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Branch Chair
Mrs Jan Arger

Authority: North York Moors National Park Authority

Type of consultation: Planning Consultation

Full details of application/consultation: NYM/2023/0498 - Application for Full Permission for the demolition of existing hotel, construction of three-storey replacement hotel and community facility including pub and restaurant with associated access, parking and landscaping works

At land: Cliffemount Hotel, Runswick Bay

Type of response: Support

Date of Submission: 31st August 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 and East 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
www.kvaplaning.co.uk

Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this application for full planning permission relating to the demolition of an existing hotel and construction of a replacement 3-storey hotel and community facility including pub and restaurant and associated parking and landscaping at Runswick Bay. The site consists of 0.26Ha and is located within Runswick Bay, on the top of the hill between the old part of the village set in the Bay and the newer residential area located on the upper area on the hill within the North York Moors National Park ('NP'). The application was submitted to North York Moors National Park Authority ('the NPA') on behalf of Octopi Property Ltd. the landowner and applicant ('the applicant') by DPP Planning.

The existing hotel ceased operating in June 2022 and was sold to the applicant whilst vacant. The applicant seeks to construct a Passive House hotel offering significant sustainable credentials including:

- Improved U-Values over minimum requirements
- Improved air permeability
- Improved G-Value Glazing performance
- Blinds for Solar Shading
- LED Efficient lighting
- Automated lighting control systems
- High Efficiency Heat Recovery System
- Low SFP Fan Selections
- High Efficiency Air Source Heat Pumps

The new hotel would have the same number of bedrooms as currently offered but with a much improved layout and aspect maximizing views over the North Sea. The hotel has been designed to incorporate complimentary design styles and utilising similar materials as found within adjacent properties in Runswick Bay. The replacement hotel has been carefully designed to sit on the existing footprint of the existing hotel and land associated with the property. New hard standing will be provided for car parking and cycle storage.

The applicant has proposed a community facility on the ground floor of the hotel to include a bar, pub and dining room with attached outdoor seating areas. At present the existing hotel is removed from the community, therefore this is a welcomed provision.

Having had the opportunity to consider the additional documents submitted on behalf of the applicant, CPRENEY support the proposals which seek to provide a landmark sustainable venue within the NP on an existing site which is already established within the same use class.

The NPA Local Plan was adopted in July 2020 and Strategic Policy J deals specifically with tourism and recreation. It seeks to encourage appropriate tourism development within the NP that is sensitively located and will not detract from the special qualities of the NP. CPRENEY are of the opinion that the proposed replacement hotel will be more attractive than the current building as well as showcasing modern design and energy efficient technologies.

CPRENEY recognise that the applicant has provided information in relation to Biodiversity Net Gain including landscaping proposals, a green roof canopy and bird and bat boxes to be placed to the side elevation of the proposed building in conformity with the NPPF and local plan policy.

In conclusion, CPRENEY support the applicant's proposals which would result in the first Passive House Hotel in the country and be a landmark sustainable building for the NP whilst retaining its special qualities and benefitting the local community of Runswick Bay on a site where this use is already established.