

THE GLAMPING SHOW

September 2022

Farming to Glamping Planning Permission & Business Rates - Cutting through the Red Tape – Top Tips

Barry Davies



SUMMARY

- **SECURING THE PLANNING PERMISSION
CASE STUDY - MIDSHIRES BARN, LEICS**
- **BUSINESS RATES – ASSESSING RATEABLE VALUE
AND MINIMISE RATES PAID!**

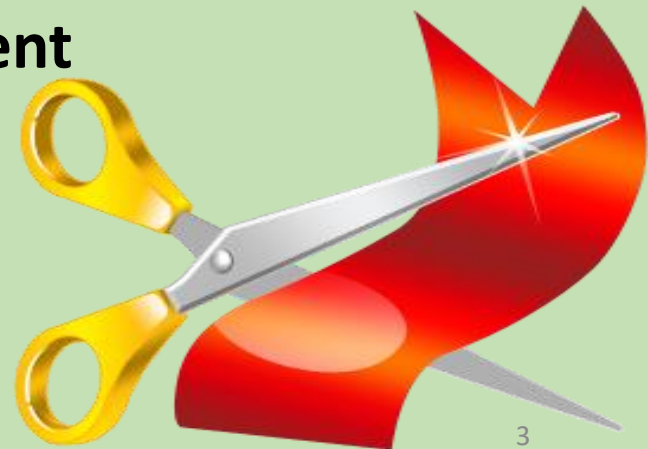
SECURING THE PLANNING PERMISSION

PERMITTED DEVELOPMENT RIGHTS

- **Temporary Use of Land - GPDO 2015 Part 4 – Class B – 28 days pa**
- **Caravans and recreational campsites: GPDO 2015 Part 5**

'BUILDING' OR 'MOVABLE STRUCTURE'

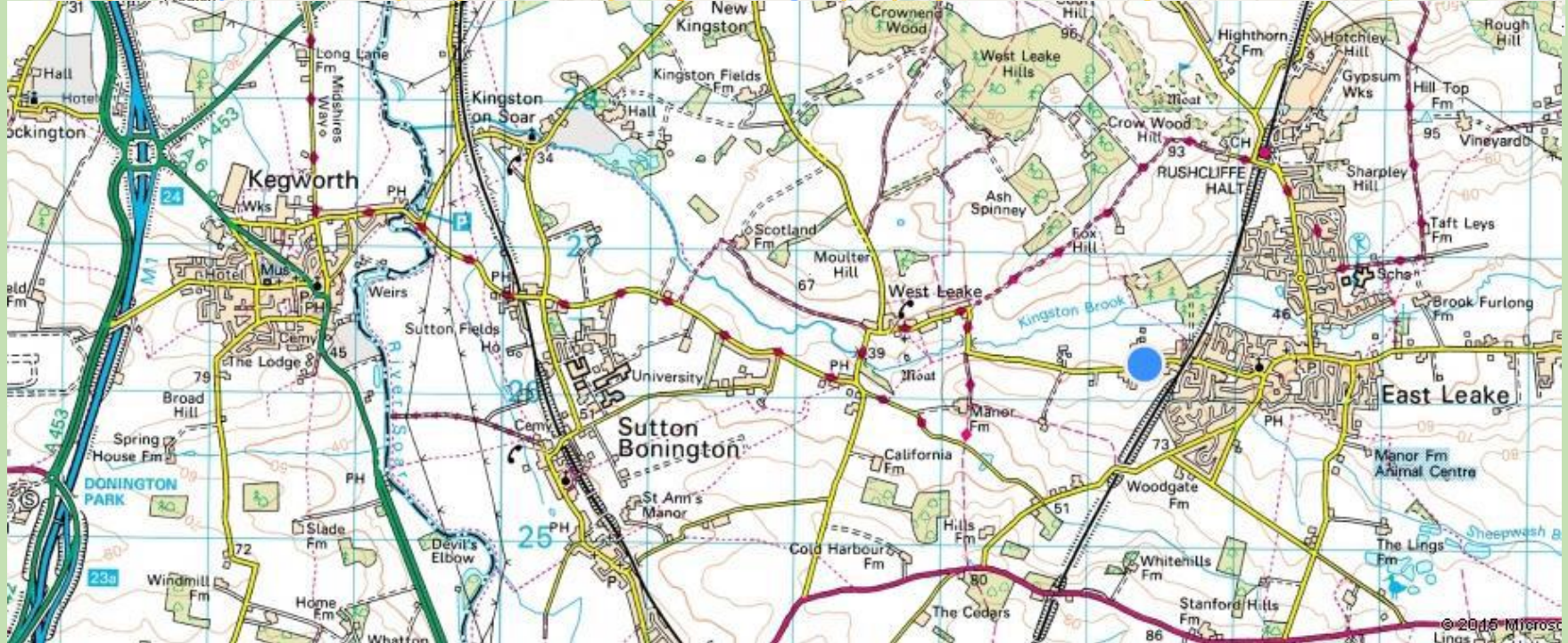
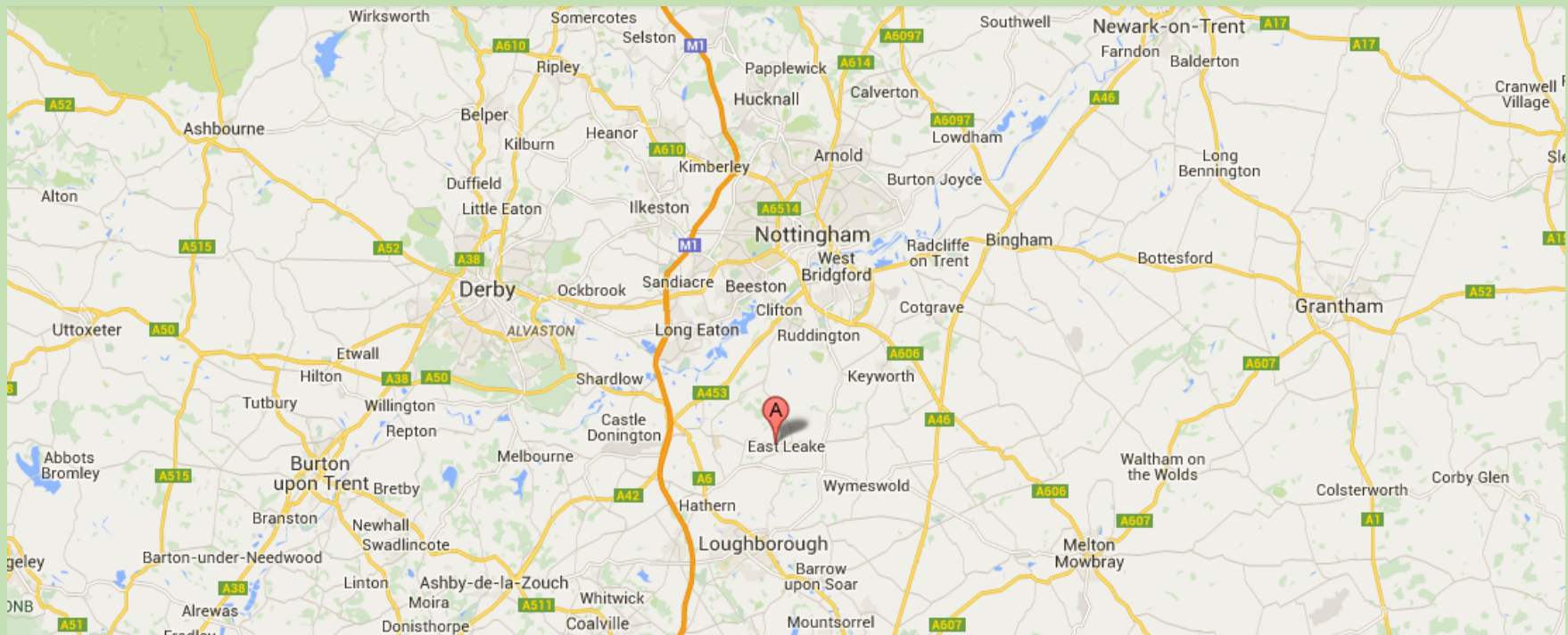
- **Size, Permanence, Physical Attachment**
- **Shepherds Huts, Pods, Yurts, etc.**



MIDSHIRES BARN, EAST LEAKE, LEICESTERSHIRE

- Existing business Mr and Mrs Brendon and Vicky Marshall, Caravan Hire/Repair business with equestrian (20 stables) and some camping
- Objective – To secure Planning Permission for onsite residence, glamping, extension of Caravan Park, camping and amenity block, and car parking





MIDSHIRES BARN



TRANSPORT & HIGHWAY SAFETY

- **Traffic flow; existing and with proposed glamping enterprise**
- **Visibility sight line, car parking onsite**
- **Accident statistics**
- **Speed survey (30 mph)**



Traffic Flow Report

Actual - Vehicles Visiting Midshires Barn (Average Per Annum) for 2009 - 2014

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customers - MCH/CCS	140	248	390	516	808	868	824	824	738	456	226	120	6158
Delivery Vans	12	12	18	30	40	46	38	38	42	32	12	12	332
Farriers	4	4	8	8	12	12	10	8	8	4	4	4	86
Liveries	336	336	448	616	616	616	504	504	448	448	336	336	5544
Maintenance	4	6	14	16	24	24	20	14	12	18	6	4	162
Sales Reps	0	2	2	2	2	2	2	2	2	2	2	0	20
Sundry Traffic	30	28	20	26	42	40	48	58	42	44	28	30	436
Vets	8	8	6	6	4	8	8	6	6	4	4	4	72
Total	534	644	906	1220	1548	1616	1454	1454	1298	1008	618	510	# 12810

* Projected - Vehicles Visiting Midshires Barn (Average Per Annum) for 2015 - 2020

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Customers MCH (2015 only) - Glamping (2016 onwards) & CCS	180	180	390	540	740	840	940	940	710	400	270	180	6310
Delivery Vans	4	4	10	10	20	20	8	8	16	16	4	4	124
Farriers	4	4	8	8	12	12	10	8	8	4	4	4	86
Liveries	336	336	448	616	616	616	504	504	448	448	336	336	5544
Maintenance	2	4	8	10	12	12	8	8	6	4	4	2	80
Sales Reps	0	2	2	2	2	2	2	2	2	2	2	0	20
Sundry Traffic	26	24	24	38	38	36	36	46	38	24	24	26	380
Vets	8	8	6	6	4	8	8	6	6	4	4	4	72
Total	560	562	896	1230	1444	1546	1516	1522	1234	902	648	556	# 12616

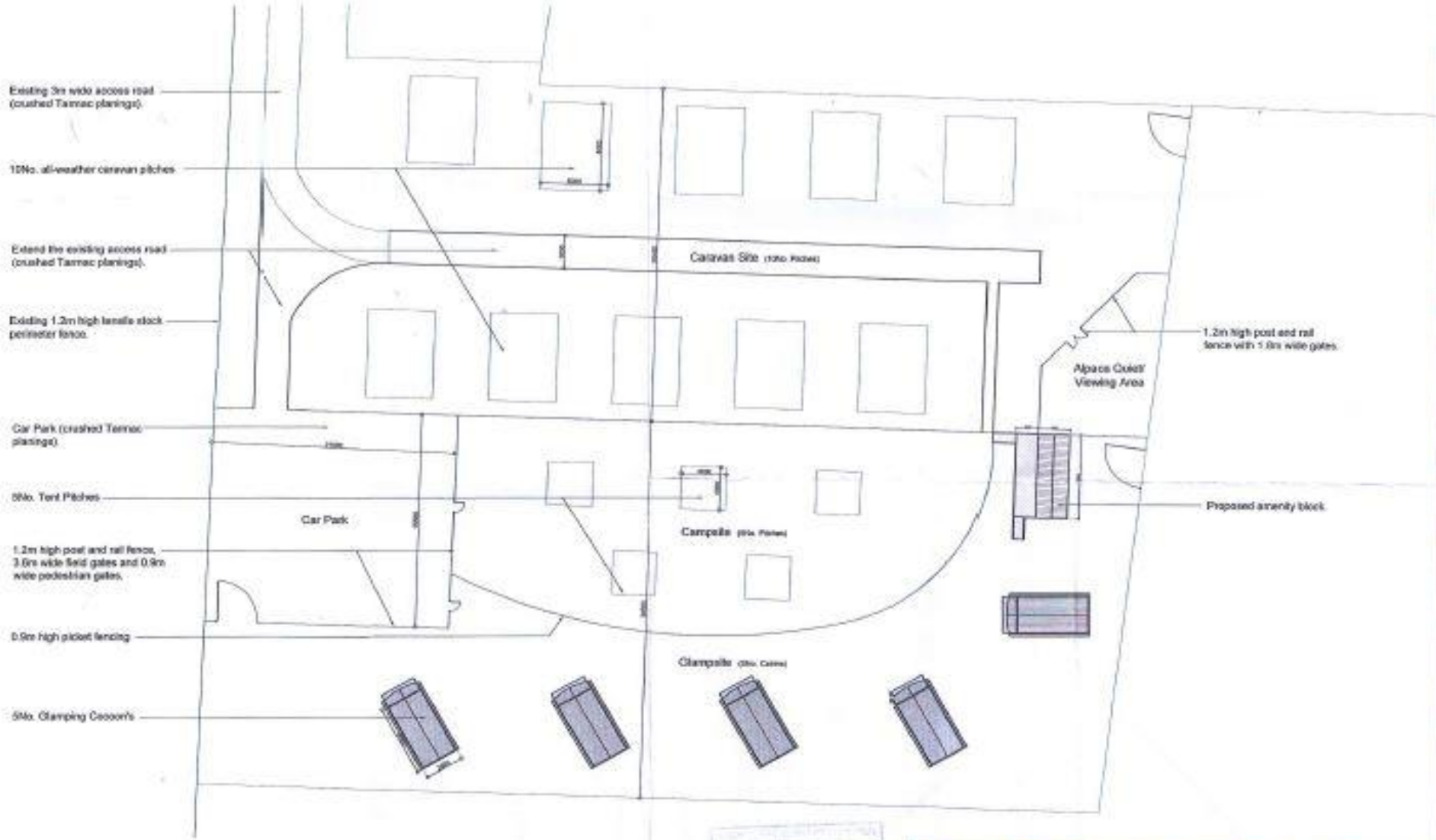
Key

MCH - Midshires Caravan Hire

CCS - Costock Caravan Services

* Please note that the projected customer figures for 2015 - 2020 are based on a 100% occupancy rate for the glamping/camping

Please note traffic decrease



Proposed Site Plan Scale 1:250

Rev D: minor revisions at clients request	Drawn: APH	Checked: RLG	Date: September 2014
Rev C: Various changes at clients request	Drawn: APH	Checked: RLG	Date: September 2014
Rev B: Amenity Block & Touring Plot 1 delivered	Drawn: APH	Checked: RLG	Date: April 2014
Rev A: minor revisions at clients request	Drawn: APH	Checked: RLG	Date: March 2014



PROJECT	DESCRIPTION	DATE	SCALE
Camping Site, Static Lodges & Managers Accommodation Land at Midhires Barn, East Loake, Leics. LE12 6LJ	Proposed Site Plan Touring, Camping & Glamping	14/09/2014	1:250
DRWN	CHECKD	DATE	SCALE
APH	RLG	14/09/2014	1:250
ARCHITECTURAL DESIGN 285 WELLINGBOROUGH ROAD, BUSHBY, NORTHANTS, NN15 8EP TEL: 01535 564519 FAX: 01535 214889		14-029-sk02D SHEET 01	

THE ENVIRONMENT

- **Visual Impact Assessment**
- **Landscaping**
- **Ecology**
- **Disturbance, Lighting, Noise**
- **Environment Agency**
- **Drainage – FRA**
- **Management Plan**



THE PLANNING APPLICATION

- **Planning/Design and Access Statement**
 - **National Planning Policy Framework (NPPF) 2021**
 - **The Development Plan - Rushcliffe Borough Council 2014**
 - **Neighbourhood Development Plan – East Leake Parish Council**
 - **Onsite Residence - Functional and Financial Test**
 - **Sustainability - Economic, Environment and Social Cohesion**
- **Specialist Reports**
 - **Transport & Highway Safety**
 - **Flood Risk**
 - **Ecology**
- **Lobby - Ward Councillor ('Call in') and Parish Council**
- **Planning Conditions – Negotiate!**



NOTICE OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Mr Brendon Marshall
c/o Mr Barry Davies
Davies & Co Chartered Surveyors
31-33 Victoria House
Victoria Street
Kettering
Northamptonshire
NN16 0BU

REFERENCE NO : 15/01936/FUL

APPLICANT : Mr Brendon Marshall

DEVELOPMENT : Siting of temporary on site residential accommodation for 3 years and holiday (glamping) accommodation comprising 10 caravans, 5 tent pitches, 5 glamping cabins, amenity block, car park and ancillary infrastructure.

LOCATION : Costock Caravan Services Midshires Barn West Leake Road East Leake Nottinghamshire LE12 6LJ

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 27 August 2015, for the above development hereby in pursuance of their powers under the above-mentioned Act,

GRANT PERMISSION

For the development as described in the application, subject to compliance with the following conditions:

1. **The development must be begun not later than the expiration of three years beginning with the date of this permission.**

Midshires Way Campsite and Alpaca Farm





RUSHCLIFFE BOROUGH COUNCIL

Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

Rushcliffe
Borough Council

NOTICE OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Mr Brendon Marshall
c/o Mr Barry Davies
Victoria House
31-33 Victoria Street
Kettering
NN16 0BU

REFERENCE NO : 21/02709/FUL

APPLICANT : Mr Brendon Marshall

DEVELOPMENT : Erection of 2 storey rural workers dwelling

LOCATION : Midshires Barn West Leake Road East Leake Nottinghamshire LE12 6LJ

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 19 October 2021, for the above development hereby in pursuance of their powers under the above-mentioned Act,

GRANT PLANNING PERMISSION

For the development as described in the application, subject to compliance with the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Planning Permission – Top Tips

- **Negotiate before application submitted**
- **Know the Planning Policy – NPPF and LDP**
- **Communicate early with Local Ward Councillor and Parish Council**
- **Monitor the application!**
- **Read the Planning Officers report carefully – pre-commencement Planning Conditions – negotiate**
- **Planning Committee meeting – always attend!**
- **Be prepared for your application to be refused – appeal (PINS)**
- **Never submit anything to PINS that you have not submitted to LPA**

Business Rates Cutting through the Red Tape – Top Tips!

Barry Davies



Glamping - 2017 Rateable Values

Glamping Business	RV 2017	RV per Unit	Units
Kits Coty Glamping, Kent	£3,500	-	5
Barefoot Yurts, East Sussex	£7,200	£900	8
Grendon Lakes (Long Lodge Farm), Northampton	£6,500	£650	10
Village Farm Getaway, Leicester	£5,200	£650	8
The Grove, Norfolk	£49,000	-	5
Black Hall Lodges, Wales	£57,500	-	12
North Gulham Glamping, Lincolnshire	£9,000	£900	10
Morndyke Shepherds Huts, Yorkshire	£4,250	£710	6
Grouse Hill, Whitby	£50,000	-	12
North Star Camp, York	£22,800	-	8
Waterfoot Caravan & Glamping, Cumbria	£102,000	-	4
Woodclose, Lancashire	£43,500	-	10

Your 2017 Rating Assessment Should You Appeal?

- **What are you appealing - Quantum or MCC?**
- **Definition of Rateable Value and Valuation Method**
- **Information needed to assess the Rateable Value**



What Are You Appealing?

Check, Challenge, Appeal (CCA)

- **Rateable Value too High**
- **Description of property is incorrect**
- **The property is part domestic (Council Tax)**
- **Material Change in Circumstances (MCC)**



Definition of Rateable Value & Valuation Methods

Schedule 6 - LGFA 1988

Rateable Value is the yearly rent the property might reasonably let for in the open market on a specific date.

April 2017 (Physical) – April 2015 (Economic)

Valuation Methods:

- Rentals – Price per Glamping unit
- Receipts & Expenditure – 'Profits Basis'



Information Needed to Assess the Rateable Value

- Planning Permissions – Conditions!
- Leases/Tenancy Agreements
- Financial Accounts (2013 -2017)
- Improvements to the property or new premises (net of Grant Aid during last 5 years)
- Scale Plans of the Glamping operation
- 'Truly' Comparable Evidence



The Council Rates Bill!

- **Rateable Value assessed by VOA**
- **Rateable Value x ‘the Multiplier’ (2022/23):**
 - **Small Business 49.9p/£**
 - **Standard 51.2p/£**
- **The Multiplier – set by Central Government**



Revaluation 2023



Valuation Office Agency

Request for information Non-Domestic Rating

The Valuation Office is an Executive Agency of HM Revenue & Customs

For office use only

1st April 2023 – Physical
1st April 2021 - Economic

Issued:

Ref: 9296094/535 3410 S

VO 6036 relates to the following Property:

If any part of either address is wrong, please correct it.

Time limit

You must return this form within 56 days from the day you receive it. **If you do not return this**



This request for information is a notice sent to you pursuant to powers granted to the Valuation Officer under paragraph 5 (1) of Schedule 9 to the Act. You are required as the owner or occupier, to provide information regarding the property (see paragraph 5(2) of Schedule 9 to the Act). You may be prosecuted if you make false statements.

Why your information is important

The Valuation Office Agency assesses the rateable value of all non-domestic property.

The basis of rateable value is the annual rent for a property as if it was available on the open market at a fixed valuation date.

The information you provide on this form is used to help ensure that the assessment of rateable values is correct.

Local authorities use rateable values to calculate rate

Thank you for listening!

Barry Davies

Davies & Co Chartered Surveyors

31 – 33 Victoria Street

Kettering

Northamptonshire

NN16 0BU

Tel: 01536 524808

E-mail: info@daviesandco.co.uk

Website: www.daviesandco.co.uk