

# PUTLEY PARISH COUNCIL

Parish Clerk – Mrs C Stallard Daniels, Donnington Court, Ledbury, HR8 2HX,  
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## Minutes of the Parish Council meeting on Tuesday 28th September 2021 At 7.30 in Putley Village Hall

Present: Councillors Herbst (Chairman), Denman, Daly, Bodger, Booth & Taylor.

1. Apologies were received from Councillor Stanier.
2. Public participation: Members of the public may speak on items on the agenda. There were 15 members of the public present, many of who made representations to Council on the planning application.
3. Planning:  
To consider a response to planning application 212914, The Dragon House, Putley, HR8 2RG. Farm diversification project change of use to a mixed use: agriculture and tourist accommodation (siting of 4 yurts and provision of camping pitches), alterations to existing outbuilding to form washroom, together with ancillary works.

### **Resolution:**

Putley Parish Council is unable to support this application as it currently stands for the following reasons:

The application lacks detail and clarity and would benefit from being revised and re-submitted to reflect the small scale of what we have been assured verbally is being proposed.

While the location of the three proposed camping areas has been indicated, their size and hence the maximum number of pitches on site, has not been specified.

The application for change of use to 'mixed use: agriculture and tourist accommodation' encompasses the entire agricultural holding rather than the specific areas currently earmarked for tourist accommodation and facilities. This leaves some doubt about the possibility of further development in other parts of the holding.

There is no mention of seasonality in the proposal despite assurances given in verbal representations to the Parish Council. If the requirement is for seasonal use, then an operating period should be specified e.g. April through to September.

There appears to be some mismatch between the proposed facilities, including car parking, the total capacity of the yurts and tents, and the possible scale of any events with which camping may be associated.

We feel that the application would benefit from a more thorough assessment and plan for traffic management.

We would like it to be noted that without an allocated case officer we have had no opportunity to engage with the local authority or to access advice on this application, which presents a different set of issues from those with which we are more familiar.

In summary, the current Putley NDP is supportive of tourism proposals which are both proportionate and appropriate to the rural location and setting of the area, noting little support for instance for a camping site. However, the Parish Council has expressed its desire to support farm diversification and would welcome a proposal from this applicant that provides detailed and clear proposals for small scale diversification, setting out parameters for periods of operation, number of pitches, size and frequency of events, and management of disturbance from noise, lighting and traffic in order to protect the amenity of the local community in general and nearby residents in particular.

4. To note the date of the next meeting, scheduled for Thursday 18<sup>th</sup> November 2021

Signed ***C Stallard Daniels*** Clerk to the Parish Council 15 November 2021