

PLANNING STATEMENT including Design and Access

IN RELATION TO

PLANNING APPLICATION FOR 6 CAMPING YURT
TENTS, TOILET AND SHOWER BUILDING AND AN
ON SITE MANAGERS DWELLING WITH OFFICE

AT

LAND AT FOXT, STAFFS, ST10 2HJ

ON BEHALF OF

MS C WEBSTER



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1.0 Background

- 1.1 Planning permission was recently granted on appeal against an Enforcement Notice for the use of land at Limestone View farm, Stoney lane, Cauldron for 4 camping yurts and associated equipment. The Council reference is 13/00014/BOC and the appeal reference APP/B3438/C/13/2203410. A copy of the appeal decision is attached. Subsequently the Council approved an additional camping yurt on the site.
- 1.2 It is apparent that the Applicant runs a specialist high quality camping facility that provides a niche tourist accommodation in Staffordshire Moorlands. Particular emphasis is placed on the use of locally sourced goods and services and attached to this statement are letters of support/testimonials to Ms Webster's business. The growth of this specialist tourist business is encouraged by National Planning Policy as set out in the NPPF and in Staffordshire Moorlands Local Plan Policies.
- 1.3 A pre-application enquiry was submitted to the Council earlier (ref PAD/2013/0011). Officers were supportive of the proposed use of the site for 6 yurts and associated infrastructure but raised some queries over the need for on site accommodation and the access (discussed later).

2.0 The Foxt Proposal

- 2.1 The site has been used for grazing and stabling of horses. There are 7 stables on the site and a field shelter which are now rather run down and becoming an eyesore.

A photographs below shows the stable complex-



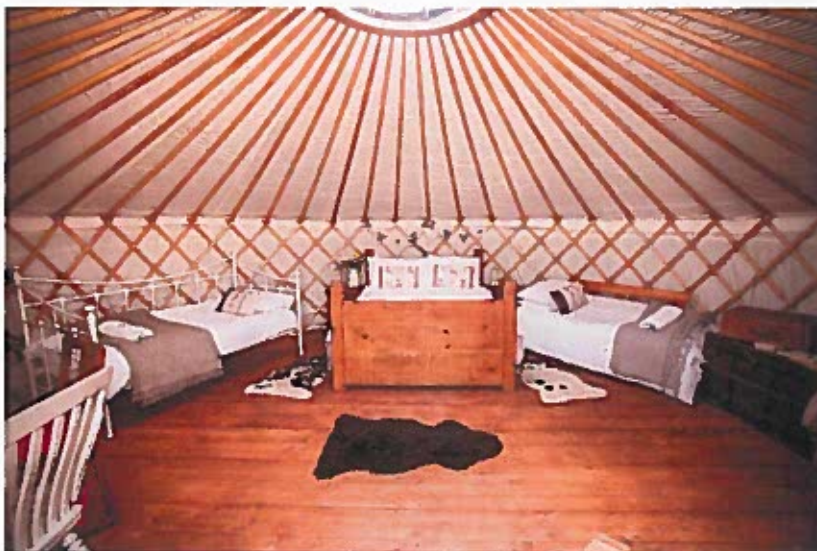


- 2.2 The proposal is for the use of the site for specialist quality camping accommodation in yurts (circular tents with conical roofs). The yurts will remain erected throughout the camping season (March to October) and through the winter months the yurts are taken down in turn for refurbishment/maintenance with some yurts still available for tourist rental. The number of yurts sought is 6. In addition a log cabin is proposed (replacing the unattractive stables) which will provide accommodation for the owner/operator with a site office.

A photograph showing a yurt (a source has now been obtained where green coloured external material for the yurt can be obtained) is shown below-



The photographs below show the internal layouts of two Limestone View Farm yurts (all have a wood stove).



- 2.3 The business model stresses the use of sustainable local products and services. Examples include locally sourced food, artisan wares including Staffordshire wool blankets, handmade local toiletries and a locally sourced breakfast hamper. The attached letters from local suppliers illustrate the use of local suppliers and the importance of this growing and specialist tourist business is to local suppliers and services.

3.0 Planning Policy

3.1 National Policy

3.1.1 In the NPPF para 19 the Government stresses the commitment to *“ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system”*. The NPPF goes on to stress the importance of supporting a prosperous rural economy and sustainable rural tourism.

3.1.2 Whilst acknowledging that the site is located in the countryside (indeed that is the nature of the attraction for the visitors to these proposed yurts) the NPPF highlights the need to make distinctions between the hierarchy of international, national and locally designated landscapes and protection is commensurate with their status. This landscape is not within a National Park or an AONB. The preservation of open countryside can of itself be advantageous. However the siting of these 6 scattered yurts away from regularly travelled roads and footpaths means that there is no unacceptable landscape harm.

3.2 Local Policy

3.2.1 In the Planning balance particular weight should be given to the sustainable emphasis to the development and the economic benefits for this rural diversification project. Policy R16 in the local Plan identifies the shortage of higher quality accommodation in the District. These Yurts are specialist luxury camping facilities, acknowledged by independent publications (Limestone View Farm site is one of the top 50 campsites in the Independent newspaper, recommended by the Green Traveller (copy of letter and review attached) and Cool Camping and chosen by Alistair Sawday as a Special Place to Stay). Also there is growing overseas visitors to Staffordshire and the Netherlands Glamping Magazine has listed the Limestone View Farm yurts as one of the top “glamping” sites in Europe! The business model will be replicated at Foxt and there no doubt that the Foxt yurts will become equally successful as the Limestone View Farm yurts and the 2 sites can complement each other. Destination Staffordshire in their attached letter confirms that Staffordshire has placed the development of the visitor economy at the heart of a drive to increase the prosperity of the County and that this type of specialist accommodation is absent from the County. The existing and proposed development provides specialist high

quality camping and increases the range and type of tourist accommodation and therefore accords with policy R16 and R19.

3.2.2. The Core Strategy identifies tourism as *“one of the key areas where the district can have a major role in the sub region to help bring more people in and diversify its economy”*. This development meets the identified challenges in the Core Strategy in *“fostering business growth and economic sustainability”*, and *“tackling rural decline”*. The Council’s vision emphasises that tourism is a key area in the diversification of the District’s economy and that *“tourism will be a key element in the diversification of the District’s economy”* and, in particular, in the Churnet Valley. In addition the significant shortage of such specialist high quality tourist accommodation is confirmed by the Council’s 2011 Staffordshire Moorlands Tourism Study which lists only 198 self catering establishments with 1217 bed spaces (with 47% of the total in the National Park). The strategy for the rural areas places a strong emphasis on sustainable tourism as a key driver in helping diversify the local economy. A news report in the local newspaper (Leek Post and Times 31 July 2013) highlights that since 2008 2,350 jobs have been lost in Staffordshire Moorlands District, further strengthening the economic importance of the direct and indirect jobs from this sustainable tourism business.

3.2.3 For the reasons set out above this small scale development does not unacceptably harm the landscape character in an area where tourist accommodation is being supported (the Churnet Valley). The proposal accords with policy SA3 *Encouraging a strong prosperous and diverse economy*. The proposal accords with Policy SD1 in promoting the sustainable use of resources, Policy E1 in that it supports and improves the local economy and Policy E3 by strongly supporting the local economy and promotes the character and quality of the district (services and produce) whilst not prejudicing the openness of the area.

3.2.4 Policy SS6c sets out the Rural Areas Strategy for this area. The policy allows development which supports-

- essential local need-the Council recognise the need for additional quality tourist accommodation and in an area with no nearby camping sites
- supports sustainability of rural areas-(as set out in this statement)
- promotes sustainable tourism-(as explained in this statement)

3.2.5 The Planning Inspector in the appeal in allowing the retention of the 4 yurts at Limestone View Farm accepted that the local plan policies in Staffordshire has general support for camping facilities and goes on to promote a prosperous local economy and that sustainable growth and expansion of local enterprises should be encouraged. The recently adopted Core Strategy continues with the policies which promote tourist related development. Furthermore the Inspector confirms that the existing business helps support other local tourism ventures and contributes to the local economy and the wider community.

3.2.6. The proposed on site managers dwelling is supported by Policy SS6c in that essential housing essential to local needs is allowed subject to a functional and financial need.

4.0 The Proposed Development

4.1 The Yurts

4.1.1 Since the appeal the Applicant has found one supplier who can supply the yurt canvas in green/sand colour which would visually blend in to the rural setting. The yurts are 5m diameter and a maximum of 3.5m high and are sited on wooden boarding. Each yurt has a small detached wooden hut with an earth closet toilet. There is a shower block which will be similar the one at Limestone View Farm and be a wooden building with solar heated water.

4.2 Access

4.2.1 The access is on the inside of a bend on a minor public road. The field and the 7 stables are served by this access; hence the access accommodated vehicles and associated horse trailers regularly. As a part of a planning application the access will be regraded, widened with the roadside hedges cut back to provide visibility splays for vehicles exiting the site.

4.2.2 Submitted with this application is a letter and plans by a highway consultant who confirms that with regrading works the site access can be suitably accessed by all users. David Plant of Staffordshire County Council has been consulted on the proposed access improvements and has visited the site. Mr Plant has no objections to the proposed use and subject to the access improvements shown on the access improvement plans.

4.3 Design

4.3.1 The yurts are circular and some 5m in diameter and 3.5m high, each with an wooden clad hut with a earth closet toilet.. The outer material will be either green or sand coloured canvas (according to the Council requirements). In addition there is a timber shower block with water heated by a roof mounted solar water heater.

4.3.2 The proposed dwelling is a timber clad and a simple rectangular layout with low pitch roof. As well as 2 bedrooms the building has an office where visitors can book in and which will have Staffordshire tourist information and details of local services and facilities.

4.4 The proposed log cabin dwelling

4.4.1 The proposed dwelling will be on the site of and replace the unattractive stable complex (see the photographs above) and with a similar footprint size. There are supporting planning reasons for the proposed dwelling (to accommodate the manager/owner of the yurts)-

4.4.2 Financial-There are 3 years of financial returns that can be provided to the Council for the 4 Limestone View Farm yurts. For obvious commercial confidentiality reasons the financial turnover of the existing yurt business is in a separate confidential letter to the Council. It is clear that the business is financially sound and will be replicated at Foxt .

It is vitally important to recognise the financial multiplier effect that the occupation of the proposed yurts at Foxt will have on local services and businesses. According to Staffordshire Tourism Economic Impact Assessment 2010: Guests staying overnight in Staffordshire spend on average £46.45. Based on minimum occupancy at the current Limestone View Farm site this generates £18,208.40 per month spending in the local economy during peak season and over £150,000 per annum. Secret Cloud guests spend above the average being socio-economic group ABC1 and also with Secret Cloud's high emphasis on encouraging guests to use Staffordshire independent pubs, shops and small businesses.

Based on these figures the 6 yurts at Foxt could add at least another £150,000 into Staffordshire's and Foxt's local economy. It will also support local suppliers by increasing Secret Cloud Holidays spend with them by at least 50%.

From customer research and surveys as many as 70% of Secret Cloud customers visit the Staffordshire Moorlands, not due to location and knowledge of the area, but due to what is offered in the way of a unique outdoor 'glamping' experience. If these customers do not come to Secret Cloud, they will search for this product elsewhere away from Staffordshire. Once at Limestone View Farm (and Foxt) Secret Cloud has the chance to showcase to visitors everything Staffordshire has to offer, including increasing numbers of overseas visitors.

4.4.3 Functional-Ms Webster lives in her parents' farmhouse (Limestone View Farm) and runs the adjoining yurt business. The yurts are canvas and hence pose a high security risk-minimal force to gain entry. One of the unique selling points of the business is the on site security and assistance. All yurts have wood burning stoves and Ms Webster offers on site demonstration and evening stove refuelling. Another unique selling point is that the yurts can be booked for any length stays from overnight to 2 weeks and someone on site is essential for the handover; there is no set day handover. Toilets and showers are checked a minimum of twice per day. Guest feedback has shown the on site availability of the owner to answer queries, sort out problems, ensure security, advise on attractions, offer transport to non car borne guests and deliver food orders is an essential and integral part of the sustainable yurt camping business model. The growth and success of the Limestone View Farm stands proof of the success of this bespoke yurt camping model with an on site manager.

4.4.4 Affordable Housing-The Staffordshire Moorlands affordable housing policy is repeated below and the Applicant meets 3 of the 4 of the criteria-

"Notwithstanding Housing legislation, the Council therefore proposes that future approvals for residential development will be restricted to development that meets the housing needs of local people who satisfy at least one of the following criteria:

- They have lived continuously in the Staffordshire Moorlands community for at least five years;*
- They have a strong local connection with the Staffordshire Moorlands by birth or upbringing, or by previous period of residence;*
- They need to support their family currently living in the Staffordshire Moorlands or are themselves in need of family support;*

- *They are employed in the Staffordshire Moorlands."*

The Applicant, Ms Catherine Webster is a local person, having been born and brought up living at Limestone View Farm (where she lives with her parents), has no house of her own and works on her local business. Catherine meets 3 of the 4 housing tests as set out in the Council's affordable housing policy.

5.0 Conclusion

- 5.1 In the pre-application enquiry the Council indicated support for the use of the Foxt site for the 6 yurts and associated infrastructure. As set out above there is ample evidence that the tourists' associated with the existing yurts at Limestone View Farm provides substantial knock on spend in Staffordshire and the local area. In addition the Applicant has a proven policy of using local suppliers (indeed this is fundamental in her business model) and encouraging occupants of the yurts to use local shops/services/pubs/restaurants and the attached letters from local suppliers attest to the importance Secret Cloud visitors have for local businesses. Using the 2010 Staffordshire Tourism figures occupants of the proposed yurts at Foxt will benefit local businesses by up to an additional £150,000 per annum.
- 5.2 Planning is a balancing exercise during which all the material planning issues must be taken into account and it is our considered opinion that the planning benefits for the yurts and on site log cabin viewed objectively outweigh any planning harm.
- 5.3 In the planning balance for the on site log cabin there are the following factors are to be given planning weight-
1. Whilst acknowledging that the proposed log cabin type dwelling is located in countryside, Secret Cloud's established business model depends on the availability of an on site manager. The snapshot nine attached customer questionnaires clearly illustrate the importance customers attach to an on site manger as "*the site is very isolated*", "*we would feel slightly vulnerable*" "*very important*" (the snapshot questionnaires also illustrate the use visitors made of local services). The Applicant's diary for August also illustrates the anti social hours worked, ranging between 7am to 9pm. This quality of service simply would not be available if there was no on site accommodation for the Applicant and it is one of the unique selling points of the yurt experience and which has contributed to the success of the business and the awards

won. In addition the yurts are expensive but have a high risk for entry and on site security is an essential safety issue. The yurts are heated by wood burning stoves and part of the business is to light the stoves for guests before arrival and in the evening if guests are out at local restaurants/pubs. From a fire safety aspect on site supervision is essential. The manager living on site is more sustainable than travelling several times per day to the site by car from elsewhere.

2. The applicant is a local person with a local family who has no house of her own. Catherine meets Staffordshire Moorlands planning policy need for a dwelling of her own, being a local person, running a local business and to ensure that the business thrives needs to live on site. Catherine is happy to suggest a S106 legal agreement to ensure that the log cabin is occupied by herself or if necessary someone employed in running the adjacent specialist yurt business.
 3. The finances (provided separately for commercial confidentiality purposes) clearly show that the business will be financially viable and sufficient to support the full time employment of the occupant in running the specialist yurt camping business at Foxt (and oversee the Limestone View Farm satellite yurts, which will be run on a daily basis by Catherine's mother from the adjacent farmhouse (a further addition to farm diversification with extra farm income).
 4. It is acknowledged that the Limestone View Farm site is more open to medium and longer views and hence is more visually sensitive in seeking to accommodate additional yurts, hence the pre-application enquiry for the use of this site at Foxt and this planning application. The existing 5 yurts at Limestone View Farm will be operated by Catherine but her mother will be on site and manage daily guest needs. The 2 sites will provide complementary specialist camping sites for visitors to Staffordshire Moorlands.
 5. The log cabin will replace the 7 stables and is a similar footprint. In visual impact terms the proposed log cabin is broadly neutral compared to the existing stable complex.
- 5.4 It is acknowledged that the residential element of the application is not for an affordable dwelling. Nonetheless the dwelling is for the Applicant who meets 3 of the 4 affordable housing tests in the Council's own housing policy, which in conjunction with the proven business case (based on a local established-not speculative, specialist tourist business) means that when considered as a whole the residential element of the application meets local and national planning policies and is essential to support the specialist "glamping" proposal.

5.5 To allow for a full appreciation of the sustainable Secret Cloud Holidays tourist model appended are letters from local business and the tourist bodies-

- letters of support from Lindsay Allen, Rural Business Advisor, Peak District National Park, Destination Staffordshire and the local MP.
- Award letters from Small Business Sunday Winner, Green Traveller
- From local businesses and suppliers, A Twemlow (logs), Boulds (butchers), Country Stores Ipstones, Freedom Flowers, Ian Hine Joinery, Ipstones Village Shop, Porters laundry, Soiree Food, Fox and Goose PH, Derwent Adventure Education, The Marquis of Granby, and a local Aromatherapist.

Appendix 1

Letters of Support

**Lindsay Allan, Rural Business Advisor, Peak District
Destination Staffordshire
Karen Bradley MP**



Catherine Webster <cwmuddyboots@googlemail.com>

Economic support for Secret Cloud Holidays

2 messages

Allen Lindsay <Lindsay.Allen@peakdistrict.gov.uk>

30 July 2013 14:10

To: "hello@secretcloudhouseholidays.co.uk" <hello@secretcloudhouseholidays.co.uk>

Dear Catherine,

FAO: Staffordshire Moorlands District Council - Planning Authority

I understand that you are making a planning application to SMDC for the Yurts. Whilst I cannot comment on the details nor do I intend to prejudice any planning decisions, I am able to comment on the economic and environmental benefits to your business and your commitment to supporting the local economy.

You are committed to being an environmentally sustainable tourism business; as you have worked hard to achieve the Peak District Environmental Quality Mark (EQM) which was set up by the Peak District National Park Authority and now run as a CIC. Some of the key criteria of which is to promote good environmental practice to visitors by:

- aiming to extend the stay of guests which is in line with tourism policies across the Peak District
- encouraging people to spend within the local economy such as grocery collection service
- welcome breakfast hampers & BBQ packs, links to local takeaways
- providing walking routes to local pubs

In such a short time, it is very positive that you already employ 1 full time, 2 part time local staff (both of which walk or cycle to work) and that through the operation of your business you regularly use over 15 local suppliers.

I have worked with you over a few years now and am really pleased to hear that Secret Cloud House Holidays has gained local and national press coverage as well as being listed in publications like the Sunday Times Travel magazine, top 50 Nights under Canvas in the Independent, recommended by Alistair Sawday Special Places to Stay, which is a great boost for the whole area and very much credit to you.

Yours sincerely

Lindsay Allen

Rural Business Adviser

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M: 07890 274610

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Rural Business Adviser

Peak District National Park Authority

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heart of the nation.

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anti-virus service working around the clock, around the globe, visit:
<http://www.star.net.uk>

Catherine Webster <cwmuddyboots@googlemail.com>
To: Allen Lindsay <Lindsay.Allen@peakdistrict.gov.uk>

30 July 2013 14:17

Thanks Lindsay, very much appreciated

Catherine

Sent from my iPhone

[Quoted text hidden]



enjoy Staffordshire

02 October 2013

Planning Inspectorate
Room 3/13,
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN.

Destination Staffordshire

c/o Staffordshire County Council
Wedgwood Building,
Tipping Street, Stafford,
Staffordshire ST16 2DH
01785 277397
info@enjoystaffordshire.com

Dear Sirs,

Re: Land at Limestone View Farm, Stoney Lane, Cauldon, Staffordshire ST10 3EP.

Ref: 13/00014/FUL Appeal Reference: APP/B3438/C/13/2203410. Appellants Name: Catherine Webster

With reference to the above, I am writing to register my support for granting the above planning permission. I write on behalf of the Staffordshire Destination Management Partnership (Enjoy Staffordshire), the public/private partnership administered by the County Council, which acts as the unofficial tourist body for the County.

Destination Staffordshire feels strongly that, from a tourism point of view, this permission should be granted. I am not able to comment on any other factors which you might need to consider.

Staffordshire is chronically short of high quality self-catering and serviced accommodation compared to similarly sized and populated destinations. For example, Derbyshire enjoys an annual turnover from overnight visitors to the county of £528 million, compared to the Staffordshire figure of £232 million (2011 data). This is a key factor in why the overall sector employment figure is 25,235 FTE's in Derbyshire, compared to 19,235 for Staffordshire.

The County Council, through its support of Destination Staffordshire, has placed the development of the visitor economy at the centre of its drive to increase the prosperity of the County and consequent employment levels, and developments such as this which would provide more accommodation and would serve to attract more visitors and their spend into the local economy are vital to this effort. In particular, the type of accommodation at this location is of a type which is otherwise entirely absent from Staffordshire's product portfolio and is of a type which attracts a disproportionate amount of press coverage and higher income visitors, both of which would in turn contribute to the promotion of Staffordshire as a prosperous tourist destination.

Please do not hesitate to contact me if you require any additional information from the tourism industry in support of this application.

Yours sincerely,

Mark Kerrigan
Chair, Enjoy Staffordshire



Destination Staffordshire is a public and private sector organisation formed to develop, manage and promote Staffordshire's visitor economy



HOUSE OF COMMONS
LONDON
SW1A 0AA

KAREN BRADLEY MP
Staffordshire Moorlands

Ms Catherine Webster
Limestone View Farm
Cauldon
Waterhouses
Staffordshire
ST10 3EP

2 January 2014

Dear Catherine

Congratulations

I wanted to send a letter to congratulate you on your recent success in winning the Theo Paphitis Small Business Sunday award – what a fabulous achievement!

I am extremely proud of the small businesses and entrepreneurial people such as yourself that we have in Staffordshire Moorlands and would be excited to hear about any future ventures you may have planned.

Can I take this opportunity to wish you all the best for the new year and hope you have a prosperous 2014. Please do not hesitate to contact me should you feel I can be of any assistance in the future.

With very best wishes.

Kind regards.

Yours sincerely

Karen Bradley MP

Great news about the planning decision too

Appendix 2

Award Letters

Small Business Sunday Winner (Theo Paphitis of Dragons Den)
Green Traveller

Theo Paphitis
Small Business Sunday
Winner: Secret Cloud
House Holidays
1st September 2013



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Welcome

If you are searching for somewhere special to stay and enjoy the great outdoors in luxury yet with an endless array of exhilarating activities on your doorstep, then look no further. Welcome to Secret Cloud.

We have three handcrafted Mongolian style canvas yurts and one wooden yurt, Battery Lodge, all carefully situated to provide stunning views across the Staffordshire Moorlands and Peak District beyond, and we have welcomed many happy customers over 2 seasons for honeymoons, 'mini moons', romantic breaks, family holidays and short courses. You can even book the whole place exclusively to yourselves, perfect for hen parties, family reunions or a creative conference.


We have designed our yurt experience to make you feel as cosy as possible with every aspect of your holiday, carefully thought about to ensure any impact on the surrounding environment is kept to a minimum. Secret Cloud House Holidays were honoured to receive the Peak District Environmental Quality Mark within 2 weeks of opening during the first season in 2011. We continue to work with small local businesses, promote our local pubs and restaurants, fantastic local produce and our wide variety of great attractions and stunning scenery and walks in the local area.

We hope you enjoy visiting our website and we can't wait to welcome you to share our secret soon.



[Click here to Book Now](#)

Latest Tweets

 **Secret Cloud Yurts**
 @cloudhouseholidays
 Fancy a getaway next week? Contact us now for some great last minute deals inc 1 or 2 mt stays perfect! Expand



3 Rowlls Road
Kingston Upon Thames
Surrey KT1 3ET

24th July 2013

Planning Inspectorate/ Staffordshire Moorlands District Council

Dear Sir or Madam,

I am writing to you to express my support for Secret Cloud House Holidays to be able to operate this highly successful business model in your area.

I stayed in the yurts and reviewed the provisions last year and was thoroughly impressed both with the business created and also with the management established there. (I attach a copy of the subsequent article to this letter which has been viewed over 3300 times to date).

I understand that current national policy is intended to support both sustainable and new economic development and encourage the creation of jobs in conjunction with sustaining local communities. It is my belief that Catherine Webster and her team are doing just that and should be encouraged, not hampered in their success in creating and managing a successful business that is garnering national and international press coverage and bringing much needed tourists to the Peak District.

The views from the yurt camp were spectacular, except for the obvious local limestone quarry and I feel this business brings much needed revenue to the fringe areas of the Peak District. The camp itself is far more in keeping with the landscape and represents a young person who after studying hard and creating a business out of nothing, wishes to remain in the area and help to promote and support her surroundings.

Catherine and her team can be relied upon to maintain the natural beauty of her site upon which her livelihood depends, she obviously has deep respect and enthusiasm for the people and the land.

Yours faithfully

Lucy Symons
Green Traveller

Review of Secret Cloud House

3336 views

Posted by [LucySymons](#) at 01:00 on Wednesday 08 May 2013

A small clutch of yurts and a bell tent in a peaceful field overlooking the Peak District.

>> For availability and booking, see our full listing for [Secret Cloud](#).

Bed at Secret Cloud. Photo: Lucy Symons

The Setting Located just outside the Peak District National Park, in a field close to Ashbourne (and Alton Towers, if you have teenage children who are in to that sort of thing...) are fabulous yurts and a bell tent run by Catherine. In a farm field on top of the world overlooking the most gorgeous rugged countryside and fully accessible by public transport you can spend nights in a well-situated spot with gorgeous views, in the tiny hamlet of Cauldon.

The Rooms Catherine has set up three yurts and a bell tent on hard standing with polished wooden floors each with a wood burning stove (complete with kettle which can be kept gently boiling) and decked out in the most exquisite and quirky way: full double beds with super comfy mattresses, down pillows and duvets, a Staffordshire wool blanket and a tiny kitchenette with everything you could possibly need (including a two ring gas cooker with toast attachment) a table with two stools and a sofa. Everything is here, in fact, Catherine has made this a fine art – there's a freezer with ready frozen blocks for the cool chest in your yurt, plastic glasses to fill up with wine whilst in the hot tub, a drying up cloth for your washing up (hot water available up at the shower block - Blackberry and Rosehip are the yurts nearest in case that's your preference). Wild flowers lounge in an old watering can, a vintage box of dominoes and a pack of well thumbbed recycled cards lurked in case we felt competitive.

Secret Cloud Candles and Lantern. Photo: Lucy Symons

Almost everything is either vintage or recycled. There are candles in thoughtful lanterns, beautiful coloured glass tea lights and tiny fairy lights (solar powered) in each yurt and solar charged lights demarking the paths at night.

The Food Catherine can order you a bbq hamper and other local food if you so choose, but you may go and explore nearby Ashbourne or Leek and find some local produce there.

Welcome Hamper Secret Cloud. Photo: Lucy Symons

On arrival you will find a picnic hamper with local bread and Sunnyside, free-range eggs from nearby Froggall, coffee and tea (the kettle perpetually waiting, gently rumbling on the wood burner) and bacon and sausages for your breakfast (you can pre-order for vegetarian tastes if you prefer). Picnic tables sit optimistically outside for occasional gorgeous sunny days.

The Activities The hot tub takes a while to fire up, so Catherine will arrive and

thoughtfully set it going for you to enjoy later in the evening once it has reached a temperature you could be par-boiled by (there is a hose nearby for the purpose of cooling it down). The closest yurt to the hot tub is Elderflower... only a short sprint once you are lobster coloured and fully relaxed.

There are plenty of things to do during the day – see our [Greentraveller Guide to the Peak District National Park](#), where there are lots of well marked walks, diverse wildlife and geology and several [National Trust](#) properties (Ilam Hall, Thorpe Cloud and Bunster Hill), The Stepping Stones at Dovedale which became a [National Nature Reserve](#) in 2006 are well worth a visit. [The Heights of Abraham](#) cable car is part of the popular family Peak District attraction in Matlock Bath. Your ticket also includes access to the caverns, exhibitions and hilltop park. On a wet day you could do worse than head underground to one of the areas many caves and caverns; try [Pooles Cavern](#), or [Speedwell Cavern](#) (home to the Devil's Arse!) where you can bob along on an underground boat trip. Why not go and see where [Emma Bridgewater](#) started out in Stoke on Trent, home of [The Potteries](#) (Wedgwood, Denby and Portmerion)?

Billberry Lodge, Secret Cloud Photo: Catherine Webster

The Green Each yurt has its own bbq and outdoor seating for four as well as its own composting toilet on hard standing with a slate floor and a view over the hills. A vintage jug was left for sluicing and a tub of sawdust and chippings for covering (full instructions included). There was even hand sanitiser in case you hadn't managed to keep your kettle boiling for hand washing.

The whole set up is something Cath Kidston's older, more sophisticated and eco-minded sister would be proud of. The washroom block houses two tasteful permanent showers in their own beautifully decked out dressing rooms, hot water supplied from the sun (and auxiliary electric in case it's cloudy – no cold showers here) lockers for valuables (where they can be left to recharge from the energy produced by the solar and photo voltaic panels) and well chosen hand made soaps and shower gels. There's even a hairdryer and plug for your straighteners, if you are so inclined! The building, handmade locally in Bakewell and PEFC rated timber from responsibly managed forests, is fully insulated with sheep's wool.

How to get there using public transport Jump on a train to Stoke, then transfer to Macclesfield, Derby, Ashbourne or Leek and then cycle on (or take the 108 bus) to Cauldon.

Top Tip Do follow the comprehensive instructions Catherine sends you – you don't want to be here without wellies. In fact I would suggest slippers or flip-flops for inside the yurt. If it's nippy, you may want to bring a hot water bottle.

Interior of Elderflower Yurt Photo: Catherine Webster

Verdict An amazingly restful and isolated spot, the yurts are private and well spread out. Unless you have come with a gang of like minded friends (very popular with hen parties (free range?) and family reunions or gatherings booking

the whole place out, Catherine tells me) you will probably want to snuggle up in your cozy, twinkling yurt. Although the yurts officially sleep four, this is an ideal spot for a romantic break as a couple. Leave the kids at home or book them in to the tent whilst you cuddle up in the yurt and then bribe them with a trip to Alton towers if they don't bother you. If one of you is a pyromaniac so much the better, the wood-burning stove can be hours of fun as can the wood burning hot tub. It's camping but much much better.

>> For availability and booking, see our full listing for [Secret Cloud](#).

See the photos from Lucy's visit on our [Pinterest board for Secret Cloud](#)

Dovedale View. Photo: Lucy Symons

Tags: [glamping](#), [green accommodation in england](#), [green hen parties](#), [green holidays in england](#), [green travel blogs](#), [self-catering](#), [yurts](#).

Appendix 3

Local Business Letters of Support

A Twemlow-logs
Boulds-butchers
Country Stores, Ipstone
Freedom Flowers
Ian Hine, joinery
Ipstones Village Shop
Porters Laundry
Soiree Food
Fox and Goose Public House
Derwent Adventure Education
The marquis of Granby
N Restrict, Holistic Aromatherapy and Massage

A Twemlow Logs
Swinscoe
Near Ashbourne
Staffordshire Moorlands

28th July 2013

Planning Inspectorate
Staffordshire Moorlands District Council,

To Whom It May Concern,

Secret Cloud House Holidays has been one of our best local customers as a new business started in 2011 as a farm diversification. With supplying Secret Cloud House Holidays, we have a regular and consistent source of business during her main season supplying logs for heating the yurts and eco-friendly wood fired hot tub.

Such accounts are vital to new and small businesses, they bring a lot of income into the local area and should be encouraged – not discouraged in their desire to continue to operate and provide great benefits to this rural economy.

Supplying regular accounts such as these has allowed us to look forward, expand in terms of machinery and grown our business knowing we have secure accounts and loyal, local customers

We fully support the owners business and urge that she is allowed to continue,

Yours Sincerely

A. Twemlow

OWNER A TWEMLOW LOGS

Boulds/Meakins Butchers
Leek
Staffs

28th July 2013

To Planning Inspectorate/ Staffordshire Moorlands District Council,

I am writing in support of Secret Cloud House Holidays being able to remain trading and providing a regular source of income to ourselves as a family butchers in the market town of Leek, Staffordshire Moorlands.

The yurt guests are provided with fresh sausages and bacon on arrival and Catherine encourages guests to order breakfast and BBQ food before they arrive (and delivers it!) - rather than travel into the towns to spend in the supermarkets.

Catherine also uses our shop regularly (at least twice a week) to source local milk, eggs, sausages, bacon and BBQ meat for her guests to enjoy on arrival.

We would miss this regular custom should this business not be allowed to continue- this type of business with a passion for supporting the local economy is vital to independent shops.

We therefore support the owners appeal application and urge that she is allowed to continue bringing spending visitors into this rural economy,

Yours Sincerely



Staffordshire Farm Supplies
Ipstones
Staffordshire Moorlands

28th July 2013

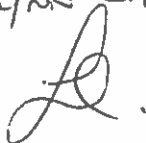
Planning Inspectorate
Staffordshire Moorlands District Council,

I am writing in support of Secret Cloud House Holidays being able to continue to operate their business in the Staffordshire Moorlands. They use our stores for supplies such as regular gas for the guest cookers and general maintenance essentials.

We therefore support the owners business and urge that she is allowed to continue bringing high spending visitors into this rural economy- and the local community continues to benefit from the spend generated by the guests, the business and the provision of jobs for local people,

Yours Sincerely

LYNN CARMICHAEL



Freedom Flowers
Fenny Bentley
Nr Ashbourne
Derbyshire

27th July 2013

To Planning Inspectorate
Staffordshire Moorlands District Council,

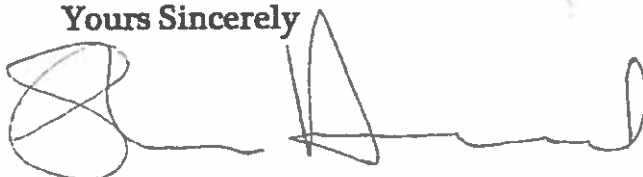
I am writing in support of Secret Cloud House Holidays being able to remain trading and providing a regular source of income to many local, rural businesses.

We offer locally grown flowers and Catherine promotes our business allowing guests to book bouquets of our flowers rather than more commercial alternatives. She has supported our business since she started in 2011 and we hope this can continue as it not only provides us with income, it also helps to promote what we do.

Catherine at Secret Cloud House Holidays has a passion for supporting the local economy and this type of attitude is refreshing for a young person trying to set up a sustainable business in a rural area

We support the owners appeal application and urge that she is allowed to continue bringing spending visitors into this rural economy and supporting many local businesses,

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Sheila Hawwell'. The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

SHEILA HAWWELL

Ian Hine Joinery
14, Ballington View
Leek
Staffs
ST13 5SF

24th July 2013

To Whom it May Concern,

I am writing in support of Secret Cloud House Holidays being able to remain trading within the Staffordshire Moorlands.

Since this business moved here, it has provided regular work for me as a self employed joiner- when the economy and other areas of the building and joinery trade are uncertain. It provided me with approx. 3 months work during the quieter winter period maintaining and improving the yurts and regular monthly hours during the opening season.

The site is low impact, can hardly been seen from the main road and I think its ridiculous to say no to such an enterprise when you have a loud, lit up and noisy working quarry within site of the land. The site is bringing high spending, eco-minded tourists into a less visited (and less picturesque!) part of the area and should be supported in every way possible.

It seems crazy that people have to argue a case on a national level to operate a thriving new business in a struggling economy! We therefore support the owners appeal application and urge that she is allowed to continue,

Yours Sincerely

Ian Hine
Self Employed Joiner/Builder



Ipstones Village Shop
Ipstones
Staffs

28th July 2013

To Planning Inspectorate/ Staffordshire Moorlands District Council,

I am writing in support of Secret Cloud House Holidays being able to remain trading and providing a regular source of income to ourselves as a village shop in the village of Ipstones, approx. 2 miles from the yurt site.

The yurt guests are encouraged to visit our shop and Catherine has information, directions and opening times within the yurts to encourage people to use the local shop rather than travel into the towns to the supermarkets.

Catherine also uses our shop regularly (at least twice a week) to source local milk, eggs, bread and more for her guests to enjoy on arrival.

We would greatly miss this regular custom should this business not be allowed to continue- this type of business with a passion for supporting the local economy is vital to a village shops survival.

We therefore support the owners appeal application and urge that she is allowed to continue bringing spending visitors into this rural economy,

Yours Sincerely

A handwritten signature in black ink, appearing to be 'SCB' followed by a stylized flourish.

**PORTERS(LEEK)LTD
12 Smithfield Centre
Leek
Staffordshire
ST13 5JW**

Dated 24th July 2013

Ref. Catherine Webster, Secret Cloud Holidays.

**Catherine, under the guise of the above company,
provides Yurts orientated holiday accommodation
which is a successful and much needed local business.**

**We supply a regular laundry service to the above
business and have done so for the last ³five years in the
present and previous venues. We, as with any other
small local business, rely on people like Catherine to
provide us with the much needed revenue we so
desperately need to carry on and keep people employed.**

Yours sincerely,

D. Mycock

Dawn Mycock

Company Director



Staffs Moorland District Council

Planning Inspectorate/ Whom it May concern.

I am a small local caterer and I have just started to provide secret cloud house yurts with my food.

I have a very niche market place with being small which is particularly suited to the Glamping market. Unfortunately we don't seem to have many sites like this one.

People I know feel require accommodation one up from a tent with that little added extra.

I think that we have a fantastic opportunity for growing both of our businesses together.

Which in turn will support lots of other people as we both expand.

Regards

*Karen Owen
Owner Soiree Food.*

The Fox and Goose
Foxt
Staffordshire Moorlands

28th July 2013

To Staffordshire Moorlands District Council,

I am writing in support of Secret Cloud House Holidays being able to continue to operate their business in the Staffordshire Moorlands and continue to send vital tourists to our pub.

The owner actively promotes our business as her local pub, providing our menus within each yurt and encouraging guests to walk to us with the provision of maps. We would miss this income should this business not be allowed to continue- this type of business is vital to a village pubs survival.

We therefore support the owners business and urge that she is allowed to continue bringing high spending visitors into this rural economy,

Yours Sincerely



CHARLIE SMITH (LANDLORD)

To.
Staffordshire Moorlands District Council.

It is with sadness that I hear from Catherine at Secret Cloud House Holidays that an enforcement notice has been served on her small business currently located off Stoney Lane, Caudon Low.

I would ask that the authority grant retrospective permission for this small, environmentally friendly and aesthetically correct and pleasing micro development of the edge of a field, sheltered by a tree line and overlooking the sight, sound and light pollution created by the Caudon Low quarry works.

Several factors, in my opinion should be taken into account.

It is a very small development in a run-down rural farming community that needs an injection of employment.

It is a very low impact operation attracting the appropriate demographic type of client that spend money locally and appreciate the environment. This part of the tourist industry is also the one that lines local pockets rather than major corporates such as Alton Towers. It also attracts returning custom to the area.

The Staffordshire Moorlands and Churnet Valley has been identified by yourselves as a tourism destination.

The development is not visible from any main road and it is next door to a static caravan park.

Catherine's local work ethic is to engage all local SME's to support her enterprise such as local food supplies, home made toiletries, and local outdoor providers such as mine.

On a personal note, Catherine's business also helps to support mine. We take many of her clients for local adventures such as archery on site, climbing at the Roaches, canoeing at Rudyard Lake or in the Churnet Valley on the Caudon Canal, Bushcraft in our woodland in Ipstones, or abseiling off Millers Dale Bridge on the Monsal Trail. This creates additional local employment, local money and local spend supporting the greater local community as a whole.

The impact of not granting retrospective permission will be far greater than just displacing a very small development of one small field. In my opinion, as a professional 'Leave No Trace' and outdoor instructor, that this development is of such low impact, the balance between flexibility with planning laws and permitting development that supports other local enterprises suggests that your decision should be reconsidered in favour of retrospective development.

Thank you for taking the time to read this letter.

Yours sincerely,

Pete March

The Marquis of Granby
Ipstones
Staffs
ST10 2LD

24th July 2013

To Whom it May Concern,

I am writing to stress the importance of Secret Cloud House Holidays being able to remain trading and providing a regular source of income to ourselves as a village pub.

The owner actively promotes our business as her local pub, sending large groups, families and couples to dine and drink with us on a regular basis. We would greatly miss this income should this business not be allowed to continue- this type of business is vital to a village pubs survival.

We therefore support the owners appeal application and urge that she is allowed to continue bringing spending visitors into this rural economy,

Yours Sincerely



Antony Hill
landlord .

Holistic Aromatherapy & Massage

Natasha Restrict LWSA MIFA

www.natasha-restrict.co.uk

To Whom It May Concern

Planning Department

Staffordshire Moorlands District Council

I am writing in support of Catherine Webster's planning application for the reasons listed below:

I am a Holistic Aromatherapist offering massage treatments in the local area. In March this year I began treating visitors to the Secret Cloud Holiday House yurt site at Limestone View Farm, Cauldon. This has been very successful for both my small business and has been popular with Catherine's visitors.

As a result of this I aim to expand my business this year investing in further equipment and possibly taking on assistance to enable me to deal with the demand for my services. Catherine actively promotes my service to all her customers and is passionate about guest spend benefiting small local businesses like myself. Catherine's yurts are of such high standards that they attract a clientele that can afford this luxury and indeed demand it.

I have seen Catherine's commitment and energy given to making this business a success. It is very time consuming with guests arriving over a long period on changeover days and needing assistance with various things. The lighting of the wood fired hot tubs and sauna needs careful tending and monitoring. Guests often have questions to ask and Catherine is frequently rushing backwards to and from the site to offer assistance. Some of the guests arrive on public transport and therefore can feel a little isolated should an issue arise.

I feel strongly that by Catherine being able to live on site this would ensure that everyone needs are met, that things will run smoothly with any issues being quickly resolved and above all the security and safety on site at all times will be greater.

I wish Catherine every success with this planning application.

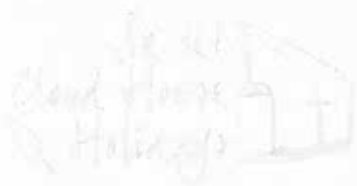
Kind regards

Natasha Restrict

Holistic Aromatherapist

Appendix 4

Snapshot visitor questionnaires



①

Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

Very important - to enable any issues or enquiries to be dealt with in a timely manner. For example whilst we stayed we ran out of gas during our stay but were unable to change it ourselves. Luckily Catherine was on hand to assist.

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

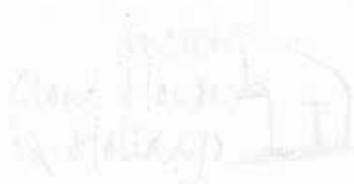
fox & Goose @ foxt.
The Yew Tree @ Cauldron, fantastic place!
The Morris of Granby - excellent fish & Roasts chips!

Have you used local shops and businesses recommended by the owners at Secret Cloud?

Ipsstones & Waterhouses Village shops - Catherine provided directions/postcodes for us.

What suggestions do you have to help us improve our links to local businesses and service providers?

Catherine provides great information on local pubs, shops, venues etc along with public transport information; so I'm not sure what more she



Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

Very important, because we can ask if anything goes wrong or we need anything

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

We have been to the Yew Tree most nights for a drink, we also have have meals at the Marquis of Granby in Ipstones

Have you used local shops and businesses recommended by the owners at Secret Cloud?

We went to the local shop in Waterhouses which provided everything we needed.

What suggestions do you have to help us improve our links to local businesses and service providers?

To provide a ~~map~~ map with the local businesses on it.



3

Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

VERY IMPORTANT. IT IS NICE TO KNOW SOMEONE IS ON HAND WHEN STAYING IN A RURAL AREA & QUITE ISOLATED.

EASIER & MORE COMFORTABLE ASKING FOR ADVICE ETC WHEN WE SEE CATHERINE RATHER THAN PHONING

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

DRINKS AT YEN TREE CAULDON - GREAT!

LOVELY MEAL AT FOX & GOOSE

MARQUIS

DUNCOMBE ARM

Have you used local shops and businesses recommended by the owners at Secret Cloud?

YES - FOLLOWED DIRECTIONS TO LOCAL SHOPS
FARM SHOP AT DENSTONE, NICE TO TRY
LOCAL THINGS

What suggestions do you have to help us improve our links to local businesses and service providers?

A PUB CLOSER !!



4

Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

It was lovely to know Catherine was on hand should we need anything.

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

Yes; The Cross; great family pub.

Have you used local shops and businesses recommended by the owners at Secret Cloud?

Trading Post in Ipstones - good local cheese & meat

What suggestions do you have to help us improve our links to local businesses and service providers?

Catherine seems to provide everything we needed.



5

Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

Helped: us feel safe as we are from London and not used to being so isolated. Its so dark at night!

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

Waterhouse and Ipstone which there are directions too in the Guest folder. Great Great Night

Have you used local shops and businesses recommended by the owners at Secret Cloud?

Waterhouses - they sell local meat

What suggestions do you have to help us improve our links to local businesses and service providers?

More regular taxis

Nice to have the local menus for pubs in the yurts



6

Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

Don't know what it would be like without anyone here! Lonely place
Beautiful views but isolated
Catherine helpful for various issues and great at recommending places and walks

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

Yew Tree
The Crown Waterhouses
Fox and Goose
Black Lion Conall

Have you used local shops and businesses recommended by the owners at Secret Cloud?

Yes Ipstones have a great range and opposite the pub

What suggestions do you have to help us improve our links to local businesses and service providers?

food ordering service so we don't need supermarkets!



7

Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

very important as the site is very isolated

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

Yew Tree

Marquis of Granby

Have you used local shops and businesses recommended by the owners at Secret Cloud?

Ipstones and Waterhouses

Leet - Totally locally market excellent

What suggestions do you have to help us improve our links to local businesses and service providers?



Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

Catherine & Ian have been great hosts advising on walks, places to eat & things to do

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

Oh yes!! Catherine provides Sat Nav / walks to local pubs or we would never find them!

Have you used local shops and businesses recommended by the owners at Secret Cloud?

Great unique shops in Leek & Tissington great

What suggestions do you have to help us improve our links to local businesses and service providers?

Take us to the pub!!



9

Thanks for choosing to stay at Secret Cloud House Holidays during 2014. Could you spare a few moments to answer the following questions on our business to help with future growth plans in the Staffordshire Moorlands?

How important is it to you that the owner/staff are based on site with your accommodation?

Great knowing the farm & farmers are on site or we would feel slightly ~~be~~ vulnerable in the middle of a field.

Very friendly and welcoming people

Have you supported local pubs during your stay at Secret Cloud Yurts? If so which ones.

Ate lovely meals at Ramblers Retreat, Marquis of Granby and the Crown Inn

Have you used local shops and businesses recommended by the owners at Secret Cloud?

Yes Ipstones and Leet town - great bread Shop recommended by Catherine

What suggestions do you have to help us improve our links to local businesses and service providers?

Appendix 5

Applicant's August Work Diary

August 2014

July 2014							August 2014							
M	T	W	T	F	S	S	W	M	T	W	T	F	S	S
	1	2	3	4	5	6	31					1	2	3
7	8	9	10	11	12	13	32	4	5	6	7	8	9	10
14	15	16	17	18	19	20	33	11	12	13	14	15	16	17
21	22	23	24	25	26	27	34	18	19	20	21	22	23	24
28	29	30	31				35	25	26	27	28	29	30	31

Monday	Tuesday	Wednesday	Thursday
Notes Washrooms - cleaned between 6-8am daily Try to see guests and ensure they have everything they need			
4 August Bank Holiday (S) WEEK 32 216/149 Summer Bank Holiday (S) 5x changeover Arrivals 3pm - 8.30pm	5 217/148 * 7am - gas change for guest * log delivery 2pm * prepare washroom for massage 8pm	6 218/147 * 2x changeovers 10 - 3pm 4pm check in 7pm check in	7 219/146 (10am - change wood fired tub water, clean re-light) 6pm check water re-stock logs
11 WEEK 33 223/142 * 5x changeover 8am to 9pm arrival times	12 * hot tub and sauna 224/141 * 6pm Callout no candles 8pm Door hinge broken in wind	13 225/140 * 9am no sticks left 4x changeover arrival times 3 - 7pm	14 10am 226/139 Clean light hot tub & sauna 12 - restock wood 3pm restock & check temps
18 WEEK 34 230/135 5x changeover 8am to 6pm cleaning & arrivals	19 231/134 * HIGH WINDS CHECK ALL ROPES ETC FOR SAFETY 3pm log delivery	20 232/133 2x changeovers Arrivals 6pm & 8pm	21 233/132 * Callout Swap Gas * guest reports security issue with car watching from lane
25 Summer Bank Holiday (S) WEEK 35 237/128 5x changeover Arrivals 2pm to 7.30pm due to traffic	26 7.30am 238/127 * deliver breakfast hampers 4pm light hot tub 6pm check tub temps	27 239/126 * guest departing 9am 1x changeover light hot tub 11am 3pm check tub	28 240/125 * log delivery 11am * prepare wash room for massage

September 2014							October 2014						
M	T	W	T	F	S	S	M	T	W	T	F	S	S
1	2	3	4	5	6	7	1	2	3	4	5		
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

"A single rose can be my garden... a single friend, my world."
Leo Buscaglia

Friday	Saturday	Sunday	Things to Remember
1 213/152	2 214/151	3 215/150	
8 220/145 5x changeover on site from 8am to 8pm 9pm Callout - hot tub not warm enough	9 221/144 10am light hot tub & sauna 12 - restock logs 2pm restock logs 6pm BBQ Hamper	10 222/143 8am empty bins 2pm gas bottle change Prepare washrooms Massages	
15 227/138 5x changeover 8am to 6pm * 8pm Callout Struggling with log burner	16 228/137 Clean & light hot tub & sauna 10 - 3pm 6 - check temps 7 - meet caterer & open gates onto field	17 229/136 11am callout shower door issue	
22 234/131 * fire demo * 4x changeover	23 235/130 Hot tub & sauna lighting 10am 12am check restock logs 2pm restock logs	24 236/129 * request for more logs * empty toilets	
29 241/124 5x changeover 8am to 7pm Hot tub & sauna	30 242/123 * light hot tub & sauna * 5pm - give access to caterers for BBQ food	31 243/122 * gas callout 10am	

Appendix 6

Limestone View Farm-Appeal Decision



Appeal Decision

Site visit made on 22 October 2013

by **David Murray BA (Hons) DMS MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 5 November 2013

Appeal Ref: APP/B3438/C/13/2203410

Land at Limestone View Farm, Stoney Lane, Cauldron, Staffordshire, ST10 3EP.

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Ms Catherine Webster against an enforcement notice issued by Staffordshire Moorlands District Council.
- The Council's reference is 13/00014/BOC.
- The notice was issued on 27 June 2013.
- The breach of planning control as alleged in the notice is the change of use of the land from a use for agriculture to a mixed use for agriculture and for the provision of holiday/guest accommodation where visitors make use of and stay in yurt-style tents which have been provided for them; in association with the change of use, the provision of structures, equipment and facilities including but not restricted to hardstandings, toilets, lodges, shower blocks, hot tubs, decking, outdoor furniture, bbq's and bins.
- The requirements of the notice are to i) cease using the land for the provision of holiday/guest accommodations where visitors make use of and stay in yurt-style tents which have been provided for them; and ii) remove from the land all yurt-style tents and all of the structures, equipment and facilities associated with the change of use, including but not restricted to hardstandings, toilets, lodges, shower blocks, hot tubs, decking, outdoor furniture, bbq's and bins.
- The period for compliance with the requirements is 3 months.
- The appeal is proceeding on the grounds set out in section 174(2) (a) and (g) of the Town and Country Planning Act 1990 as amended.

Summary of Decision: The appeal is allowed, the notice is quashed and planning permission is granted with a condition.

Background

1. The site lies in an area of countryside characterised by high plateau moorland and open fields enclosed by dry stone walls, low hedges and isolated farmsteads. The site is occupied by Secret Cloud House Holidays and at the time of my visit, as well as grazing land there were three yurts (large circular tent with a low conical roof) in white canvas about 3.5m high and one constructed in timber and on skids in a field adjacent to Limestone View Farm.
2. The yurts provide holiday sleeping accommodation and each yurt has an external earth closet toilet in a detached hut, together with a log store and wooden table /bench and timber duck boards/ decking to give dry access over the field around the yurt. The yurts are lit internally by LED lights powered by small solar panels. All of these items are moveable. There were also permanent facilities with a timber shower block and a hot tub heated by a wood burner. The Yurts are served by an access off Duke's Lane into an

adjacent field where there is a small hard standing made from concrete sleepers for cars to be parked. Timber bins for recycling of materials are sited at the edge of the hard standing.

Appeal on ground (a)

Main Issues

3. The main issues are:

- The effect of the mixed use including facilities for tourist/guest accommodation on the character and appearance of the area, particularly the surrounding landscape;
- Whether the benefits associated with the use for tourism and the local economy outweigh the visual impact.

Policy context

4. The development has to be considered in the context of the provisions of the development plan and national planning policy. The Council advise that the site lies in an area designated as having 'Special Landscape Value' where the character has been described as 'Gritstone Highland Fringe'. Saved policies in the Staffordshire Moorlands Local Plan (2008) (Local Plan) provide a presumption against development which would materially detract from the high quality of the landscape and will require an especially high standard of design (Policies N8 and N9). Saved policies R19 and R20 provide support for sites for camping provided they are well screened and the sites have good access. The aims of these policies are generally consistent with the National Planning Policy Framework and so should be afforded due weight.
5. The Council also refers to policy DC3 of the emerging Core Strategy concerning landscape protection and enhancement, but as this Development Plan Document has not been adopted I can only give this policy limited weight.

Effect on the landscape

6. In considering the visual impact of the use and associated structures I assessed the development from Duke's Lane, Public Footpaths 60 and 65 (as shown on the extract from the Footpaths Map) and from Ellastone Road.
7. Around the appeal site itself the three yurts stand out as the white canvas contrasts with the dark colours of the surrounding field, vegetation and boundary stone walls. Nevertheless, the scale, design and materials of the individual yurts are of interest and quality, both in terms of the circular canvas ones and the timber unit. When viewed in the wider landscape from Footpath 60, the lie of the land limits the visual impact of the yurts and these are partly screened by the presence of the stone walls. From Footpath 65 the presence of the yurts is again partly screened by walls, a windbreak and the hedgerow as well as the farm buildings. In longer distance views from the west I found the white yurts to be only slightly noticeable in the landscape with intermittent views through the hawthorn hedge along the western boundary of the appeal site.
8. In terms of the ancillary physical structures, because they were mainly small in scale and constructed in timber, I judged their visual impact to be very limited both around the field and in views from further away. The hardstanding made

from the concrete sleepers is visible through the entrance gateway and over the dry stone wall, but the harshness of the concrete materials is lessened by the grass growing through the gaps, and the overall impact was not harmful. When the yurts are in use there would be occupiers cars left here, and the Council reports nine at one time. These vehicles would have an alien presence in the open landscape of the field, but I would assess that this is a relatively local and restricted visual impact.

9. Overall, while taking account of the local sensitivity of the landscape as one of high quality justifying special protection, I find that the effect of the mixed use of the land for the provision of yurt style tents, and the ancillary structures and equipment, does not materially detract from the quality of the landscape.

Tourism and local economy

10. In addition to the general support for camping facilities, (subject to local impact), as advanced in part of the Local Plan, policies in the Framework indicate that as a core principle, planning should recognise the intrinsic character and beauty of the countryside and also support thriving local communities. The Framework goes on to promote a prosperous rural economy and says that the sustainable growth and expansion of local enterprises should be encouraged, including the diversification of agricultural and land based businesses.
11. In this regard I have taken into consideration the many letters of support for the enterprise submitted on the appeal via the appellant. From these, it appears to me that the business of the holiday/guest accommodation use on the site helps support other tourism related ventures locally and contributes to the local economy and the wider community.

Conclusions

12. Bringing my findings on the two main issues together, I am satisfied that the mixed use involving holiday /guest accommodation where the visitors stay in yurts and with the ancillary structures specified, are features of a quality design which do not materially detract from the high quality landscape of the area. Further, the nature of the enterprise is small in scale and I do not consider that the traffic generation associated with the use would cause a local highway problem. The development therefore meets the requirements of the relevant provisions of the development plan. This policy accord is not outweighed by any other consideration. Further, the contribution that the use has been shown to make to the local economy is another material factor in support of the development.
13. I therefore conclude that the use described in the notice is an acceptable form of 'sustainable development' as encouraged by the Framework, and I will allow the appeal on this ground and grant planning permission for the use.
14. The Council recommend a number of conditions if the appeal is to be allowed. I agree that the number of tent yurts be limited to three, as this is the scale of development requested by the appellant, and a greater number of yurts may result in a more intensive use of the site and materially increase the visual impact of the yurts and related structures on the sensitive local landscape. The Council also request that further development be restricted, but with the above condition, a more intensive use or the carrying out of material operational development would be within the control of the Council. The Council

recommend that a condition is imposed requiring that the concrete blocks forming the hardstanding for parking are replaced by a different surface material but I do not consider that the hard surface has a harmful effect and so such a condition is not necessary. Neither is a condition requiring the submission and implementation of a scheme of additional landscaping, but I will impose a condition requiring the retention of the mainly hawthorn hedge along the western boundary of the land as I have taken its screening effect into account.

15. For the reasons given above I conclude that the appeal should succeed on ground (a) and planning permission will be granted. The appeal on ground (g) does not therefore need to be considered.

Decision

16. The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the Act as amended for the development already carried out, namely the use of the land at Limestone View Farm, Stoney Lane, Cauldron, Staffordshire, ST10 3EP, as shown on the plan attached to the notice, for the mixed use for agriculture and for the provision of holiday/guest accommodation where visitors make use of and stay in yurt-style tents which have been provided for them; in association with the change of use, the provision of structures, equipment and facilities including but not restricted to hardstandings, toilets, lodges, shower blocks, hot tubs, decking, outdoor furniture, bbq's and bins, subject to the following conditions:

- 1) The number of canvas yurts erected on the land shall not exceed three.
- 2) The existing hawthorn hedge along the western boundary of the land shall be retained for so long as the use hereby approved for holiday tents/yurts continues. If within this period, any of the hedge is removed, uprooted, is destroyed or dies, another hedge plant of the same species shall be planted at the same place, unless the local planning authority gives its written approval to any variation.

David Murray

INSPECTOR