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Branch
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Authority: Yorkshire Dales National Park Authority

Type of consultation: planning application

Full details of application/consultation: R/51/25L - Full planning permission for 15 hotel lodges and facilities, alongside refurbishment of and extension to existing hotel

At land at: Aysgarth Falls Hotel, Aysgarth, DL8 3SR

Type of response: Comment

Date of Submission: 11th February 2023

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
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Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on an application for the above application. The application seeks to Change the Use of an existing camping and touring caravan site at the Aysgarth Falls Hotel and has been submitted to the Yorkshire Dales National Park ('the NPA') on behalf of the Hotel operators ('the applicants').

CPRENEY has read and reviewed all the information submitted in support of the planning application and in principle CPRENEY has no major objection to the principle of the proposal. The site is already in tourist accommodation usage and supports the viability of the business and surrounding area.

The proposed extension to the hotel is considered to be of a suitable scale to the host building and the proposed materials sympathetic to the existing building.

CPRENEY recognise the concern of local residents regarding the loss of the caravan and camping site. We are aware that glamping style accommodations are becoming more popular and attractive and that in turn, more businesses are seeking to diversify to reflect this. In some respect, these sites give more control to the owner of the site in terms of appearance within the designated landscape and so providing the scale of the proposal is suitable to the location can be beneficial. However, CPRENEY does have some concern that those visitors to the National Park who wish to visit a traditional camp or caravanning site have a decreasing choice of location.

The topography of the site lends itself to the proposal by assimilating the lodges into the landscape. CPRENEY would hope that the NPA would limit the number of units on site by way of condition to ensure that the site does not become overly developed which would look incongruous in the surrounding landscape.

Furthermore, it is hoped that the NPA will ensure that a condition is placed on the site setting out that no external paraphernalia is added to the units which will detract from the simple appearance of the units. In a similar way, a condition limiting external and directional lighting should be placed on the site, ensuring no further impact on the dark skies of the designated landscape.

In conclusion, CPRENEY have no objections to the principle of the development but do ask the NPA to ensure that the above mentioned conditions are applied to ensure the protection of the designated landscape.

CPRENEY would object if an increase to the number of units was sought by way of a future application.

CPRENEY reserve the right to comment further should additional information be submitted in relation to the proposals.