

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Cloughton

Application No. NYM/2016/0880/FL

Proposal: change of use of land to form a camping/glamping site, construction of reception building, conversion of storage building to a wet weather facility and associated access, parking and landscaping works

**Location: Cloughton Sawmill
Ringing Keld Hill to Holm Hill
Cloughton**

Decision Date: 24 March 2017

Consultations

Parish – No objections in principle. However, there are some strong traffic related concerns. Traffic comes down Cloughton Bank at the national speed limit and above and clear long distance sight of the new entrance is not possible southbound due to the profile of the hill. Similarly people heading north who wish to turn into the site will create standing traffic in the path of southbound traffic. Cloughton Barn already has accidents ranging from minor injury to serious injury on a regular basis, it is feared the level and frequency of accidents will increase.

Highways - The site has an existing access but this does not meet the current visibility requirements and is not perpendicular to the carriageway, making any left turns from the north difficult to navigate. Following pre-application discussions with the applicant a new access design has been submitted which can achieve the 215 metre by 2.4 metre visibility in both directions and changes the alignment. The proposed new access connection to the highway will be perpendicular, allowing safer access and egress to the site. Should permission be granted then the actual interface/joint between the proposed new access and the existing highway will require further discussion and detailed design.

The current proposal does not state the exact number or design of the accommodation and therefore it is difficult to properly assess the impact this development will have on the existing highway. Any increase in the number of units indicated would have a greater intensification of use of the access and would therefore require further improvement to the access. Should permission be granted then the actual interface/joint between the proposed new access and the existing highway will require further discussion and detailed design. Consequently the Local Highway Authority recommends that Conditions are attached to any permission granted.

Yorkshire Water –

Flood Risk Management, North Yorkshire County Council – No objections in terms of surface water management.

Police Designing Out Crime Officer – In respect of crime and disorder, we experience very few problems with camping and glamping pod sites on North Yorkshire. If the site is not to be managed 24/7 the proposed reception building should be fitted with a monitored intruder alarm. The wet weather building should also be alarmed. A management plan should include expected behaviour of persons using the facility and their visitors.

Handwritten signature and date:
16th March 2017

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Environmental Health Officer – No objections but confirm that the site will require a caravan site licence, and the owner or applicant should contact me pending conclusion of the planning process.

Environment Agency – No objection but request an informative about non-mains foul drainage.

Advertisement Expiry Date – 9th February 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.																																	
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Location plan</td> <td>WOO.W2016.02.001</td> <td>20 December 2016</td> </tr> <tr> <td>Site Plan – as proposed</td> <td>WOO.W2016.02.101</td> <td>20 December 2016</td> </tr> <tr> <td>Site sections – as proposed</td> <td>WOO.W2016.02.102</td> <td>20 December 2016</td> </tr> <tr> <td>Reception building</td> <td>WOO.W2016.02.103</td> <td>20 December 2016</td> </tr> <tr> <td>Wet weather facility</td> <td>WOO.W2016.02.104</td> <td>20 December 2016</td> </tr> <tr> <td>Safari tent</td> <td>WOO.W2016.02.106</td> <td>20 December 2016</td> </tr> <tr> <td>Tree tent</td> <td>WOO.W2016.02.107</td> <td>20 December 2016</td> </tr> <tr> <td>Amenity pod</td> <td>WOO.W2016.02.108</td> <td>20 December 2016</td> </tr> <tr> <td>Proposed junction layout</td> <td>246143-00</td> <td>20 December 2016</td> </tr> <tr> <td>Proposed cross section</td> <td>246143-00</td> <td>20 December 2016</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location plan	WOO.W2016.02.001	20 December 2016	Site Plan – as proposed	WOO.W2016.02.101	20 December 2016	Site sections – as proposed	WOO.W2016.02.102	20 December 2016	Reception building	WOO.W2016.02.103	20 December 2016	Wet weather facility	WOO.W2016.02.104	20 December 2016	Safari tent	WOO.W2016.02.106	20 December 2016	Tree tent	WOO.W2016.02.107	20 December 2016	Amenity pod	WOO.W2016.02.108	20 December 2016	Proposed junction layout	246143-00	20 December 2016	Proposed cross section	246143-00	20 December 2016
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3.	GACS00	No more than 15 units of holiday accommodation shall be provided on the application site without the granting of a separate planning permission by the Local Planning Authority.																																	
4.	WPDR12	Notwithstanding the provisions of Class B, Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that order, no development required by the conditions of a site license shall be permitted without the granting of planning permission by the Local Planning Authority.																																	
5.	RSU00	The units of accommodation 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 the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.																																	

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6.	GACS07	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 lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7.	MATS26	The external elevations of the reception and wet weather buildings hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
8.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey or dark green and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
9.	HWAY07	<p>Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:</p> <p>a. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E7.</p> <p>All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p>
10.	HWAY10	There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 215 metres measured along both channel lines of the major road A171 Ringing Keld to Holm Hill from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres . Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
11.	LNDS00	Other than in relation to works required to improve sightlines as required by the Highway Authority, or to provide a clear ground area to site the pods/tents/pathways and parking areas, no trees, shrubs or hedges shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
12.	MISC01	No work shall commence to clear the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

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Informative(s)

1.	HI-07 INFORMATIVE You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
2.	An environmental permit will be required to discharge treated sewage effluent from the proposed package treatment plant via an infiltration system or to surface water. Further information can be found on the Environment Agency's website: https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits or contact the Environment Agency Planning Support Centre on 03708 506 506.
3.	The site will require a caravan site licence, and you are advised to contact the Residential Regulation Team at Scarborough Borough Council on 01723 232530.

Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	GACS02	In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policy A which seeks to conserve and enhance the special qualities of the National Park.
4.	WPDR03	In order to enable the Local Planning Authority to retain control over future buildings at the site in the interests of safeguarding the landscape character of the locality and in line with NYM Core Policy A and NYM Development Policy 16, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
5.	RSUO11	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
6.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
7.	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9.	HWAY07	In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

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10.	HWAY10	In accordance with NYM Development Policy 23 and in the interests of road safety.
11.	LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
12.	MISC02	In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

Background

Cloughton Sawmill is located on the northern side of the village of Cloughton, and has a long history as a commercial sawmill. However that use has now ceased. The site currently consists of an existing access from the A171, hard standing and gravel areas and three buildings, comprising the sawmill building, a cart shed and a large storage building. The site is set within woodland and is screened from public views by these existing trees.

The current application seeks to change the use of this disused sawmill to provide tourism accommodation in the form of a selection of 15 units; safari tents, timber pods and tree tents.

It is proposed to remove the cart shed building and re-use/replace the other two buildings to provide a wet weather facility and reception building.

The access to the site would be improved in accordance with Highway Authority requirements and would be fitted with electric security gates. The sawmill building would be re-used to create a reception building with parking area for pods adjacent to it. This area is already hard surfaced.

The existing storage building would be re-used to provide wet weather/games room and laundry facility, with a parking area adjacent that, also already hard surfaced.

Parking would not be available at each unit of accommodation; it is proposed that luggage would be taken by golf buggies stored at the reception building.

It is also proposed to create a footpath to link to the existing footpath into Cloughton Village and also create a footpath across fields to Bryerstones pub. The Bryerstone pub would also provide a pack lunch service for holiday makers.

The wet weather facility would contain laundry room, toilets, library and reading room, seating area and games room. It would have timber boarded elevations with the mono-pitched roof retained, finished with a dark green profile roof. It would have glazed timber framed windows and doors with timber shutters.

The reception building would replace the existing sawmill building on the same site but with a slightly smaller footprint of 7m x18 with pergola at the front. It would be timber clad with dark green profile roof and would accommodate an office, reception area, toilet, storage area and golf buggy storage area.

The tree tents (known also as "field mouse tents") are spherical canvas tents with a 3m diameter suspended from the trees with ropes and accesses with a rope walkway. Amenity pods would serve these tents and provide wet room, shower and 2 toilets.

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The Safari tents would comprise large rectangular canvas tents measuring 10.75 x 4.8m x 3.2m high with the toilet/washroom end being timber clad structure. They would provide bedroom facilities and dining/lounge/kitchen area and wood burners.

It is not proposed that any substantial trees would be removed and the tree screening would remain.

The facility would be managed jointly by the existing team at the Bryerstones pub along with locally employed individuals.

Main Issues

The main issues are considered to be whether the proposed re-use of this existing commercial site would have any detrimental impact on the character of the area in terms of activity levels and visual impact and whether the development will have any detrimental impact on the residential amenity of neighbouring occupiers and also the possible economic benefits for the wider rural economy.

Core Policy A of the Local Development Plan seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

Core Policy D of the NYM Local Development Framework seeks to address the cause of climate change and contribute to reducing greenhouse gas emissions in a number of ways, including generating energy from renewable sources where they are a scale and design appropriate to the locality, and which contribute towards meeting domestic, community or business energy needs within the National Park. This includes requiring commercial development of over 200sqm to generate energy on-site from renewable sources to displace at least 10% of predicted CO₂ emissions.

Development Policy 3 of the NYM Local Development Framework is also relevant as it affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 11 of the Local Development Plan seeks to ensure the re-use of existing employment sites for economic purposes, unless the premises are not capable for economic re-use for reasons of viability and following an appropriate marketing exercise.

Development Policy 14 of the NYM Local Development Framework states that the quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where opportunities are provided to increase the visitor's awareness, understanding and enjoyment of the National Park in a manner which does not undermine its special qualities; where the development can be satisfactorily accessed from the road network or by other sustainable modes of transport and where the proposal would not generate an increased level of activity.

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Development Policy 16 seeks to permit proposals for the provision of small scale new caravan, camping and chalet sites only where the site is located within an established area of woodland or forest; where the site is physically and functionally -linked to an existing business and can be managed without the need for additional permanent residential accommodation; where the site is in close proximity to the road network and would not result in an increase in traffic that would be harmful to the area; the scale of development would not be out of character with the area and the proposals should be designed in such a way as to minimise the level of permanency so that buildings can be removed when they are no longer required.

The proposal relates to an existing commercial site and is also located within woodland. It is considered that the proposed re-use for an alternative commercial purpose would be in accordance with DP11 and DP16. Not only will it provide an alternative source of income for the site owner, but it would also benefit the wider economy, such as local pubs and shops, particularly the Bryerstones which will have a footpath link. The tents will not have cooking facilities so it is likely that local café/restaurant facilities would benefit.

The proposed development will add a different type of activity within the site from the previous sawmill use but it is not considered that this would have a detrimental impact on nearby residential properties.

In terms of vehicular traffic and access the Highway Authority are satisfied that the use will not have a detrimental impact to highway safety, providing the access is designed according to their specification.

In terms of core policy D, the units of accommodation are only heated by wood burning stoves.

In conclusion, the principle of tourism development on this site is supported. The proposed development will have no detrimental impact on the special qualities of the National Park or residential amenity in the vicinity of the application site. The development is an opportunity to provide an economic benefit to the locality and overall the provision of this tourism accommodation facility meets specific Management Plan objectives relating to the tourism economy. As such the scheme is recommended for approval.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

