

From: [Richard Smallwood](#)
To: [Planning](#)
Cc:
Subject: RE: NYM/2021/0647/NEW
Date: 23 August 2021 11:03:45

FAO Wendy Strangeway

Good morning Wendy,

Many thanks for the discussion this morning and the clarification on fee required. I am happy to confirm that my Client will be calling your office today and will arrange for the payment of the additional £462 as requested.

In terms of the tree survey situation, I am advised that the site itself is clear of any shrubs or trees and that the positions of the two holiday lodges will not be impacting on the existing hedges and trees which border this plot. All of the hedges etc. are on and beyond the boundary lines of the application site. Also, there is an existing access into the site with gate and bordered by 2 stone pillars. We intend to re-use this existing access, none of which has any encroachment into existing trees.

I should be pleased if you would pass this information on to the appointed Planning Officer so that he may assess the position once he makes his site viewing.

Any further queries then please do not hesitate to get back in touch.

Best regards

Richard Smallwood M.C.I.A.T.

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From: planning@northyorkmoors.org.uk <planning@northyorkmoors.org.uk>
Sent: 20 August 2021 13:44
To:
Subject: NYM/2021/0647/NEW
Importance: High

Reference: NYM/2021/0647/NEW.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

Chris France
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Helmsley, York YO62 5BP
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North York Moors
National Park

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17/08/2021

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DESIGN STATEMENT

Proposed Holiday Lodges at

Middlewood Lane
Fylingthorpe
North Yorkshire
YO22 4UF

1. INTRODUCTION

1.1 This description is prepared in support of the Full Planning Application for the provision of two holiday lodges to provide for holiday let accommodation on the site at Middlewood Lane, Fylingthorpe, North Yorkshire YO22 4UF

2. SITE LOCATION

2.1 The application site lies to the north east of Middlewood Lane, opposite Fylingdales cricket Club and to the south east of the adjacent static caravan site. The site at present is vacant,

3. SITE DESCRIPTION

3.1 The existing site is vacant and because of its unusual triangular configuration does not have any reasonable alternative use. The site area intended to be developed is approximately 602 sq.m.

4. PRE APPLICATION ADVICE.

4.1 This application has been prepared to take account of the advice given by the Officers of North York Moors Planning Authority of the 2nd July 2021.

4. DESCRIPTION OF THE PROPOSAL

4.1 The development proposed is for the erection of 2no. timber framed holiday lodges, comprising 2 bedrooms, a living room/dining area and kitchen area and a separate bathroom.

4.2 It is proposed for each of the units to be 10m in length and 6m in width. Height to eaves would be approximately 2.5m and with a pitched roof to 3.6m in height.

4.3 The two buildings are to be of lightweight construction being timber clad in larch timber with a natural and the roof finish would be of grey shingles or tiles.

5. PLANNING POLICY

5.1 The development proposals as shown would be considered against Policy UE2 (Camping, Glamping, Caravans and Cabins) of the North York Moors Local Plan. This policy seeks to permit small scale holiday accommodation (such as cabins and chalets) provided the site is not isolated from an existing business or residential unit which will be used to manage the accommodation and only where the site is screened by existing topography, buildings or adequate well-established vegetation which is within the applicant's control. The accommodation should avoid extensive alteration to ground levels, has a low environmental impact, does not lead to unacceptable harm in terms of noise and activity on the immediate area; does not detract from the character, tranquillity or visual attractiveness of the area; and is of a high quality design which complements its surroundings. The intention of the policy is to allow for small scale and sensitively designed holiday accommodation to support local businesses and allow people to enjoy the special qualities of the National Park.

5.2 The proposals for the two holiday lodges satisfy the requirements of the Planning Policy as follows:

- a) The two buildings are of lightweight construction and encompass the use of sustainable materials for the construction.
- b) The site is well screened with existing natural vegetation which form the boundaries of the site.
- c) The buildings are to be positioned to achieve a floor level some 200mm above existing ground levels and as such will make limited alterations to existing ground levels.
- d) They will achieve a low environmental impact with the use of minimal external lighting with a time control operation.
- e) There is a substantial distance between the two units and also between the nearest adjacent holiday let accomodation on the adjoining caravan site.
- f) They will contribute positively to the character of the area, with a high quality and sensitive design.
- g) They will be managed locally and help to support local businesses.

6. MANAGMENT

6.1 It is proposed for the marketing of the holiday lodges to be conducted through Yorkshire coastal cottages, Yorkshire Moors Cottages and Airbnb websites.

6.2 Housekeeping of the lodges with be undertaken by
Bay Cottage Industries ltd
4 Raglan Terrace
Whitby
Yo21 1ps

6.3 Maintenance works will be undertaken by:
Shipshape Holiday property maintenance
Endways Thorpe
Green bank
Fylingthorpe
Yo22 4tu

6.4 Cottage supplies and Guest welcome Packs will be provided by:
Muir Lea Stores
New road
Robinhoods bay
Yo22 4sf

Each of the above local providers will be coordinated from Hilda Cottage, Robin Hoods Bay.

7. ACCESS and PARKING

7.1 The 2no. holiday lodges are to be served by means of a new private drive access from Middlewood Lane into the site. It is intended for the drive width to be a minimum of 5m at the initial site entrance off Middlewood Lane, reducing to 4.5m. for the first 5m into the site and reducing to 3.25m thereafter. Pedestrian visibility splays of 2m x 2m will be achieved at the junction with Middlewood Lane and vehicular visibility splays of 2.4m x 43m will also be achieved.

7.2 On site turning facilities are available within the site to each lodge to enable vehicles to manoeuvre and leave the site in a forward's direction. There will be allocated car parking facilities for each of the 2no. lodges with 1no. car parking space per unit.

7.3 The vehicular and pedestrian areas will be finished with black tarmac to facilitate easy wheelchair access for disabled persons.

7.4 Bin storage provision will be allocated on site to allow for disposal of domestic waste by means of normal waste and recyclable waste in appropriate wheelie bins. These bins will be taken to the site entrance on bin collection days.

8.0 SUPPORTING PLANS

8.1 A Scheme Design layout drawing is included (drawing no. 917-01B) as part of this full planning application and which includes a site block plan and a location plan.

9.0 SUPPORTING INFORMATION

9.1 It is apparent that in the present situation with Covid restrictions and the need to be able to provide Covid secure holiday accommodation, it is considered important for encouragement of the development of smaller pockets of land to be developed for tourism purposes. This not only provides for helping the country as a whole to secure 'in UK' holiday placements, but also helps to boost local tourist attractions and services within any particular area.

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August 2021