

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0290

Development description: non material amendment to planning approval NYM/2014/0218/FL to allow a change of pod materials from Douglas fir or European larch to grey Britmet tiles with larch and grey aluminium fascia

Site address: Northcliffe Holiday Park, Bottoms Lane, High Hawsker

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Hilary Saunders

Applicant: Northcliffe Holiday Park

fao: Mr A Martin, Bottoms Lane, High Hawsker, Whitby, YO22 4LL, North Yorkshire

Agent: BHD Partnership

fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text						
1	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the change of pod materials from Douglas fir or European larch to grey Britmet tiles with larch and grey aluminium fascia as shown on the following document(s):</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Lune Valley Pods</td><td>-----</td><td>6 April 2022</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2014/0218/FL.</p>	Document Description	Document No.	Date Received	Lune Valley Pods	-----	6 April 2022
Document Description	Document No.	Date Received						
Lune Valley Pods	-----	6 April 2022						

Document title

Consultation responses

Parish

None received

Third party responses

None received

Publicity expiry

N/A

Background

Northcliffe Holiday Park is situated on the coastal plain south of Whitby and east of Hawsker village. It is relatively well screened in the wider landscape by a small landform rise to the west and a reasonable amount of perimeter shrub planting.

The site is long established comprising 171 pitch static caravan area, 30 pitch touring caravan area and open “paddock field” benefitting a certificate of lawfulness for towing caravans. The site contains four main permanent buildings comprising a managers dwelling with integral reception office, toilet/shower block building, site maintenance store and a relatively modern shop/tea room building.

Planning permission was granted in 2014 to replace an existing area used for tent pitches with 9 camping pods containing a double bed, shower and toilet and small kitchenette.

This non-material amendment seeks permission to change the external cladding of the pods from timber to grey Britmet tiles with larch and grey aluminium fascia.

In support of the application it is stated that:-

Lightweight Britmet tiles are highly sustainable. They reduce the carbon footprint of any install project due to their lightweight capabilities and, as they are installed tightly they are extremely efficient at keeping warm air inside and cold air out. Britmet's tile profiles are provided with a 40-year weather penetration guarantee and an estimated lifecycle of 60 years, The tiles are recyclable at their end-of-life cycle.

Main issues

Local Plan

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

Material Considerations

The overall design and principle of this development has already been approved and the proposed changes would not significantly alter the external appearance of the development or impact on the quality of design.

Conclusion

The proposed amendments would not materially affect the character of this development and consequently approval is recommended.

Pre-commencement conditions

N/A