a positive contribution to the rural economy and are of a scale and nature appropriate to the location. In this case the proposal would provide for a new business in a rural location. It is generally accepted that new visitor and tourist accommodation will provide economic benefits to the wider area as they will typically visit other attractions and use existing facilities in the wider area. It is noted that the Economic Development Service has offered support to the application and the proposal attracts some support from this policy. Issues regarding the scale and nature of the proposal have been discussed above.
- 8.19 The application site is categorised as Class 2 prime quality agricultural land (land which is capable of producing a wide range of crops). However, it is currently in grass and used as meadow land. The nature of the proposed development is such that it would not result in the

permanent loss of prime quality agricultural land as the land could be easily reinstated in the future and it would not affect the viability of a farm unit.

8.20 There are a number of representations both in objection and in support of the proposal. The substantive issues and material planning considerations raised in those letters have been considered above. There are no material considerations raised in those letters that cannot be addressed by planning conditions or that justify refusal of the application contrary to the provisions of the development plan.

8.21 In conclusion, regard has been given to the Development Plan and to the information provided in relation to the application and comments received from third parties and consultees. Account has also been taken of all relevant material considerations over and above the current Development Plan position. The proposed development would support the Council's strategy to increase the variety and quality of visitor accommodation in Angus. Consultees have raised no significant issues regarding the proposal and I consider that impacts arising from the development could be mitigated to a satisfactory degree by the proposed planning conditions. The proposal is considered to accord with the development plan subject to appropriate planning conditions. There are no material considerations that justify refusal of the application.

## **9. OTHER MATTERS**

### **HUMAN RIGHTS IMPLICATIONS**

The recommendation in this report for grant of planning permission, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this recommendation in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

### **EQUALITIES IMPLICATIONS**

The issues contained in this report fall within an approved category that has been confirmed as exempt from an equalities perspective.

## **10. CONCLUSION**

It is recommended that the application be approved for the following reason, and subject to the following condition(s):

### **Reason(s) for Approval:**

That the proposed development would provide new tourist/visitor accommodation that would assist the economic development of Angus in a manner that complies with relevant policies of the development plan subject to planning conditions. There are no material considerations that justify refusal of the planning application.

### **Conditions:**

1. That the campsite hereby approved shall only be operated by a person or persons that own and/or occupy the property known as Lower Greenhillock, Kirkbuddo, Forfar.

*Reason: In order to ensure that the residential amenity of persons not associated with the campsite is not adversely affected by the operation of the business.*

2. That the maximum number of overnight guests permitted to occupy the site shall not exceed 150 at any time and no more than 8 bell tents and 30 tent pitches shall be permitted on the site at any time. For the avoidance of doubt the use hereby approved shall be limited to the siting of tents and bell tents or such other camping structures as

may otherwise be approved in writing by the Planning Authority only and shall not be used for the siting of caravans.

*Reason: In order to ensure that the ongoing operation of the site remains within the terms under which the application has been considered.*

3. That the operation of the site shall be limited to the period 01 April to 30 September annually. The site shall not be used to provide overnight accommodation outwith that specified period.

*Reason: In order to ensure that the use of the site is limited to holiday accommodation only and in the interests of the amenity of the area.*

4. That notwithstanding the details provided in support of this planning application, the site shall not be brought into use for the purpose hereby approved until a scheme for the treatment, storage and disposal of sewage effluent from the development has been submitted to and approved in writing by the Planning Authority in consultation with the Building Standards Service, Environmental Health Service and Scottish Environment Protection Agency. The approved scheme shall be fully implemented and operational prior to the commencement of the use of the site as a campsite and shall be maintained in operational condition thereafter.

*Reason: In order to ensure that the drainage arrangements required to serve the site are provided and maintained in the interests of public health, amenity and the environment of the area.*

5. That the site shall not be brought into use for the purpose hereby approved until a plan identifying an area for the provision of a minimum of 46 car parking spaces within the site shall be submitted to and approved in writing by the Planning Authority. Thereafter the area shall be delineated on site and shall be retained and available for use as car parking by patrons of the site during its operating period.

*Reason: In order to ensure that there is sufficient on-site car parking provision in the interests of road traffic safety and the amenity of the area.*

6. That notwithstanding the details provided on the application form, the development shall be served by the public water supply network. A private water supply is not approved by this permission and shall not be used as a source of drinking water.

*Reason: In order to ensure that there is an acceptable supply of drinking water to serve the development and as insufficient information has been provided to demonstrate that a private water supply can be provided at the site in an acceptable manner.*

7. That the learning pod shall not be erected until detailed plans and elevations have been submitted to and approved in writing by the Planning Authority. Thereafter the learning pod shall be erected only in accordance with the approved details.

*Reason: In order that the Planning Authority may verify the acceptability of the proposed structure in the interests of the amenity of the area.*

8. That the site shall not be brought into use for the purpose hereby approved until a scheme for the provision of refuse facilities and their subsequent management is submitted to and approved in writing by the Planning Authority. The approved scheme shall be implemented prior to the commencement of the use of the campsite and shall be operated in accordance with the approved management details thereafter.

*Reason: In order to ensure the provision of appropriate refuse facilities and their subsequent management.*



**NOTE:** No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

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**DATE: 23 MAY 2016**

**APPENDIX 1: LOCATION PLAN**  
**APPENDIX 2: SUMMARY OF APPLICANTS SUPPORTING INFORMATION**  
**APPENDIX 3: DEVELOPMENT PLAN POLICIES**

## APPENDIX 1: LOCATION PLAN

## APPENDIX 2 – SUMMARY OF APPLICANTS SUPPORTING INFORMATION

The statement detailing the nature of the proposal and its intended operation provides a background to the evolution of the application site which explains the site is now home to a rich and varied population of birds, insects, animals, plants and flowers as a result of the applicant's interest in conservation. Using small grants from SNH, Tayside Tree Planting Scheme and Rural Stewardship Scheme as well as their own resources, the owners re-seeded the grassland using species-rich meadow mixes, planted native trees and extensive thorn hedges. The aim of the proposal is to provide visitors to Angus with an engaging environment where they can learn about wildlife and habitat; understand the value of sustainability and unlock their own creativity. By charging visitors to camp and 'glamp' at Greenhillock, it would support the cost of maintaining the land and developing new habitats thereby creating a sustainable option for continuing and funding the conservation work undertaken to date. The longer term aim is for Greenhillock to provide training, apprenticeship and employment opportunities for local people particularly those who encounter barriers to work. The site would accommodate 25-30 grass camping pitches with a further five to eight 'glamping' pitches consisting of a furnished 5m bell tent with an exterior deck will make up the accommodation offering. The glamping pods would be temporary, packed down and stored at the end of each season. The maximum overnight guest numbers on site are not expected to exceed 150 at any one time. Since sustainability is vital to habitat preservation, we aim to be as 'green' as possible, recycling all solid and liquid waste, using water-free toilets and generating solar hot water and power to feed the showers. The site would operate annually between April and September. The site is accessed from the B9127 via a farm track which was extensively upgraded in October 2015 to facilitate the installation of a commercial wind turbine at the neighbouring farm. Car parking will be contained within the site without the use of hardstanding or tarmac. Segregated recycling and landfill bins would be provided onsite.

The response to various points in the letters of objection indicates the idea of a campsite was piloted in the summer of 2015 to ascertain whether the idea was viable and was undertaken as an informal market research exercise with family and friends. When it was decided to proceed with the proposal contact was made with the Planning Service and the required application has been submitted to pursue the proposal. The day to day operation of the site would operate below the maximum number of 150 identified as it represents the maximum number we feel the site could ever be suitable for and as such we have applied for permission up to that number so there is no need to reapply at a future date. There are other tourist related developments in the countryside which operate successfully without presenting an obvious increase in traffic incidents. The junction of the access track with the public road has been improved significantly prior to the installation of the wind turbine. Car parking associated with the development would be accommodated within the site. Whilst the additional number of people in the local area may bring about some minor disturbance to wildlife we believe that the educational benefit we will provide outweighs this. As part of the management of the site every step would be taken to ensure guests respect the environment on and off the site including not interfering with livestock and keeping their dogs under control. Strict controls would be in place to ensure the site is quiet after 2200 and there is minimal light to prevent light pollution. The site is being predominantly targeted at families so do not anticipate late nights or rowdy behaviour and we would manage any disturbance promptly. Provision of training and employment opportunities is at the heart of the proposal and preliminary discussions have taken place with SRUC and are in active discussion about apprenticeships. We intend working with small numbers – one or two people at a time – providing high quality opportunities which we would certainly be in a position to do all year round. We are in the process of making an application to SEPA for the relevant licenses, thereby ensuring compliance with all the statutory requirements. It is our intention to operate the existing field shelter building as a small on-site shop and is aimed at reducing people's need to go offsite if they don't wish to. There is no intent to operate this at scale, late at night or for visitors.

In relation to the storage and disposal of waste the information indicates composting solid waste would be stored in industrial containers known as Intermediate Bulk Containers (IBC) which are widely used for long term storage of a range of volatile and non-volatile liquids. They are encased in a galvanised steel cage to protect them from damage and to permit machine handling. Liquid and solid human waste is separated at source as part of the design of the toilet and each component is treated separately. Removal of urine at source greatly improves the rate of aerobic decomposition and quickly removes much of the offensive odour normally associated with sewerage. Once the IBC has become suitably full the IBC is set aside to compost down and a new container used for subsequent effluent. Stored materials will, therefore, be at different stages in the decomposition process and will be labelled accordingly. Aerobic decomposition (composting) takes place naturally as a result of bacteria present in all organic material. However, its efficiency is affected by factors such as ambient temperature, moisture content and chemical balance. Given the possible presence of human pathogens in the solid waste under discussion, it is widely recommended that the decomposing matter is allowed to reach a temperature of  $\geq 70$  deg C for at least one hour or  $\geq 60$  deg C for at

least 48 hours in order to neutralise any risk of harm. It is also widely recommended that human waste be composted for a minimum of 12 months but, for additional safety, we intend to extend this period to 24 months. The design and ventilation of the toilet facilities produces no more of a problem than domestic bathroom arrangements and we have specific written feedback from users supporting this view. Once composting starts (almost immediately once urine is removed), the normally offensive sewerage smells quickly get replaced by a more acceptable earthy odour which itself diminishes quickly as the composting process proceeds. When ready for use, the material smells, and looks, just like garden compost. The open-air storage environment and lidded containers further reduce any risk of odour nuisance. Although our dialogue with SEPA officials about the proposals for disposal of *liquid* waste is still ongoing, their response to our plans for *solid* waste disposal indicates:

'At this early stage of the development the proposed composting toilet part of the system appears to be satisfactory to SEPA. The composting part of the process will require a paragraph 32 waste management licence registration the paragraph 32 exemption can be registered online for free.'

SEPA does not currently publish guidelines for the operation of composting toilets or the disposal of solid wastes from these. Officials have, however, indicated that these are under development and are likely to be modelled on those of the Environment Agency, on which we have based our planning.

In relation to noise impacts it is not anticipated that there would be any significant noise nuisance arising. Guests will be required to respect the tranquil nature of the environment at all times. A noise curfew would be in place between 10pm and 8am and residents not respecting this will be asked to vacate the site. Guests will not be permitted to play loud music. Noise levels on the site will be monitored and if necessary tested using a dB meter to ensure they fall within acceptable limits. A vehicle free policy would be in operation in all the main camping areas. Entrance to the site is via a field gate on our own property and a fenced car parking area will be located at the nearest point to the entrance track, screened by 3m high hedges.

## APPENDIX 3 : ANGUS LOCAL PLAN REVIEW

### DEVELOPMENT PLAN POLICIES AGAINST WHICH THE PROPOSAL HAS BEEN ASSESSED

#### Policy S1: Development Boundaries

- (a) Within development boundaries proposals for new development on sites not allocated on Proposals Maps will generally be supported where they are in accordance with the relevant policies of the Local Plan.
- (b) Development proposals on sites outwith development boundaries (i.e. in the countryside) will generally be supported where they are of a scale and nature appropriate to the location and where they are in accordance with the relevant policies of the Local Plan.
- (c) Development proposals on sites contiguous with a development boundary will only be acceptable where there is a proven public interest and social, economic or environmental considerations confirm there is an overriding need for the development which cannot be met within the development boundary.

#### Policy S3: Design Quality

A high quality of design is encouraged in all development proposals. In considering proposals the following factors will be taken into account:

- site location and how the development fits with the local landscape character and pattern of development;
- proposed site layout and the scale, massing, height, proportions and density of the development including consideration of the relationship with the existing character of the surrounding area and neighbouring buildings;
- use of materials, textures and colours that are sensitive to the surrounding area; and
- the incorporation of key views into and out of the development.

Innovative and experimental designs will be encouraged in appropriate locations.

#### Policy S4 : Environmental Protection

Where development proposals raise issues under environmental protection regimes, developers will require to demonstrate that any environmental protection matter relating to the site or the development has been fully evaluated. This will be considered alongside planning matters to ensure the proposal would not unacceptably affect the amenity of the neighbourhood.

#### Policy S6: Development Principles

Proposals for development should where appropriate have regard to the relevant principles set out in Schedule 1 which includes reference to amenity considerations; roads and parking; landscaping, open space and biodiversity; drainage and flood risk, and supporting information.

#### Schedule 1 : Development Principles

##### Amenity

- (a) The amenity of proposed and existing properties should not be affected by unreasonable restriction of sunlight, daylight or privacy; by smells or fumes; noise levels and vibration; emissions including smoke, soot, ash, dust, grit, or any other environmental pollution; or disturbance by vehicular or pedestrian traffic.
- (b) Proposals should not result in unacceptable visual impact.
- (c) Proposals close to working farms should not interfere with farming operations, and will be expected to accept the nature of the existing local environment. New houses should not be sited within 400m of an existing or proposed intensive livestock building. (Policy ER31).

##### Roads/Parking/Access

- (d) Access arrangements, road layouts and parking should be in accordance with Angus Council's Roads Standards, and use innovative solutions where possible, including 'Home Zones'. Provision for cycle parking/storage for flatted development will also be required.
- (e) Access to housing in rural areas should not go through a farm court.
- (f) Where access is proposed by unmade/private track it will be required to be made-up to standards set out in Angus Council Advice Note 17 : Miscellaneous Planning Policies. If the track exceeds 200m in length, conditions may be imposed regarding widening or the provision of passing places where necessary.
- (g) Development should not result in the loss of public access rights. (Policy SC36)

### **Landscaping / Open Space / Biodiversity**

- (h) Development proposals should have regard to the Landscape Character of the local area as set out in the Tayside Landscape Character Assessment (SNH 1998). (Policy ER5)
- (i) Appropriate landscaping and boundary treatment should be an integral element in the design and layout of proposals and should include the retention and enhancement of existing physical features (e.g. hedgerows, walls, trees etc) and link to the existing green space network of the local area.
- (j) Development should maintain or enhance habitats of importance set out in the Tayside Local Biodiversity Action Plan and should not involve loss of trees or other important landscape features or valuable habitats and species.
- (k) The planting of native hedgerows and tree species is encouraged.
- (l) Open space provision in developments and the maintenance of it should be in accordance with Policy SC33.

### **Drainage and Flood Risk**

- (m) Development sites located within areas served by public sewerage systems should be connected to that system. (Policy ER22)
- (n) Surface water will not be permitted to drain to the public sewer. An appropriate system of disposal will be necessary which meets the requirements of the Scottish Environment Protection Agency (SEPA) and Angus Council and should have regard to good practice advice set out in the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland 2000.
- (o) Proposals will be required to consider the potential flood risk at the location. (Policy ER28)
- (p) Outwith areas served by public sewerage systems, where a septic tank, bio-disc or similar system is proposed to treat foul effluent and /or drainage is to a controlled water or soakaway, the consent of SEPA and Angus Council will be required. (Policy ER23).
- (q) Proposals should incorporate appropriate waste recycling, segregation and collection facilities (Policy ER38)
- (r) Development should minimise waste by design and during construction.

### **Supporting Information**

- (s) Where appropriate, planning applications should be accompanied by the necessary supporting information. Early discussion with Planning and Transport is advised to determine the level of supporting information which will be required and depending on the proposal this might include any of the following: Air Quality Assessment; Archaeological Assessment; Contaminated Land Assessment; Design Statement; Drainage Impact Assessment; Environmental Statement; Flood Risk Assessment; Landscape Assessment and/or Landscaping Scheme; Noise Impact Assessment; Retail Impact Assessment; Transport Assessment.

### **Policy SC19: Rural Employment**

Employment opportunities throughout rural Angus will be supported where they make a positive contribution to the rural economy and are of a scale and nature appropriate to the location. Proposals which reuse existing buildings and sites and those which assist diversification of an existing rural business will be encouraged. There may also be scope for mixed use developments incorporating staff accommodation and/or home/work units.

### **Policy SC20: Tourism Development**

Development proposals to provide new or improved tourist related facilities/attractions and accommodation will be permitted and encouraged where they:

- improve the range and quality of visitor attractions and tourist facilities and/or extend the tourist season;
- have no unacceptable detrimental effect on the local landscape or rural environment;
- are in keeping with the scale and character of adjacent buildings or surrounding countryside;
- are generally compatible with surrounding land uses; and
- accord with other relevant policies of the Local Plan.

### **Policy SC21 : Caravan Sites and Holiday Chalets**

Development proposals for static holiday and touring caravan sites will not be permitted on undeveloped coastline or in the Angus Glens. Holiday chalet developments will not be permitted on undeveloped coastline. Outwith these areas such development will be generally supported where:-

- (a) the site is in an unobtrusive location avoiding skylines, prominent hillsides and/or exposed flat sites;
- (b) the site is designed to fit into surrounding landscape and incorporates:-

Angus Council will impose conditions on any planning permission to prevent the use of holiday chalets for permanent residential occupation.

### **Policy ER5: Conservation of Landscape Character**

Development proposals should take account of the guidance provided by the Tayside Landscape Character Assessment and where appropriate will be considered against the following criteria:

- (a) sites selected should be capable of absorbing the proposed development to ensure that it fits into the landscape;
- (b) where required, landscape mitigation measures should be in character with, or enhance, the existing landscape setting;
- (c) new buildings/structures should respect the pattern, scale, siting, form, design, colour and density of existing development;
- (d) priority should be given to locating new development in towns, villages or building groups in preference to isolated development.

### **Policy ER11: Noise Pollution**

Development which adversely affects health, the natural or built environment or general amenity as a result of an unacceptable increase in noise levels will not be permitted unless there is an overriding need which cannot be accommodated elsewhere.

Proposals for development generating unacceptable noise levels will not generally be permitted adjacent to existing or proposed noise-sensitive land uses. Proposals for new noise-sensitive development which would be subject to unacceptable levels of noise from an existing noise source or from a proposed use will not be permitted.

### **Policy ER23: Private Drainage Systems**

Development proposals requiring the private provision of waste water treatment plant, biodiscs, septic tanks or similar arrangements will only be acceptable where:-

- (a) the site is located outwith the public sewerage network;
- (b) the proposed development is in accord with the development strategy and other relevant policies of the Local Plan;
- (c) there is no detrimental effect to a potable water supply, or supply for animals or an environmentally sensitive water course or loch, including ground and surface waters; and
- (d) the requirements of SEPA and/or The Building Standards (Scotland) Regulations 1990, as amended, are met in relation to installation, e.g. proximity to other buildings.

### **Policy ER24: Surface Water Disposal**

Sustainable Urban Drainage Systems are preferred in dealing with surface water drainage from all new development. In considering development proposals Angus Council will consult and liaise closely with SEPA, Scottish Water and developers in order to ensure that appropriate methods of surface water run-off collection, treatment, decontamination and disposal are implemented to minimise the risk of flooding and the pollution of water courses, lochs and ground water.

### **Policy ER30: Agricultural Land**

Proposals for development that would result in the permanent loss of prime quality agricultural land and/or have a detrimental effect on the viability of farming units will only normally be permitted where the land is allocated by this Local Plan or considered essential for implementation of the Local Plan strategy.