

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0137

**Development description:** change of use of existing paddock to camp site comprising two glamping pods with associated parking, access path and package treatment plant

**Site address:** land at Newlands Cottage, Newlands Road, Cloughton

**Parish:** Cloughton

**Case officer:** Mrs Jill Bastow

**Applicant:** Mr David Ward  
Newlands Cottage , Newlands Road, Cloughton, YO13 0AR

**Agent:** Ian Pick Associates Ltd  
fao: Mr Sam Harrison, Station Farm Offices, Wansford Road, Nafferton, Driffield, YO25 8NJ

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

| Condition number     | Condition code   | Condition text  |                      |              |               |                |                  |            |
|----------------------|------------------|---|----------------------|--------------|---------------|----------------|------------------|------------|
| 1                    | TIME01           | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  |                      |              |               |                |                  |            |
| 2                    | PLAN01           | The development hereby permitted shall not be carried out other than in strict accordance with the following documents:<br><table border="0"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Plans</td><td>IP/DW/01/D Rev.D</td><td>4 May 2022</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority. | Document Description | Document No. | Date Received | Proposed Plans | IP/DW/01/D Rev.D | 4 May 2022 |
| Document Description | Document No.     | Date Received   |                      |              |               |                |                  |            |
| Proposed Plans       | IP/DW/01/D Rev.D | 4 May 2022  |                      |              |               |                |                  |            |
| 3                    | RSU011           | The camping pods hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to   |                      |              |               |                |                  |            |

Document title

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|   |        | the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.   |
| 4 | RSU014 | The camping pods hereby permitted shall form and remain part of the planning unit of the existing dwelling known as Newlands Cottage and shall not be leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.   |
| 5 | GACS00 | No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The proposed lighting shall be of a style and luminance (typically a warm white bulb of 3000k or less and no more than 500 lumens) which minimises glare and light pollution. All lighting fixtures should be shielded/fully cut off to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.   |
| 6 | LNDS00 | Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of native hedges to the north and east boundaries as shown on drawing IP/DW/01/D Rev. D received on 4 May 2022 and shall specify plant species, sizes and planting densities for the new areas of planting. The approved details shall be carried out no later than the first planting season following the completion of the development, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. |

**Reason(s) for condition(s)**

| Reason number | Reason code | Reason text  |
|---------------|-------------|--|
| 1             | TIME01      | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.  |
| 2             | PLAN00      | For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to |

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|   |        | conserve and enhance the special qualities of the National Park.   |
| 3 | RSU000 | The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted to provide facilities for visitors in line with Policy UE2 of the Local Plan. |
| 4 | RSU000 | The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted to provide facilities for visitors in line with Policy UE2 of the Local Plan. |
| 5 | GACS00 | In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.                  |
| 6 | LNDS00 | In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.      |

## Consultation responses

### Parish

No objection but express some concern regarding the creation of a new campsite albeit small and the potential light pollution

### Highways

No objections as there is a constructed access onto the highway and sufficient space within the site for parking for the existing property and for the proposed glamping pods.

### Environmental Health

No comments received

### Third party responses

No comments received

### Publicity expiry

Advertisement/site notice expiry date: 6 April 2022



Views of the site from the public highway



## Background

Newlands Cottage is situated on the west side of Craven Hill, immediately to the north of Bryherstones Inn and some 1.5 km north of Cloughton village. It forms one of several residential and commercial properties in the cluster of buildings at Cloughton Newlands and is set well back from the road with a substantial front garden. The applicant also owns the paddock immediately to the west of the main dwelling where planning permission is sought for the change of use of the land and the siting of 2 no. timber glamping pods. The pods measure 7 metres by 3.2 metres with an overall height of 2.85 metres and contain a kitchenette, double bed and shower/toilet room. Access would be as existing and shared with the main dwelling with ample off-street parking available.

## Main issues

Policy UE2 of the Local Plan supports proposals for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) in the open countryside where the site is screened by existing topography, buildings or adequate well-established vegetation (which is within the applicant's control and where arrangements for its long term maintenance can be demonstrated) so as to respect the sensitivity of the local landscape. It also requires proposals to avoid extensive alterations to ground levels so that the accommodation can be removed without harm to the landscape; to not lead to unacceptable harm in terms of noise and activity; to not detract from the character, tranquillity or visual attractiveness of the area, and to be of a high standard of design.

This proposal is for a small scale development of 2 no. camping pods each capable of accommodating two people with associated vehicular parking and would be managed from the host property on the site. The pods are of a high quality timber design that would complement the wooded surroundings, require no foundations and would not be connected to the public foul drainage system and instead would be connected to a Biodisc package treatment plant. As such they can be removed when no longer required and the land restored without harm to the landscape of the National Park. Furthermore it is not considered that there would be a notable increase in activity or noise in the immediate locality that would have a detrimental impact on the character or tranquillity of the area, particularly given that there is already a degree of noise and activity generated by the neighbouring pub and farm opposite. As such in principle the proposal meets the requirements of Policy UE2.

The main issue to be considered therefore is whether the site is adequately screened as required by the criteria of Policy UE2.

In terms of the proposed location as originally submitted along the eastern edge of the paddock, because of the distance from the applicant's house and the rising nature of the land, the pods would be seen as isolated and prominent structures in the open landscape from the road south of the pub and would be visible on the skyline when passing the site. The most suitable position is considered to be the south east corner of

the paddock where the pods would be well screened by the host property and other buildings in the immediate locality and where there is more vegetation that would screen them from the approach along the road from the south.

However, the amended plans propose to site the pods much closer to the host property, in the north east corner of the paddock, immediately to the west of the access drive where the land is much lower such that the pods would not be visible on the skyline and instead would be viewed against a back drop of rising land. The agent has also indicated that a native hedge will be planted along the north and east boundaries of the paddock to soften the visual impact of the pods. In this location whilst the pods would still be visible from the road they would at least be viewed in the context of the host property, close to the domestic curtilage such that they would not appear as sporadic or isolated structures. This would be the only public vantage point and the pods would only be visible briefly from a single point. As such it is not considered that in the revised position the pods would have a detrimental impact on the landscape of the National park and as such meets with the requirements of Policy UE2.

In conclusion therefore, this application is for a small scale development of two camping pods on a site adjacent to the applicant's accommodation and relatively well screened in the immediate area. Noise and activity arising from the proposal is likely to be limited and would represent a small increase to that already generated by the nearby businesses/properties. As such the proposal is considered on balance to comply with the policies of the Local Plan although a number of conditions are required to ensure adequate compensatory planting and appropriate external lighting. Approval is recommended.

#### **Explanation of how the Authority has worked positively with the applicant/agent**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.