

Supporting Statement – Campsite, Cemetery Road, Glossop

The application is to extend the existing planning permission HPK/2021/0684 for a touring caravan situated on our land adjacent to the camping field, to be used by the owners and their employees for the campsite. It would provide a welfare unit and a place for site sitters needed to provide security for the campsite.

Background:

The construction of the shower and toilet block and supply of the utilities are now complete and the final landscaping, fencing and hedge planting will be undertaken in the spring. The campsite will be opening for all campers at the start of the season on 1 April 2025, having previously limited camping to Duke of Edinburgh students, walkers and cyclists on the Pennine Way and Trans Pennine Trail using temporary facilities whilst the construction was underway.

As stated in the original application in 2022 we have been the victim of several thefts of materials from the site. On one incident the stable was broken into and our generator and tools were stolen which was reported to the police and a crime reference issued. Other properties surrounding Woodhead Road have also had outbuildings broken into and items stolen. Since the touring caravan has been on site these instances have significantly reduced.

Purpose:

The application for the touring caravan permission to be extended is to provide:

1. Place for site sitters providing security and controlling access to the campsite.
 - a. To provide year round protection of campsite toilet / shower building, the boiler, sanitary fittings etc, as well as the maintenance equipment such as small tractor, mower, miscellaneous maintenance equipment and hand tools which will be needed to maintain the campsite.
 - b. During the opening season to provide security for those visitors camping as a means of having control over what is happening on the campsite, this would also reduce any chance of nuisance being caused to neighbouring properties.
 - c. We accept Duke of Edinburgh groups who are usually 14 to 18 year olds and we would like to prove that we can ensure their safety whilst camping with us.
 - d. Control admittance to the site, to prevent caravans from accessing the site, or large groups who may be gathering to use the site as a venue.
2. Welfare unit for staff/employees of the campsite.

We need to provide a place for staff/employees to take breaks etc and shelter from the elements in times of bad weather when they cannot be outside.

3. Office space for campers to book in and details to be registered as required by condition 13 point 3 of the planning permission HPK/2019/0436

Location:

The campsite is for the use of campers in tents only, we propose to keep the touring caravan in the current location outside the camping field, beside the existing stable block. This would maintain the minimal visual impact of the campsite in the landscape and the existing stable block would continue to provide screening of the caravan from Cemetery Road. We have also planted a beech hedge along the fence of the section of track leading up to the stables as a landscape feature to protect the view once the hedge has become established.

This position provides the site sitters with an overall view of the campsite whilst providing a presence for the security of the campsite and the campers.

We wish retain the existing touring caravan because it will be used for a number of purposes and it is only 2 years old and is not showing any wear and tear.

Conclusion:

We have invested a substantial amount of money into the setting up of the campsite and are aiming for high standards with this business, if we cannot control thefts and possible vandalism throughout the year as the site itself is in a vulnerable location, it will be devastating to our long-term goals and the sustainability of the business.

The security and well being of our campers is important to us, together with preventing any impact on neighbouring properties . We want to operate a campsite site suitable for families, walkers, cyclists, anyone who loves to be out in the countryside and want a tranquil setting to relax and enjoy.

The campsites in our area, Crowden and Hayfield already have site sitters as part of their security policy. The continued provision of a touring caravan will provide year-round security and during the open season help control visitor activities on the campsite which will reduce any nuisance or impact on neighbouring properties.

We are concerned that once we leave the campsite at 8.30pm there will be nothing preventing a group of caravans gaining access, campers arriving who have not pre-booked or groups of people joining campers who are already on site for an impromptu social event.

We want to ensure that it is a safe, welcoming site for everyone and that our facilities will be highly recommended, by doing this we can increase our visitor numbers which in turn will help support the local economy in Glossop and surrounding areas of the High Peak and Peak District National Park. Continuing to have a touring caravan for a site sitter on the campsite will provide a huge contribution to helping us achieve this goal.