

BRETT INCORPORATED

PLANNING AND DEVELOPMENT SERVICES

LIMITED



15 June 2026

Our Ref.: 1423.46

Dear Madam,

**Section 73 application linked to DC/18/0349 regarding Holme Farm
Glamping, Winterpit Lane, Mannings Heath RH13 6LZ**

I enclose herewith a s73 application that seeks to amend condition 1 of DC/18/0349 to allow new drawings 1423.46/02, 1423.46/03 and 1423.46/04 to be substituted for the approved drawings numbered 1423.38/02, 1423.38/03A and 1423.38/04A which, for good measure, will also require condition 7 to be amended to refer to new Block Plan drawing 1423.46/03 rather than original drawing 1423.38/03A.

The background to this application is that application DC/18/0349 granted planning permission for:

Change of use of land for recreational camping including the siting of 2no. yurts, a facilities block together with access, car parking, associated landscaping with an amendment to the position of yurts and alterations to location and size of amenity cabin approved by application DC/16/2492.

Condition 6 of the permission states there shall be no more than two yurts and one amenity shed (described as a facilities block in the application) sited on the

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site at any one time with condition 7 controlling their siting. Condition 9 ensures the facilities/amenity block is used in association with the camping site/use.

There are no conditional controls over the size and design of the yurts, which in planning terms involves the use of the land for the siting of yurts, the same as tents for camping. As such the yurts can be replaced as often as necessary without planning permission and could include an increase in diameter and/or height to provide improved or additional sleeping and supporting facilities etc., provided they are positioned as per condition 7. The yurts shown on the approved plans measure about 6m in diameter with a height of just under 3m whereas at the luxury end of the market they are generally 9m in diameter with an associated height close to 5m. The largest yurt for hire in the UK is The Palace Yurt that has a diameter of 27m and a height of 13m.

The use of the site for recreational camping has not, as yet, been taken up, but two yurts have been in place and used for over 5 years in connection with what transpired to be a small but worthwhile and profitable tourist attraction. During that time, it has been established in consultation with tourists and the marketplace that it would increase the potential draw of the facilities and increase the popularity and profitability etc. of the enterprise to either increase the size of the yurts to provide increased sleeping and incidental cooking and eating facilities etc., which could be facilitated without planning permission, or increase the amenity shed to provide additional space to serve the yurts.

On balance, it is considered any significant increase in size of the yurts to facilitate the above objectives will have far more impact in the landscape than increasing the size of the amenity shed to provide improved eating and other facilities. The increase in size of the amenity hut will be seen in the context of the yurts that will act as a screen or a backcloth from public vantage points. It will also have a tiled roof to match existing that will mellow with age into the

natural landscape unlike the roof of the yurts that tend to present a pristine bright appearance throughout their duration.

This application therefore proposes a 3.2m x 6.5m extension on either end of the amenity shed, each of which will be clad and have a pitched roof covered in plain tiles to match the existing structure. It is considered the resultant building will sit comfortably in this location, mostly screened from view by the rolling landscape on the western part of the site and set amongst the yurts, without causing demonstrable harm to any material interest of importance including the landscape and outlook from adjoining properties. There will be no direct impact on neighbours and it is considered the proposed extensions will be far less intrusive in the landscape than replacing both yurts with larger units, which could be carried out without planning permission. However, in this respect, if approved, a new condition limiting the size of any replacement yurts at the site to those shown on the original approved plans, could be imposed and would be accepted.

I trust this clarifies the nature of the application that I hope will be approved under delegated powers so that this facility might benefit from the improvements as soon as possible but should you require any further information please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box used to redact the signature of Simon Brett.

Simon Brett