



BYLAND ABBEY INN
& tea rooms

NYMNPA

09/03/2021

Planning Application

Jake Hunt, Byland Abbey Inn, Ampleforth, YO61 4BD

Change of Use of Land for Camping

February 2020

1.0 Introduction

- 1.1 We are submitting this application for change of use at The Byland Abbey Inn, Byland Abbey, YO61 4BD. Location indicated below.
- 1.2 Byland Abbey Inn is a family run tea rooms, bar & restaurant that currently has three letting rooms for B & B. The management took over the running from English Heritage on 2 October 2020. Jake Hunt is the Licensee & Manager and is responsible for all day-to-day operations.
- 1.3 Our Proposal is to utilise part of our large existing garden space for luxury camping. We propose erecting up to 12 fixed, high quality "Bell Tents" to market as short stay 'glamping getaways. Messaging will specifically target the high-end 'staycation market. No changes to existing buildings or site will be required.

1.4 Example of Bell Tent type below



2.0 Description of Site & Proposed Development

2.1 The site is situated in the rear underutilised pub garden of Byland Abbey inn. Please see Appendix 1 & 2, drawings and block plan from Turton Associates.

2.2 This proposal will have no effect on existing buildings in anyway.

2.3 Byland Abbey Inn has a large carpark which can more than adequately cater for day visitors to Byland Abbey (provided free of charge) and for any overnight guests.

2.4 A duty manager will be onsite and on call 24hrs per day whenever guests are present.

2.5 Due to the safety of our guests being absolute priority no fires will be allowed (and any lighting will be designed in line with guidance of the Dark Sky's Policy)

2.6 The professionally erected and high-quality tents will only ever be in-situ for a maximum of seven months in any single twelve-month period (even then will be under continual revision) allowing for full reinstatement and making good of the pub

garden and surrounding habitats, the entire project will be operated under a 'leave no trace' ethos.

3.0 Prior Planning History

Not Applicable

4.0 Planning Policy & Relevance

4.1 UE2 (Camping, Glamping, Caravans and Cabins) of North York Moors National Park Authority Local Plan states the following ambitions when considering planning.

a) The accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape

We will work to ensure that any installation of tents will be entirely temporary with no need for any extensive alterations and in line with our commitment to 'leave no trace'

b) It does not lead to unacceptable harm in terms of noise and activity on the immediate area;

We will have strict policies on noise, we are committed to being good neighbours and will have staff present at all times to ensure that any anti-social behaviour is dealt with swiftly.

c) The proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and

d) The accommodation is of a high quality design which complements its surroundings.

We will invest in high quality and well-presented accommodation, looking to serve the higher end of the staycation market. Our guests have come to experience the natural splendour of the North York Moors and our offer will be in complete symbiosis with the natural surrounds

In addition to the above criteria:

- i. For camping and glamping proposals the net floor space of each unit is less than 25sq.m and the development is not connected to

a foul drainage system. Accommodation which exceeds these requirements will be considered as a cabin and chalet proposal;

We will comply with the above

5.0 Planning Consideration

5.1. The proposals laid out in this document will cause minimal to zero impact on Byland Abbey itself as the entirety of any activity will be limited to a discreet area of an underutilised garden area, shielded from public view and away from neighbours.

5.2. Although the proposed area is already well shielded from the public, neighbours and existing patrons of Byland Abbey Inn, we will invest in further screening as and when required to ensure that no-one is adversely impacted by this application.

5.3.

5.3.1 We have a surfeit of parking and do not foresee any issues arising from encouraging new visitors, that said we are keen to celebrate the natural assets on our doorstep and as such will actively encourage and target cyclists and walkers as a core audience for our business.

5.3.2 By undertaking this small and temporary expansion in our offer we forecast a substantial (and given the events of this past year much needed) positive impact on the long term viability and sustainability of our business. We are committed to being an active member of our community for the long term, creating and sustaining employment, encouraging low impact tourism and ensuring a historic coaching inn not only survives but thrives long into the future.

6 Conclusion

6.1 This proposal is a for a very small, temporary development. A development that would have little or no impact on the natural environment or our neighbours as delivered under a 'leave no trace' ethos. We believe this proposal speaks to the strategic aims of North York Moors National Park and offers huge positives to the area and a critical lifeline for a small business that has been severely impacted by the pandemic.

- 6.2 There will be zero impact on historical remains/ site. No ground penetration will be made, and any temporary structures will be only ever be in-situ for up to seven months in any 12 month period.
- 6.3 Will be developed and delivered in line with existing planning policy
- 6.4 There will be no impact on traffic or neighbours over and above that of usual operations of a busy Tea Room and B&B
- 6.5 There is a demand for accommodation in the local area and this proposal will help meet that demand in a sustainable and ecologically sound way; temporary installations that will leave no trace.



BYLAND ABBEY INN
& tea rooms

NYMNP

23/03/2021

Heritage Impact & Flood Risk Assessment

Jake Hunt, Byland Abbey Inn, Ampleforth, YO61 4BD

Change of Use of Land for Camping

March 2021

1.0 Introduction

- 1.1 We are submitting this application for change of use at The Byland Abbey Inn, Byland Abbey, YO61 4BD. Location indicated below.
- 1.2 Byland Abbey Inn is a family run tea rooms, bar & restaurant that currently has three letting rooms for B & B. The management took over the running from English Heritage on 2 October 2020. Jake Hunt is the Licensee & Manager and is responsible for all day-to-day operations.
- 1.3 Our Proposal is to utilise part of our large existing garden space for luxury camping. We propose erecting up to 12 fixed, high quality "Bell Tents" to market as short stay 'glamping getaways. Messaging will specifically target the high-end 'staycation market. No changes to existing buildings or site will be required.

1.4 Example of Bell Tent type below



2.0 Description of Site & Proposed Development

2.1 The site is situated in the rear underutilised pub garden of Byland Abbey inn. Please see Appendix 1 & 2, drawings and block plan from Turton Associates.

2.2 This proposal will have no effect on existing buildings in anyway.

2.3 Byland Abbey Inn has a large carpark which can more than adequately cater for day visitors to Byland Abbey (provided free of charge) and for any overnight guests.

2.4 A duty manager will be onsite and on call 24hrs per day whenever guests are present.

2.5 Due to the safety of our guests being absolute priority no fires will be allowed (and any lighting will be designed in line with guidance of the Dark Sky's Policy)

2.6 The professionally erected and high-quality tents will only ever be in-situ for a maximum of seven months in any single twelve-month period (even then will be under continual revision) allowing for full reinstatement and making good of the pub

garden and surrounding habitats, the entire project will be operated under a 'leave no trace' ethos.

3.0 Prior Planning History

Not Applicable

4.0 Planning Policy & Relevance

4.1 UE2 (Camping, Glamping, Caravans and Cabins) of North York Moors National Park Authority Local Plan states the following ambitions when considering planning.

a) The accommodation avoids extensive alteration to ground levels and has a low environmental impact through limited foundations to enable the accommodation to be removed without harm to the landscape

We will work to ensure that any installation of tents will be entirely temporary with no need for any extensive alterations and in line with our commitment to 'leave no trace'

b) It does not lead to unacceptable harm in terms of noise and activity on the immediate area;

We will have strict policies on noise, we are committed to being good neighbours and will have staff present at all times to ensure that any anti-social behaviour is dealt with swiftly.

c) The proposal does not, in combination with existing development detract from the character, tranquillity or visual attractiveness of the area; and

d) The accommodation is of a high quality design which complements its surroundings.

We will invest in high quality and well-presented accommodation, looking to serve the higher end of the staycation market. Our guests have come to experience the natural splendour of the North York Moors and our offer will be in complete symbiosis with the natural surrounds

In addition to the above criteria:

- i. For camping and glamping proposals the net floor space of each unit is less than 25sq.m and the development is not connected to

a foul drainage system. Accommodation which exceeds these requirements will be considered as a cabin and chalet proposal;

We will comply with the above

5.0 Planning Consideration

5.1. The proposals laid out in this document will cause minimal to zero impact on Byland Abbey itself as the entirety of any activity will be limited to a discreet area of an underutilised garden area, shielded from public view and away from neighbours.

5.2. Although the proposed area is already well shielded from the public, neighbours and existing patrons of Byland Abbey Inn, we will invest in further screening as and when required to ensure that no-one is adversely impacted by this application.

5.3.

5.3.1 We have a surfeit of parking and do not foresee any issues arising from encouraging new visitors, that said we are keen to celebrate the natural assets on our doorstep and as such will actively encourage and target cyclists and walkers as a core audience for our business.

5.3.2 By undertaking this small and temporary expansion in our offer we forecast a substantial (and given the events of this past year much needed) positive impact on the long term viability and sustainability of our business. We are committed to being an active member of our community for the long term, creating and sustaining employment, encouraging low impact tourism and ensuring a historic coaching inn not only survives but thrives long into the future.

6 Heritage Impact

6.1 What is significant about the Heritage Asset?

Byland Abbey is significant for its exceptionally large cloister and the scale of the abbey church, reflecting the size of the community which once lived here. The design of the church was by far the most elaborate attempted by the Cistercians at that time in England, and Byland occupies an important position in the development of Gothic architecture. It is a huge draw to tourists within the North York Moors.

6.2 What Works are proposed?

Our Proposal is to utilise part of our large existing garden space for luxury camping. We propose erecting up to 12 fixed, high quality “Bell Tents” to market as short stay ‘glamping getaways. Messaging will specifically target the high-end ‘staycation market. No changes to existing buildings or site will be required.

6.3 What Impact do the works have on the part of the heritage asset listed?

Minor visibility from the road, not noticeable from the asset. We provide our Parking & our WC’s Free of charge to visitors of Byland Abbey, this will not change.

6.4 How has the impact of the proposals been minimised.?

Impact has been minimised by siting the proposed Tents away from the Asset & the main road. Only using 7 months of the year for Camping (in months offering the best weather.) Offering the site to fully repair itself every year with 5 months of rest. Ensuring weights and none invasive tethers are used to secure the tents so as to not disturb any undug Archaeology.

7 Flood Risk Assessment

7.1 Part of the proposed site is situated within a Flood Zone 3 area.

7.2 Our proposed tents will be on platforms 300 mm raised from the ground.

7.3 We propose to remove the Tents from 1 October until the 1 April, missing the months with the highest Rainfall.

7.4 Staff will be on duty 24 hours and will be trained to evacuate the tents should it be required.

7.5 We will close the Camping and cancel all bookings at the first sign of heavy rain & Or High Winds.

7.6 No non permeable & No Permanent materials will be used on this camping site.

8 Conclusion

- 8.1 This proposal is a for a very small, temporary development. A development that would have little or no impact on the natural environment or our neighbours as delivered under a 'leave no trace' ethos. We believe this proposal speaks to the strategic aims of North York Moors National Park and offers huge positives to the area and a critical lifeline for a small business that has been severely impacted by the pandemic.
- 8.2 There will be zero impact on historical remains/ site. No ground penetration will be made, and any temporary structures will be only ever be in-situ for up to seven months in any 12 month period.
- 8.3 Will be developed and delivered in line with existing planning policy
- 8.4 There will be no impact on traffic or neighbours over and above that of usual operations of a busy Tea Room and B&B
- 8.5 There is a demand for accommodation in the local area and this proposal will help meet that demand in a sustainable and ecologically sound way; temporary installations that will leave no trace.