

<p>Item 5(1)</p> <p>14/00681/FUL</p> <p>Belchamps Camp, Holyoak Lane, Hawkwell</p>	<p><b><u>Contents</u></b></p> <p><b>1. Additional Neighbour Comments</b></p> <p><b>2. Supplementary ECC Highway Comments</b></p> <p><b>1. Additional Neighbour Comments</b></p> <p>Occupants of 21 Woodside Chase</p> <p>We would like to reiterate the following:-</p> <ul style="list-style-type: none"><li>○ The site pre-2012 was rarely used for camping. If it was it was temporary and limited to Scouts camping at the weekends. Even for big events the management did not use this site. PS see attached photo from 2011 centenary celebrations.</li><li>○ The marquee is now used by other groups and its use is no longer limited to weekends. Schools and other groups frequently are permitted.</li><li>○ The camp site around the marquee this year was in use in April and was not deconstructed until November with the site advertising the village all year round. The planning refers to May to October. This is not a true reflection of the marquee's use.</li><li>○ During April to November it will be frequently inhabited 24 hours a day 7 days a week and as it is the main area for dining and socialising the noise emanating from the marquee and the immediate facility can start as early as 6.00 am as the groups wake up and until 11.00 pm as the groups finish their socialising . This has a direct impact on the neighbours' ability to enjoy their own amenity. The permanent nature of this site cannot and should not be dismissed.</li><li>○ The location of the marquee and the way the site management has orientated it means that its openings are directing onto the area immediately behind neighbours' gardens. This cannot be dismissed and the impact of constant noise has to be taken into consideration.</li></ul>
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- As neighbours we do not know for any one day when the marquee noise will start and when it will stop. This has had a recognised impact on residential amenity and cannot be dismissed.
- The marquee and tented village could be located in a better site for all residents. The location with respect to neighbours' needs to be taken into consideration.
- With reference to increase in traffic and use. The temporary nature of the camping before meant that only Scout groups used this site. With schools and other groups now using this facility there is a direct increase in the use of coaches to access the site. This is not mentioned in the officer's report.
- The camp has increased turnover to over £600,000. A review should be done to see how much the marquee and its associated facilities have contributed to that.
- According to the officer's report the planning consent would be granted so that minimal use would be outside scouting. We do not understand how this will be monitored/policed. Belchamps already has all of its 2015 advertising published with reference to the tented village for all types of customers. Direct advertising to school associations has taken place.
- In conclusion we object strongly to the location and noise created by this marquee. It sets a precedent for the area and has direct impact on the residential amenity. We ask the Development Committee to take this impact seriously. The camp has expanded enormously over the last 3 years and the marquee and tented village are huge contributors as is the way the site interacts with its neighbours.

Occupants of 19 Woodside Chase

- The report does not consider this application for retrospective approval for the marquee in the context of the whole site. The site has recorded a 594% increase in income from 2005-2013; this will directly correlate to the increase and intensity of use that the site experiences. My neighbours and I being at No. 15,17, 19, 21 have complained many times over the last three years to Environmental Services at RDC regarding the unacceptable noise levels that we experience from the Belchamps site. We are often woken at 6.30 - 7.00 am by groups of children

(30 plus) playing in the games field; this noise can continue for days on end. Please refer to Andrew Paddon of RDC for my correspondence in this regard, which contains supporting video.

**Residential Amenity**

- The marquee in itself is a contributory factor to the overall level of disturbance that we have experienced. Before Camp Fox and Camp Squirrel were built the area that the camps occupy were called Arena 1 and Arena 2. These sites were not often used for camping, if at all. As the name suggests, they were more often used for siting activities. Now that both areas in the summer are permanently occupied by the temporary marquee and the permanent marquee, the open space available for games is smaller and pushed closer to our boundary, hence the increase in noise experience and the loss of residential amenity.
- It is proposed BY RDC that restrictions are placed on the use of the marquee, to be used by primarily by Scouts, etc., and to a limited extent a degree of ancillary non- scouting activity. How will this be this proposal be monitored?

**The Officer's Report**

- The report consistently refers to the users of this site as Scouts. The Scouts do use this site and this was the site's original purpose. However, we have demonstrated to RDC and it is contained in Belchamps own marketing literature that the site is open to all bookings and used by the general public.
- The report states, in reference to Planning Policy Guidance 2, "Any development permitted should be of a scale, design and siting such that the character of the countryside is not harmed."
- The marquee covers 108 square feet and is made of white and blue plastic. There have been no design, scale or siting considerations regarding harm to the character of the countryside in this instance.
- It is stated that the tented village "Camp Fox" is open from May. Belchamps marketing literature states the Camp is open from April.

**Special Landscape Area**

- URV1 - The policy seeks to encourage informal recreational opportunities for local residents and to protect the area from development. Since the marquee needs to be booked in advance it is not informal use. As the site is advertised nationally it is not for local use, and since the reason for the marquee remaining permanently is essentially for storage of Camp Fox and Camp Squirrel, it is not recreational use. Neither will approving this proposal protect the area from development.

**Sustainability**

**ENV10 BREEAM Rating**

- The requirements are completely brushed over, since the marquee is considered temporary. If the marquee is allowed as a permanent structure, which is the proposal, this structure will surely be subject to BREAAM since it is no longer temporary.

**Highways**

- The report states that traffic approaches via Mount Bovers. This is incorrect. Mount Bovers is a bye way that through traffic is restricted from using. All traffic to the site approaches via Poplars Avenue. I do not understand how a conclusion regarding traffic is arrived at when RDC can confirm there has been no formal monitoring of traffic to and from the site. Traffic will have significantly increased based on the 594% increase in income from 2005 to 2013. This would indicate a similar level of increased traffic over the period accessing the site. Camp Fox and Squirrel will contribute to this.

**Car Parking**

- Belchamps has had to remove the car park at the end of the neighbours' gardens as it was an unauthorised development. The car park at the south of the site has been partly pedestrianised, and a further third of it reserved for site staff and for coaches turning. The remainder of the car park can hold approximately 20 cars. The car park to the north of the site has a planning restriction of only 46 cars to be parked, parking for 66 cars in total on site. In

combination, Camp Squirrel and Camp Fox add additional covered camping space for 78 people. Belchamps advertises that the site can accommodate 2,230 people camping at any one time. I would suggest that there is a general issue with parking capacity at the site.

**Planning Policy**

- The previous approved development on the site in 2011 11/0652/FUL was considered as to its visual intrusion and this was mitigated due to existing trees and vegetation. No such consideration was made here. Neither are there any trees or vegetation that limit its visual intrusion.

**Report Conclusion**

- The conclusion in the report talks about supporting the growth of business in the district. Belchamps is a registered charity, not a business. If the Belchamps site is to be considered a business by RDC this would constitute a change of use.
- The conclusion describes the marquee as " A form of development familiar to campsite settings".
- Marquees are usually temporary structures familiar with garden parties, weddings, circuses and fetes, not in my experience campsites. This particular marquee is the kind used for temporary, commercial events or industrial use. It has no aesthetic appeal.

**Residential Amenity.**

- I am a resident; my residential amenity is greatly impacted by the site and its increased unsupervised expansion of use. Considered in isolation, the marquee in itself does not impact on my residential amenity any more than a tree in the same field does. The marquee cannot be considered in isolation of Camp Fox and Camp Squirrel since, as Belchamps has indicated, they are all co-dependent for storage and the need for it to be permanent. This is a disingenuous way of considering this proposal. Since the activities that this development enables and attracts does impact on our residential amenity and has done since it was built in 2012.

	<p><b>Green Belt</b></p> <ul style="list-style-type: none"><li>○ If placing a permanent commercial/industrial type marquee with no aesthetic consideration to its construction or siting in the middle of Green Belt and a Special Landscape Area is considered acceptable development, I struggle to understand what would need to be constructed to be considered detrimental.</li></ul> <p><b>2. Supplementary ECC Highway Comments</b></p> <p>As with all planning application consultations, 14/00681/FUL was assessed on its own merits and in accordance with the ECC Development Management Policies February 2011. Based on the information submitted, the proposal was not considered to be detrimental to highway safety, capacity or efficiency. The application is for the retention of a marquee within an existing established scouting activity facility and as noted from the application form has been in use on site since May 2012.</p> <p>The retained marquee, at 108 square metres in size, is not considered to cause an increase in the number of vehicle movements to/from the site and is not affecting the existing on-site parking arrangements, therefore there was no reason for the Highway Authority to raise an objection to the proposal, as submitted.</p>
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