

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0810

Development description: non material amendment to planning approval NYM/2020/0327/FL to allow amendments to the design and position of the lodges

Site address: Land at Cloughton Woods, Cloughton

Parish: Cloughton

Case officer: Mrs Hilary Saunders

Applicant: Cloughton Woods Lodges Limited
fao: John Purcell, Working From, 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	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the the design and position of the lodges as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site Plan Proposed</td><td>472.P01 (E)</td><td>3/11/2022</td></tr><tr><td>Type 3D Cabin Plan</td><td>472.P25 (A)</td><td>3/11/2022</td></tr><tr><td>Type 3D Cabin Elevations</td><td>472.P27 (A)</td><td>3/11/2022</td></tr><tr><td>Type 3DA Cabin Plan</td><td>472.P29 (A)</td><td>3/11/2022</td></tr><tr><td>Type 4M Cabin Plan</td><td>472.P30 (A)</td><td>3/11/2022</td></tr><tr><td>Type 4M Cabin Plan</td><td>472.P32 (A)</td><td>3/11/2022</td></tr><tr><td>Type 4M (disabled) Cabin Plan</td><td>472.P50 (A)</td><td>3/11/2022</td></tr><tr><td>Type 4M (disabled) Cabin Plan</td><td>472.P51 (A)</td><td>3/11/2022</td></tr><tr><td>Type 5M Cabin Plan</td><td>472.P40 (A)</td><td>3/11/2022</td></tr><tr><td>Type 5M Elevations</td><td>472.P42 (A)</td><td>3/11/2022</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0327/FL.</p>	Document Description	Document No.	Date Received	Site Plan Proposed	472.P01 (E)	3/11/2022	Type 3D Cabin Plan	472.P25 (A)	3/11/2022	Type 3D Cabin Elevations	472.P27 (A)	3/11/2022	Type 3DA Cabin Plan	472.P29 (A)	3/11/2022	Type 4M Cabin Plan	472.P30 (A)	3/11/2022	Type 4M Cabin Plan	472.P32 (A)	3/11/2022	Type 4M (disabled) Cabin Plan	472.P50 (A)	3/11/2022	Type 4M (disabled) Cabin Plan	472.P51 (A)	3/11/2022	Type 5M Cabin Plan	472.P40 (A)	3/11/2022	Type 5M Elevations	472.P42 (A)	3/11/2022
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Consultation responses

Parish

None received

Highways

No objections

Environmental Agency

No objections or comments

Third party responses

None received

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.

A non-material amendment to the approved details of the amenities building and reception buildings was approved in 2022. The changes primarily included the installation of solar panels on both roof slopes of the reception building along with some alterations to the internal layout and fenestration details (but with no additional bedrooms proposed).

This current application seeks a further non-material amendment to steepen the roof pitches of the cabins, and re-orientate some of the units and re-position them slightly.

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.

The principal of the development of this site has already been accepted and the proposed amendments to the siting 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.