

APPLICATION REFERENCE: PF/21/2263

LOCATION: Shrublands Farm Camping Site,
Craft Lane, Northrepps

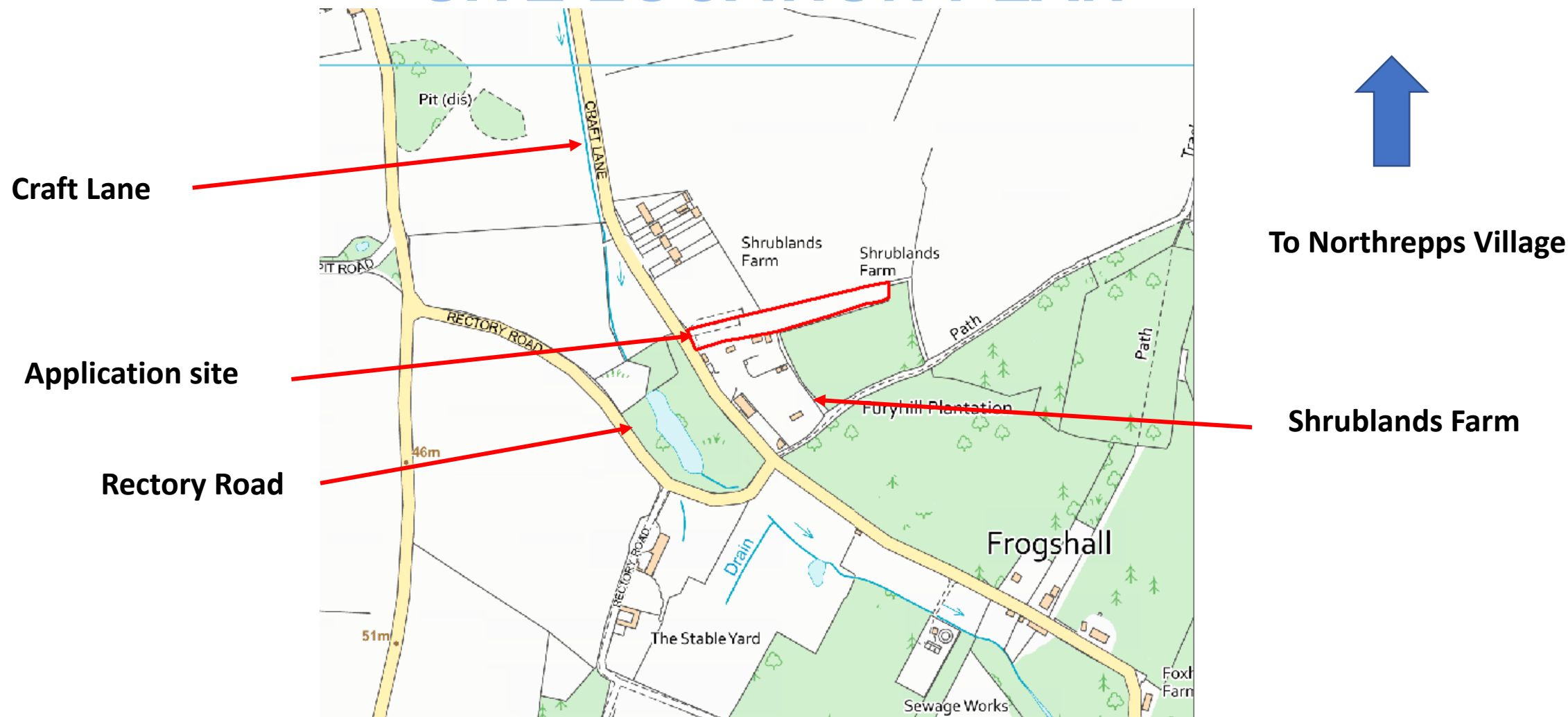
PROPOSAL: Siting of Four Glamping Pods for
Holiday Use



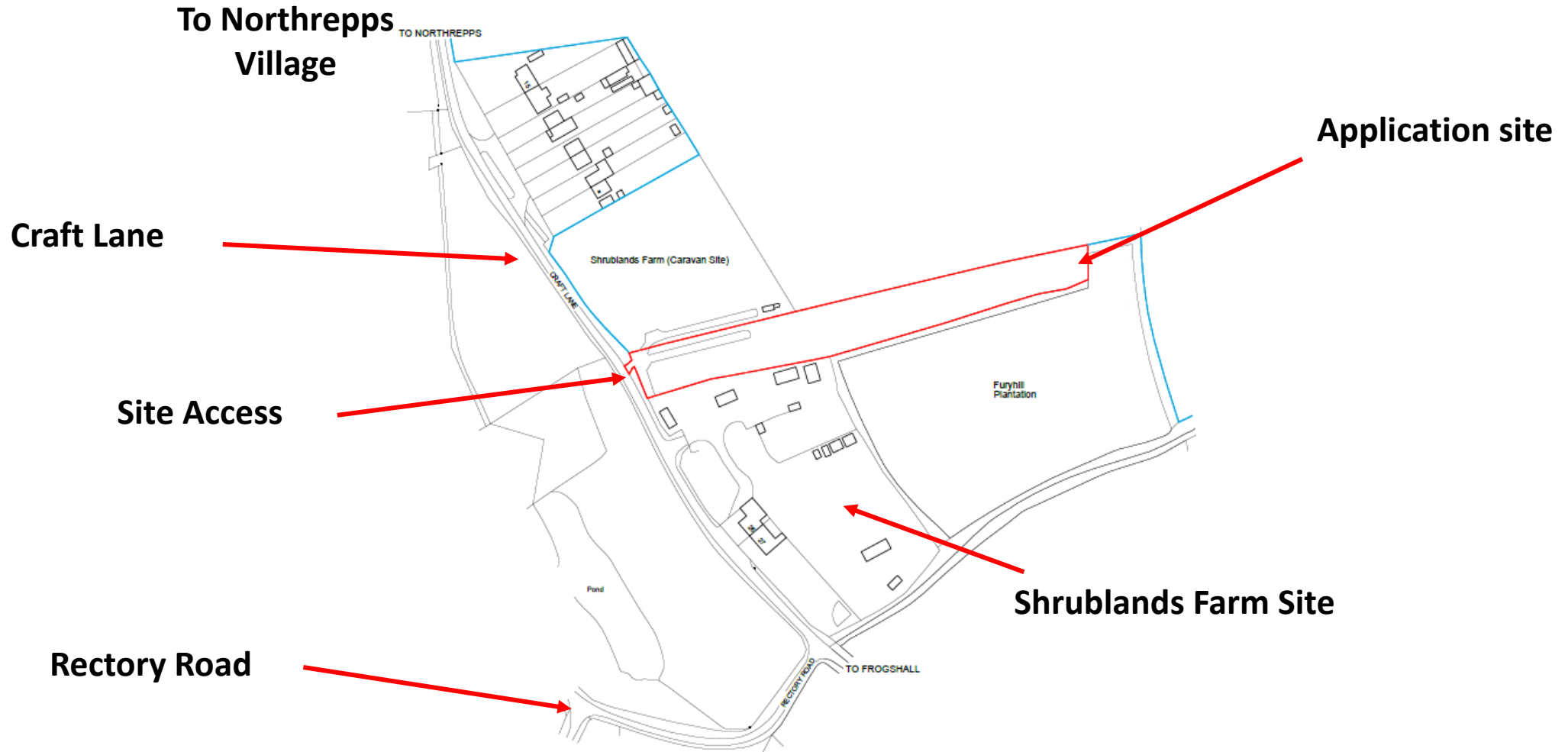
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN



SITE LOCATION PLAN



SITE LOCATION AERIAL IMAGE

Craft Lane

Application Site

Rectory Road



PROPOSED BLOCK PLAN

Dwellings to North-West

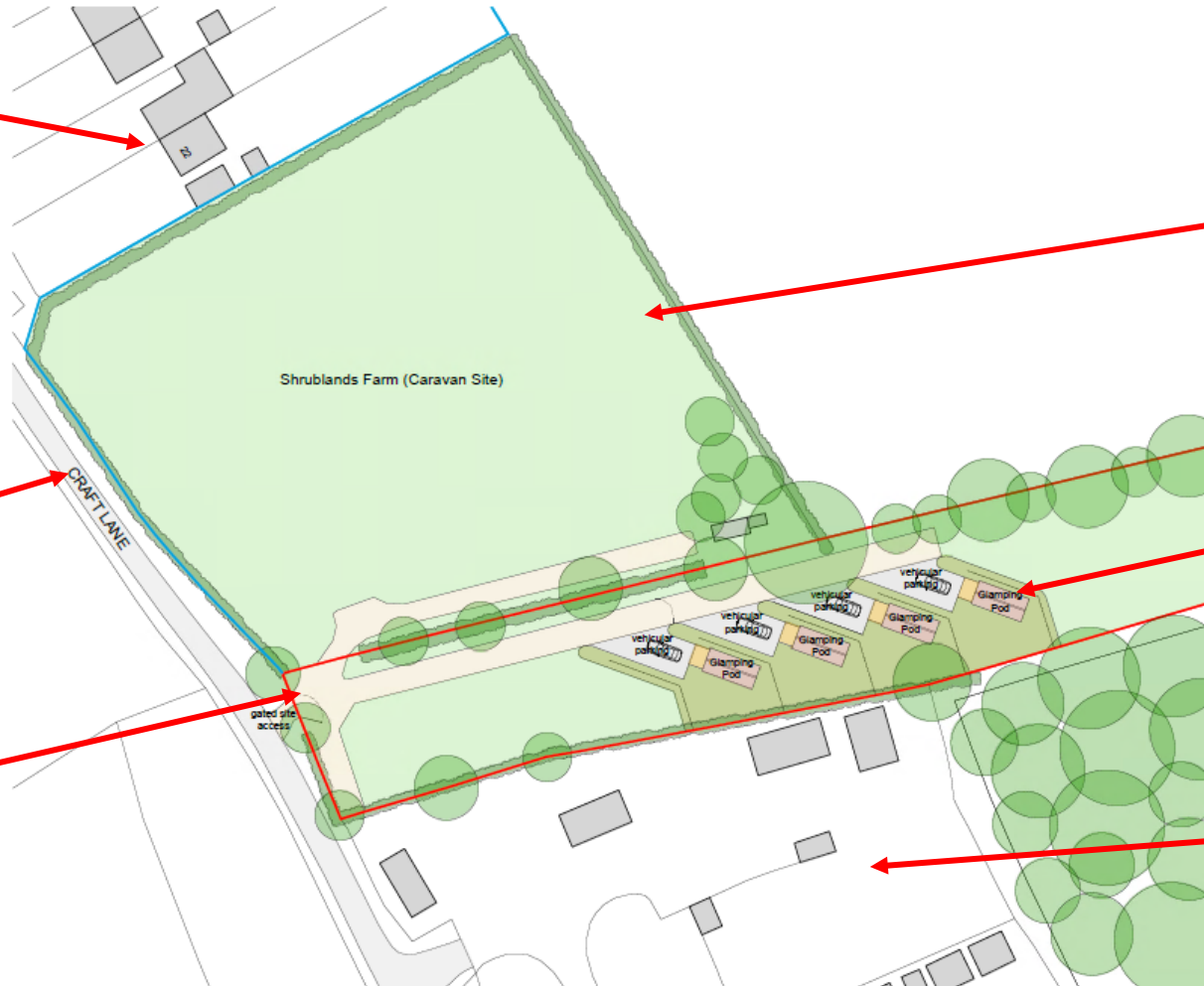
Land not part of Certified Site (confirmed by Agent)

Craft Lane

Proposed Layout of 4 no. glamping pods on Certified Site

Existing Site Access

Shrublands Farm



PROPOSED GLAMPING PODS (EXTERNAL APPEARANCE & INDICATIVE LAYOUT)



Lune Valley glamping pod example.

Proposed 'mega' pods measure;
3.3m (w) x 7.2m (l) x 2.85m (h)



Indicative Layout Details of Proposed Glamping Pods

Images provided by Agent for illustration purposes

ILLUSTRATION OF GLAMPING PODS (INTERNAL)



Image supplied
by Agent (from
Manufacturers
website)

ILLUSTRATION OF GLAMPING POD WITH DECKING AREA



**Image supplied
by Agent (from
Manufacturers
website)**

VIEW OF SITE FROM ACCESS (CRAFT LANE)



VIEW OF SITE FROM ACCESS OFF CRAFT LANE



VIEW OF EXISTING CERTIFIED CAMP SITE



Photograph
supplied by Agent

VIEW OF ADJACENT FIELD TO NORTH-WEST



VIEW FROM ACCESS ALONG CRAFT LANE LOOKING NORTH-WEST



VIEW FROM ACCESS ALONG CRAFT LANE LOOKING SOUTH-EAST



VIEW OF AMENITY BUILDING ADJACENT SITE



MAIN ISSUES

- Principle and site history
- Design and landscape impacts including upon the AONB
- Residential amenity
- Highway safety

RECOMMENDATION

REFUSAL on the following grounds;

The scheme would result in introduction of new build tourist accommodation on land designated as 'Countryside' in Policies SS 1 and SS 2 of the Core Strategy, where Policy EC 10 specifically prohibits the principle of new holiday sites within sensitive landscape designations including the Norfolk Coast AONB.

A development of 4 no. glamping pods in this location would constitute an unacceptable form development within the Norfolk Coast AONB, contrary to the requirements of Policies EN 1, EN 2 and EN 4 of the North Norfolk Core Strategy, Section 15 of the NPPF and the principles set out in the North Norfolk Landscape Character Assessment, 2018 (NNLCA) and the North Norfolk Design Guide (SPD).

Final wording of reasons for refusal to be delegated to the Assistant Director for Planning