



NYMNP  
11/05/2020

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
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York  
YO62 5BP

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## Application for Planning Permission. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number	
Suffix	
Property name	Land at Cloughton Woods
Address line 1	
Address line 2	
Address line 3	Cloughton
Town/city	Scarborough
Postcode	YO13 0AW

Description of site location must be completed if postcode is not known:

Easting (x)	500170
Northing (y)	495543

Description

Existing woodland and disused sawmill to the north of plantation cottages, near Cloughton, Scarborough, Grid Ref: TA 00170 95543

### 2. Applicant Details

Title	Mr
First name	John
Surname	Purcell
Company name	Cloughton Wood Lodges Ltd
Address line 1	2B Princes House
Address line 2	38 Jermyn Street
Address line 3	
Town/city	London
Country	UK

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Site Area

What is the measurement of the site area?  
(numeric characters only).

Unit

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The proposal is for the creation of tourist accommodation within an established area of woodland at Cloughton Woods, comprising 21 timber clad caravan leisure cabins, with associated external decking and landscaping.  
This is to compliment the current planning approval for associated reception building and amenities building, parking, access and landscaping (approval ref: NYM/2016/0880/FL)

Has the work or change of use already started?

Yes  No

## 6. Existing Use

Please describe the current use of the site

The site is currently occupied by mature woodland, and is the site of a derelict timber saw mill

Is the site currently vacant?

Yes  No

If Yes, please describe the last use of the site

Timber Saw Mill and Mature Woodland

When did this use end  
(if known)?  
DD/MM/YYYY

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 7. Materials

Does the proposed development require any materials to be used externally?

Yes  No

**Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):**

Walls

Description of existing materials and finishes (optional):

Not applicable, no lodges currently on the site

Description of proposed materials and finishes:

Vertically laid timber cladding, Siberian Larch, natural and coloured stained finish

Roof

Description of existing materials and finishes (optional):

none

Description of proposed materials and finishes:

Dark grey (matt) aluminium standing seam roof with matching edge trims and rainwater goods

Windows

Description of existing materials and finishes (optional):

none

Description of proposed materials and finishes:

Dark Grey polyester powder coated metal windows, colour dark grey to match roof

Doors

Description of existing materials and finishes (optional):

none

Description of proposed materials and finishes:

Doors to match windows, colour dark grey

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

As existing

## 7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Binding gravel estate track, black tarmacadam to site entrance
Description of proposed materials and finishes:	Tarmacadam with concrete kerbs to proposed site entrance and highway improvements, with binding gravel to the estate road within the site, with matching hardstanding areas for vehicles

Lighting	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	Low level external lighting, fittings to be agreed

Other type of material (e.g. guttering) External Decking	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	Grooved anti-slip composite decking, colour to be confirmed

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see accompanying SSA Architects Ltd. drawings P01 Rev(-) to P38 Rev(-) Incl. and accompanying Design and Access Statement, drawing P08 Rev(-)

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to drawing P03 Rev(-) Proposed Site Plan showing indicative details of the proposed altered vehicle access; See also drawing P04 Rev(-) Proposed Site Linkages Plan for new pathways within the site and drawing P08 Rev(-) Design and Access Statement for alterations to vehicle and pedestrian access

## 9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	15	24	9
Disability spaces	0	5	5
Cycle spaces	0	30	30

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes  No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes  No

**If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.**

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

**How will surface water be disposed of?**

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## 12. Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

### 13. Foul Sewage

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

### 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Please see proposed Site Plan drawing P03 Rev(-). A collection point for storage and collection of waste is indicated to the rear of the reception building adjacent to the visitor carpark area.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

The Applicant intends to arrange collection of recyclable household waste via a private local waste collection company

### 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

### 16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

### 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

If you have answered Yes to the question above please add floorspace details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other	0	0	1695	1695
Total	0	0	1695	1695

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

## 18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?  Yes  No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	5	5	

## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?  Yes  No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D2 - Assembly and leisure	Start Time: 07:30 End Time: 19:30	Start Time: 09:00 End Time: 17:30	Start Time: 07:30 End Time: 19:30	

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

not applicable

Is the proposal for a waste management development?  Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  Yes  No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

### 23. Pre-application Advice

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Meeting held on 24/02/2020 with the applicant and subsequent letter dated 02/03/2020 describing omission of any café provision of overnight sleeping quarters for staff only not permanent residence, more favourable consideration of an increase in the number of leisure units subject to provision of an enhance deceleration lane and improvements to the site entrance and road turning junction off A171.

### 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

### 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- The applicant  
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

### 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)