

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0670

Development description: non material amendment to planning approval NYM/2020/0327/FL to allow alterations to the fenestration and layout of the reception building and amenity building together with installation of solar panels to reception building

Site address: Cloughton Wood Lodges, White Way, Cloughton

Parish: Cloughton

Case officer: Mrs Hilary Saunders

Applicant: Cloughton Wood Lodges Ltd

fao: Mr John Purcell, 70 Colombo Street, South Bank, London, SE1 8DP

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	PLAN03	The development hereby approved shall only be carried out in accordance with the amended plans which comprise amendments to the internal layout (no extra bedrooms) and fenestration of the /amenities and reception buildings, and the addition of solar panels as shown on drawing numbers CDS56-3d, CDS57Rev3 and CDS57SOLAR Rev 3 received 9/9/2022. Otherwise, the development shall be carried out completely in accordance with the approved plans and imposed conditions of planning approval NYM/2020/0327/FL.

Consultation responses

District

No comments

Parish

No comments received

Highways

No objections

Designing Out Crime Officer, North Yorkshire Police

No comments

Third party responses

Name

Mrs P Bleasdale, Trattles Hall, Newlands Road, Cloughton - After looking at the amended application I see there are two bedrooms in the office/store does this mean 2 fulltime staff at all times? I like the idea of solar panels although a wind turbine may have been more appropriate considering the site situation. Although I still maintain the access to this project is a dangerous one, it will remain to be seen.

Publicity expiry

N/A

Background

Planning permission was first granted in 2017 for the change of use of this woodland to form a camping/glamping site, with the construction of a reception building and the conversion of a storage building to a wet weather facility.

A revised scheme was then granted in 2020 for the siting of 15 single-storey timber holiday lodges (reduced from the original submission which was for 21 units), again with the conversion of the existing sawmill building into an amenities building, housing a sitting area, gym, toilets, and indoor games area, along with a new build reception to provide a reception lounge, small administration space, storage and two overnight temporary staff bedrooms for occasional use.

This current application seeks non-material amendments to the approved details of the amenities building and reception buildings.

The changes primarily include the installation of solar panels on both roofslopes of the reception building along with some alterations to the internal layout and fenestration details (but with no additional bedrooms proposed).

Document title

Main issues

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.

The principal of the development of this site has already been accepted and the proposed amendments to the fenestration details and solar panels would comprise a minor alteration and would not have a detrimental impact on the character and design of the development or the area.

In view of the above, approval is recommended.