

COMMITTEE DATE:	18 July 2019
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APPLICATION NO: RR/2018/2673/P

BECKLEY

Woodgate Farm, Church Lane, Beckley

Erection of two buildings to be used as holiday-lets and for wellness treatment courses, together with associated parking and private drainage system.

The applicant's father, who lives at Woodgate Farm, has confirmed the following:

- The site is supplied by electricity and water.
- The wellness treatment courses will take place in the main room of the new building nearest the dwelling. He also states that as they are promoting contemplation and stillness of mind, there will be little noise from these courses.
- One of his sons has been living in the detached annexe/holiday-let building located to the rear of the dwelling for 8 years, paying Council rates as appropriate.

Beckley Parish Council has commented on the revised plans as follows:

"Members had concerns about the amount of additional traffic which the proposed development would generate along the shared track, which they do not own, and they would like more information on how this would be managed. There appeared to be a lack of utilities available on the site and asked what were the proposals to have these installed. They also felt they would more details on the construction of the buildings. They voted 3:1 against support."

3 objections from 3 people who have previously objected to the application re-iterating previously raised concerns, as set out in the Planning Committee report, and raising the following additional concerns:

- The detached annexe/holiday-let building is being used as a permanent dwelling.
- The wooden shed that has recently been granted planning permission could also be used as part of the proposed development.
- Mr John Markson Brown (the applicant's father) has links with an internationally based Beshara Trust, which could potentially generate a tenfold increase in the traffic footprint.
- The erection of two more houses would represent a fourfold increase in habitable dwellings since 2008.
- There is an abundance of short term rental accommodation in the area.
- The property could potentially be developed beyond that being presented to the Council.

In response to the above points, the proposal is for the erection of two buildings to be used as holiday-lets and for wellness treatment courses and should therefore be considered on this basis. It is not for two additional dwellings. Furthermore, any future proposal to expand the business would require full planning permission and the proposal would be considered on its individual merits.

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The Planning Committee report confirms that the principle of the proposed development is acceptable having regard to Core Strategy policies and paragraph 83 of the National Planning Policy Framework, which offer support for tourism related development.

Retrospective planning permission (Application Reference RR/2019/1044/P) was granted for the wooden shed earlier this month on the basis that it is being used in connection with the management of the land at Woodgate Farm and that it does not unacceptably harm the character and appearance of the area. Any proposal to change the use of the shed to a commercial use such as a holiday-let would require full planning permission and the proposal would be considered on its individual merits.

With regard to use of the detached annexe/holiday-let building as a permanent dwelling, this is likely to be the subject of a separate enforcement investigation.

The objectors have also complained about works that have been carried out to the private access track in order to increase the supply of electricity to Woodgate Farm, and the distress that this has caused. However, this is a private issue and so is not a determining matter. There is also a complaint about the location of an array of previously approved solar panels. However, this is not related to the current proposal and so is not a material consideration.