



**Lake District
National Park**

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**Report from the Head of Development Management to the
Development Control Committee**

Application number:	7/2024/5732
Application type:	Full Planning application
Applicant:	Ms Deborah Cook, University of Birmingham
Location:	The Priestley Centre, Hoathwaite, Torver, Cumbria, LA21 8AX
Grid reference:	330027 495113
Proposal:	Construction of 6no. self-contained glamping pods and retention of existing yurt adjacent to the Raymond Priestley Centre
Report prepared by:	Kelsey Blain, Planner
Report agreed by:	Kevin Richards, Planning Manager
Recommendation:	APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).
- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations,

following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 This application is being reported to Committee as the recommendation to approve with conditions is contrary to the objections of five or more households.
- 2.2 The Raymond Priestley Centre is an established Outdoor Education Centre, owned by the University of Birmingham, on the western shores of Coniston. The site offers residential learning and group activities for University of Birmingham students, staff and their families and has been in use for over 70 years.
- 2.3 The site is accessed via a long track which it shares with Hoathwaite Farm, a Grade II* Listed farmhouse with outbuildings and associated Caravan and Campsite, operated by the National Trust. Public footpath 576019 runs along the track and continues along the lakeshore on the eastern boundary of the site, where it becomes FP 576001. Tover Common Wood, an Ancient Semi Natural Woodland, and area of common land, is located to the south of the site.
- 2.4 Temporary planning permission was granted in 2009 (7/2009/5346) for the siting of a yurt within the grounds of the centre to provide an outdoor teaching and meeting area. Condition 1 of this approval required the removal of the yurt on or before 21 September 2014 as it was considered that the limited lifespan of the proposed materials would cause unacceptable harm to the character of the area if left to deteriorate over a significant period of time.
- 2.5 This application seeks planning permission for the construction of 6 no. self-contained glamping pods in the grounds of the centre, along with the retention and re-cladding of the existing yurt. This application has been submitted following the receipt of pre-application advice from the Authority in July 2024.

3 Representations

- 3.1 The Local Highway Authority have confirmed that they have no objections as the slight increase in vehicular use along the existing access is unlikely to have a significant material effect on existing highway conditions. They have also highlighted that a PROW (576019) runs through the site and the applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

- 3.2 The Lead Local Flood Authority has advised that this is a minor development which falls below the threshold for comment. As such the drainage arrangements for this development are to be inspected by Building Control. It should be noted that the surface water discharge rate should not be greater than the existing, and if installing a soakaway they advise it not be positioned within 5 metres of a highway or property. If the application proposes to connect to the watercourse to the south of the site, prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority to confirm if an Ordinary Watercourse Flood Defence Consent is required. If a connection is made to discharge surface water run-off to Lake Coniston, this is managed by the Environment Agency and any connections to discharge surface water to this watercourse must have a permit in place from the Environment Agency.
- 3.3 Torver Parish Council resolved not to object to the application but acknowledged that there are valid concerns raised by members of the public which the Authority should carefully consider. These can be summarised as follows:
- The LDNPA and Building Control must ensure that the existing private waste treatment system has sufficient capacity to cope with the increased number of users. The system must comply with all current, applicable wastewater treatment regulations and be suitably maintained to ensure that it does not cause detriment to the water quality in Coniston Water.
 - There is no covenant stipulating that the site must remain an educational establishment, but the educational context is central to the acceptability of the scheme. The Parish Council considers it important to explore the possibilities of covenanting the site in perpetuity, to prevent a future sale to a commercial enterprise which might operate the site as a holiday resort.
 - The proposals will increase vehicle traffic on the access track owned by the National Trust. Question whether there are planning conditions which could be inserted which would result in upgrades to the track, making it more suitable for the increase in users.
 - Concerns were also raised about:
 - The likelihood of an increase in litter around the Centre.
 - Detrimental impacts on the 'unspoilt' nature of the lakeside.
 - That the University of Birmingham might operate the centre to maximise revenue, rather than for educational purposes.
 - The development would not increase the support and use of local facilities in Torver.
 - During the meeting, Councillors acknowledged the admirable intention of the Centre to broaden its use for students, staff, alumni, and related families, and to improve access to the Centre and locality for disabled visitors, in a controlled and measured way. Some Councillors expressed their view that the proposal was well designed and the siting of the pods optimal for screening the development from the lake. The environmental impact assessment is comprehensive and the proposed educational outreach program for schools in the area is admirable.

- 3.4 Environmental Protection have requested a pre-commencement condition requiring the submission and approval of a drainage scheme detailing how foul drainage is to be dealt with. None of the units are to be occupied until the agreed sewage disposal works have been completed. The approved scheme shall be maintained for the life of the development.
- 3.5 An informative has also been included advising that the package treatment plant/septic tank is required to be compliant with Building Regulations (including minimum distances, details of usage/specifications) and may require a discharge consent from the Environment Agency. A permit from the Environment Agency is required where there is discharge to a well, borehole, or deep structure, the volume is more than 2 cubic metres per day (2,000 litres); or within a ground water protection zone. Guidance should be sought from the Defra document 'Small sewage discharges in England: general binding rules-2015'.
- 3.6 The Environment Agency have advised that they have no objection in principle but wish to make the following comments:
- The application site is served by a non-mains drainage system. The submitted FRA confirms that the foul effluent from the existing site activities discharges to ground via an existing septic tank and reedbed system. Where the proposed development involves the connection of additional foul effluent to an existing non-mains drainage system, the operator should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which will occur because of the proposed development.
 - The FRA states that it is not currently known what changes, if any, will be required to the existing foul drainage system to accommodate the increased flows and further investigations are required. It is the responsibility of the operator to ensure that their foul drainage system is fit for purpose, but the local planning authority may wish to be kept informed of what these further investigations conclude.
 - Where changes to the existing system are required, a soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply, spring or borehole.
 - The existing non-mains drainage system is covered by a permit to discharge (EPRXP3628GV). The proposed development will increase the volume of effluent discharging to the foul drainage system and an application to vary the permit will need to be submitted to the Environment Agency to reflect any increase in volume being discharged.
- 3.7 We have received eight objections which can be summarised as follows:
- Concerns about the capacity of the existing non-mains drainage system to cope with the increase in users.
 - Concerns about the acceptability and maintenance of the existing non-mains drainage system and impact on water quality.

- Concerns about the ability of the existing access to accommodate increased vehicle use.
- Public benefits of the development do not extend to Torver.
- Concerns about littering along the PROW.
- Concern that the site will not remain as an educational facility and would be used as a commercial holiday park.
- Design of the pods does not reflect the character of the area.
- Increased use of the lake shore and loss of tranquillity.

4 Development plan policies and other relevant guidance

4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial strategy
- Policy 03: Development and flooding
- Policy 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 07: Historic environment
- Policy 18: Sustainable tourism and holiday accommodation
- Policy 24: Lakeshore development

- Design Code Supplementary Planning Document

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.

4.4 The following Torver Neighbourhood Plan policies are relevant to this application:

- Policy 3: Employment & Economic Development
***E1.** A) Economic activity and development will be supported provided it is appropriate to its setting in terms of scale and type, such that it would not degrade the environment (for example by excessive light and noise pollution)*
- Policy 5 – Environment
***N1.** New development will be supported provided it would not be to the significant detriment of local ecological diversity and environmental assets and would maintain the tranquillity and uncommercialised nature of the parish.*

5 Main issues and assessment

5.1 The main issues in this assessment are:

- Principle
- Character and appearance of the area
- Amenity
- Highways and access

- Pollution control
 - Biodiversity net gain
 - Impact on trees and Ancient Semi Natural Woodland (ASNW)
 - Other matters

Principle

- 5.2 Local Plan Policy 02 confirms that development within the open countryside will only be supported where the application demonstrates:
- An essential need for a rural location; or
 - The location is necessary for the provision of public utilities and infrastructure; or
 - That it helps to sustain an existing business; or
 - It is necessary for and designed to support agricultural or forestry use; or
 - An appropriate extension, or reuse of an existing building.
- 5.3 Policy 18 states that sustainable tourism proposals will be supported where they:
- Are within or well related to the settlement form of a Rural Service Centre; or
 - Contribute to the diversification of an agricultural or land-based rural business (Policy 19); or
 - Rely upon a geographically fixed resource which justifies the development; or
 - Are located within or adjacent to an existing visitor attraction or accommodation site.
- 5.4 The provision of caravan and camping facilities (including lodges, huts and pods) will only be supported for short term holiday letting and where:
- The proposed development area is located on or immediately adjacent to existing sites, and is consistent with the landscape character; and
 - It improves screening, including landscape recovery, and where appropriate, reduces the massing and site density of the existing site to the benefit of amenity of the staying visitors of the existing sites; and
 - The site has necessary infrastructure capacity, it does not introduce inappropriate levels of use to the location, and is well related to the existing road network.
- 5.5 The Priestley Centre is an existing business providing 46 spaces of short-term accommodation as part of the University of Birmingham's Outdoor Education Centre. This application proposes to increase the capacity of the site to 82 spaces through the erection of six self-contained glamping pods in the grounds of the centre. As the proposals would provide short-term accommodation and be sited within the grounds of the existing business they would accord with the spatial strategy set out within Policy 02 and Policy 18 and are considered to be acceptable in principle. Issues pertaining to landscape character, screening and infrastructure will be considered in the relevant sections below.

- 5.6 Concerns have been raised about the potential for the pods to be let independently of the Outdoor Education Centre as commercial holiday lets. While the provision of short term holiday letting accommodation has been found acceptable in this location, I acknowledge that should the pods be let out on an individual basis, independently from the Education Centre, this may result in impacts on the character and appearance of the area which are different in nature to those considered under this scheme and would be likely to result in a greater intensification of the use of the existing access. I therefore consider it reasonable to restrict the occupation of the pods to remain as part of a single planning unit with The Raymond Priestley Centre.
- 5.7 It is also proposed to regularise the retention of an existing yurt, located within the grounds of the centre, and to reclad the structure. The principle of erecting a yurt in this location was considered and found to be acceptable under application 7/2009/5346 with temporary permission only granted due to the appearance of the development. The continued use of the yurt to provide an outdoor teaching and meeting area for the existing Outdoor Education Centre would therefore be acceptable in principle. The impacts of the development on the character and appearance of the area will be considered in the relevant section below.
- 5.8 Policy 24 states that lakeshore development will only be permitted where:
- The development provides facilities or services that have a direct lake use function for recreation or water-based transport purposes; and
 - The applicant demonstrates that alternative non-lakeshore solutions are not feasible or viable; and
 - The scale, siting, and design of the development enhances or maintains the character of the lake and its lakeshore location, including undeveloped stretches of lakeshore; and
 - The development does not have an adverse impact on lake navigation; and
 - The development does not have an adverse impact on lake water quality.
- 5.9 The proposed development does not have a direct lake use function. However, the proposals would be located within the grounds of the existing Outdoor Education Centre and would support the existing business, with no change of use or extension of the existing site proposed. Furthermore, the existing yurt and proposed pods would be located circa 115 metres from the lake and due to the topography of the site and intervening development and tree cover, would not be visible from the lakeshore.
- 5.10 The overarching aims of Policy 24 are to protect the landscape and character of lakes and lakeshores from inappropriate development. For the reasons outlined above, the provision of accommodation pods to serve the existing business is considered to represent appropriate development in this location. A full assessment of the impact of the development on the character of the lake and lakeshore will be considered in the relevant section below.

Character and appearance of the area

- 5.11 The importance of the National Park landscape is established through statute and legal duty, Local Plan policy and national planning policy as a material consideration.
- 5.12 The statutory purposes of the National Parks are of conserving and enhancing the natural beauty, wildlife and cultural heritage and of promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public (National Parks and Access to the Countryside Act 1949).
- 5.13 The Local Plan reflects the legal framework and affords great weight to the conservation and enhancement of the natural beauty and landscape of the National Park.
- 5.14 The NPPF is a material consideration in the determination of this application and requires great weight to be given to the conservation of designated heritage assets, of which World Heritage Sites are recognised as being of the highest significance.
- 5.15 Local Plan Policies 01 and 05 seek to ensure that the extraordinary harmony and beauty of the Lake District landscape and its special qualities are conserved and enhanced. All development proposals are required to protect or enhance the authenticity, integrity and significance of the Lake District. This will be achieved by supporting development that ensures the highest level of protection is given to the landscape, and where the type, design, scale and level of activity maintains local distinctiveness, sense of place, and where appropriate, tranquillity. Decision will be guided by the Lake District Landscape Character Assessment (LCA). A world class cultural landscape, mosaics of lakes, tarns and rivers, extensive semi-natural woodlands and opportunities for quiet enjoyment alongside a long tradition of tourism and outdoor activities are all recognised as special qualities of the National Park.
- 5.16 The application site lies within Area 55: Coniston Water, Lowland Valley Type M as identified within the LCA. The area is generally characterised by a sense of tranquillity, enclosure and intimacy on the lake, with spectacular views to dramatic surrounding fells. The landscape is generally muted with a coherent colour composition of greens, greys and blues with extensive broadleaved woodlands contributing to seasonal colour. The site exhibits some of these key characteristics, having a close relationship with the adjacent lake and ASNW to the south. However, the sense of tranquillity is diluted by the existing use of the site as an Outdoor Education Centre and adjacent caravan site.
- 5.17 Policy 06, in conjunction with the Lake District Design Code SPD, seeks design excellence in all development, which is to be inspired by and contribute to local distinctiveness. Development is required to reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials.

- 5.18 The centre consists of a timber clad, twentieth century building that has been significantly extended and adapted overtime and is of a non-traditional character and appearance. However, as the centre has been built into the topography of the site, its visual impact on the surrounding landscape is relatively low. Associated structures have been erected throughout the site including a large storage tent and two yurts.
- 5.19 It is proposed to erect 6 self-contained glamping pods on land to the west of the site to increase the capacity of the existing centre. Each pod would contain three bedrooms, accommodating six people with shared bathroom, living space and kitchenette. The four standard pods would have an area of 40 square metres and the two accessible pods an area of 50 square metres. All six pods would have an overall height of 3.04 metres.
- 5.20 The pods would have a relatively lightweight appearance, being constructed on ground-screws to minimise impacts on the existing ground, with a curved form to tie into the topography of the site. The pods would be finished in black timber cladding to reflect the character and appearance of the existing centre.
- 5.21 A landscaping plan has been submitted in support of the application showing extensive tree planting throughout the site as a whole, along with the planting of low level hedgerows along the proposed pedestrian paths and edge of the new parking area. The area around the pods would also be planted up with species rich grassland.
- 5.22 While of a contemporary appearance it is considered that the design, form and siting of the pods means that they would have limited visual impacts on the character and appearance of the wider area. The pods and proposed parking area would be visible from PROW 576019 but would be seen in the context of the existing Outdoor Education centre and adjacent caravan site. Due to the topography of the site and intervening buildings, the proposals would not be visible from the lakeshore. Furthermore, in accordance with Policy 18, the proposals would improve screening of the site through the planting of 13 no. native trees along the northern boundary.
- 5.23 This application also seeks retrospective planning permission for the retention of the existing yurt. The size, location and form of the yurt would remain unaltered, but to address concerns about the durability and appearance of the materials approved under application 7/2009/5346 the structure would be clad in cedar shingles/vertical slats with a felt shingle roof covering to tie into the character and appearance of the proposed pods. The proposed materials would appear more substantial and durable than the existing tarpaulin and would better reflect the character and appearance of the site. The yurt is not visible from the lakeshore and is seen from the PROW in the context of the wider site.
- 5.24 I am satisfied that the development is acceptable in relation to the character and appearance of the area and satisfies the requirements of Local Plan Policies 01, 02, 05, 06, the Design Code SPD and the NPPF.

Amenity

- 5.25 The proposals would be located within the grounds of the existing Outdoor Education Centre and adjacent to an existing caravan and camping site. The closest neighbouring property, Hoathwaite Farm, consists of a farmhouse and associated agricultural buildings and is located circa 400 metres from the site. I am therefore satisfied that the proposed development would not have an unacceptable impact on neighbour amenity.
- 5.26 The proposals would be accessed along and visible from PROW 576019, but would be seen in the context of the existing centre at a distance of approximately 30 metres. Furthermore, the submitted landscaping details propose additional tree planting along the northern boundary of the site to further screen the development from the PROW.
- 5.27 I am satisfied that given the site specific context and limited visual impacts of the development on the surrounding area, the proposed development would not detract from the amenity of users of the PROW.

Highways and access

- 5.28 It is proposed to utilise the existing access to the site along public footpath 576019, a long track which serves The Priestley Centre, Hoathwaite Farm and the adjacent caravan and camping site. No alterations to the existing access are proposed. 10 additional car parking spaces, including two disabled parking spaces would be created adjacent to the site access.
- 5.29 Concerns have been raised about the capacity of the existing track to accommodate an intensification of the use of the site. However, the Local Highway Authority have confirmed that they have no objections to the proposals as the slight increase in vehicular use along the existing access is unlikely to have a significant material effect on existing highway conditions.
- 5.30 I am therefore satisfied that provided PROW 576019 is kept clear of obstruction during and after the completion of the proposed works, the development would be acceptable in relation to highway safety and access.

Pollution control

- 5.31 The site's existing foul drainage connects to a septic tank and then a reed bed for treatment prior to discharge to the ground via a soakaway. The submitted Flood Risk Report advises that additional investigations are required to ascertain if the current soakaway capacity and reed beds can accommodate the expected increase in foul flows.
- 5.32 The Environment Agency have advised that the existing non-mains drainage system is covered by a permit to discharge (EPRXP3628GV) and that it is the responsibility of the operator to ensure that their foul drainage system is fit for purpose. However, as the proposed development will increase the volume of effluent discharging to the foul drainage system, an application to vary the permit will need to be submitted to the Environment Agency to reflect any increase in volume being discharged.

- 5.33 It is a well-established principle of the planning system that it should operate on the basis that related regulatory controls should not be duplicated. The NPPF states that planning decisions should assume that these regimes will operate effectively.
- 5.34 In this case as the proposals will be connecting to an existing drainage system and be subject to a permit from the Environment Agency I do not consider that it would be reasonable or necessary to attach planning conditions requiring the submission of additional information relating to the foul drainage system as it is reasonable to conclude that the discharge from the existing foul drainage system will be satisfactorily regulated by the pollution control regime.

Biodiversity net gain

- 5.35 All planning applications which are not exempt and are submitted on or after 2 April 2024 are subject to the statutory requirements of Biodiversity Net Gain (BNG). The law requires that all non-exempt applications deliver a minimum of 10% increase in Biodiversity Net Gain.
- 5.36 The Authority is required to take the policies of the adopted Local Plan as the starting point in any planning decision. Policy 04 is a bespoke planning policy for the Lake District National Park setting out how we will protect biodiversity and deliver biodiversity net gain. The policy establishes the principle that planning permission will only be given if a new development increases rather than reduces levels of biodiversity present on a site.
- 5.37 The Lake District Biodiversity Supplementary Planning Document was updated and adopted in November 2024 and is a material consideration in the determination of this application.
- 5.38 To achieve a minimum 10% net gain 3.62 habitat area units, 0.22 hedge units and 0.52 watercourse area units would be required. Based on the existing site condition and proposed layout and landscaping, there would be a unit deficit of 0.69 habitat area units and 0.05 watercourse area units, but a gain of 0.3 hedge units (resulting in a 153.33% gain).
- 5.39 As it would not be possible to achieve a net gain on-site, the applicant has confirmed that they will purchase 0.69 habitat units and 0.05 watercourse units off-site from a habitat bank provider to deliver the required 10% net gain.
- 5.40 The proposed landscaping and post-development habitat creation, combined with the purchase of units would result in a BNG of 10.66% of habitat units, 153.33% of hedgerow units and 15.79% of watercourse units.
- 5.41 I am therefore satisfied that subject to the inclusion of a condition requiring the submission of a Habitat Management and Monitoring Plan, alongside the Biodiversity Gain Plan, the proposed development would be acceptable in relation to BNG and satisfies the requirements of Policy 04.

Impact on trees and Ancient Semi Natural Woodland (ASNW)

- 5.42 The application site consists of predominantly rough ground with a few young and immature trees. Tover Common Wood, an Ancient Semi Natural Woodland, and area of common land lies to the south of the site with an additional area of woodland to the north-east of the site.
- 5.43 The pre-development arboricultural report submitted in support of this application recommends the felling of 5 low quality (Category C) trees to facilitate the proposed development. These trees do not form part of either woodland and I consider that their loss would have a minimal impact on the wider landscape amenity and biodiversity of the overall area. Furthermore, the loss of these trees would be mitigated by the proposed planting of 35 new trees within the site.
- 5.44 In accordance with the standing advice from Natural England and the Forestry Commission for ancient woodland, ancient trees and veteran trees, a 15m buffer zone would be retained between the proposals and the boundary of the ASNW to avoid root damage.
- 5.45 Subject to conditions securing the proposed tree protection measures and plant/material storage areas, I am satisfied that the proposed development would not have an unacceptable impact on trees or the ASNW and would satisfy the requirements of Local Plan Policy 05.

Other matters

- 5.46 The proposals would be entirely located within Flood Zone 1 and are not within an area identified as being at risk of surface water flooding. It is believed that surface water currently drains to the watercourse to the south of the site and then into Coniston. Subject to a condition requiring the submission of the proposed surface water drainage scheme, I am satisfied that the proposed development would be acceptable in relation to flooding and satisfies the requirements of Local Plan Policy 03.
- 5.47 The application has been supported by a preliminary ecological appraisal. The appraisal concludes that there are no overriding ecological constraints to the proposed development, subject to the implementation of appropriate mitigation measures, including the submission of a Construction and Environmental Management Plan (CEMP). I am satisfied that subject to the submission and approval of the CEMP, the development would be acceptable in relation to biodiversity and geodiversity in accordance with the requirements of Local Plan Policy 04.
- 5.48 Due to the presence of a watercourse within the site, the appraisal recommends the submission of an otter and water vole survey to determine any constraint posed by these protected species. However, the watercourse is located circa 20 metres from the proposed development and as no works are proposed to, or in close proximity to the watercourse, I am satisfied that the development is low risk in respect of protected species.

- 5.49 Details of renewable energy technologies to be installed as part of the development have not been submitted in support of this application. These details should therefore be secured by condition in accordance with Local Plan Policy 20.

6 Conclusion

- 6.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 03, 04, 05, 06, 07, 18 and 24, the Design Code SPD, and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable subject to the conditions recommended.

RECOMMENDATION: APPROVE with conditions

Conditions/Reasons

- 1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.
- REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details received by the Local Planning Authority:
- Drawing no. 23043-GNA-XX-ST-DR-A-0002 - Site Location Plan
Drawing no. 23043-GNA-XX-ST-DR-A-0003 A - Proposed Site Plan
Drawing no. 23043-GNA-XX-ST-DR-A-0004 A - Proposed Roof Plan
Drawing no. 23043-GNA-XX-XX-DR-A-1001 A - Standard Pod Plan and Elevations
Drawing no. 23043-GNA-XX-XX-DR-A-1002 A - Accessible Pod Plan and Elevations
Design Development Proposed Yurt Re-cladding
Drawing no. 23043-GNA-XX-XX-DR-A-3002 A - Proposed N-S Site Section
Drawing no. 23043-GNA-XX-XX-DR-A-3003 A - Proposed E-W Site Section
Drawing no. LP2403-FIR-00-ZZ-DR-L-5001 P05 - Planting Plan Sheet 1
Drawing no. LP2403-FIR-00-ZZ-DR-L-5002 P05 - Planting Plan Sheet 2
Drawing no. LP2403-FIR-00-ZZ-DR-L-0001 P08 - Landscape Masterplan
- REASON: For the avoidance of doubt.
- 3 Prior to the commencement of the development hereby permitted a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following details:
- Avoidance and mitigation measures to be provided during construction works to mitigate impacts arising from the proposals on the ASNW.

- Pollution prevention methods for the construction and operational phases of the development to ensure that the quality of on an offsite aquatic habitats are not degraded.
- Precautionary measures for the clearance of any vegetation.

Thereafter the works shall be completed in accordance with the approved details.

REASON: To minimise the ecological impacts of the proposed development in accordance with Policy 04 of the Lake District National Park Local Plan 2020-2035.

- 4 Prior to the commencement of the development hereby permitted, tree protection measures shall be put in place in accordance with the following approved details:

- Pre-development Arboricultural Report (dated 01 October 2024)
- Plan 2 (Tree constraints plan showing the proposed site layout)
- Plan 3 (Tree protection plan showing the proposed site layout)

All tree protection measures shall be retained for the duration of works.

The following details shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted:

- The location for the storage of plant and materials used in constructing the development.
- The location of any and all services required to support the development.

Thereafter, works shall take place in accordance with the approved details.

REASON: To minimise the risk of damage to nearby trees, protection measures need to be agreed and put in place before work starts on site and maintained during the construction period in accordance with Policies 04, 05 and 06 of the Lake District National Park Local Plan 2020-2035.

- 5 The pods hereby permitted shall not be occupied otherwise than for short term holiday letting purposes and shall not be occupied as a person's sole or main place of residence. The owner/operator shall maintain an up to date register of the names and addresses on the occupiers of the pods and shall make the register available at all reasonable times to the Local Planning Authority upon request.

REASON: To ensure that the camping pods are occupied as holiday accommodation only in accordance with Policies 02 and 18 of the Lake District National Park Local Plan 2020-2035.

- 6 Not later than 12 months from the substantial completion of the development hereby permitted, landscaping of the site shall be undertaken strictly in accordance with the following details:

- Drawing no. LP2403-FIR-00-ZZ-DR-L-5001 P05
- Drawing no. LP2403-FIR-00-ZZ-DR-L-5002 P05
- Drawing no. LP2403-FIR-00-ZZ-DR-L-0001 P08
- Tree Schedule LP2403-FIR-ZZ-XX-SH-L-0001_Q31 - Advanced Nursery Stock P02
- Tree Schedule LP2403-FIR-ZZ-XX-SH-L-0002_Q31 - Nursery Stock (Hedges) P02

Any trees or plants which, within a period of five years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the visual amenities of the area in accordance with Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035.

- 7 Prior to the first use of the development hereby permitted, at least 30 percent of the operational energy requirements of the development shall be secured from decentralised, district heating and/or renewable or low-carbon energy sources. Details and a timetable of how this is to be achieved, including details of any physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of increasing the proportion of energy generated through renewable and low carbon sources in accordance with Policy 20 of the Lake District National Park Local Plan 2020-2035.

- 8 The Biodiversity Gain Plan to be submitted for approval as required by the statutory Biodiversity condition, shall include a Habitat Management and Monitoring Plan (the "HMMP") to include:

- (a) a non-technical summary;
- (b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (c) a timetable for those works in (b) above to be carried out;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the verification and monitoring methodology and frequency in respect of the created or enhanced habitat, including the timetable for such monitoring to be submitted to the local planning authority,

Notice in writing shall be given to the local planning authority when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.

The enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP thereafter for a period of 30 years commencing from the date the local planning authority receives verification that the habitat creation and enhancement works have been completed.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

If verification or monitoring identifies that:

- the target habitat condition set out in the Biodiversity Gain Plan has not been reached within the timescale indicated, or
- the habitat has declined from its target condition within the 30 year period,

then:

- a scheme of remedial interventions to secure or resecure the target habitat condition, or
- an alternative Biodiversity Gain Plan which delivers at least equivalent biodiversity net gain

shall be submitted to the Local Planning Authority for approval.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policy 04 of the Lake District National Park Local Plan 2020-2035 and the Biodiversity Supplementary Planning Document. Schedule 7A requires that where an applicant relies upon a significant increase in onsite habitat biodiversity value, the habitat enhancement should be maintained for at least 30 years after the development is completed.

- 9 Prior to the first use or occupation of the development hereby permitted, surface water drainage works shall be implemented in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the Local Planning Authority.

Where a sustainable drainage scheme is to be provided, the submitted details shall:

- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- include a timetable for its implementation; and
- provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any

public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

REASON: To secure the sustainable management of surface water runoff in accordance with Policy 03 of the Lake District National Park Local Plan 2020-2035 and the National Planning Policy Framework.

- 10 Details of any external lighting shall be submitted to, and agreed in writing by, the Local Planning Authority prior to installation. Such lighting shall be maintained in accordance with the approved details thereafter.

REASON: In order to minimise the effects of external lighting upon the special qualities of the Lake District National Park, including the tranquillity and intrinsically dark landscape of the open countryside in accordance with Plan Policies 01, 05 and 06 of the Lake District National Park Local Plan 2020-2035.

- 11 None of the camping pods hereby permitted shall be replaced by any other structures or caravans differing from the approved details, unless and until details of the size, design and colour of such replacements have first been approved in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and to safeguard the visual amenities of the area in accordance with Policies 05, 06 and 18 of the Lake District National Park Local Plan 2020-2035

- 12 The glamping pods hereby permitted shall remain as part of a single planning unit with The Raymond Priestley Centre. In the event of the glamping pods being occupied independently from The Raymond Priestley Centre they shall not benefit from this planning permission.

REASON: The occupation of the pods on an individual basis, independent from the Education Centre, would result in impacts on the character and appearance of the area which are different in nature to those considered under this scheme and would be likely to result in a greater intensification of the use of the existing access, contrary to the requirements of Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035.

NPPF decision notice requirements

Informative

It is the responsibility of the operator to ensure that their foul drainage system is fit for purpose. The existing non-mains drainage system is covered by a permit to discharge (EPRXP3628GV). As the proposed development will increase the volume of effluent discharging to the foul drainage system an application to vary the permit will need to be submitted to the Environment Agency to reflect any increase in volume being discharged.

It can take up to 13 weeks before the Environment Agency decide whether to vary a permit.

The public footpath No. 576019 and 576001 that pass alongside the site, should remain unobstructed at all times for the safe and free passage of pedestrians.

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by engaging in pre-application discussions and agreeing additional tree planting.

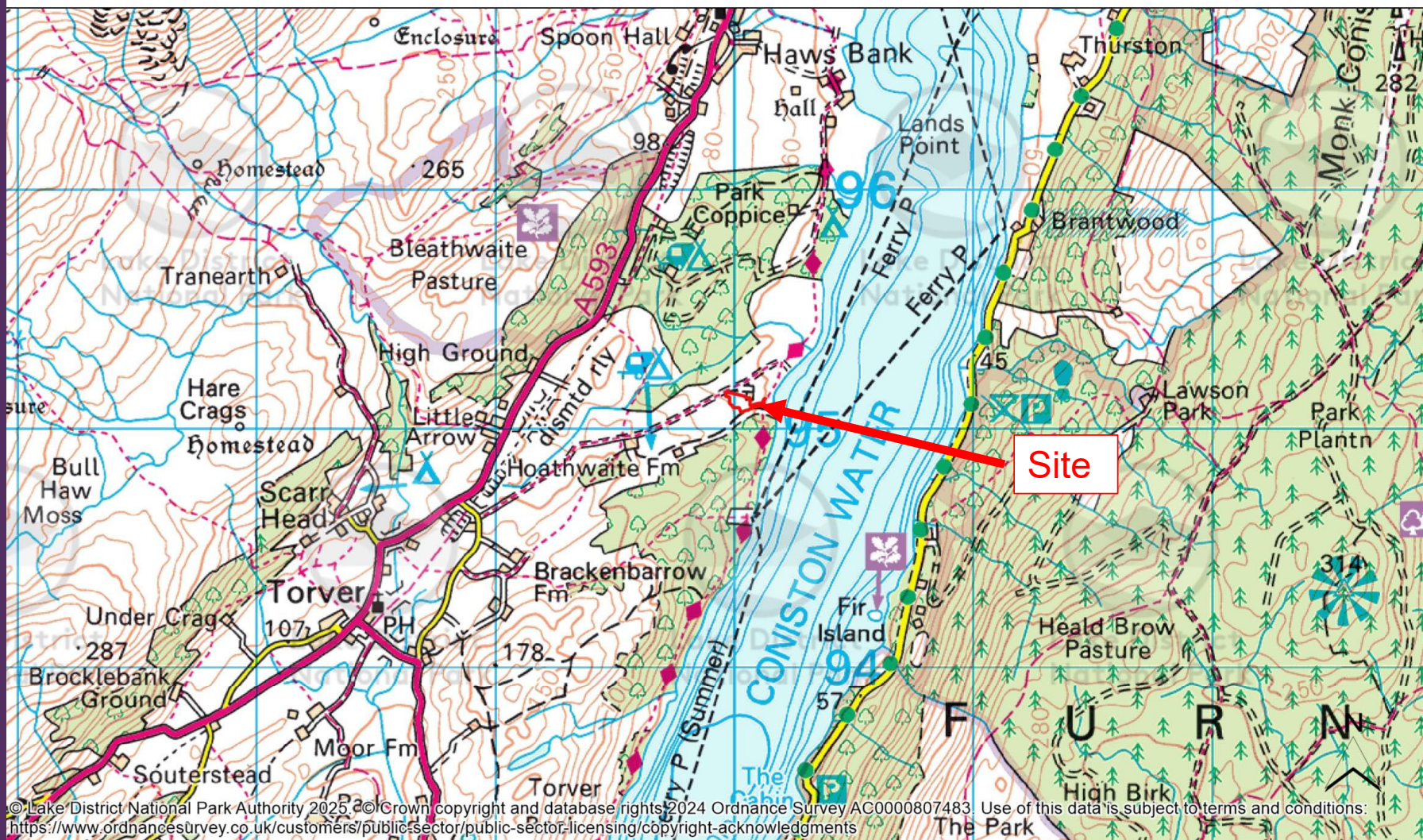
Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2024/5732

The Priestley Centre, Hoathwaite, Torver, LA21 8AX

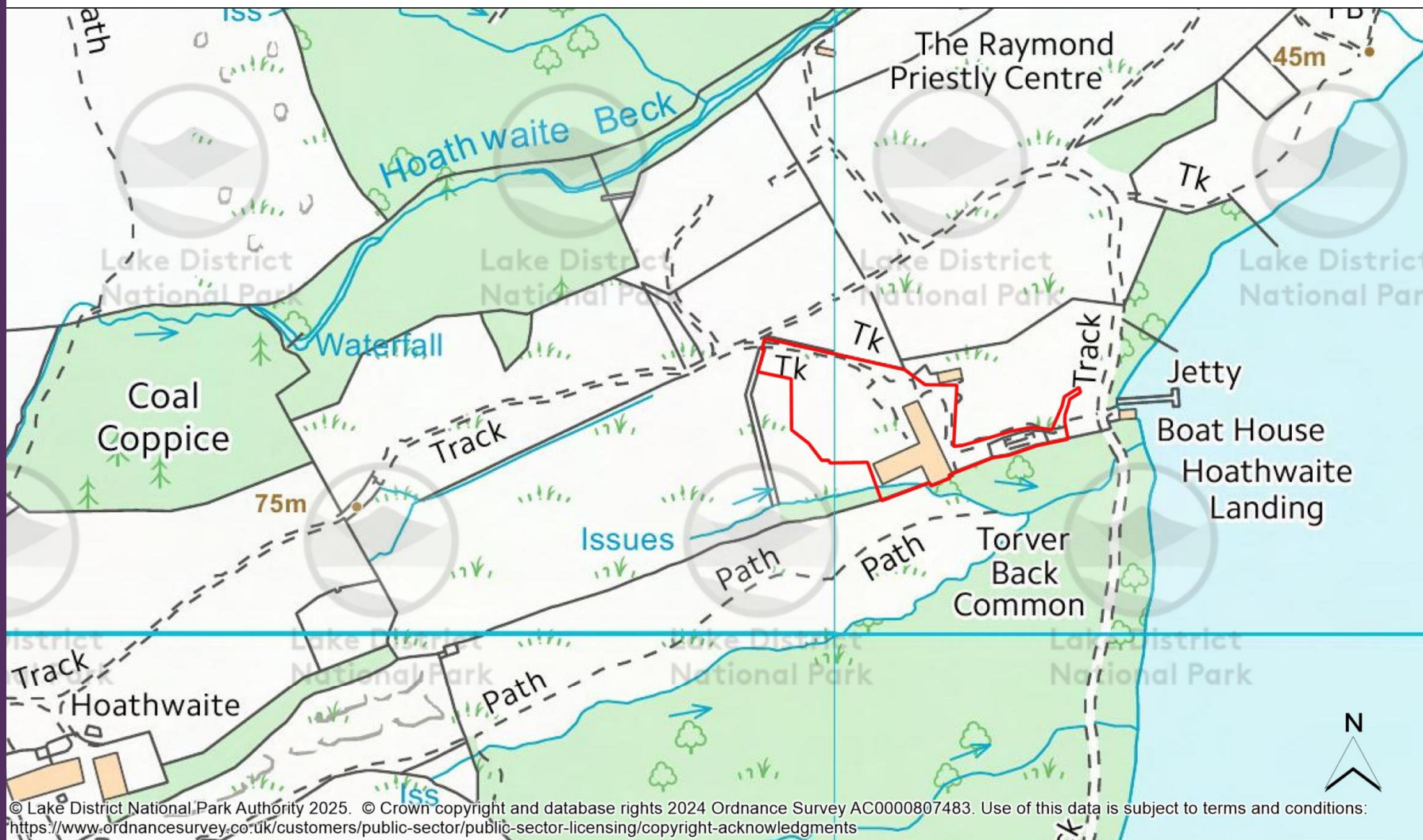
Construction of 6 no. self-contained glamping pods
and retention of existing yurt adjacent to the
Raymond Priestley Centre



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Lake District
National Park Authority



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National Park Authority

Application Site





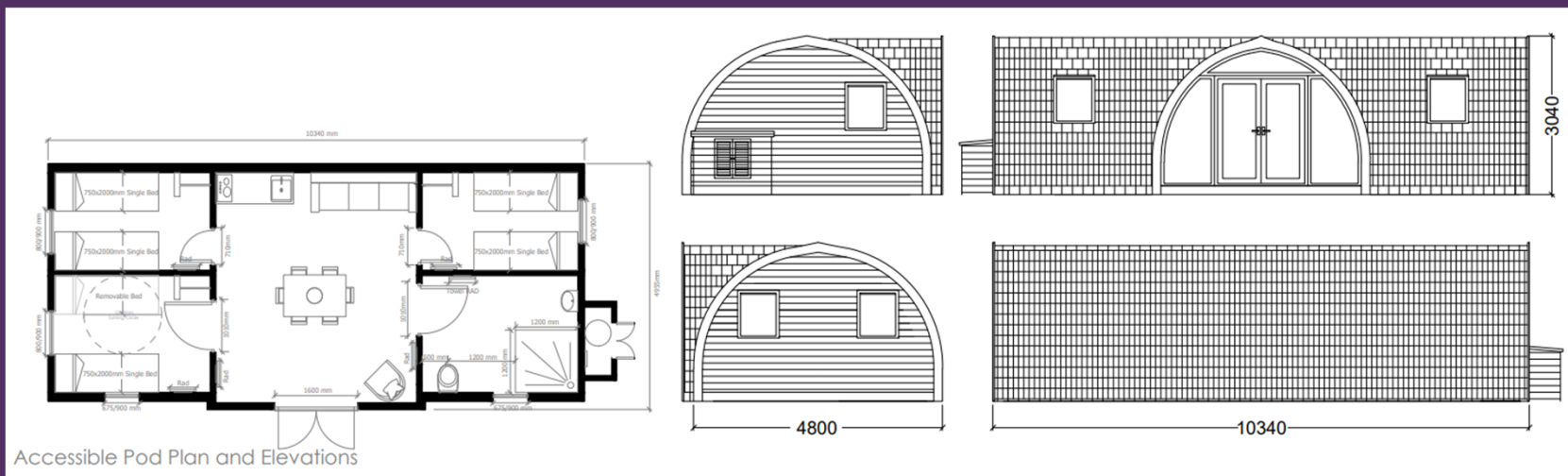
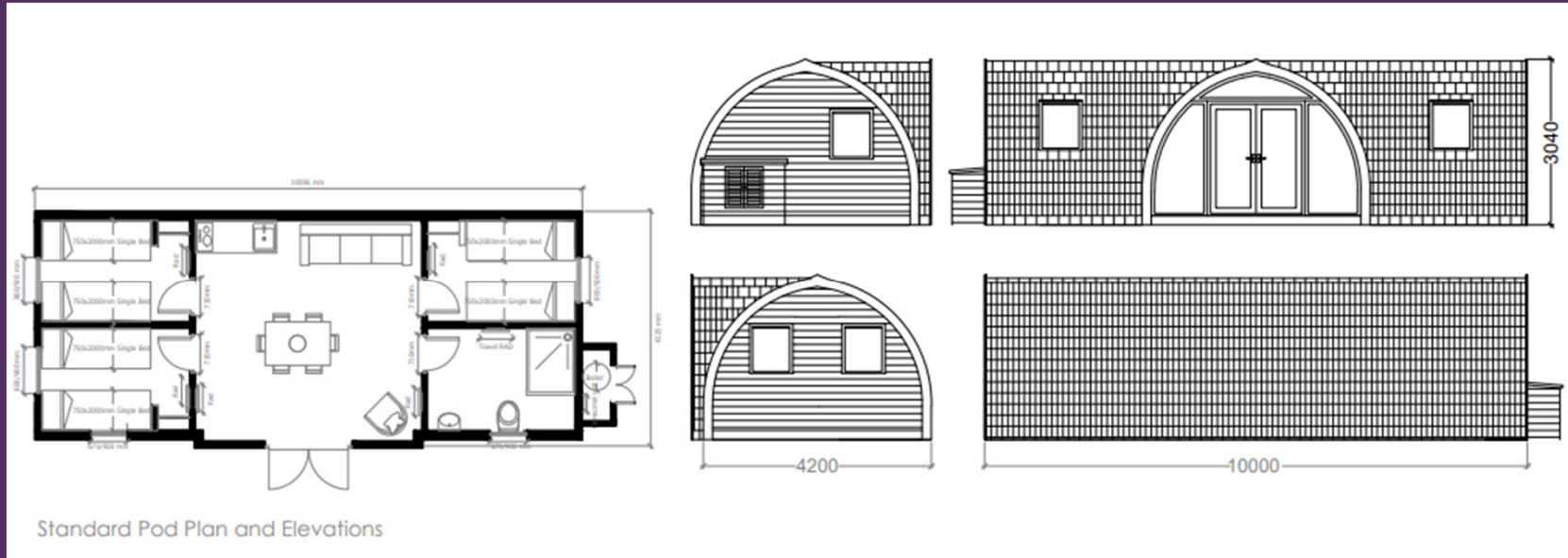




Proposed Site Plan



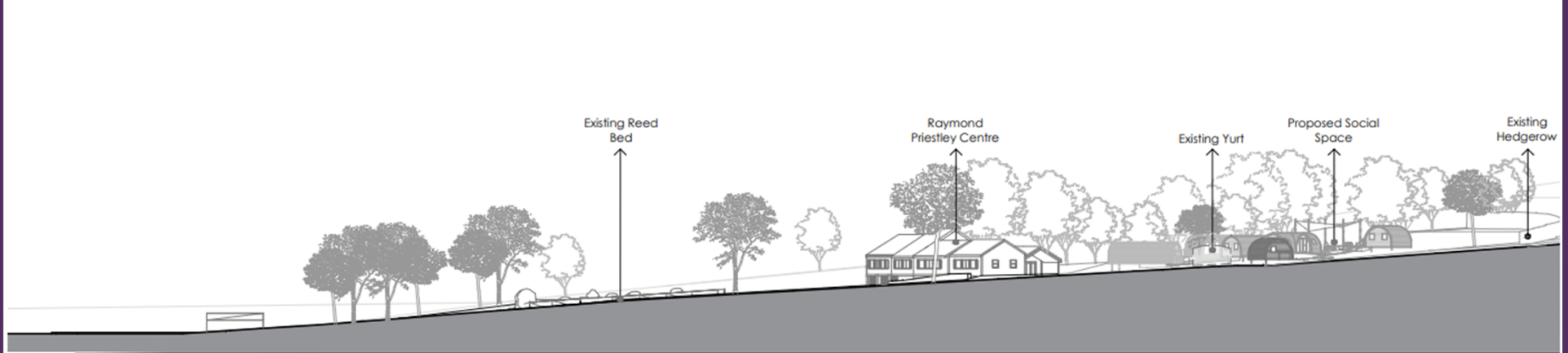
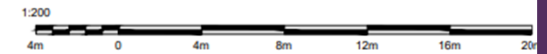
Proposed Standard and Accessible Pod



Proposed East to West Site Section



Section BB- Proposed 1:200



Section BB- Proposed 1:500

1:500

Proposed North to South Site Section



Section AA- Proposed 1:200

Indicative Pod Appearance



Proposed Yurt Re-Cladding

The adjacent image illustrates the recladding of yurt to match the aesthetic of proposed pods.

Lightweight roof covering:
felt shingles

Cladding: Cedar
shingles/vertical slats



Proposed Landscaping Plan

