

PROPOSED GLAMPING PODS AND LAND ADJACENT TO SMIDDY COTTAGE, YIELDSHIELDS FARM, CARLUKE

SITE HISTORY AND CONTEXT

The site comprises a dwellinghouse, which was recently converted as part of the Yieldshields Farm steading development, plus an adjoining paddock to the South East. The entire site extends to 0.55 hectares.

PROPOSAL

The proposal is to erect 2 self contained glamping pods and form a new access via an existing field gate on Roman Road. This will take potential traffic off the current private farm road, which is in poor repair.

Foul drainage is by way of a private septic tank/soakaway in the applicant's field.

PLANNING POLICY CONSIDERATIONS

In terms of NPF4 Policy 3:

The existing mature trees to North and West are to be retained, giving shelter, visual screening and a pleasant established setting to the proposed holiday pods.

Any trees which require to be removed e.g. at the road access, are to be replaced with a comparable native specimen elsewhere on the site.

Additional wildflower planting is to be undertaken in and around the existing tree belt, as outlined on the accompanying Block Plan. The remainder of the application site is a grass field and this is to be retained.

The areas of hardstanding at the entrance road and car parking for each pod are minimal and free-draining. The pods sit above ground and do not involve a large excavation to site these.

The proposal has no discernible adverse impact on the natural environment, ecosystem or animal habitat, all of which are advantageous in developing a successful rural tourism business.

In terms of NPF Policy 8 and LDP Policy 6:

The proposed development is situated in a designated greenbelt area, however this is an entirely appropriate rural land use, given that the nature of tourism in the area is outwith the major towns and settlements. Low density tourism related development will contribute to the local community, by means of attracting visitors to the area.

The pods integrate well in the setting, being tucked behind an established tree belt, whilst affording open views over the field to the South.

The proposal provides visitors with access to the natural environment, both within the large application site area and the wider area beyond. There are bus and train routes nearby, linking the application site with the local towns and also as a base for visiting larger tourism attractions further afield.

In terms of NPF 4 Policy 30:

The buildings are entirely compatible with the rural setting, given the size, height and natural palette of materials/colours.

The development is of low visual impact, especially from the public road and not detrimental to the visual amenity. The proposal provides visitors with access to the natural environment, both within the large application site and area beyond.

The pods will be high quality construction, resulting in lower carbon emissions during the running of these. An electric vehicle charging point will be provided at each unit.

BUSINESS PLAN

The proposed pods will offer high quality, affordable self catering holiday accommodation to couples and small families.

Each of the two units have one bedroom, plus a high quality kitchen and shower room.

Accommodation will be offered on a daily, weekly or fortnightly basis and bookings will be made through an online booking agency. The applicants already live on site and all management, cleaning and maintenance will be carried out by themselves.

The development is ancillary to the applicant's own house which is to the immediate West of the site.

