



Agenda

Meeting: Planning Committee

Venue: The National Park Office, The Old Vicarage, Bondgate, Helmsley

Date: Thursday 26 March 2026 at 10.00am

Business

1. Livestreaming and recording – The chair to inform members of the public that the meeting is livestreamed and recorded.
2. Emergency evacuation procedure – The chair to inform members of the public of the emergency evacuation procedure.
3. Apologies for absence
4. Public minutes of the meeting held on Thursday 5 February 2026.
5. Public question time (an opportunity for members of the public to ask questions)
6. Members are reminded that it is their responsibility to declare the nature of any personal, prejudicial, and/or disclosable interests relating to any agenda item immediately prior to its consideration and are encouraged to complete a written declaration using the form provided.
7. Miscellaneous items
 - a) Ongoing planning and enforcement appeals
 - b) Determined planning and enforcement appeals
 - c) Planning applications determined by the Director of Planning
 - d) List of enforcement matters determined by the Director of Planning
8. To consider applications, together with the Director of Planning recommendations thereon:-

Plans List Item Number	Application Reference	Development description and site address
1	<u>NYM/2025/0743</u>	siting of one additional silo, one additional secure storage unit and one additional stretched tent (one silo, one tent and one secure storage unit approved under NYM/2024/0528) at The Flower Belt (seasonal April - Oct) (part

Plans List Item Number	Application Reference	Development description and site address
		retrospective) at The field adjacent A170 located south of Helmsley
2	<u>NYM/2024/0877</u>	demolition of a twin garage and construction of one principal residence dwelling with parking, amenity space, and landscaping works together with construction of replacement garage at Thorpe Cottage, Chestnut Avenue, Thornton-le-Dale
3	<u>NYM/2026/0115</u>	installation of replacement uPVC windows at The Plough, Boonhill Road, Fadmoor

Relevant planning files are available for inspection prior to the Meeting upon request. Photographic evidence will be on display in the Committee Room (where applicable).

9. Such other business as, in the opinion of the Chair, should, by reason of special circumstances, be considered as a matter of urgency.

Chris France
Director of Planning

Press Contact: Nina Beadle, Media and Communications Officer, 01439 772700

Note:

- To ensure this meeting is conducted in an open and transparent manner it will be live streamed to the public and recorded. A link will be published under the relevant meeting heading on the Authority's website. The recording will be held in accordance with the Authority's retention policy.
- The Authority allows the videoing of public meetings but asks that any party wishing to do so informs the Authority in advance of the meeting. Videoing that disrupts the meeting is not allowed. Persons expressly refusing consent, children and vulnerable adults cannot be filmed or photographed. The existing rules relating to confidential and exempt information, defamation, Data Protection and Public Order apply. The Authority accepts no liability whatsoever for the videoing carried out by other parties.
- Members are reminded to turn all electronic equipment to silent mode, including mobile phones, laptop computers, and tablets. Please note that only information that is available to Members during the Committee meeting should be accessed from a computer in the interests of sound decision making.
- Please note that the meeting may be adjourned to enable Members and Officers to have appropriate breaks (including lunch). This will only be undertaken when absolutely necessary and at the Chair's discretion. Lunch will be available at approximately 12.30 pm. Members taking lunch will have the appropriate amount deducted from any subsistence claim they may make.
- Tea and coffee will be available a quarter of an hour before the meeting.

- Please ensure when parking in the car park that you have not caused an obstruction which could prevent emergency vehicles accessing the building.
- Judith Seaton should be notified of any apologies.
- This agenda and application documentation are also available on the website www.northyorkmoors.org.uk. Comments on planning applications can be submitted by post to North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, YO62 5BP or by e-mail to planning@northyorkmoors.org.uk
- This agenda is available in large print on request.

North York Moors National Park Authority

Item 4, Public minutes of the meeting held on Thursday 05 February 2026, 10.00am

Present: Jim Bailey, Malcolm Bowes, Michelle Donohue-Moncrieff, Jane Harper, George Jabbour, Patrick James, David Jeffels, John McCue, Abida Nayyar, Clive Pearson, Janet Waggott, Colin Williamson

Apologies: David Hugill, Paul McInnes, Heather Moorhouse, John Ritchie, Christine Robertson, Arnold Warneken

Copies of all documents considered are in the minute book

01/2026 Livestreaming and recording

The Chair informed all present that the meeting was being livestreamed and recorded.

02/2026 Emergency evacuation procedure

The Chair informed members of the public of the emergency evacuation procedure.

03/2026 Minutes

That the public minutes of the meeting held on Thursday 27 November 2025 having been printed and circulated, and with the inclusion of Janet Waggott in the list of apologies as set out on the members update sheet, be taken as read and be confirmed and signed by the Chair as a correct record.

04/2026 Site visit minutes

That the site visit minutes of the meeting held on Friday 23 January 2026 having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

05/2026 Public question time

Lou Smith and Cathy Edwards submitted questions as set out on the members update sheet and each utilised their two-minute speaking allocation:

Lou Smith

My question for the NYMNPA Planning Committee, 5th Feb 2026 is below:

- It is understood that much of the day to day planning matters are delegated by the Committee. I am also aware that on some occasions your Authority will consider it necessary to take legal action.
- What policies and procedures are followed in order for the Committee to make a decision on such actions?

- How does the Planning Committee know that the information supplied to them is accurate? Mistakes and misunderstandings do happen in life, what measures are in place to ensure corrections are seen by all decision makers?
- If a decision is to be taken in private, what steps are taken to ensure the recipient of the decided action is fairly and accurately represented?
- Once a decision in principle has been made, what procedures are in place to ensure that any action subsequently taken is both proportionate and appropriate, as well as being in the public interest and other applicable requirements? Who is responsible for ensuring that this takes place?
- What reporting, supervision, monitoring and processes are in place to ensure that the action being taken remains within the correct procedures (outlined in (d) above), for the duration?
- Who is responsible for supervising and ensuring that the officer(s) involved keep track of what is going on and that reviews take place at suitable intervals to ensure value for money, that the course of action is still considered appropriate and incorporates any changes or unexpected situations that might have occurred, and updating the Planning Committee in case the course of action needs to be reviewed, for example?
- What safeguards are in place to ensure that an officer involved in these actions stays on track, does not lose sight of the intended outcomes, is not biased, and does not have a "bee in their bonnet" about pursuing a particular case, given that these cases can evoke strong feelings and widely differing opinions among related parties.

Cathy Edwards

1. Over the past few days, the charity of which I am a volunteer has been contacted by concerned horse owners who are extremely anxious about your authority's interpretation of what constitutes "keeping" horses on land. Many of them are worried that feeding hay during snow or drought – as advised by vets and required under Animal Welfare Legislation – could result in enforcement action or at the very least a costly planning application. They wish to remain anonymous due to fear of repercussions. As a matter of urgency can the Authority send me some guidance on this so that we can help people?
2. Your authority's approach seems very variable, for example at this planning meeting we are pleased to see that you have granted planning permission for grazed horses to have stables in their field, yet in other cases you say the horses should not even be on the fields and need planning permission. No doubt those horses also get fed over winter, as do almost all horses in the UK. Could your authority perhaps produce policies on this matter without further delay, so that everyone is treated equally and fairly? It is not sufficient to simply state that each case is individual, surely your authority would better serve its statutory purposes by adopting a consistent and open approach, and publishing how it makes these decisions?

The Authority's Legal Advisor responded with the following statement:

The questions asked by Louisa Smith and Cathy Edwards relate to issues in the long-running planning enforcement matter at Silpho Brow, I think a lot of you are probably aware of that, and also the related Appeal and Injunction proceedings. These matters are not items on the Agenda today and the enforcement investigation by the Authority is concluded.

The latest stage in those legal proceedings is an Order by the High Court in Leeds on 13 January this year requiring that the three Respondents in that case (Louisa Smith, Garry Edwards and The Animal Hostel Trust) must comply with the terms of an original Enforcement Notice served on them in March 2021 and they also must pay a proportion of the Authority's legal costs.

The Court Order directs that:

- the enforcement terms must be complied with by 31 March this year.
- and that
- the legal costs (of just over £41k) must be paid by **11 February this year.**

As yet the Respondents have **not** confirmed they will comply with the enforcement terms and they have **not** paid the legal costs.

So in this context, Louisa Smith and Cathy Edwards (Cathy is the daughter of the first two Respondents) they are able to use our Public Question protocol to ask their questions today, but it is certainly not appropriate to provide verbal responses that might prejudice compliance with the High Court Order. Officers, Chris and I, will provide written responses to the questions in due course. The Cathy Edwards questions as they relate to horse welfare we will deal with those tomorrow.

I will say this though, the actions of the Respondents in this matter have caused significant harm and cost in this long-running enforcement matter, which began in 2006, so twenty years ago. The Authority therefore cannot reasonably allow further delay in compliance with the High Court Order and the Costs Order.

If the Respondents fail to comply with the enforcement terms by 31 March or they fail to pay the legal costs by 11 February (which is in six days time) then the Authority will instruct its legal advisers to take further necessary legal action against the Respondents, and that may include Contempt of Court proceedings. The Authority will also seek recovery of all additional costs incurred in the legal action.

Chair that's the response.

06/2026 Members interests

Members were reminded of their responsibility to declare any personal, prejudicial, and/or disclosable interests relating to any agenda item prior to its consideration.

07/2026 Miscellaneous items

Considered: The report of the Director of Planning.

Resolved: That the report be noted however Members requested that a letter is sent to the Planning Inspectorate in relation to appeal decision NYM/2024/0838 to allow the installation of ground mounted solar array comprising 240 panels (440W) at land located north of Oak House, Sleightholme Dale Road, Fadmoor seeking clarification on the logic and weighting in relation to the assessment of landscape harm.

The Director of Planning advised members that he will raise the concerns with the National Parks Heads of Planning group to see if other National Park authorities have experienced similar and consider whether it is appropriate to do joint National Park response.

08/2026 Tree Preservation Order 2025/4, Glenhead, Orchard Lane, Goathland

Considered: The report of the Woodland Officer.

Resolved: Having considered the documentation submitted by the Mr Storey (landowner) set out on the members update sheet, that Members confirmed Tree Preservation Order 2025/4 Glenhead, Orchard Lane, Goathland.

09/2026 National Planning Policy Framework – Draft for consultation

Considered: The report of the Head of Strategic Policy.

Resolved: That Members noted the comments in the proposed draft response set out on the members update sheet and approved officers to send these to Government alongside their more detailed response.

10/2026 Application for prior notification of agricultural or forestry development – track improvement works

Declarations of interest: Jim Bailey declared a prejudicial interest in this item as the landowner and applicant and left the room.

Considered: The report of the Development Management Team Leader.

Resolved: That Members agreed that No Prior Approval is required for the proposed concreting works to the track, as it is not considered there will be a detrimental landscape impact.

11/2026 Applications for planning permission

Considered: The report listing applications and the Director of Planning's recommendations thereon.

Members also considered further information circulated on the Members' update sheet including updates from the Director of Planning and comments received after the agenda was printed from: consultees, objectors, and supporters.

Resolved:

That with regard to all applications listed in the report and subject to:
the amendments specified below; and

the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning's recommendation or in an amendment referred to in the Members' update sheet,

decisions be given in accordance with the Director of Planning's recommendations.

Plans list item 1

NYM/2025/0214 – Demolition of derelict building, construction of four principal residence dwellings with associated accesses, garages/car ports, parking, amenity space and landscaping works at land between 3 and 9 Eskdaleside, Sleights

Resolved: Approved as recommended.

Plans list item 2

NYM/2025/0694 – Construction of mixed use agricultural and commercial storage building at Moorgate Leas Farm, Hawsker Lane, Whitby

Resolved: Approved as recommended.

12/2026 Exclusion of the public

Resolved: That the public be excluded from the meeting during consideration of Item 15 on the Grounds that it involved the likely disclosure of exempt information as defined in Paragraphs 1, 2, 6 and 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

13/2026 Private minutes

That the private minutes of the meeting held on Thursday 27 November 2025 having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

North York Moors National Park Authority

Item 5, Public Question Time

When?

Public Question Time will be at the beginning of each meeting, immediately after the minutes of any previous meeting have been agreed and will be limited to a maximum of 15 minutes of questions and answers in total.

What?

- Only questions will be allowed, and these must relate to the business of the Authority.
- Any questioner will be limited to two minutes maximum speaking time.
- Supplementary questions will only be allowed for purposes of clarifying an earlier answer.
- If answers cannot be provided on the day a reply in writing will be offered

How?

Any questions must be delivered in writing to the Director of Planning at least two clear working days before the meeting. The Chair will then call questioners at the meeting in the order questions were received.

Answers to questions will normally be given by the Chair.

Exclusions?

No question relating to an individual recipient of services will be allowed, as appropriate alternative channels exist for such inquiries.

The opportunity to ask questions under this scheme does not apply to staff or their representatives, since other mechanisms are available.

No questions can be accepted which relate to matters which would normally be dealt with in private session because they relate to exempt information, for example: -

- Legal actions
- Financial and business affairs of other organisations
- Individual members of staff
- Trade Union negotiations

No questions can be accepted where there is a statutory procedure in place for public consultation, for example: -

- Traffic regulation orders
- Public rights of way orders, etc

Notice of questions should be sent to:

Director of Planning, National Park Office, Old Vicarage, Bondgate, Helmsley, YO62 5BP
or by email to planning@northyorkmoors.org.uk.

North York Moors National Park Authority

Item 7, Miscellaneous items

a) Ongoing planning and enforcement appeals. Position as of 24 February 2026

Please note that the appeal documentation for each of the ongoing planning/enforcement appeals listed below can be found by clicking on the reference number.

Reference number	Appellant's name	Development description and site address	Date appeal lodged and type	Date, time and venue for Hearings/Inquiries
NYM/0025/2025	Mr & Mrs Coldbeck	Without planning permission, the erection of a timber stable building on the land south of Crosses Farm, Harwood Dale	26/06/2025 Written representations	Not applicable.
NYM/2025/0413	Mr & Mrs Jewell c/o Agent	Variation of condition 2 (material amendment) of planning approval NYM/2023/0550 to allow alterations to the roof height of the approved extensions, changes to the fenestration and doors together with additional rooflights at	21/11/2025 Written representations	Not applicable.

Reference number	Appellant's name	Development description and site address	Date appeal lodged and type	Date, time and venue for Hearings/Inquiries
		East End Farm, East End, Egton		
NYM/2025/0438	Mr Shaun Muir c/o Agent	Construction of two dormer windows and installation of replacement composite cladding at The Timber House, Hutton Village Road, Guisborough	20/11/2025 Fast Track	Not applicable.

- b) Determined planning and enforcement appeals for the period 14 January 2026 to 24 February 2026

Please note that the appeal documentation for each of the determined planning/enforcement appeals listed below can be found by clicking on the reference number.

Reference number	Appellant's name	Development description and site address	Date appeal lodged and type	Decision
NYM/2025/0379	Mr P Cass	Variation of conditions 2 (material amendment) and 9 of planning approval NYM/2022/0476 to allow the installation of uPVC windows and doors at Beacon Farm, Beacon Brow Road, Scalby	16/09/2025 Written representations	Appeal dismissed. Decision at Appendix A
NYM/2024/0770	Andrew Long, Hotel Victoria	Demolition of rear stables building used as "back of house"	01/10/2025 Written representations	Appeal dismissed.

Reference number	Appellant's name	Development description and site address	Date appeal lodged and type	Decision
	(TSP Investments Ltd)	accommodation, construction of first floor extension over existing bar and two storey extension to provide WC facilities and bedroom at ground floor and four further bedrooms at first floor together with creation of first floor sun terrace and erection of glazed rear entrance canopy at Victoria Hotel, Station Road, Robin Hoods Bay		Decision at Appendix B
NYM/2025/0414	Mrs Steph Woolhouse	Construction of timber porch (revised scheme of planning approval NYM/2020/0505/FL) (part-retrospective) at 54 High Street, Helmsley	14/11/2025 Fast Track	Appeal dismissed. Decision at Appendix C

c) Applications determined by the Director of Planning

A list of applications determined by the Director of Planning in accordance with the scheme of delegation is attached at appendix D.

NB: Members wishing to enquire further into particular applications referred to in the Appendix are asked to raise the matter with the Director of Planning in advance of the meeting to enable a detailed response to be given.

d) List of enforcement matters determined by the Director of Planning

A list of enforcement matters determined by the Director of Planning in accordance with the scheme of delegation is attached at appendix E.

Tom Hind

Chief Executive

Chris France
Director of Planning

Background documents to this report

Document	File Ref	Location
Signed letter: dates as given	3024	The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP



Appeal Decision

Site visit made on 11 November 2025

by **F P Tinsley MA (Hons) MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19th January 2026

Appeal Ref: APP/W9500/W/25/3371722

Beacon Farm, Beacon Brow Road, Scalby, Scarborough, YO13 0RB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Mr P Cass against the decision of the North York Moors National Park Authority.
- The application Ref is NYM/2025/0379.
- The application sought planning permission for conversion of farm building to two holiday cottages and one residential annexe with associated parking and landscaping works without complying with condition attached to planning permission Ref NYM/2022/0476, dated 9 February 2024.
- The conditions in dispute are Nos 2 and 9 which state that:
Condition No 2: The development hereby permitted shall be carried out in accordance with the following approved plans (Location Plan D12243-01 A 20 June 2022; Block Plan D12243-02 C 8 March 2023; Proposed Plan D12243-04 D 8 March 2023; Proposed Elevations D12243-05 C 8 March 2023).
Condition No 9: All new external doors, door frames, window frames and glazing bars shall be of timber construction and no other materials shall be used.
- The reasons given for the conditions are:
Condition 2: For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
Condition 9: For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is whether the disputed conditions are necessary having regard to the character and appearance of the appeal site, and its location within the North York Moors National Park (NYMNP).

Reasons

3. The appeal site comprises a large barn within a complex of farm buildings. Planning permission was granted in February 2024 for its conversion into a two-bedroom residential annex and two short-term holiday letting units. The barn is a traditional stone-built structure with a pantile roof and functional detailing, including the positioning of openings. It is characteristic of traditional agricultural buildings in

the area and makes a positive contribution to the character and appearance of the farm complex and wider context highlighting permanence and longevity of agricultural activity in the landscape.

4. Although the appeal building is subservient to the main farmhouse, it occupies a prominent position within the farm complex, partially enclosing the farmyard to the front of the principal dwelling alongside other agricultural buildings. While views of the appeal site from nearby areas are limited, the farm complex is visible from a distance, it being slightly elevated on the dale side. There is no consistent approach to fenestration across the complex; notably, the main farmhouse features uPVC windows and doors. The existing fenestration on the barn is in poor condition.
5. The proposed variation of conditions would allow the installation of uPVC windows in place of timber windows, as was referenced on the approved drawings and stipulated in Condition 9. uPVC has a degree of durability and reduced maintenance, particularly given the site's proximity to the sea, where salt exposure may well shorten the lifespan of timber windows. Further advantages include improved energy efficiency and sustainability as well as personal benefits that this would provide to the appellant.
6. The proposed windows bear some resemblance to timber windows. Even so, they would be noticeably different due to the massing of the uPVC elements compared to the glazed areas. I reach a similar conclusion regarding the other affected elements of the proposal, such as the doors and the vertical covers of openings that are to be closed under the permitted scheme. There would remain a discernible difference from timber, meaning they would appear out of place. The use of traditional materials is fundamental to achieving a sensitive scheme and conserving the character and appearance of the existing buildings.
7. The North York Moors National Park Authority Local Plan (2020) (the Local Plan) includes Policy C2, which requires all proposals to maintain and enhance the distinctive character of the National Park. Policy CO12 requires a high standard of design and detailing, that reflects the form and character of the building, and compliance with its Design Guide Part 4: The Re-use of Traditional Rural Buildings Supplementary Planning Document (SPD), which prohibits the use of uPVC window frames.
8. For the reasons given above, I conclude that the proposed development would fail to comply with the design guidance provided in the SPD and the disputed conditions are necessary having regard to the character and appearance of the appeal site, and its location within the North York Moors National Park. It would therefore conflict with the requirements of Local Plan Policy C2 and Policy CO12.

Conclusion

9. The appeal proposal is in conflict with the development plan as a whole. I have considered the benefits of the proposal, but they do not carry sufficient weight to overcome the harm identified. As such, the material considerations do not indicate that the appeal should be decided other than in accordance with the Development Plan. Therefore, the appeal is dismissed.

F P Tinsley
INSPECTOR

Appeal Decision

Site visit made on 22 December 2025

by **M Willis BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19 January 2026

Appeal Ref: APP/W9500/W/25/3373271

Victoria Hotel, Station Road, Robin Hoods Bay, Whitby YO22 4RL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Hotel Victoria (TSP Investments) Ltd against the decision of North York Moors National Park Authority.
 - The application Ref is NYM/2024/0770.
 - The development proposed is demolition of rear stables building used as "back of house" accommodation, construction of first floor extension over existing bar and two storey extension to provide WC facilities and bedroom at ground floor and four further bedrooms at first floor together with creation of first floor sun terrace and erection of glazed rear entrance canopy.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have adopted the description of the development from the decision notice and the appeal form in my decision in the interests of clarity.
3. The appellant submitted additional information with the appeal which includes an "*Assessment of Significance*" prepared by Austin Heritage Consultants and a "*Transport Note - Transport Note for a Planning Application for the Hotel Victoria Extension, Robin Hood's Bay – Ref: NYM/2024/0770*" prepared by SLR Consulting Limited.
4. The additional information seeks to address two of the reasons for refusal. The North York Moors National Park Authority (the Authority) has commented on the additional and revised information in its response to this appeal. Interested parties have also had chance to provide comments on it. I am therefore satisfied accepting this material does not result in procedural unfairness. To confirm, my decision is therefore based on the evidence submitted when this appeal was made.

Main Issues

5. The main issues are:
 - the effect of the development on the character and appearance of the host building and the surrounding area, including in respect of the effect on the significance of the building which is a non-designated heritage asset (NDHA);
 - the effect of the development on the living conditions of neighbouring residents with particular regard to outlook, overlooking and privacy and noise and disturbance; and

- effects on the highway network as a result of additional vehicular traffic.

Reasons

Character and appearance

6. Victoria Hotel is an attractive building that lies in a prominent position at the gateway to the old village of Robin Hoods Bay within the North York Moors National Park. The main building comprises of three-storeys and is constructed of red brick and ashlar stone and has a red clay tile roof. Along its frontage (west elevation) it has distinctive triple gables, symmetrical double height stone bay windows with gables clad in clay tile above and a central gable constructed of stone. There is also a single-storey red brick extension that houses the hotel public house/bar and, along the southern elevation a large, single-storey glazed orangery with external seating/patio area. Along the northern elevation is a traditional single-storey brick outbuilding (referred to as the 'rear stables building'). A more recent, two-storey red brick infill extension lies between the rear stables building and the main building which houses a garage with hotel rooms above.
7. To the north of the hotel, on the same side of Station Road, is a row of three-storey properties constructed of similar materials to that of the hotel with some having similar front facing gables, bay windows at both ground and first floor levels and front facing dormers in the roof spaces. These design details are characteristic features of the properties along this side of Station Road and together with the hotel create an imposing and attractive street frontage.
8. The hotel is not a Listed Building nor located within a Conservation Area. However, both parties agree it is a NDHA because of its contribution to the architectural and historic composition and character of this part of Robin Hood's Bay which developed in response to the arrival of the railway. Based on the evidence and my observations on site, I have no reason to disagree with this assessment and agree the hotel is a NDHA as it both architecturally and historically makes a good contribution to the cultural heritage and understanding of the development of this part of Robin Hoods Bay. The main issue to be considered is therefore the effect of the development on the character and appearance of the host building and the surrounding area and on the significance of the building which is a NDHA.
9. The proposed development comprises a first-floor extension to the western elevation of the hotel and the demolition of the rear stables building and construction of a replacement two-storey building along the northern elevation.
10. The existing single-storey extension along the frontage does appear at odds and slightly incongruous in scale when compared with the main hotel building and the neighbouring properties to the north. However, I am not persuaded that the proposed first-floor extension, in particular the ridge and gable roof design, would complement that of the host building or the properties on this side of Station Road. In my judgement, the proposed larger scale building would only exacerbate and highlight the notable differences between this newer part of the building and the more traditional parts. Furthermore, although the use of the same materials and fenestration as the existing ground floor frontage is intended to create a seamless continuation of the existing façade, its general appearance would be more reflective of that of a residential property. Consequently, the proposed first-floor extension would not conserve or enhance the principal elevation of the hotel and

therefore the cultural heritage of the National Park nor complement the distinctive character and appearance of the arts and crafts style of the host building which makes a significant contribution to the character of this part of Robin Hoods Bay and Station Road.

11. In relation to the proposed rearward two-storey building, although the appellant says it would only be half a storey higher than the rear stables building that it would replace, the added height would result in a much larger vertical mass along the northern boundary and this elevation of the hotel. This, together with the proposed inclusion and the arrangement of the windows and openings along this elevation, would be inconsistent and out of character with that of the more traditional outbuilding that it would replace.
12. I accept the previous alterations and additions to the hotel have resulted in the eastern (rear) elevation being less uniform and attractive in its overall appearance and as such it does not have the same constraints as the frontage. When viewed from the east, the ridge and eaves height of the building would be similar to that of the adjacent modern extension and so would appear to complement and reflect that of the earlier extension in terms of its general scale and height. Nevertheless, the proposed use of full height glazed windows and doors (including within the gable), would starkly contrast with the style, proportions and width of those of the more historic parts of the hotel building. As a result, the appearance of the proposed building, along with the large first-floor glazed sun terrace, would appear as overly modern and incongruous additions that would not complement or conserve and enhance the cultural heritage of the National Park nor the character and appearance of the building as a whole.
13. Paragraph 216 of the National Planning Policy Framework (the Framework) states that the effect of an application on the significance of a NDHA should be taken into account in determining the application, and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The Authority consider the loss of the rear stables building to amount to 'less than substantial harm'. However, for the purposes of the Framework this category only applies when identifying potential harm to designated heritage assets and not NDHAs¹. Therefore, the Authority has applied the wrong test in this case.
14. Notwithstanding the above, as I observed during my visit, much of the original internal fabric and floorplan of the rear stables building appears to have been lost due to its former and current use. Whilst these internal changes have eroded its overall value and integrity, externally it is still an attractive and traditional outbuilding that contributes to the architectural value and understanding of the historic development of the hotel and the wider area. Consequently, it does retain some limited local heritage interest. In my judgement, the scale of harm to the NDHA as a result of the proposal as a whole would be significant. This is due to the combined effect of the total and permanent loss of some of the remaining original historic building fabric through the proposed demolition of the rear stables building and the harmful effects of the proposed extensions on the character and appearance of the building and wider area.

¹ Paragraph: 018 Reference ID: 18a-018-20190723

15. Given the appeal property's location within the National Park, I have a duty under the National Parks and Access to the Countryside Act 1949 (as amended by the Levelling Up and Regeneration Act 2023) to seek to further the purposes of the National Park by (a) conserving and enhancing natural beauty, wildlife and cultural heritage, and (b) promoting opportunities for the understanding and enjoyment of their special qualities by the public.
16. Paragraph 189 of the Framework places great weight on the conservation and enhancement of wildlife and cultural heritage in National Parks requiring the scale and extent of development within such areas to be limited. Strategic Policy A of the North York Moors National Park Authority Local Plan July 2020 (NYMLP) states permission will be granted for development which is consistent with the statutory purposes and that where there is an irreconcilable conflict greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.
17. As the proposal would deliver additional tourist accommodation that would support and promote opportunities for the public to understand and enjoy the National Park's special qualities, it would not conflict with the second statutory purpose or criteria No.2 of Strategic Policy A of the NYMLP.
18. However, based on the evidence before me, I find that the proposed development would have an unacceptable adverse effect on the character and appearance of the host building and the surrounding area, including on the significance of the building which is a NDHA. The proposal would therefore be contrary to Strategic Policies A, C and J of the NYMLP which together require development to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; to be of high quality design and of compatible scale, height and form that respects and reinforces the character of the built and historic environment and which reflects and complement the architectural character and form of the original building and/or that of the local vernacular.
19. The proposal would also conflict with paragraphs 131, 135 and 189 of the Framework insofar as it does not represent good design or a quality addition to the existing property that would be sympathetic to local character and history or conserve and enhance cultural heritage.
20. Given the above, the proposal would also fail to conserve or enhance the cultural heritage of the National Park and so not meet the first statutory purpose of the National Park and this harm carries great weight in the planning balance.

Living conditions

21. A narrow passageway runs alongside the northern elevation of the rear stables building and the neighbouring property, Lynnfield House, which gives pedestrian access to the hotel car park located to the rear. Beyond the car park lies the private garden spaces associated with the nearby properties on Victoria Terrace.
22. Some of the rear ground floor windows of Lynnfield House face outwards towards the hotel building and the narrow passageway separating the two properties limits the sense of space and separation between them. Based on what I observed on site, the added height and massing of the proposed two-storey extension along this boundary would further compress the sense of separation and have an imposing and dominating harmful effect on outlook from the ground floor windows

and occupiers of Lynnfield House. This element of the proposal would therefore be contrary to Strategic Policy C of the NYMLP. However, as this harm is limited to only one particular outlook, I attach this harm a little weight in the planning balance.

23. In respect of the effects on the occupiers of Victoria Terrace, as was evident during my visit, views eastwards towards these properties and their garden spaces are currently available from the first and second floor windows of the hotel. Whilst the Authority considers the proposal would increase the perception of neighbouring occupiers being overlooked, there is already a degree of mutual overlooking both from the hotel and between the individual properties that form part of Victoria Terrace. Based on what I observed on site, and having regard to the oblique angle of view, I am not persuaded that the proposal would have any greater material effect on the occupiers of Victoria Terrace in respect to overlooking or privacy impacts than that which is already experienced.
24. Similarly, whilst I accept there could be some increased noise as a result of hotel guests using the proposed balcony and sun terrace, there is nothing before me that demonstrates any such noise would be dissimilar or any more harmful than that which could reasonably be expected and generated by the residents and occupiers of Victoria Terrace themselves. Therefore, in the absence of evidence to prove otherwise, I am not persuaded that the proposal would have an adverse effect on the living conditions of neighbouring residents of Victoria Terrace as a result of noise and disturbance.
25. In respect to light pollution, Policy ENV4 of the NYMLP says all development will be expected to minimise light spillage through good design and light management and seeks to restrict external lighting unless it can be demonstrated it is essential for safety, security or community reasons.
26. The Authority raised concerns that light spill and light pollution from the proposed development would be harmful to neighbouring residents and the dark skies character of the area. I acknowledge some of the areas of glazing are greater in size than those currently present within the main hotel building and therefore have the potential increase levels of light spill. However, in order to protect the privacy of the occupants of the proposed bedrooms, I consider it reasonable to expect curtains and/or blinds to be provided which, when drawn, would also have the effect of reducing the amount of artificial light emitted. There is nothing before me which substantiates or supports the Authority's position that light spill arising from internal lighting associated with this proposal would be experienced outside the immediate area. As such I am not persuaded the proposal would lead to unacceptable harm to the immediate neighbourhood or reduce opportunities for all people to increase their awareness and enjoyment of the special qualities of the National Park. Therefore, I find that the proposal would not conflict with Strategic Policy J and ENV4 of the NYMLP as a result of light pollution.
27. Notwithstanding the above, I have found that the proposal would have an unacceptable adverse effect on the outlook, and therefore living conditions, of the occupants of Lynnfield House. Therefore the proposal would be contrary to Strategic Policy C of the NYMLP which, amongst other matters, requires proposals to be compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers.

Highway matters

28. Policy CO2 of the NYMLP says new development will only be permitted where it is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety. The hotel currently has 20 parking spaces available on site which the appellant says are prioritised for use by overnight guests. The proposed development would result in the creation of 4 new bedrooms, however, I note that the Design and Access Statement says that as a result of internal alterations required to facilitate access to the proposed extension, one existing bedroom would be lost. Consequently, had this appeal been allowed then this would increase the number of rooms available by three and not four rooms.
29. I appreciate the hotel has a limited number of parking spaces available however, as I observed during my visit, there are a number of public car parks in the local area as well as access to public transport. It was evident during my visit that some of the public car parks, in particular that opposite the hotel, are well used. I am aware that my site visit was a single snapshot in time and that parking levels may fluctuate. Nevertheless, I have no strong reason to doubt that during peak periods the existing car parks are likely to frequently be at capacity.
30. Notwithstanding the above, whilst I accept the additional bedrooms created by this proposal would likely attract more cars and visitors to the area, the number of additional vehicles over and above those already experienced would be relatively small. Although there could be occasions when parking on site at the hotel would be difficult, there are a number of public car parks in the local area and should these be at capacity, as I noted during my visit, there are clear restrictions and markings in place on the public highway which restrict on street parking. Given this I am not persuaded that the small number of additional visitor vehicles that could arise as a result of this proposal would contribute to parking pressures or problems to such a degree that they could affect the free-flow of traffic or be prejudicial to highway safety.
31. For the above reasons, based on the evidence before me, I do not consider the proposed development to have an unacceptable impact on the highway network as a result of additional vehicular traffic. The proposal would therefore not be contrary to Policy CO2 of the NYMLP or paragraph 116 of the Framework.

Other Matters

32. I acknowledge that there would be social and economic benefits arising from the proposal including significant investment into the hotel and enhancement of deteriorating building fabric which the appellant says would help to sustain the future viability and use of the hotel. The proposal would also create additional hotel accommodation that would support tourism activities and wider benefits to the local economy in terms of visitor expenditure. However, given the scale of the proposal, I afford these social and economic benefits moderate weight.

Planning Balance

33. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals should be determined in accordance with the development plan unless material considerations indicate otherwise.

34. I have found that the proposal would result in the loss of part of a NDHA and harm to the character and appearance of the existing building and the wider locality. I attach great weight to this harm. I have also found that the proposal would have an unacceptable adverse effect on the outlook, and therefore living conditions, of the occupants of the neighbouring property, Lynnfield House. I attach this harm a little weight in the planning balance.
35. I have found the benefits of this proposal to carry moderate weight. These benefits do not amount to a material consideration of sufficient weight to indicate that a decision contrary to the development plan should be made, or which outweighs the material harm to the NHDA.
36. Given the findings above, the proposal would conflict with the development plan and there are no material considerations of sufficient weight which indicate that a decision should be made other than in accordance with it.

Conclusion

37. For the reasons given above the appeal is dismissed.

M Willis

INSPECTOR



Appeal Decision

Site visit made on 6 January 2026

by **Colin Harding BA (Hons) PGCert PGDip MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 27 January 2026

Appeal Ref: 6000959

54 High Street, Helmsley, North Yorkshire YO62 5AG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Steph Woolhouse against the decision of North York Moors National Park Authority.
 - The application Ref is NYM/2025/0414.
 - The development proposed is construction of timber porch.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. I saw that work had commenced, however the proposal was not complete. I have therefore assessed the proposal on the basis of the drawings provided.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of Helmsley Conservation Area.

Reasons

4. As the appeal site is in the North York Moors National Park ('NP'), I am mindful of the requirement to seek to further the purposes of it, which includes conserving its natural beauty and cultural heritage. Paragraph 189 of the National Planning Policy Framework ('the Framework') states that NPs have the highest status of protection, and that great weight should be given to conserving and enhancing their landscape and scenic beauty. The special qualities of the NP, include amongst other things, and of particular relevance to this appeal, the variety and quality of its landscapes, the distinctive character of its settlements and the way in which these factors interact.
5. The appeal site is located within Helmsley Conservation Area ('the CA'). The significance of the CA, insofar as is relevant to this appeal, is primarily derived from the uniformity of materials and general form of dwellings. Buildings are predominantly pavement edge and with few front projecting features other than limited examples of bow or bay windows on some larger commercial properties.
6. The appeal property comprises a stone-built dwelling located at the end of a terrace, and unusually for the immediate locality, incorporates a small area of largely undefined front curtilage. This factor, along with the location of the appeal property at the end of a terrace, towards the edge of the CA, and on a private

driveway which sits behind High Street, results in the appeal property having a relatively unique situation and one where, unusually, a form of front porch would not necessarily appear at odds with the prevailing character and appearance of the CA.

7. The North York Moors National Park Authority Local Development Framework Design Guide Part 2 Supplementary Planning Document states that the size and shape of a proposed porch should respect the proportions of the original dwelling and recognises that oversized porches can appear very prominent in relation to the rest of the house.
8. The width of the proposal, in combination with the need to keep the ridge height below the upper storey dormer window, means that the pitch of the porch roof would be noticeably shallower than those of the dormer windows in the front elevation of the appeal property. This would accentuate the width of the porch, meaning that it would appear as a significant feature projecting from the front elevation of the dwelling.
9. Moreover, the projection of the porch, and the use of wraparound plinth walls would afford the proposal the character of a substantial enclosed area, rather than a more open or lightweight structure and this would further increase the visual dominance of it. Overall, the proposal would appear as a large, comparatively bulky feature at odds with the vertical fenestration and otherwise traditional proportions of the existing dwelling. In doing so, despite the situation of the appeal property, it would unbalance the dwelling and be harmful to the character and appearance of the CA and its significance as a whole.
10. This harm would be less than substantial and given mitigating factors, such as the location of the appeal property, it would be towards the lower end of less than substantial harm. Nevertheless, Framework paragraph 212 requires that great weight should be given to the conservation of heritage assets, irrespective of the level of harm. Any harm to the significance of a designated heritage asset should also require a clear and convincing justification.
11. Framework paragraph 215 requires such harm to be weighed against any public benefits. As I have found that the proposal would fail to preserve or enhance the character or appearance of the CA, I cannot agree that it would enhance the dwelling or the streetscape. The proposal would make use of traditional materials; however, the use of appropriate materials would be a neutral factor preventing additional harm rather than amounting to a benefit of the proposal.
12. I am mindful of the support that the proposal may have received from some local residents, however, public support in itself does not amount to a public benefit to which I can afford more than modest weight. There would also be additional minor economic benefits during construction, however overall, the public benefits of the proposal would be insufficient to outweigh the great weight which I attach to the harm to the designated heritage asset.
13. Moreover, having found that the proposal would be harmful to the significance of the CA, being mindful of my duty to further the purpose of conserving and enhancing the natural and scenic beauty of the NP, and having regard to the special qualities of it, I afford significant weight to the harm that I have found in these respects.

14. For the reasons given, the proposal would fail to preserve the character and appearance of the CA and would harm its significance. The scheme is therefore in conflict with Policy ENV11 of the North York Moors National Park Authority Local Plan. Amongst other things, this policy requires proposals to be of a high-quality design conserving or enhancing the features that contribute to visual, historic or architectural character, and reinforce the distinctive qualities of settlements through considerations of scale and design detailing. Developments affecting the historic environment are required to reinforce the local distinctive historic character of the NP.

Other Matters

15. I am mindful that the Authority previously granted planning permission for a porch at the appeal property in 2020. This approved porch was smaller in terms of both width and projection, and the plinth walls would not have wrapped around the front of the structure. It is unclear whether this planning permission remains extant. However, even if I were to agree that it forms a genuine fallback position, the details of the previously approved porch do not indicate that it would be a more harmful proposal than that which is currently before me.
16. Although the differences in dimensions would appear to be minor, given the nature of the proposed structure, these small differences would nevertheless be noticeable and the proposal before me would be noticeably more harmful in comparison to the previously approved scheme. The fallback position, would not, therefore, be a factor that weighs in favour of the current scheme.
17. It is stated that the proposal would be located wholly within the footprint of a previously removed outbuilding. There is no evidence before me in relation to this previous building, its design or dimensions. Moreover, it has since been removed in any event, and there is no indication that it could, or would, be reconstructed should the appeal fail. Therefore, this factor carries very little weight in favour of the proposal.
18. I do not doubt that the appellant has acted in good faith, and that the proposal has resulted from a genuine misunderstanding in relation to the previously approved scheme. However, I am required to determine the appeal solely on the planning merits of the proposal.

Conclusion

19. For the reasons given above, the proposal would conflict with the development plan as a whole. There are no material considerations, including the Framework, worthy of sufficient weight that would indicate a decision other than in accordance with it. I therefore conclude that the appeal should be dismissed.

C Harding

INSPECTOR

Appendix D

List of applications determined by the Director of Planning in accordance with the scheme of delegation for the period of 14 January 2026 to 24 February 2026

Please note that the decision notice for each of the Authority's applications listed in this report can be found by clicking on the application reference number.

North Yorkshire Council (Ham)

Application reference: NYM/2021/0667/CVC

Verification check of conditions 5, 6 & 8 of planning approval NYM/2021/0333/FL at Bransdale High Moor, Bransdale for The Farndale Estate

Decided on 14/01/2026

Application reference: NYM/2025/0692

Variation of condition 2 (material amendment) of planning approval NYM/2018/0732/FL to allow changes to site layout, roof material and flue (part retrospective) at Bike Base, The Old Stables, Dikes Lane, Great Ayton for Mr Mark Pearson

Approved on 15/01/2026

Application reference: NYM/2025/0744

Erection of garden shed at 25 Faceby Road, Carlton In Cleveland for Dr Katrina Rawcliffe

Approved on 22/01/2026

Application reference: NYM/2025/0712

Construction of extension to existing plant room and installation of borehole for domestic water abstraction at The Forge, Fangdale Beck for Mr & Mrs Coote

Approved on 23/01/2026

Application reference: NYM/2025/0758

Removal of temporary boiler room, installation of two air source heat pumps and alterations to fenestration and addition of door at Carlton Adventure, Carlton in Cleveland for Hartlepool Borough Council

Approved on 29/01/2026

Application reference: NYM/2026/0006

Overhead line exemption notification for replacement of existing low voltage line with aerial bunched conductor at running from near Margate Cottage west to Pear Tree Farm

then south to Eure Farm and east to High Farm, Battersby for Northern Powergrid (Yorkshire) Plc Overhead Line Exemption Notification

Decided on 30/01/2026

Application reference: NYM/2025/0238

Retrospective consent for internal and external works to the Stable Block, Garage, and Workshop, including alterations to external elevations; removal of stone walls, stable door, and stone arch; installation of cavity wall insulation; internal reconfiguration with blockwork walls; removal of internal fixtures including timber panelling, doors, windows, cast-iron pillars, horse stalls, and hay racks; installation of new roof timbers, foil-backed insulation, and plaster ceilings. Proposed mitigation works included at The Coach House, Kepwick Hall, Kepwick for Mr Peter Stephenson

Approved on 02/02/2026

Application reference: NYM/2025/0242

Listed Building consent for internal and external works to the Stable Block, Garage, and Workshop, including alterations to external elevations; removal of stone walls, stable door, and stone arch; installation of cavity wall insulation; internal reconfiguration with blockwork walls; removal of internal fixtures including timber panelling, doors, windows, cast-iron pillars, horse stalls, and hay racks; installation of new roof timbers, foil-backed insulation, and plaster ceilings. Proposed mitigation works included at The Coach House, Kepwick Hall, Kepwick for Mr Peter Stephenson

Granted on 02/02/2026

Application reference: NYM/2025/0700

Installation of a play equipment within the orchard at Mount Grace Priory, Mount Grace, Northallerton for English Heritage

Approved on 03/02/2026

Application reference: NYM/2025/0767

Verification check of conditions 10 and 11 of planning approval NYM/2023/0049 at Clack Cottage, Clack Lane, Osmotherley for Adam Gallagher

Decided on 06/02/2026

Application reference: NYM/2025/0784

Listed Building consent for construction of glazed infill extension to rear, together with installation of timber doors and timber double glazed window together with internal alterations comprising of the removal of two fireplaces and installation of two wood

burning stoves and insertion of two flues at 38 South End, Osmotherley for Mr and Mrs Trevor and Kate Brooks

Granted on 11/02/2026

Application reference: NYM/2025/0799

Construction of glazed infill extension to rear, together with installation of timber doors and timber double glazed window at 38 South End, Osmotherley for Mr and Mrs Trevor and Kate Brooks

Approved on 11/02/2026

Application reference: NYM/2026/0012

Trees in Conservation Area works comprising removal of dead wood, thin out and remove epicormic growth throughout crown and at base of two Lime trees at The Limes, Coxwold for Mr Gavin Jack

No objection on 18/02/2026

Application reference: NYM/2026/0039

Trees in Conservation Area works comprising of reducing height of three Ash and three Horse Chestnuts at Cedar Cottages, Main Road Through Carlton Village, Carlton In Cleveland for Mrs Rachel Caswell

No objection on 18/02/2026

Application reference: NYM/2026/0060

Submission of details required by condition one of planning approval NYM/2022/0923 at Ainsley House, Bilsdale Transmitter Track, Chop Gate for Yorkshire Planning Consultants

Decided on 18/02/2026

Application reference: NYM/2026/0011

Listed Building consent for installation of two replacement timber slimline double glazed timber attic windows at The Mill House, Osmotherley for Dr Jonathan Round

Granted on 19/02/2026

Application reference: NYM/2025/0083

Verification check of conditions 3 and 4 of planning approval NYM/2024/0335 at 34 South End, Osmotherley for Rosemary Adams

Decided on 20/02/2026

Application reference: NYM/2026/0038

Verification check of condition four of planning approval NYM/2023/0656 at Ravens Downe, Clack Lane, Osmotherley for Mr Glenn Southall

Decided on 20/02/2026

North Yorkshire Council (Rye)

Application reference: NYM/2025/0666

Alteration to fenestration, repair works to roof and reconstruction of chimney stack, construction of replacement attached timber clad outbuilding to side and lean-to rear extension, installation of package treatment plant and relocation of oil tank with fencing at The Old Rectory, Scawton for Mr and Mrs Sturdy

Approved on 20/01/2026

Application reference: NYM/2025/0667

Listed Building consent for internal alterations, alteration to fenestration, repointing, repair works to roof and reconstruction of chimney stack, construction of replacement attached timber clad outbuilding to side and lean-to rear extension at The Old Rectory, Scawton for Mr and Mrs Sturdy

Granted on 20/01/2026

Application reference: NYM/2025/0741

Listed Building consent for installation of three replacement timber windows to front elevation at Thyme Cottage, 28 High Street, Helmsley for Mr Anthony Johnson

Refused on 22/01/2026

Application reference: NYM/2025/0769

Listed Building consent for masonry remediation works to gable and side wall and re-plastering of internal wall at Black Swan Hotel, Market Place, Helmsley for The Inn Collection Group

Granted on 22/01/2026

Application reference: NYM/2025/0752

Installation of replacement uPVC windows to front elevation at Hollyhock Cottage, Hudgin Lane, Lockton for Mr Adrian Love

Approved on 29/01/2026

Application reference: NYM/2025/0718

Change of use from holiday letting accommodation to toilet provision to serve Walled Garden (no external alterations) at The Bothy, Helmsley Walled Garden, Cleveland Way, Helmsley for Trustees of Helmsley Walled Garden

Approved on 30/01/2026

Application reference: NYM/2025/0776

Listed Building consent for installation of replacement timber slimline double glazed windows at 10 High Street, Helmsley for Mr Simon Kibble

Granted on 06/02/2026

Application reference: NYM/2025/0736

Refurbishment works, installation of replacement timber windows, hatch door, door, guttering and exterior wall lights (part retrospective) at Hall Farm, Maltongate, Thornton-le-Dale for Mr and Mrs M Stephenson

Approved on 09/02/2026

Application reference: NYM/2025/0737

Listed Building consent for refurbishment works, installation of replacement timber windows, hatch door, door, guttering and exterior wall lights together with internal alterations at Hall Farm, Maltongate, Thornton-le-Dale for Mr and Mrs M Stephenson

Granted on 09/02/2026

Application reference: NYM/2026/0023

Overhead line exemption notification for diversion of line comprising relocation of three poles and associated span of line and the addition of one pole together with replacement of wood pole with steel pole at pole near South View and line south of Plough Inn and Westfield Farm, Fadmoor for Northern Powergrid (Northeast Ltd)
Overhead Line Exemption Notification

Decided on 09/02/2026

Application reference: NYM/2025/0635

Verification check of conditions 3, 4, 7, 8 and 12 of planning approval NYM/2024/0694 at Douthwaite Hall, Douthwaite Dale, Hutton le Hole for Mr R Foljambe

Decided on 11/02/2026

Application reference: NYM/2025/0636

Verification check of conditions 3, 4, 7, 8, 12, 14, 16, 17, 18 and 19 of Listed Building

consent NYM/2024/0696 at Douthwaite Hall, Douthwaite Dale, Hutton le Hole for Mr R Foljambe

Decided on 11/02/2026

Application reference: NYM/2025/0578

Change of use of adjoining paddock to nursery outdoor activity space (Use Class E - Commercial, Business and Service) together with siting of chicken coop and bell tent at Halfway Barn, Hutton le Hole for Ravenswick Estate Trust

Approved on 12/02/2026

Application reference: NYM/2025/0751

Retention of temporary electronic communications mast, ground based equipment and fencing until 30 September 2026 (originally installed under emergency permitted development rights and retention until 30 September 2025 approved under NYM/2023/0437) at existing temporary electronic communications installation, Bilsdale West Moor for Cellnex UK

Approved on 12/02/2026

Application reference: NYM/2025/0785

Listed Building consent for internal alterations, comprising of but not limited to, studwork, doors, architraves, skirting, W.C's, coving, ceilings, flooring, and plastering (revised scheme following refusal of Listed Building consent NYM/2024/0406) at Comber House, Church Hill, Thornton-le-Dale for Mrs G Bell

Granted on 12/02/2026

Application reference: NYM/2025/0809

Verification check of conditions 8 and 9 of planning approval NYM/2025/0570 at Baxton Grange, Baxtons Road, Helmsley for Baxton Grange Farms Ltd

Decided on 16/02/2026

Application reference: NYM/2026/0013

Conversion of agricultural outbuilding to domestic garage/store at ground floor level with home office above (part retrospective) at Monket House, Daleside Road, Farndale West for Mr David Marden

Approved on 16/02/2026

Application reference: NYM/2026/0032

Trees in Conservation Area works comprising of pruning three Conifers and reshape; and one Cypress at St Mary's Church, Lastingham, York for Mr Christopher Gibson

No objection on 18/02/2026

Application reference: NYM/2026/0059

Trees in conservation area works comprising of felling Goat willow (dead) and Cherry and reducing leaning limb of Walnut and remove dead and diseased branches on two Yew at Greystones, Maltongate, Thornton-le-dale for Mt Peter Smith

Approved on 18/02/2026

Application reference: NYM/2025/0716

Listed Building consent for structural repair works comprising installation of remedial wall tie system, crack stitching and installation of stud and strap anchors at Blossom Hill Cottage, Westgate, Thornton Le Dale for Mr R Ottoy

Granted on 19/02/2026

Application reference: NYM/2025/0775

Application for Works to tree protected by TPO – reduce crown of Copper Beech at TPO 2005/2 T2 Wren Cottage, Wass Bank Road. Wass for Mr Joe Wright

No objection on 19/02/2026

Application reference: NYM/2025/0781

Removal of porch, construction of single storey rear extension, installation of replacement uPVC sash windows and composite side door and alterations to landscaping at Crummock Cottage, Roxby Road, Thornton-le-Dale for Mr & Mrs N Concannon

Approved on 19/02/2026

Application reference: NYM/2025/0805

Erection of Changing Places disabled toilet facility building at Public Toilets, Cleveland Way, Helmsley for Howardian Hills National Landscape Partnership (part of North Yorkshire Council)

Approved on 19/02/2026

Application reference: NYM/2026/0075

Non material amendment to planning approval NYM/2025/0127 to allow alterations to internal layout, doors and fenestration including additional rooflights, together with

construction of raised platform for air source heat pump at Low Pasture House, Byland Abbey for Susanne Guthrie

Approved on 24/02/2026

Application reference: NYM/2025/0808

Installation of replacement and new play equipment at Play Area, Sportsfield, Baxtons Sprunt, Helmsley for Helmsley Town Council

Approved on 25/02/2026

North Yorkshire Council (Sca)

Application reference: NYM/2021/0939/CVC

Verification check of condition 2 and 7 of planning approval NYM/2021/0512/FL at land at Fairfield Way, Hawsker-cum-Stainsacre for Nobles Recycling and Skip Hire Ltd

Decided on 14/01/2026

Application reference: NYM/2025/0774

Alterations, construction of single storey side extension and dormer window at 4 Hall Farm Road, Low Hawsker for Sanderson

Approved on 03/02/2026

Application reference: NYM/2025/0742

Listed Building consent for installation of seven externally mounted CCTV cameras to existing buildings and heat pump unit within building at Rake Farm, Glaisdale for Mr R and Mrs V Martin

Granted on 15/01/2026

Application reference: NYM/2025/0749

Construction of two storey rear extension and replacement garage together with creation of parking area at 18 Prospect Field, Hawsker for Mr and Ms Kieran and Kate McConnell and Noble

Approved on 15/01/2026

Application reference: NYM/2025/0753

Verification check of condition 7 of planning approval NYM/4/030/0202/PA to confirm compliance with the local occupancy restriction at 2 Memorial Cottages, Goathland for Mr D Fletcher

Decided on 15/01/2026

Application reference: NYM/2025/0795

Non material amendment to planning approval NYM/2025/0358 to allow a reduction in size of approved roof lantern and omission of porch at Fylingdales Inn, Thorpe Lane, Fylingthorpe for Mr H Tucker

Approved on 15/01/2026

Application reference: NYM/2025/0613

Construction of single storey rear extension and replacement porch at 50 High Street, Castleton for Jackson

Approved on 16/01/2026

Application reference: NYM/2025/0639

Erection of a garden room at The Oaken Barn, Bell Hill Farm, Staintondale Road, Ravenscar for Mr Kevin Riley

Approved on 16/01/2026

Application reference: NYM/2025/0665

Verification check of conditions 3, 5, 6, 8, 11 and 13 of planning approval NYM/2023/0310 at land adjacent Hawthorn Cottage, Lealholm for Mr M Hoggarth

Decided on 16/01/2026

Application reference: NYM/2025/0722

Creation of two wildlife ponds at Carr End Farm, Carr Lane, Glaisdale for Pippa Nelson

Approved on 16/01/2026

Application reference: NYM/2025/0806

Confirmation of compliance with conditions one, two, and three (condition three discharged under NYM/2016/0060/CVC) of planning approval NYM/2015/0588 at 91 High Street, Castleton for Mr Terry Robinson

Decided on 20/01/2026

Application reference: NYM/2025/0807

Confirmation of compliance with conditions one and two of planning approval NYM/2019/0246, and confirmation of compliance with conditions one, two, and four and verification check of conditions three, five, and six of Listed Building consent NYM/2019/0247 at 91 High Street, Castleton for Mr Terry Robinson

Approved on 20/01/2026

Application reference: NYM/2025/0726

Listed Building consent for installation of slimline double glazed timber windows and timber doors at Fairfax Farm, Dunsley for Mulgrave Estate

Granted on 21/01/2026

Application reference: NYM/2025/0727

Listed Building consent for installation of slimline double glazed timber windows and timber doors at Wayside Cottage, High Street, Lythe for Mulgrave Estate

Granted on 23/01/2026

Application reference: NYM/2025/0679

Demolition of barn and erection of substation at Former Central Garage, High Street, Castleton for James Hall & Co Ltd

Approved on 26/01/2026

Application reference: NYM/2025/0759

Alterations, construction of two storey side extension and porch to front elevation at 4 Esk View, Egton for Mr & Mrs J & A Raw

Approved on 26/01/2026

Application reference: NYM/2025/0760

Alterations and construction of four dormer windows (one with Juliet balcony) to dwelling together with alterations and cladding to garage, and construction of dormer window to create garden room at first floor and raised terrace at Four Winds, Sneaton for Mr & Mrs McLeod

Approved on 29/01/2026

Application reference: NYM/2025/0782

Demolition of rear stables building used as "back of house" accommodation, construction of first floor extension over existing bar and two storey extension to provide WC facilities and bedroom at ground floor and four further bedrooms at first floor together with dormer window, creation of first floor sun terrace and erection of glazed rear entrance canopy (revised scheme following refusal of NYM/2024/0770) at Hotel Victoria, Station Road, Robin Hoods Bay for Hotel Victoria (TSP Investments) Ltd

Refused on 03/02/2026

Application reference: NYM/2025/0755

Demolition of existing outhouse and construction of two storey side extension and dormer window at 2 Moss Brow Cottage, Sandsend Road, Sandsend for Mr P Muldoon

Approved on 05/02/2026

Application reference: NYM/2025/0780

Submission of a Construction Environment Management Plan, details required by informative two and verification check of condition six of planning approval NYM/2024/0665 at The Howe, Danby Low Moor, Castleton for Cellnex UK Ltd

Decided on 05/02/2026

Application reference: NYM/2025/0725

Removal of caravan and siting of shepherd's hut for use as ancillary guest accommodation/holiday letting accommodation, creation of turning area, construction of replacement garage and stable building, construction of two storey extension to rear of dwellinghouse together with replacement window, addition of doors, cladding and installation of solar panels to shed at Cragg Farm, Browside, Ravenscar for Mr & Mrs A & V Rutherford

Approved on 06/02/2026

Application reference: NYM/2025/0756

Variation of condition 2 (material amendment), 7, 8 and 9 of planning approval NYM/2012/0636/FL to allow a change of chalet design with composite timber effect cladding and metal framed double glazed windows at The Falcon Inn, Whitby Road, Cloughton for The Grainary Harwood Dale Ltd

Approved on 06/02/2026

Application reference: NYM/2025/0787

Listed Building consent for internal alterations to rear gable end to repair chimney, and alterations to window to accommodate new chimney flue at Wheathill Cottage, The Common, Goathland for Mr Phillip Newton

Granted on 06/02/2026

Application reference: NYM/2025/0792

Variation of condition two (material amendment) of planning approval NYM/2024/0509 to allow omission of two storey extension, rebuilding of rear wall, addition of cladding and porch canopy together with alterations to fenestration, and insertion of door at The Loft, Runswick Bay for Mr & Mrs Craven

Approved on 09/02/2026

Application reference: NYM/2025/0800

Listed Building consent for installation of replacement timber slimline double glazed windows and timber doors at Curlew Cottage, High Street, Lythe for Mulgrave Estate

Granted on 09/02/2026

Application reference: NYM/2025/0619

Replacement pantile roof, cladding of lean-to side extension, removal of lean-to outbuilding to rear and alterations to fenestration and doors at The Flask Inn, Blacksmiths Hill, Fylingdales for Mrs Nicola Saville

Approved on 12/02/2026

Application reference: NYM/2025/0803

Use of land for the winter storage of caravans, removing the restriction set out in condition 2 of planning approval NYM4/033/0052L/PA at Northcliffe Holiday Park, Bottoms Lane, High Hawsker for Greenwood Parks

Approved on 12/02/2026

Application reference: NYM/2026/0053

Verification check of conditions four and five of planning approval NYM/2025/0722 at Carr End Farm, Carr Lane, Glaisdale for Pippa Nelson

Decided on 12/02/2026

Application reference: NYM/2026/0042

Verification check of condition 15 of planning approval NYM/2020/0605 and condition 14 of associated variation of condition approval NYM/2024/0712 at Cross Farm Buildings, Egton for Mr Martyn Cana

Decided on 13/02/2026

Application reference: NYM/2025/0707

Alterations and subdivision of single dwellinghouse into two dwellinghouses at Kerrs Farm, High Street, Lythe for Mulgrave Estate

Approved on 16/02/2026

Application reference: NYM/2025/0708

Listed Building consent for external and internal alterations to facilitate the subdivision of the dwellinghouse at Kerrs Farm, High Street, Lythe for Mulgrave Estate

Granted on 16/02/2026

Application reference: NYM/2025/0763

Construction of industrial building with vehicular access and construction of gabion retaining wall (revised scheme following refusal of NYM/2025/0355) at MTR Autotech, 1A Langburns Bank, Castleton for MTR Autotech

Approved on 16/02/2026

Application reference: NYM/2025/0796

Listed Building consent for internal alterations including installation of stud partition wall with door, boarding of ceiling beams, together with repair works to existing door and addition of wooden sign at Greenhills Farm, Scar Lane, West Barnby for Mr Jordan Ingham

Granted on 16/02/2026

Application reference: NYM/2026/0046

Verification check of condition three of planning approval NYM/2022/0249 to confirm compliance with local occupancy restriction at Holly Cottage, Beacon Way, Sneaton for Katie Wilkinson

Decided on 18/02/2026

Application reference: NYM/2025/0542

Siting of a cabin/camping pod for holiday letting purposes with parking provision at Dale Farm, Main Street, Hutton Buscel for RA & B Robinson and Sons

Approved on 19/02/2026

Application reference: NYM/2026/0002

Part change of use of public house (Use Class Sui Generis) to shop (Use Class E(a)), and use of ancillary owners accommodation at first and second floor levels to provide additional public house seating/kitchen/toilet/storage and office areas together with installation of external lighting, CCTV cameras and signage and retention of rooflight at Dolphin Hotel, King Street, Robin Hoods Bay for Brown

Approved on 19/02/2026

Application reference: NYM/2026/0003

Listed Building consent for internal and external alterations including but not limited to changes to layout, updated heating, exposure of brickwork, plastering, retention of rooflight and installation of lighting, CCTV cameras and signage at Dolphin Hotel, King Street, Robin Hoods Bay for Brown

Granted on 19/02/2026

Application reference: NYM/2026/0005

Erection of covered structure over existing implement store for agricultural storage purposes at High Buildings, Dale Head, Fryup for Mr Richard Burrige

Approved on 19/02/2026

Application reference: NYM/2025/0765

Erection of two cricket practice cages at The Sports Field, Middlewood Lane, Fylingthorpe for Fylingdales F and C Club

Approved on 25/02/2026

Redcar and Cleveland

Application reference: NYM/2024/0637

Application for works to trees with TPO – thinning canopy of large Sycamore tree (T1), at TPO 1983/2, Red Oaks, Hutton Village Road, Guisborough for Mr Neil Pentland

Refused on 14/01/2026

Application reference: NYM/2026/0028

Verification check of conditions four and five of planning approval NYM/2025/0720 at Mount Pleasant Farm, Moorsholm for Mr Neil Spencer

Decided on 13/02/2026

Application reference: NYM/2025/0791

Use of land for equestrian purposes and formation of extension to all weather riding arena (revised scheme following refusal of NYM/2025/0523) at land south of Lodge Farm, Cow Close Lane, Moorsholm for Mr Sam Dowey

Approved on 19/02/2026

Application reference: NYM/2026/0004

Construction of single storey uPVC front porch/conservatory at 3 Cowbar Cottages, Cowbar, Redcar And Cleveland for Mr & Mrs Johnson

Approved on 19/02/2026

Notifications under Schedule 2, of The Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order)

North Yorkshire Council (Ham)

None

North Yorkshire Council (Rye)

Application reference: NYM/2026/0041

Prior notification for erection of replacement agricultural storage building (no livestock/sewage/slurry-sludge) under Part 6 at Carlton Park Farm, Carlton for Mr B Smith

No prior approval required on 13/02/2026

Application reference: NYM/2026/0081

Prior notification for creation of passing place for forestry purposes under Part 6 at Scot Ridge located east of Former School House, Bransdale for Forestry England

No prior approval required on 25/02/2026

North Yorkshire Council (Sca)

Application reference: NYM/2025/0745

Prior approval for erection of general purpose agricultural plant and machinery storage shed under Part 6 at Hollins Farm, Eskdaleside, Grosmont for Mr D Stuart

Approved on 25/02/2026

Redcar and Cleveland

None

Post committee applications determined by the Director of Planning on expiry of advertisement, receipt of further amended plans and observations

Application reference: NYM/2025/0328

Demolition of existing storage building and construction of workshop building with parking provision to support tree surgery business together with landscaping at land south east of Park Nook Farm, Langburns Bank, Castleton.

The application was approved by the Planning Committee contrary to officer recommendation on 25 February 2026. The decision notice has now been issued with the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 12 Jan 2026 Proposed Site Location Plan/BN Plan 12 Jan 2026 Proposed North & South Elevations 4278-01 1 July 2025 Proposed East & West Elevations 4278-02 1 July 2025 Proposed Roof Plan 4278-03 1 July 2025.
3. If the use of the workshop building hereby permitted for the purposes of the tree surgery business permanently ceases then the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.
4. The workshop building hereby permitted shall form and remain part of the current Planning Unit presently known as Park Nook Farm as shown edged blue on the site location plan received on 12 January 2026.
5. No works shall start of the construction of the workshop hereby approved until the existing open sided shed outlined in red on the Proposed Site Plan/BNG Plan received on 12 January 2026 has been removed from the site.
6. No storage of materials, machinery, waste or other items shall take place outside the workshop building on the land shown edged blue on the site location plan received on 12 January 2026 other than on the hardstanding area immediately to the north of the workshop building edged red on the site location plan.
7. The external surface of the roof of the workshop building hereby permitted shall be coloured dark grey and shall be maintained in that condition in perpetuity.
8. The external elevations of the workshop building hereby approved shall, within three months of first being brought into use, be clad in dark stained vertical timber boarding and shall thereafter be so maintained.
9. 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 Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
10. Development may not be begun unless:
 1. A biodiversity gain plan has been submitted to the Local Planning Authority, and
 2. The Local Planning Authority has approved the plan.
11. No development shall commence until a Habitat Management and Monitoring Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Habitat Management and Monitoring Plan should include the following:
 - a) A copy of the completed biodiversity metric.
 - b) Description and evaluation of the habitats to be retained, enhanced and/or created onsite.

- c) Detailed description of the management measures required for each habitat, with reference to the proposed condition of each habitat within the completed biodiversity metric.
- d) Preparation of a work schedule, to demonstrate how the management can be implemented for the next 30 years.
- e) Details of the persons or organisation responsible for implementation of the plan.
- f) Details of the proposed habitat monitoring and plan review on a five year cycle

12. Prior to the development hereby permitted being brought into use full details of the proposed boundary treatment to the north, south and west and landscaping of the site, including the size and species of any tree planting and hedging and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary treatment and landscaping works shall then be implemented in accordance with the approved details and shall be maintained in perpetuity.

Applications adjacent to the National Park (3024)

Application reference: ZE25/01301/MFUL

Erection of a discount food store (Use Class E) with access, parking, landscaping and other associated works at land North of Thornton Road, Pickering.

The Authority has assessed the details and raised no objections, however, would like a dark sky compliant external lighting.

Application reference: 25/04614/OUT

Outline planning application with all matters reserved expect for means of access to North Street, but not within, the site for the development of up to 90 dwellings and associated landscaping and infrastructure works at Sports Ground, Scalby.

The Authority has assessed the details and objected to the application on the following grounds:

This edge of the National Park is particularly sensitive where the open topography of the valley provides an attractive and tranquil setting to the National Park. At present the vegetation and trees which line Church Beck provide a natural boundary to the village and as such the village is well screened from wider views and particularly from within the National Park. Development of this field for housing will extend development out into the open countryside eroding this natural setting to the National Park. Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023 (LURA) requires 'relevant authorities' (which includes NYC) to seek to further the statutory purposes of Protected Landscapes which in this respect requires the demonstration of how a decision seeks to further the conservation and enhancement of the natural beauty of

the National Park. Our view is that an approval of housing development in this location would not comply with this legal requirement.

The North York Moors Local Plan Landscape Character Assessment also specifically identifies the setting of the National Park along the edge of Scalby as being sensitive to development, as follows:

Changes outside the National Park and in adjacent Landscape Character Types (LCT):

There is intervisibility with agricultural land along the eastern boundary of the National Park, as well as with the edges of the settlements of Scalby and Newby which are adjacent to the National Park Boundary. Therefore, developments within these areas are likely to affect views from the National Park. The Limestone Hills LCT also has strong visual connections with the more elevated LCTs which surround it (LCT 1 – Moorland, LCT 3- Forest, LCT 4 – Coastal Hinterland, and LCT 5 – Limestone Hills). Changes in these LCTs, for example changes in land management or the introduction of built development, may therefore impact on the Limestone Dales LCT.

The National Park Authority has previously made these comments with regards to this site in relation to North Yorkshire Council's, (and previously Scarborough Borough Council's) call for sites (SW-NAS-0004 - Land West of North Street, Scalby. Residential).

Finally, it is considered that housing development of this site would conflict with national policy (NPPF paragraph 189) which requires development within the setting of National Parks to be sensitively located and designed to avoid or minimise adverse impacts on the designated area.

Application reference: ZB25/02294/FUL

Provision of a bin store, spring water tank house, new entrance gates and drive apron at Primrose Hill Farm, Knowle Lane, Kirby Knowle.

The Authority has assessed the details and has raised no objections. The proposal is unlikely to have a detrimental impact on the wider setting of the National Park, however, if approved, a condition is included requiring Dark Sky compliant external lighting.

Application reference: R/2025/080/OOM

Outline application, with all matters reserved except access, for the erection of up to 117no. residential dwellings (Use Class C3) and associated road infrastructure, open spaces and landscaping reference at land South of Stokesley Road, Guisborough.

The Authority has assessed the details and has raised objections. In brief, the National Park Authority is concerned that the proposed development owing to its proximity to the National Park Boundary and the landscape character in the vicinity, results in a harmful impact on the setting and Special Qualities of the National Park.

Application reference: ZB25/01597/LBC

Listed Building consent for retention of 10no replacement windows (3no UPVC and 7no timber) and Listed Building consent for the replacement of the front door with fan light, replacement of the timber cellar door and frame, full internal refurbishment including thermal upgrade of external walls, new insulation to roof void, a full re-wire, new central heating system with oil fired boiler, new kitchen and utility units, new cast iron rain-water goods to match external soil pipe, external repairs where necessary at Blue House, Lead Lane, Nether Silton, Thirsk

The Authority has assessed the details and has raised no objections to this application but commented as follows:- The character of this Listed Building is instrumental to the character of the Conservation Area. Any changes to this listed building, which are not sympathetic to its age and character, does have the opportunity to negatively affect the character of the area. Consequently, it is important to seek the views of the Authority's Building Conservation Team.

Appendix E

List of enforcement matters determined by the Director of Planning in accordance with the scheme of delegation for the period of 14 January 2026 to 24 February 2026

Reference number	Development description and site address	Decision taken
21836	Alleged unauthorised siting of shipping containers at The Haulage Yard, Whinney Hill Farm, Appleton le Moors	Development approved
18870	Noise pollution concerns at Spaunton Quarry, Spaunton	Not expedient to pursue
21311	Alleged unauthorised installation of pedestrian door onto garage door, installation of rooflights and installation of flue at Daisy Cottage, Church Lane, Thornton le Dale	Development approved
21916	Alleged unauthorised walls/gateposts and resurfacing of driveway at 1 Glebe Gardens, Easington	Gateposts reduced to 1m to comply with permitted development rights.
21407	Potential non compliance of planning approval NYM/2018/0732/FL Bike Base and Café at Bike Base, land east of 20 Dikes Lane, Great Ayton	Planning permission granted for revised scheme
21597	Alleged unauthorised change of use of common land to domestic garden at Vicarage Farm, Scawton	Development has been removed.
17918	Erection of large wooden structures to front of building and lighting at White Horse Farm Inn, Gill Lane, Rosedale Abbey	Further enforcement action not required
20149	Concerns regarding collapse of building at Tylas Farm, Old Byland	No unauthorised development – not expedient to pursue
21697	Unauthorised construction of shed for residential purposes at Port Mulgrave Harbour.	Case to be closed to allow a formal enforcement case to be opened

Reference number	Development description and site address	Decision taken
21661	Lapsed temporary consent of advertising consent NYM/2020/0160 at Forrester's Arms, Kilburn	No further action required
0019/2024	Unauthorised building at land adjacent to Lodge Farm, Cow Close Lane, Moorsholm	The building has been removed
20150	Concerns regarding disrepair of Listed Building at Barn Close Farm, Old Byland	No unauthorised development
0003/2023	Alleged breach of local occupancy condition at Old Peak, Raven Hall Road, Ravenscar	Planning permission has now been sought under NYM/2025/0156 for the variation of condition 6 of planning approval NYM4/027/0140/OL (allowed on appeal) to change the local occupancy condition to a principal residence condition on all four dwellings. Breach regularised
22173	Alleged unauthorised erection of pigeon house/shed at 38 Hermitage Way, Sleights	No breach found
22015	Alleged unauthorised development and change of use of agricultural land to garden at land adjacent to 82 Rosedale Lane, Port Mulgrave	Breach of planning removed
22128	Concerns regarding parking following grant of planning permission NYM/2019/0594/FL at Mulgrave House, 16 High Street, Hinderwell	Not a planning matter
22042	Alleged unauthorised works to track at track south from Faceby Mill to Bracken Hill	No breach found
22212	Alleged unauthorised works to a public right of way at bridleway from	No breach found

Reference number	Development description and site address	Decision taken
	St Oswalds Pastoral Centre to Main Road, Aislaby	
21809	Alleged unauthorised stable block and erection of fencing at The Old Post Office, Harwood Dale	Formal action to be taken
20764	Alleged unauthorised change of windows from timber to uPVC at 32 West End, Osmotherley	Windows replaced in accordance with Planning Permission – Breach rectified
22019	Alleged unauthorised replacement gravel track affecting stone trods near Topstone Folly, Egton	No breach of planning found
22096	Monitoring of planning approval NYM/2023/0411 for the erection of replacement livestock building at Forest Farm, Castleton	No breach of planning found
22095	Potential non compliance with planning approval NYM/2022/0668 at land north west of Far Rosedale, 11 Cliff Cottages, Port Mulgrave	Not expedient to pursue
22073	Alleged unauthorised door to shared access at The Cottage, Carlton in Cleveland	Not expedient to pursue
22174	Alleged unauthorised conversion of outbuilding at Rockley Cottage, Broom House Lane, Egton Bridge	Not expedient to pursue

Enforcement Notices served

Reference number	Development description and site address	Decision taken
NYM/0002/2026	Unauthorised construction of shed for residential purposes at Port Mulgrave Harbour	Planning contravention notice issued 27/01/2026

Item 8, List of planning applications together with the Director of Planning's recommendations

The time period for responses to consultations/publicity carried out on individual applications may not have expired before the given closing date for such responses to be reported to the committee meeting. Any responses received within the various specified consultation periods but not reported to the meeting will be taken into account. If such responses are contrary to the Committee's resolution and raise new matters the application will be presented for reconsideration by the Committee at a future meeting.

The background papers taken into account when considering planning applications on this list include all or some of the following items. Items 1 to 4 are included on the file for each individual application.

1. Application: includes, the application form, certificates under Section 65 of the Town and Country Planning Act 1990, plans, and any further supporting information submitted with the application.
2. Further correspondence with applicant, including any amendments to the application: includes any letters to the applicant/agent with respect to the application and any further correspondence submitted by the applicant/agent together with any revised details and/or plans.
3. Letters from Statutory Bodies – includes any relevant letters to and from the District Councils, Parish Councils, Departments of North Yorkshire County Council, Water Authorities and other public bodies and societies.
4. Letters from Private Individuals – includes any relevant letters to and from members of the public with respect to the application.
5. Statutory Plans and Informal Policy Documents – some or all of the following documents will comprise general background papers taken into account in considering planning applications in the National Park. The Plans listed under (b), (c) and (d) comprise the Development Plan which forms the basis for determining planning applications

Statutory Plans:

- a) North York Moors National Park Management Plan – December 2016
- b) North York Moors Local Plan Adopted July 2020
- c) Helmsley Local Plan – July 2015
- d) Whitby Business Park Area Action Plan (2014) and Design Brief (2016)

Supplementary Planning Documents (SPD):

- e) Renewable Energy SPD (April 2010)
- f) Design Guide SPD
- g) Osmotherley and Thimbleby Village Design Statement SPD (2011)
- h) Ampleforth Conservation Area Appraisal & Management Plan SPD
- i) Oswaldkirk Conservation Area Appraisal & Management Plan SPD (2011)
- j) Hutton Buscel Village Design Statement (2010)

North York Moors National Park Authority

Plans list item 1

Planning Committee

Application reference number: NYM/2025/0743

Development description: siting of one additional silo, one additional secure storage unit and one additional stretched tent (one silo, one tent and one secure storage unit approved under NYM/2024/0528) at The Flower Belt (seasonal April - Oct) (part retrospective)

Site address: field adjacent A170 located south of Helmsley.

Parish: Sproxton

Case officer: Hilary Saunders

Applicant: The Flower Belt

Agent: Cheryl Farrow

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

- 1 The development hereby permitted shall be for a limited period being until 7 February 2035. The structures hereby permitted shall be removed and the use shall be discontinued and the land restored to its former condition on or before 7 February 2035.
- 2 The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
- 3 The consent hereby granted relates to the siting of structures in association with the use permitted under ref. NYM/2024/0528 and for use of the additional facilities for the selling of locally grown/locally produced consumables, and associated health/education activities together with cafe and bar facilities, from April to October in any calendar year.
- 4 All structures associated with operation of the use hereby granted shall be removed from the site before the 7 November in any year and shall not be brought back onto the site before 25 March the following year.
- 5 Noise at the site shall be mitigated so that it shall not exceed 40dB(A) at any time, when measured from the nearest noise sensitive receptor to the site (dwelling at Low Woods Farm, Helmsley).
- 6 Between April and second weekend in September the site shall only be open for customers between the following hours:
 - 0900 - 2200 Mondays - Thursdays;
 - 0900 - 2300 Fridays and Saturdays ; and
 - 0900 - 2200 Sundays.From the third weekend in September through to the end of October, the site shall only be open for customers between the following hours:
 - 0900 - 2000 Mondays – SundaysThe site shall not be open to customers at any time outside of these hours or dates.
- 7 No lighting shall be installed on the development hereby permitted, other than the string lighting in accordance with the details submitted and which shall be Dark Sky compliant. The string lighting shall be switched off when the site is not open to customers. No flood lighting shall be used at any time. The lighting shall be installed and maintained in accordance with the above thereafter.
- 8 The exterior of the south facing elevation of the portable storage unit hereby approved shall, whilst on site shall be clad in vertical untreated timber boarding and shall thereafter be so maintained.

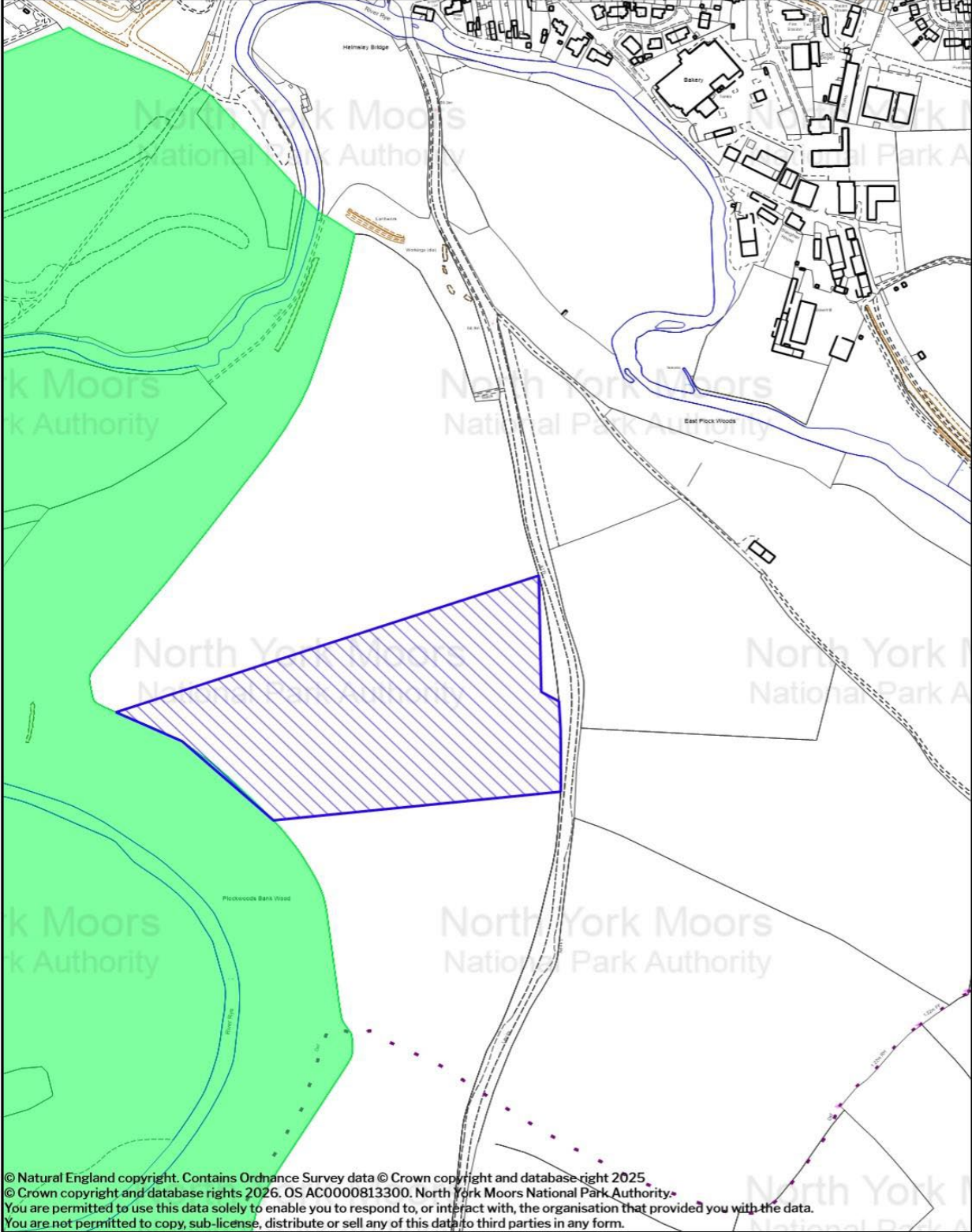
Map showing application site.



North York Moors National Park

Application Number: NYM/2025/0743

Scale: 1:5000



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Photo showing silos and stretch tents that were sited in 2025.



Consultation responses

Parish

Helmsley Town Council - Support as the business is seasonal and encourages visitors and tourism.

Sproxtton Parish Meeting

Support.

Highways

No objections -The proposals do not include any changes to the existing highway, there is not expected to be an increase in traffic to the site as a result of the proposals.

Natural England

No objection

Environmental Health

No objections

North Yorkshire Fire & Rescue

No objection

Forestry Commission

No comments received.

Third party responses

The following people have written in support of the application for some or all of the following reasons: -

Name

Mrs Jean Brownridge, 48 Martley Road, Pelsall, Walsall

Carolyn Frank, Libby Butler Jewellers, 1 Borogate, Helmsley

Mrs Jill Moncur, Johns Barn, Stillington Road, York

Mrs Lynette Walker, 68 Brownsmill Way, Nottingham

Samantha Leaver, 57 Upper Barker Street, Dewsbury

Mr Lee Turner, 20 Balksyde, Slingsby, York

Miss Melanie Bryan, Sunnyside, Main Street, Harome

Mrs Sheena Powrie, Kirk View, Bowriefauld, Letham, Angus

Mrs Michele Williams, 7 Woodmarketgate, Hull

Mr Alex Fionda, 66 South Bank Avenue, York

Mrs Karen Ashley, Woodlands, 11a Station Road, Helmsley, York

Mrs Linda Brown, 1 Beck Holme, Sleights

Mrs Joe Rooke, Lodge Farm, The Avenue, Nunnington

Mrs Heather Howden, Old Pilfit Farm, Ampleforth, York

Sophie Macaulay, 300 High Street, Boston Spa
Mrs Michelle Tunney, 4 The Limes, Helmsley
Mr David Robinson, Apartment 25, The Pavilion, Micklehill, Pickering
Mr Nick Vernon, 8 Linkfoot Close, Helmsley
Julia J Bacon, Bishop house, West Moor Road, Raskelf
Mrs Lesley Milne, 8 Carr Field Close, Pickering
Mr Ed Fawcett, Studford Luxury Lodges, 13 Carlton Road, Helmsley
Lisa Harrison, Thwaite House, West End, Ampleforth
Mrs Sharon L Hume, 17 Conyers Court, Brotton
Mrs Christine Carrack, Pottergate, 11 Rye Court
Mrs Caroline C Nicholls, Mill Cottage, Sutton, Thirsk
Mr Tim Nolan, 100 Conroy Way, Merseyside
Mrs Lesley L Paterson, 8 Con Owl Close, Helmsley
Leonie Allardice, 33 Wold Street, Norton
Mrs Claire Collins, Rosary Cottage, Low Street, Thornton
Mr James JG Gurling, 3 Woods Cottages, Main Street, Wombledon, York
Mrs Helen Collard, Rock House Lodge, Hackness, Scarborough
Mrs Alyson Mayer, 14 Mayfields, Gt North Road, Doncaster
Mr Chris M Lazenby, 10 Ashdale Rd, Helmsley
Miss Ros Olley, Kirkdale Cottage, Chapel Fold, West Street, Swinton
Mrs Anne Knocker, Orchard House, Main Street, York
Mrs Helen H Earnshaw, Sparrow Hall, Salton, York
Mrs Sarah L Walton, 91 The Firs, Stokesley
Emma Shaw, Honeystone House, Chapel Lane, Sproxton
Mrs Louise Dean, Wheelgates, Patrick Brompton, Bedale
Ms Lesley Fitch, 2 Hollinside Close, Whickham
Miss Laura Emerick, 2 Sandringham Terrace, Leeholme, Bishop Auckland
Mrs Anne E Denison, Hawthorn House, 7 Bondgate, Helmsley
Richard R Corby, 2 Birk Crag Court, Harrogate
Mrs Emma L Johns, 4 New Road, Kirkbymoorside
Mr Jeremy Shaw, Honeystone House, Chapel Lane, Sproxton
Mr Ed Lebbon, Rose and Crown, Main Road, Nawton, Helmsley
Mrs Fiona Sutherland, 4 Chapel Yard, Chapel Yard
Mrs Lucy Nolan, 55 Conroy Way, Newton le Willows
Mrs Angela Lepecha, 11 Birdforth Way, Ampleforth, York
Lydia Blencowe, 2 Link Cottage, Main Street, York
Matthew Rohan, 54 Bondgate, Helmsley
Mr Chris L Feather, Elmslac Road, Helmsley
Mrs Aurea Wilson, Baxton Grange, Helmsley
Mrs Angela Rooke, Syke House, Sykehead Lane, Nawton
Mr Josh Fawcett, Southolme, Helperthorpe, Malton
Miss Kelly K Semmens, 5 School Terrace, Carlton Miniott, Thirsk
Lois Richardson, NYFRS, 4 Ashdale Road, Helmsley, York
Miss Isobel M Young, 45 Bridge Street, Helmsley, York
Phoebe P Gurling, 3 Woods Cottage, Main Street, Wombledon, York
Mr Ian Leach, Sunnyside, Main Street, Harome

Julie Marks, Ovinswell House, Lastingham
Mr Jamie JE Teasdale, Wethercote, Skiplam, York
Mrs Sarah Denny, Welburn Grange Farm, York
Ben Fawcett, Hill Top Farm, Sproxton, York
Mrs Heidi Cannon, 18 South Street, Gargrave
Mrs Christine A Thompson, DJ & C Thompson, Reagarth Farm, Helmsley, York
Mr John Houseman, Barracks View, 81F Clothholme Road, Ripon
Tracey Newsome, 9 The Close, Skipton, North Yorkshire
Mr Mark M Kitching, Holly Cottage, Stonegrave, North Yorkshire
Mrs Annabel Twiddle, Manor Farm, Coulton
Mrs Karen K Marley, 1 Black Horse Court, Swainby, North Yorkshire
Fiona Harwood, 51 Westville Oval, Harrogate, North Yorkshire
Mr Ian Hallk, 22 High Street, Helmsley, North Yorkshire
Elaine Hamilton, 31 Westway, Guiseley, Leeds
Mrs Kay Thacker, Hobbs, Brookside, Hovingham
Mrs Karen Andrews, School Road, 79 Foredyke Avenue, Hull
Keeley Shaw, Rose Dene, Sheriff Hutton, York
Matthew Copley, East Newton Hall Farm, East Newton, Oswaldkirk
Mr Neil Sykes, 44 The Limes, Helmsley, North Yorkshire
Mrs Rosanna Wood, Priest Barn Farm, West End, Ampleforth, York
Mrs Kay Oxley, Rose Cottage, Felixkirk
Mrs Katherine Wilkinson, 10 Amble Close, Kirkbymoorside, York
Mrs Michelle Atkinson, Middle Farm, High Street, Nawton
Mrs Katherine Shepherd, 6 Lime Chase
David Johnson, Glebe House, Gilling East, York
Mrs Estelle Knott, 7 Oaklands, Pickering, North Yorkshire
Mrs Kate L Thompson, The Grange, Cockrah Road, West Ayton
Mrs Sharron Sumner, 5 Rosedale Lane, Helmsley
Mrs Emma Taylor, 11 Pickwick Close, Malton
Mr David J Skelton, 28 Fairfax Close, Ampleforth, York
Dr Jody Lam, 2 Vivers Place, Kirkbymoorside, York
Miss Helen C Sanderson, Laurel Cottage, York Road, Oswaldkirk, York
Adele York, Harmony House Boutique B&B, Harmony House, The Green, Stillingfleet
Miss Jessie Ross, 92 Shelgate Road, London
Ms Jenny Foggin, 9 Moorland Drive, Moortown
Mr Mike Aherne, Pavilion House, The Terrace, Oswaldkirk
Mrs Susan Stockdale, Camm Grange Farm, Scawton, Thirsk
Mrs Elizabeth Thompson, 37 Lune Road, Clitheroe
Mrs Leila Harrison, Manor House Farm, Butterwick, Malton
Suzanne Boam, 2 East Lane Cottages, East Lane
Mary Raynar, Central House, East End, Ampleforth
Mr Walton Woodford, Fourth Cottage, Main Street, Sinnington
Mrs Anabel A Hyman, 33a Ashdale Road, Helmsley, York
Mrs Katharine Lamont, Low Woods Farm, Sproxton, York
Mrs Julie S McGlone, 15 Bretby Close, Cantley, Doncaster, South Yorkshire
Ms Janet Hughes, 14, Bells Ct, Helmsley, York

Mr Barrie Hanson, 2 Brier Park, Nawton, York
Mrs Margaret M Hanson, 2 Brier Park, Nawton, York
Ms Helen Milen, Fourth Cottage, Main Street, Sinnington, York
Niamh Poland, 20C Ongar Road, Fulham, London
Mrs Charisse Poland, 80 Old Park Road, Drumaness, Ballynahinch, County Down
Miss Ophelia Cook, The Stables, Kirkby Lane, Kirkby in Cleveland
Mrs Sue S Walker, 19 Bolckow Street, North Skelton, Saltburn by the Sea
Mrs Janet K Frith, 1 Meadowfield, Amotherby, Malton, North Yorkshire
Lynn Lockett, 6 Chapel Close, Helmsley, York
Mrs Judith Dornan, 19 Lea Rigg, West Rainton, County Durham
Simon A Welford, Middle Farm, Sproxton, Helmsley
David Stephenson, Sundial Farm
Mrs Zoe Megginson, Holmfield Farm, Fridaythorpe, Driffield
Mr Angus Hunter Smart, Mount Pleasant, Thornton Hill, Easingwold, York
Dr Jessica Chandler, 83 Haverhill Road, London
Mrs Donna Foster, Moorfield Bungalow, The Airfield
Mr Mark Hatton, 51 Castle Lodge Avenue, Rothwell, Leeds
Mr Tom Grimshaw, 12 Cavendish Court, Slingsby, York
Miss Natalie Cook, 127-129 Main Street, Garforth
Miss Olivia Waite, Peel Park, Crayke Road, Brandsby
Mr Ian Davies, 128 Upgang Lane, Whitby
Jackie J Berry, Town End Farm, Appleton-le-Moors
Mr Mark Richards, Granary Farm, The Knott, Pateley Bridge, North Yorkshire
Miss Karen Wilson, Hill View, Barton Le Willows
Mrs Jo Bletsoe, 1 Starling Gardens, Milby
Ms Kim KJ Bowskill, 8 Church St, Kirkbymoorside
Mr Dan Sykes, Foxcroft, The Lane, Gate Helmsley, York

Comments

- The venue supports the local community.
- Provides facilities not otherwise available.
- Proposals a boost to a thriving business.
- Additional space for workshops and events brings something unique to Helmsley and the National Park.
- This has brought many new visitors to town, in an unobtrusive and sympathetic small-scale development and these plans enhance the offer.
- Farm diversification like this should be encouraged, bringing quality jobs and the additional space will bring greater opportunity for other businesses and the self-employed instructors as well.
- Terrific venture providing excellent entertainment, biodiversity and tourism to Helmsley and the surrounding villages.
- Extra space for teaching/classes is beneficial.

- Valuable asset to Helmsley – supporting local businesses and providing seasonal employment.
- Will remain in keeping with the area.
- Ideal for groups wishing to craft in nature, or exercise in nature, which is a huge boost to mental health.
- Proposal represents a thoughtful and well-balanced approach to rural development that both enhances the local visitor experience and respects the special character of the National Park.
- The creation of a flower belt is a particularly positive element, providing clear benefits for biodiversity, pollinators, and the wider landscape.
- Initiatives such as this demonstrate a genuine commitment to environmental stewardship and align closely with the National Park’s aims to conserve and enhance natural beauty.
- In design and landscape terms, the proposed silo reflects the existing architectural language of the site and responds well to its agricultural and rural context.

Consultation expiry

20 February 2026

Background

The farm diversification enterprise known as “The Flower Belt” was originally granted a seasonal (April – October) and temporary (10 years) planning permission in February 2025.

The site comprises a 3.5 ha parcel of agricultural land used for growing a variety of flowers, fruit, and vegetables. The site is located approximately halfway between Helmsley and Sproxtun on the west side of the A170, within the open countryside and falls just within the National Park (the A170 forms the National Park boundary).

The application site is accessed from an existing double field gate entrance off the A170, with the roadside boundary comprising well established hedgerow. The site itself is an elevated, open site, but is a relatively flat field that slopes away steeply down to the River Rye and the Duncombe Park Estate. The site has extensive views over Helmsley.

The original permission granted in early 2025, was a retrospective application as the business had been operating for the previous two seasons.

Whilst pick your own uses themselves do not generally require planning permission, this is an enhanced facility and the associated structures and café/bar hospitality facilities require planning permission as they are on-site for more than 28 days in the year, as did the stoning of part of the field to provide car parking.

The associated structures which currently have the benefit of planning permission comprise a single metal silo which was approved to be used for the selling and wrapping of flowers. There is also a portable storage unit which serves as a secure site store and bar/pizza oven facility. This steel container has been clad in dark stained vertical timber. A large stretch canopy is also located over the area in front of the steel container, to provide a covered seating area for visitors enjoying refreshments and the view.

The planning permission requires that during the closed season, all ancillary structures will be removed from the site and stored at the applicant's farm over the winter.

This current application is again retrospective and seeks permission for the siting of one additional silo, one additional secure storage unit and one additional stretched tent.

Whilst details of the trailer advert have been included with this application, this requires a separate advertisement consent and is not being considered as part of this application.

In support of the application the nature of the use is explained as follows: -

The Flower Belt is a strong promoter of local businesses, including food and accommodation outlets and shops in the town, the majority of which can be found in the nearby town of Helmsley as well as Kirkbymoorside, Malton and Pickering.

In terms of the day-to-day operations, visitors park in the field car park and head over to the Silo Shop, where they are provided with scissors and a vessel. Visitors are invited to wander into the fields and pick their own flowers or pumpkins and then return to the Silo Shop, where flowers are carefully wrapped and payment is made.

There is the opportunity to stay longer at "The Honey Tap," to enjoy the scenery, where coffee, alcohol and pizzas are available.

Additional facilities are now required to accommodate this as follows:

Silo Shop - Two joined up silos (retrospective) - in operation during 2025 season- The additional silo is used to provide counter space as the existing silo was unable to cope with the demand/volume of visitors. The site had become a bottle neck and staff were unable to keep up with demand.

Each silo measures 5.5m diameter, 3.8 metres to eaves and 5.4 metres to the top. The ladders are to be retained for health and safety purposes to allow access to roof ventilation slots when in use and are used to connect up to when moving the silos. 1 no. additional storage facility (The Honey Tap) - to extend the existing on-site secure store. It will continue to serve as a café/bar as per the original consent. The additional facility will introduce an ice cream facility to the site and house a second pizza oven (to keep up with demand). Extending the facility means adding a further 12.19 m long by 2.44 m wide by 2.74 m high portable storage unit (container). It will be an adjoining structure and tack onto the end of the existing unit.

During the closed season, the 2 no. storage units are removed from the site and overwintered at the applicant's farm. The units are easily hooked up to the back of a tractor and are towable. The storage facility will match the existing storage unit.

The Flower Belt uses only produce from North Yorkshire.

The business generates 3 no. full time employees (the applicants) and 22 part time employees working ten hours/day (culminating in 84 hrs/wk) making The Flower Belt a substantial seasonal employer in the area.

Additional stretched tent facility to the side (west) of the existing tent and storage facility. Fully moveable structure canopy. Using a stretched tent at the Flower Belt makes it ideal for making the most of panoramic views of the setting. Over the summer months the additional stretched tent has provided a use for the following day time and evening activities:

- Yoga • Sound bath experiences
- Flower arranging.
- Farm meetings.
- Helmsley pre-school nursery meetings.

Main issues

Local Plan

The application is being considered primarily against **Strategic Policies B, J and K and Polices BL3, BL8, CO2 and ENV4** of the adopted Local Plan.

Strategic Policy B (The Spatial Strategy) sets out how development will be guided by the settlement hierarchy including that in the open countryside. Development will only be permitted where it reuses a building of architectural or historic interest, there is an essential need for development to meet the needs of farming, forestry and other rural enterprise or land management activities, where it is essential to meet social or community needs and there are no other suitable and available locations within villages, or where it meets the requirements set out at Policy UE2.

Strategic Policy J (Tourism and Recreation) seeks to support such development where it is consistent with the principles of sustainable tourism, does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset; provides opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park; is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; any accommodation is used only for short term holiday stays; it does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way.

Strategic Policy K (The Rural Economy) - seeks to support development that fosters the economic and social well-being of local communities where it promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand; it helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors and provides for and supports small and micro business through the provision of flexible start-up businesses; it provides additional opportunities to diversify and better equip the National Park's workforce, or provides additional facilities, or better use of existing facilities for educational and training uses.

Policy BL3 (Rural Diversification) seeks to support development for the diversification of existing agricultural, forestry and land-based businesses only be permitted where the scheme is well designed and will make use of an existing building and complies with Policy CO12. New buildings will only be permitted if the diversified use cannot be suitably accommodated through the conversion or alteration of an existing building and where the site is not isolated from existing buildings associated with the business; the proposed use is compatible with and ancillary to the existing farming or forestry activity in terms of physical scale, activity and function; the proposal is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; existing access arrangements are appropriate for the proposed use, and the site can be safely accessed by the existing road network; and there are satisfactory arrangements for storage, parking, and the manoeuvring of vehicles.

Policy BL8 (Shops, Offices and Food and Drink Services) supports new retail development and financial and food and drink services where the proposal is in accordance with the policies in the Helmsley Local Plan; is within the main built up area of Larger Villages; within the main built up area of Smaller Villages where they are compatible with the character of the area or in Open Countryside where new proposals are ancillary to an existing enterprise.

Policy CO2 (Highways) only permits new development where it is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.

Policy ENV4 (Dark Night Skies) seeks to ensure that the darkness of the night skies above the National Park are maintained and enhanced and requires that all development will be expected to minimise light spillage through good design and lighting management.

Material considerations

The use of the land as a “pick your own” flower, fruit and pumpkin farm, along with the associated structures and significant food and drinks aspect of the proposal have previously been considered to be acceptable, due to the benefits that such a development is considered to bring to both the local economy and tourism provision within the locality. However, it was acknowledged with the previous approval that there are significant conflicts with Policy BL8 of the Local Plan which seeks to only permit such facilities either within the built-up part of settlements or in the Open Countryside only if they are small extensions to an existing enterprise. It was concluded that on balance, with the scale of development proposed, there were material considerations which outweighed the primary conflict with adopted policy. Which in summary were as follows: -

Economic benefits

The creation of a new café/bar facility within the open countryside is contrary to Policy BL8 outlined above. However, these facilities complement a use which in itself does not require the benefit of planning permission (“pick your own” of produce grown on site) and are temporary in nature. From local support it is apparent that it is providing an economic benefit to businesses in Helmsley – both through selling produce on site (including local beer and honey), employing local staff and local young musicians, as well as increasing the footfall into Helmsley and therefore providing wider economic benefits to the town.

Vehicular activity and highway safety

The use does and will generate a significant amount of vehicular activity, but the Highway Authority concluded that safe sightlines are provided.

Ecology and dark night skies

The site is minimally lit with festoon lighting around the bar/pizza area and along with the pathways to the silo for safe access.

Visual impact

The storage container/café/bar structure and the silo are not considered to contribute to the character of the locality. However, the silo is agricultural in appearance and not out of place and the container has been timber clad. Furthermore, whilst the wildflowers and sunflowers are in season, these structures are reasonably well screened.

During the winter months where these structures would be more prominent and visually harmful, they would be removed from the site.

It was concluded with the original application that taking a pragmatic approach, whilst the development was contrary to Policy, there were clear economic benefits to the wider area and businesses in Helmsley, that would outweigh the harm. However, due to the policy conflict, a temporary ten-year permission was granted in order that the impacts of development as it evolves can be monitored in the long term, in terms of ongoing benefit to the local economy, as well as overall activity levels and highway safety.

It was considered necessary to monitor the use as the nature of many of these types.

of use is that they grow and revise their offer, so it was considered that there was a genuine need to monitor this site/use over a longer term to demonstrate that the justification of it being contrary to policy but not harmful can be re-assessed.

Unauthorised development

It is therefore disappointing to note that further unauthorised development was carried on, over all of the 2025 season, and despite early advice to the applicant that this was contrary to their planning permission, a further retrospective application was not submitted until sometime after the season ending, with the application not being valid until January 2026.

It is considered that the activities on site are expanding significantly away from the initial prime use as a flower and pumpkin picking venture with a small ancillary refreshment offer. Sales of produce is now significant, which whilst local to North Yorkshire, is not produced on the farm. Furthermore, unrelated activities on site also appear to be a significant part of the offer, such as yoga classes etc.

However, it is considered that at the currently proposed level, this would be acceptable, due to the clear benefits in terms of local economy, local health benefits, and tourism facility benefits.

Conclusion

Consequently, it is considered that on balance, whilst the development remains contrary to adopted policies, the benefits outlined above, outweigh conflicts regarding spatial planning policies and therefore approval is recommended.

However, it is considered that further additional structures would increase the intensity of this development to an unacceptable extent and unlikely to be supported in the future.

However, it is still considered that whilst a shift in the nature of the development, the level of additional temporary structures would not have an unacceptable impact on the overall scale and nature of the development, providing all structures are still removed at the end of the season.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

Pre-commencement conditions

Not applicable.

Contribution to Management Plan objectives

Approval is considered likely to help meet Outcomes 4 and 5 which seek to create a place that lifts the nation's health and well-being and supports a diverse and innovative. low carbon economy, by seeking to improve mental and physical health and well-being. by connecting people with nature and maintaining a strong and viable farming and land management community that delivers more for climate, nature, people, and place.

Explanation of how the Authority has worked positively with the applicant/agent

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.

North York Moors National Park Authority

Plans list item 2

Planning Committee Report

Application reference number: NYM/2024/0877

Development description: demolition of a twin garage and construction of one principal residence dwelling with parking, amenity space and landscaping works together with construction of replacement garage for Thorpe Cottage

Site address: Thorpe Cottage, Chestnut Avenue, Thornton-le-Dale

Parish: Thornton Le Dale

Case officer: Emily Jackson

Applicant: Sudbury-Tell, Radulovic & Sudbury

Agent: Mr Patrick Cuddy

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Document Description	Drawing No./Rev. No.	Date Received
Location Plan		19 December 2024
Proposed Site Plan & Garage Elevations	PL_001_B	26 January 2026
Proposed Floor Plans	PL_002_B	26 January 2026
Proposed & Existing Elevations: Sheet 1	PL_003_B	26 January 2026
Proposed & Existing Elevations: Sheet 2	PL_004_B	26 January 2026
Proposed Sketch Perspectives & Sectional Elevation	PL_005_B	26 January 2026
- 3 The application property hereby permitted, shall be used as a principal residential dwelling (Class C3) and for no other purpose including any other use in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). The property shall be the only or principal home of the main occupant, and it shall be occupied by the main occupant for at least 80% of the calendar year in the event that the main occupant occupies more than one property. The property shall not be occupied by the main occupant as a second home. The occupants shall supply to the Local Planning Authority (within 14 days of the Local Planning Authority's request to do so) such information as the Local Planning Authority may reasonably require in order to determine compliance with this condition. For the

avoidance of doubt the property shall not be used as a single unit of holiday letting accommodation.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H; Schedule 2, Part 2, Classes A to F and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
- 5 The garage building hereby permitted shall be used for domestic storage incidental to the occupation of Thorpe Cottage and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential or overnight accommodation. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
- 6 No work shall commence on the construction of the walls hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
- 7 Prior to the development being brought into use full details of the hard surfacing to be utilised on the site shall be submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard surfacing works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in that condition in perpetuity.
- 8 No work shall commence on the installation of any fenestration element in the development hereby approved until detailed plans showing the constructional details and external appearance of all external elements, including frames and glazing, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall fenestration design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e., frame, glazing bar) at a scale of not more than 1:2. All fenestration elements shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
- 9 The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity.
- 10 No external trickle vents other than concealed trickle vent shall be incorporated into any new windows hereby approved and shall not be installed thereafter
- 11 The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia

boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.

- 12 All rainwater and foul water goods shall be painted metal in black or a colour to be agreed in writing by the Local Planning Authority and thereafter be so maintained in that condition in perpetuity
- 13 No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
- 14 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 15 No work shall commence to clear the site in preparation for the development hereby permitted until the results of further bat emergence surveys as required by the Preliminary Bat Roost Assessment (Vale Ecology, January 2025) have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the details so approved.
- 16 Development may not be begun unless:
1. A biodiversity gain plan has been submitted to the Local Planning Authority, and
 2. The Local Planning Authority has approved the plan.
- 17 No development shall commence until a Habitat Management and Monitoring Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Habitat Management and Monitoring Plan should include the following:
- a. A copy of the completed biodiversity metric.
 - b. Description and evaluation of the habitats to be retained, enhanced and/or created onsite.
 - c. Detailed description of the management measures required for each habitat, with reference to the proposed condition of each habitat within the completed biodiversity metric.
 - d. Preparation of a work schedule, to demonstrate how the management can be implemented for the next 30 years.
 - e. Details of the persons or organisation responsible for implementation of the plan.
 - f. Details of the proposed habitat monitoring and plan review on a five-year cycle
- 18 No demolition/development shall take place until a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions - and:

- i. the programme and methodology of site investigation and recording;
- ii. the programme for post investigation assessment;
- iii. the provision to be made for analysis of the site investigation and recording;
- iv. the provision to be made for publication and dissemination of the analysis and records of the site investigation;
- v. the provision to be made for archive deposition of the analysis and records of the site investigation;
- vi. the nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

19 No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 18.

20 Prior to installation, an acoustic assessment of the proposed air source heat pump (ASHP) shall be submitted to and approved in writing by the Local Planning Authority. The assessment must demonstrate compliance with the Microgeneration Certification Scheme (MCS) planning standards for noise. The ASHP shall be installed and operated in accordance with the approved details.

21 If contamination is found to be present or suspected at any time during the development that was not previously identified all works shall cease and the local planning authority shall be notified in writing immediately. No further works (other than approved remediation measures) shall be undertaken, or the development occupied until an investigation and risk assessment carried out in accordance with the Environment Agency's Land Contamination: Risk Management (LCRM), has been submitted to and approved in writing by the local planning authority. Where remediation is necessary a scheme for the remediation of any contamination shall be submitted and approved by the LPA before any further development occurs. The development shall not be occupied until the approved remediation scheme has been implemented and a verification report detailing all works carried out has been submitted to and approved in writing by the local planning authority. Development on Land Affected by Contamination v12.2 July 2023 (northyorks.gov.uk)

22 The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 and the following requirements.

- Any gates or barriers must be erected a minimum distance of 6.0 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such

discharges.

- The final surfacing of any private access within 6.0 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- Measures to enable vehicles to enter and leave the site in a forward gear (Host site only).
- Measures to prevent the discharge of soil into the existing gully to the north of the site using an angled gully collar (details of which should be provided and agreed in writing with the LHA). All works must accord with the approved details.

23 No part of the development must be brought into use until the access, parking, manoeuvring, and turning areas for all users have been constructed in accordance with the details approved in writing by the Local Planning Authority (Proposed Site Plan & Garage Elevations, Drawing PL_001 Revision B, Received 26/01/2026). Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

24 No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority (Proposed Site Plan & Garage Elevations, Drawing PL_001 Revision B, Received 26/01/2026). Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

25 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
2. the parking of contractors' site operatives and visitor's vehicles;
3. areas for storage of plant and materials used in constructing the development. clear of the highway;
4. details of site working hours;
5. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Informative(s)

1 [New and altered private access or verge crossing – (MHC-03).] Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's website [<https://www.northyorks.gov.uk/roads-parking-and-travel/roads-and-pavements/road-adoption>]. The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

2 [New and altered private access or verge crossing – (MHC-03).] Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local

Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's website [<https://www.northyorks.gov.uk/roads-parking-and-travel/roads-and-pavements/road-adoption>]. The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

- 3 Other Permissions required from the Local Highway Authority. Applicants are reminded that in addition to securing planning permission other permissions may be required from North Yorkshire County Council as Local Highway Authority. These additional permissions can include but are not limited to: Agreements under Sections 278, 38, and 184 of the Highways Act 1980; Section 38 of the Commons Act 2006, permissions through New Roads and Streetworks Act 1991 and Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 (as amended and including all instruments, orders, plans, regulations, and directions). Further information on these matters can be obtained from the Local Highway Authority. Other permissions may also be required from third parties. It is the applicant's responsibility to ensure all necessary permissions are in place.
- 4 The submitted plans indicate that suitable provision has been made for external waste and recycling storage. To ensure long-term functionality, the storage area should be capable of accommodating the current waste and recycling arrangements operated by North Yorkshire Council, which now include three separate bins. Applicants are encouraged to confirm that the space is sufficient for this updated scheme to avoid future operational issues.
- 5 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

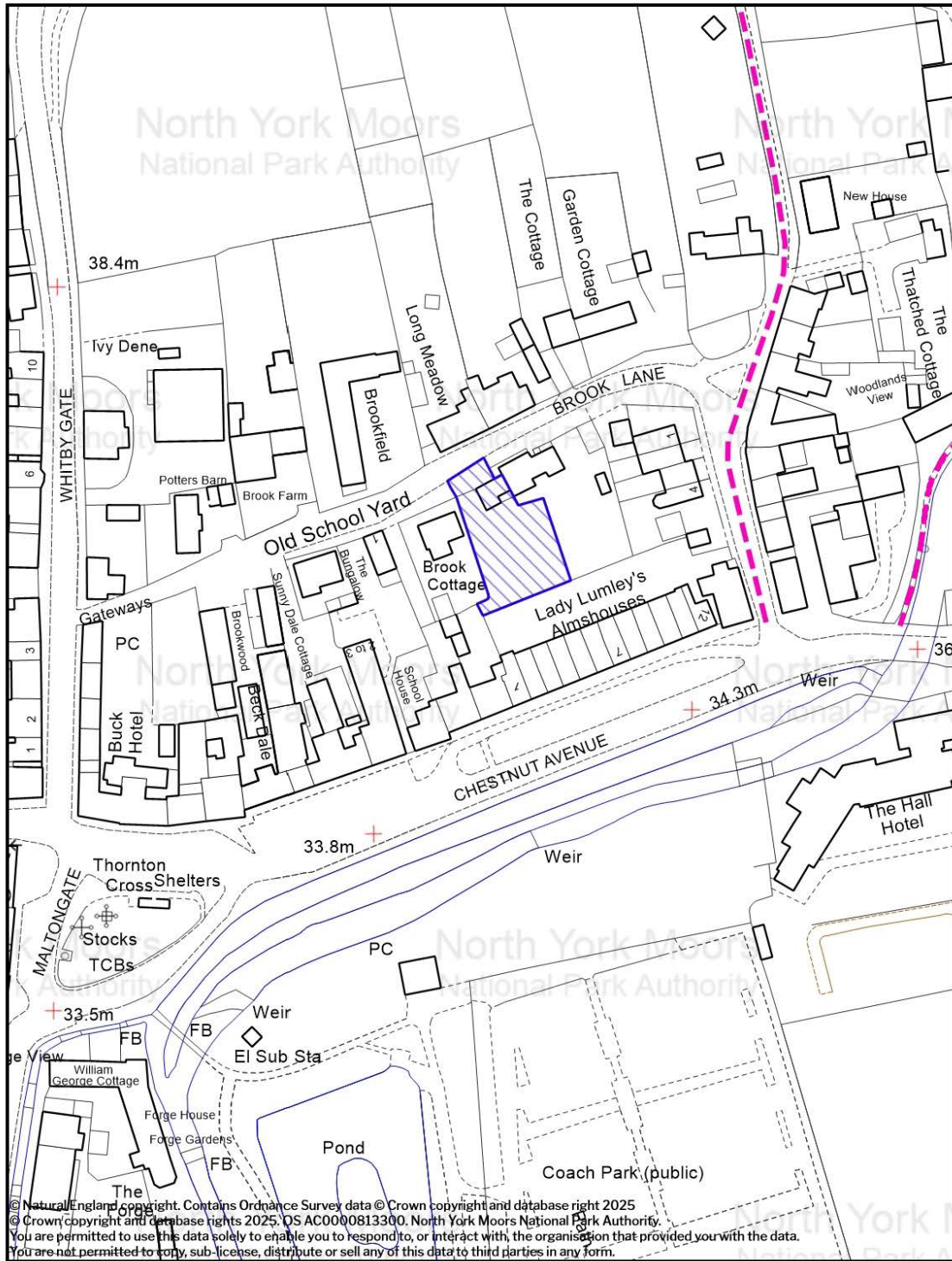
Map showing application site



North York Moors National Park

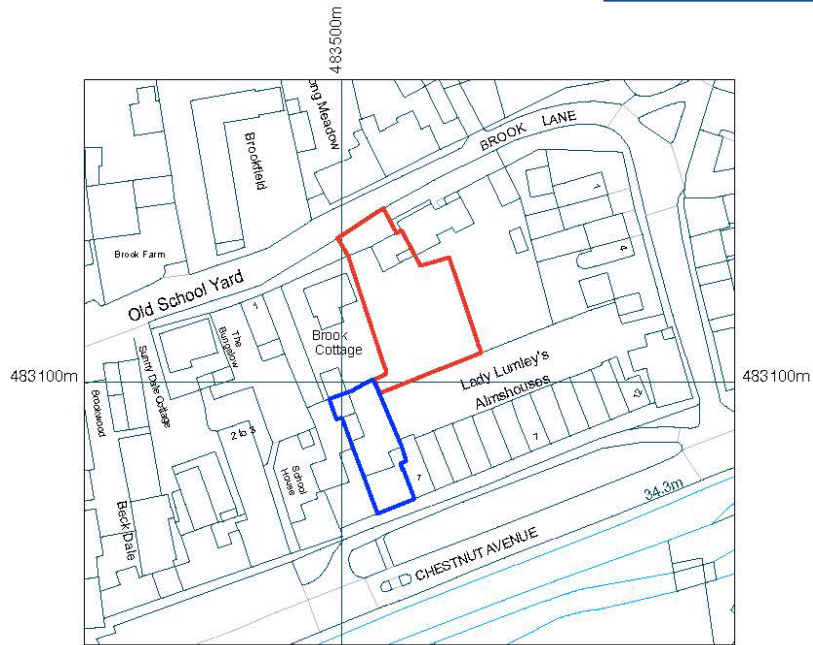
Application Number: NYM/2024/0877

Scale: 1:1250

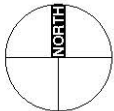


Site Location Plan

NYMNP
19/12/2024



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SITE LOCATION PLAN 1:1250



pca	Drawing Site Location Plan	Client Sudbury-Telle, Radulovic, Sudbury	patrick cuddy architect		
		Project Proposed Dwelling Land to rear Thorpe Cottage	Town Farm House 9 High Market Place Kirkby moorside York YO62 6AT		
	Patrick Cuddy Architect Please do not scale from this drawing. If in doubt please ask.	Job No. 0062	Date 10/2024	Scale(s) 1:1250	Sheet size A4
				Drawing No. EX_001	Rev. -

Photograph looking into site from Brook Lane; double garage presently attached to Shaws Cottage (to left) proposed to be demolished to facilitate construction of 1no. principal residence dwelling.



Photograph taken from northeastern corner of site looking towards the rear of the Grade II Listed Almshouses



Photograph taken from southwestern corner of site (Brook Cottage to left)



Consultation responses

Parish

05 November (Following amendments) – Object as councillors still find the planning proposals to be inappropriate development and intrusive and wish to record that they remain unanimous in their objection to the development.

16 May 2025 - Object due to the impact of both the visual aspect from the roadside, and the impact of the gable end proximity to the Almshouses, which is a listed building.

Highways (LHA)

30 January 2026 (following amendments to grass over highway verge) – Recommends conditions: same comments as per previous consultation response, but add that the LHA has no issues with the grassing over of the verge in principle however due to the presence of a drain/gully, a gully apron should be provided surrounding the grate to prevent soil entering the gully from the grassed area.

27 November 2025 (Following amendments) – Recommended conditions: It has been demonstrated that vehicles are able to turn within the new development to ensure that they are able to enter and exit the highway in a forward gear, some of these turning manoeuvres do require some “shuffling” which is not ideal, however, the number of movements is considered low and acceptable. The relatively low increase in vehicle movements to and from the site once completed is unlikely to result in a detriment to highway safety.

05 June 2025 – Amendments required. The driveway entrance needs to be splayed to ease access. The single gated access is barely the width of a parking space with no room for error. Tracking would be required to show how all vehicles can enter and leave in a forward gear. Manoeuvring backwards out of the garage would be extremely difficult. The measured length for the right-hand parking space to accommodate two cars needs to be 11m. To meet the car working space requirements based on the Residential Highway Design Guide, an additional one metre width would be required to safely enable a car door to open.

Environmental Health

23 October 2025 – Environmental: Recommends conditions relating to Air Source Heat Pump and Lighting to protect neighbouring amenity.

21 October 2025 – Scientific Team: Recommends contaminated land condition. The plot of land has historically been connected to a hospital, a school and is currently a garden. Land Utilisation map from 1938 identifies the land as being covered with houses, other buildings, or industrial works.

Yorkshire Water

No comments received.

Police – Traffic

No comments received.

Forestry Commission

No comments received

Third party responses

G Dickenson, The Ridings, Brook Lane, Thornton-le-Dale

Y Eaton, Shaw's Cottage, Brook Lane, Thornton-le-Dale, YO18 7RZ

R A and B Batty, Brookfield, Brook Lane, Thornton-le-Dale, YO18 7RZ

H Flinton, Brook Cottage, Brook Lane, Thornton le Dale, YO187RZ

G Garbutt (As Chairperson: On behalf of The Residents and Trustees) of Lady Lumley's Alms Houses, Old Grammar School, 1-12 Chestnut Avenue, Thornton-le-Dale, YO18 7RZ

D and D Andrews, Potters Barn, Brook Lane, Thornton le Dale. YO18 7RZ

J Sanderson, Walnut Cottage, Priestman's Lane, Thornton-le-Dale, YO18 7RT

J Campbell, Long Meadow, Brook Lane, Thornton-le-Dale, YO18 7RZ

A, G and I Baldwin, Kingfisher Cottage, Chestnut Avenue, Thornton-le-Dale, YO18 7RW

The above persons object to the application for one or more of the following reasons:

- Harm to the character and appearance of the Conservation Area.
- Harm to the setting of the Grade II listed Lady Lumley's Almshouses.
- Overdevelopment of a constrained, narrow, and irregular site, leading to overbearing impact due to proximity to adjacent homes.
- Excessive height, scale, and massing compared with surrounding cottages and incongruous design not in keeping with historic built form.
- Loss of privacy to neighbouring properties from first-floor windows/overlooking.
- Loss of natural light and overshadowing of nearby dwellings and gardens.
- Significant concerns over highway safety on Brook Lane. Namely, vehicles unable to enter/leave in forward gear, tandem parking impractical and unsafe, increased reversing movements on a narrow lane.
- Increase in traffic, noise, and light disturbance from vehicle movements. Insufficient on-site parking space leading to likely on-street parking.
- Loss of green space, vegetation, and traditional garden character.
- Structural concerns related to demolition of garage walls attached to Shaw's Cottage.
- Concerns about party-wall implications and potential damage during demolition.
- Potential fire-safety issues and impractical layout for EV charging.
- Insufficient space for safe waste storage and future bin requirements.
- Lack of enforceable mechanism to ensure "principal residence" use.

- Fear of precedent for further infill development in a sensitive area.

Consultation expiry

10 February 2026

Background

The application site comprises part of the garden located to the rear of Thorpe Cottage, a residential property situated within the centre of the Thornton-le-Dale Conservation Area that fronts onto Chestnut Avenue. Thorpe Cottage is immediately adjoined by two Grade II Listed Buildings to the east and by a row of Grade II listed Almshouses to the west. Vehicular access is currently provided via a double garage and hardstanding positioned at the rear of the property which fronts onto Brook Lane. The existing garage is attached to an adjacent residential property known as Shaws Cottage.

The site has a long planning history, with several approved schemes for residential development that were never implemented. In April 1984 permission was refused for a two-bedroom cottage which was followed by approval of a revised scheme in June 1984. In October 1999, a four-bedroom dwelling was refused, but a smaller three-bedroom proposal was approved the following month. The most recent permission, approved in February 2002, was for a detached dwelling based on the 1999 design with the addition of a conservatory.

The current application now seeks planning permission to demolish the existing double garage serving Thorpe Cottage to facilitate the construction of a three-bedroom principal residence dwelling within the larger area of garden to the northeast of Thorpe Cottage. The scheme also includes the provision of external bin storage, the construction of a replacement single garage to serve Thorpe Cottage and associated hard and soft landscaping.

The proposed dwelling would be constructed using coursed random rubble natural stone under a clay pantile roof with powder coated aluminium framed doors and windows, black rainwater goods, and an area of vertical timber cladding to the eastern elevation. The proposed dwelling would measure approximately 13.1m by 4.4m (5.4m at its widest), with eaves at 4.3m and a ridge height of 6m. The replacement garage would measure 3.7m by 5.8m, with eaves at 2.1m and a ridge height of 3.6m.

This application has been brought to members under the current scheme of delegation due to the number of third-party objections received as well as an objection from the Thornton le Dale Parish Council.

Main issues

Local Plan

Strategic Policy A (National Park Purposes) takes a positive approach to sustainable development where it aligns with National Park statutory purposes. If these purposes conflict, the Sandford Principle applies, giving greater weight to conserving and enhancing the National Park's natural beauty, wildlife, and cultural heritage.

Strategic Policy B (The Spatial Strategy) sets out how development will be guided by the settlement hierarchy.

Strategic Policy C (Design) supports development only where it maintains and enhances the Park's distinctive character through high-quality design, appropriate

materials, complementary siting and form, protection of neighbour amenity, sustainable construction, quality landscaping, biodiversity enhancement, adequate storage and parking, and the creation of safe, secure, and accessible environments.

Strategic Policy I (Historic Environment) requires that development affecting the historic environment makes a positive contribution to cultural heritage and distinctiveness by conserving heritage assets and their settings according to their significance, including historic landscapes, archaeology, and vernacular building styles, materials, form, and layout.

Strategic Policy M (Housing) seeks to ensure the delivery of new homes to help meet the needs of local communities. The Authority will support proposals for a variety of tenures, types, and sizes of dwellings within the National Park, but schemes will be expected to meet the need for smaller dwellings. It is explained within the supporting text that there is a predominance of larger homes within the existing housing stock in the National Park. At the same time there is a trend towards smaller households and there is also evidence that affordability is a problem.

Policy C07 (Housing in Larger Villages) allows principal residence and affordable housing in larger villages only on suitable small sites within the built-up area that provide smaller dwellings, or through conversion of existing buildings within the built-up area that positively contribute to settlement character.

Policy C02 (Highways) permits development only where the road network can safely accommodate it, where layouts cater for all users including cyclists, walkers, horse riders, and mobility aid users, and where highway works are minimal and sensitive to local character, heritage, materials, and biodiversity.

Policy ENV11 (Historic Settlements and Built Heritage) requires development to conserve the National Park's built heritage by using high-quality, sympathetic design that respects traditional architecture, materials, construction and the historic scale, height, massing, alignment, detailing and finishes of settlements.

National Planning Policy

Section 16, Paragraph 215 of the National Planning Policy Framework 2025 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (e.g. a Conservation Area or Listed Building), this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard shall be had to the desirability of preserving Listed Buildings and their setting or any features of special architectural or historic interest which they possess. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Material considerations

Principle

The site is considered as a suitable small site within the main built-up area of Thornton le Dale which is a larger village in the National Park. Therefore, under Policy CO8 the construction of a Principal residence dwelling in this location is acceptable on the basis that it meets the needs of a smaller dwelling and that it is of a design that respects the character and form of the settlement.

Siting and design

The proposed development has been informed by detailed pre-application advice provided by the Authority which indicated that the dwelling should have a barn-like form in order to reflect the back-land character of Brook Lane which is defined by a mix of traditional and modern residential properties alongside converted and unconverted barns of varying heights.

Since its submission in April 2025, officers have been engaged in negotiations to amend the scheme so that the dwelling sits more comfortably within the site and to reduce impact upon neighbouring amenity and the surrounding Conservation Area/Listed buildings. Following negotiations, the dwelling has been reduced in length by 2.3 metres, with both the ridge and eaves heights lowered by 100mm so that the dwelling sits below neighbouring properties. The previously proposed modern flat roof element has been removed and replaced with a two-storey outshot that offers a more utilitarian appearance and replicates the design of a dwelling approved in 2010 further down the lane known as 'Potters Barn'. The scale of the originally proposed double garage has also been reduced to a single garage to lessen the impact upon the setting of the Almshouses.

Further enhancements have been secured as part of the revised scheme, including the grassing over of a section of the highway verge to the north of the proposed dwelling. This measure will help soften the street scene and ensure the development remains in keeping with the established character of Brook Lane, where grassed verges are a defining feature as per the Heritage and Conservation Officers request.

Upon assessment of the amended plans, the proposed dwelling is considered to be of an appropriate design and scale. The dwelling is of a suitable barn-like design which would be in-keeping with the wider vernacular of Brook Lane and would be constructed in traditional materials which are reflective of the Conservation Area. The proposal is for a three-bedroom dwelling which would meet the need for a smaller dwelling required by Policy CO8 and the overall layout of the dwelling and garage building is felt to sit comfortably within the site. In view of the this, the proposed development is considered to accord with the requirements of Strategic Policy C.

Loss of historic fabric and impact upon setting of nearby Listed Buildings

The Authority's Senior Heritage and Conservation Officer (HCO) has advised that because the garage proposed to be removed dates from the mid-19th century, its loss

must be weighed in accordance with Strategic Policy I and Paragraph 215 of the NPPF 2025 which states that less than substantial harm to the Conservation Area should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The HCO further notes that, should demolition be supported, the replacement building should preserve the established back-lane character.

Although the loss of historic fabric is regrettable, the structure makes only a limited contribution to the street scene and the Conservation Area due to its domestic appearance from the addition of two unsympathetic garage doors. The development proposal seeks to provide a new principal-residence dwelling which would contribute to local housing supply and is felt to be of a high-quality in-keeping design which introduces general landscaping enhancements to the site and wider Conservation Area. These benefits are considered to outweigh the harm arising from the loss of the garage.

Following amendments to reduce the size of the garage, the impacts upon the setting of the Listed Almshouses to the north of the site are considered to be limited. The garage would be subservient in form to the Almshouses, and its reorientated position would still allow views of the Listed Buildings from within the site.

On balance, the proposal is therefore considered to preserve the historic setting of the nearby Listed Buildings and wider Conservation area street scene in line with Paragraph 216 of the NPPF and Sections 16, 66 and 72 of the LB&CA Act 1990.

Residential amenity

Several objections have been received from neighbours, the Parish Council, and the occupiers of the Almshouses, raising concerns regarding the design of the dwelling, overshadowing, overlooking, and increased activity. However, it is not considered that the proposal would result in an unacceptable loss of residential amenity.

The dwelling sits comfortably within the site, and its linear form provides a greater separation from neighbouring properties than that which would be achieved with a more traditional house design. While it is accepted that some overshadowing would arise from the proposal, the separation from neighbouring boundaries would lessen this impact. Brook Cottage would experience minimal morning overshadowing to its western elevation which has no windows, and midday sun would fall to the north, resulting in negligible impact given the distance (12 metres) between properties. Shaws Cottage would experience late-afternoon/early-evening overshadowing at certain times of the year, however this would affect only a part of the rear elevation rather than wider amenity areas such as the garden. Overall, the proposal is not considered to give rise to any unacceptable overshadowing impacts.

There is just one opening proposed on the western elevation facing Brook Cottage. The majority of fenestration is concentrated on the eastern elevation which would face only two windows on the gable end of Shaws Cottage which are staggered in relation to the proposed dwelling's fenestration. Although concerns have been raised regarding the front gable window facing Brook Lane, it is considered to be a sufficient distance away (12 metres) from opposite properties to avoid harmful overlooking, and this relationship

is consistent with the established pattern of development along the street, which is characterised by dwellings facing one another. The reduction in the size of the garage is also considered to mitigate any potential overshadowing impacts on the Almshouses.

Furthermore, the level of occupation and associated vehicular movements arising from a single additional dwelling are typical of an urban residential environment and are not anticipated to materially increase the level of activity already experienced along Brook Lane to an unacceptable level.

Any concerns raised in relation to the Party Wall Act 1996 are civil matters and are not material planning considerations.

Parking and highways considerations

The proposal would result in the formation of two separate parking areas, one serving the new dwelling and the other serving Thorpe Cottage and its proposed garage. The Local Highways Authority has confirmed that it raises no objection to the scheme, subject to its recommended conditions, noting that the parking provision meets the required standards and that vehicles accessing the new garage at Thorpe Cottage would be able to enter and exit the highway in forward gear, albeit with some manoeuvring where space is limited. While no on-site turning is provided for the new dwelling (meaning vehicles will need to reverse onto or from the highway) the LHA considers this to be a common and acceptable arrangement within low-traffic residential areas. The anticipated increase in vehicle movements is low and is not expected to give rise to highway safety concerns. The LHA also raises no objection to the proposed grassing of the highway verge, provided a gully apron is installed to prevent soil entering the drainage system.

Biodiversity net gain and ecology

Following amendments, the Authority's ecologist is satisfied that a minimum of 10% biodiversity net gain can be delivered on site. Although the ecologist requested that the results of an additional bat emergence survey be provided prior to determination, the submitted assessment identifies only a low likelihood of roosting bats within the existing garage. Given this low level of risk, a pragmatic approach has been taken to allow the outstanding survey work to be completed as a pre-commencement condition instead, should planning permission be granted by the committee.

Archaeology

The Authority's Archaeology Team have requested that an archaeological watching brief take place on any groundwork included in the proposal as Thornton-Le-Dale is an early medieval village and the plot has remained largely unaltered since at least the mid-19th Century. The relevant conditions have been included in the recommendation.

Conclusion

For the reasons outlined above it is considered that the proposed development would accord with the relevant policies of the NYM Local Plan 2020 and would contribute to

the provision of smaller housing in Thornton le Dale which is a key objective of the Local Plan.

Consequently, approval is recommended.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

Pre-commencement conditions

Condition(s) 15,16,17,18 and 25 are pre-commencement conditions and have been agreed in writing with the applicant/agent.

Contribution to Management Plan objectives

Approval is considered likely to help meet Outcome 06 which seeks to make the North York Moors a place of great beauty where local communities thrive.

Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including a reduction in scale of the overall development and alterations to the design, so as to deliver sustainable development.

North York Moors National Park Authority

Plans list item 3

Planning Committee

Application reference number: NYM/2026/0115

Development description: installation of replacement uPVC windows

Site address: The Plough, Boonhill Road, Fadmoor

Parish: Fadmoor

Case officer: George Thomas

Applicant: The Plough Community Pub

Director of Planning's Recommendation

Approval subject to the following

Condition(s)

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3. The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity.
4. External trickle vents shall not be incorporated into windows No external trickle vents other than concealed trickle vent shall be incorporated into any new windows hereby approved and shall not be installed thereafter.

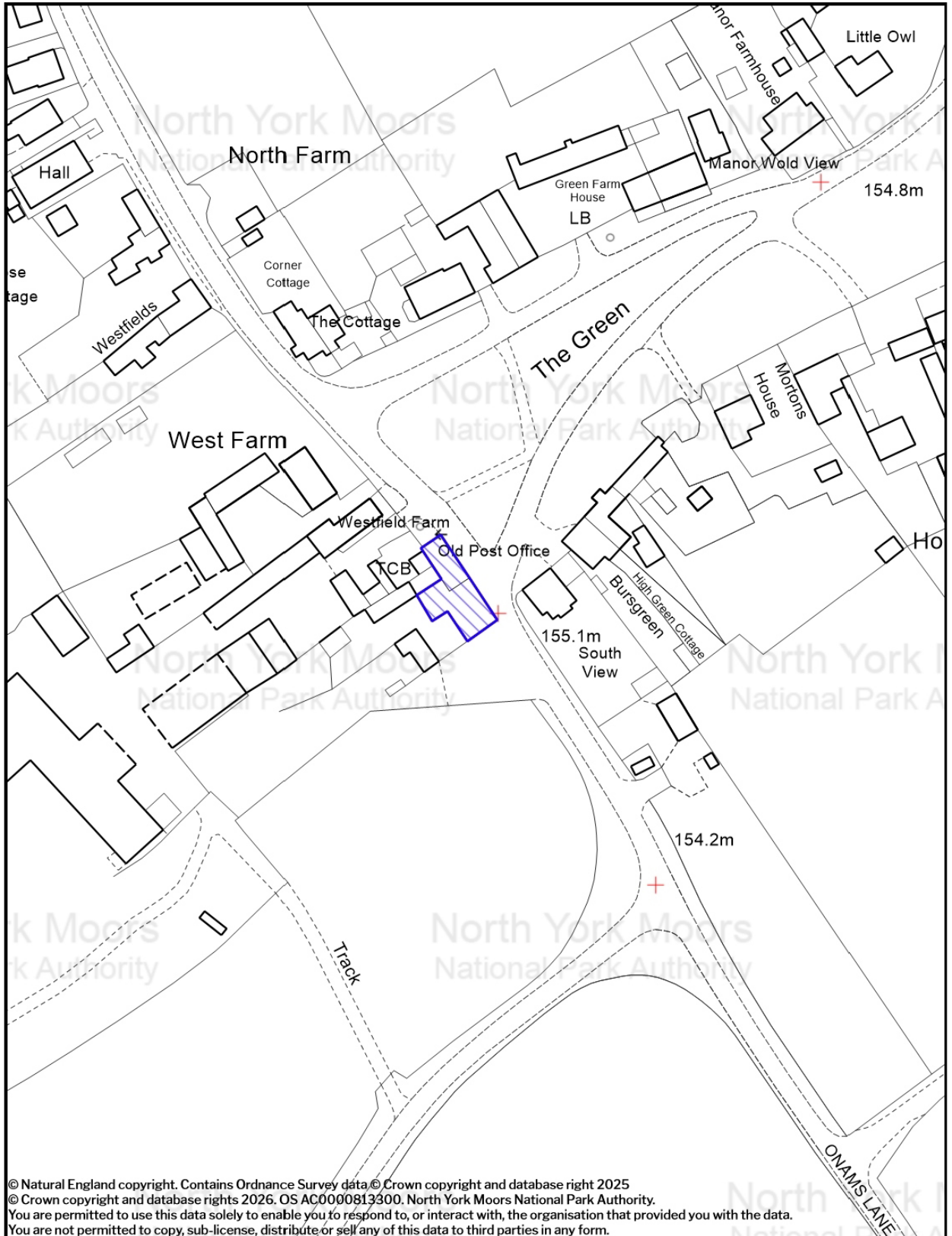
Map showing application site



**North York Moors
National Park**

Application Number: NYM/2026/O115

Scale: 1:1250



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Photograph showing existing front elevation of The Plough



Photograph showing existing side and rear elevations of The Plough



Consultation responses

Parish

No comments received

Third party responses

Mr Jarvis Browning Southview Cottage, Main Street, Fadmoor – Support - Living opposite the Plough Inn, I have no objection to the pub installing uPVC windows

Consultation expiry

27/03/2026

Background

The Plough is a public house in Fadmoor which has been closed for many years and is currently being restored to its former use by a local community group. The building is not Listed, and it does not lie within a Conservation Area.

This application seeks planning permission to replace all the windows on the building with side hung uPVC casements. The existing windows are timber-framed, side-hung casements, and are currently in poor condition. They are not original or of historic value.

The application is referred to Committee due to the involvement of a member of the planning directorate in the community group.

Main issues

Local Plan

The most relevant policies of the North York Moors Local Plan are **Strategic Policy C (Quality and Design of Development)**, **Strategic Policy L (Community Facilities)**, and **Strategic Policy K (The Rural Economy)**.

Strategic Policy C 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.

Strategic Policy L states that community facilities, including pubs, are essential elements which help small communities thrive. These facilities often serve networks of

villages and are essential for people who may otherwise face long journeys to reach alternative facilities or may have difficulty accessing services, such as the elderly. They can also reinforce local identity and character and are often a focus for social interaction in rural areas. Their loss can reduce the social cohesion and economic vitality of local communities. Once lost, such facilities are seldom regained. The Authority will therefore carry out its statutory duty to foster the economic and social wellbeing of local communities by setting out a clear policy that the loss of community facilities through change to an alternative planning use will be resisted.

Strategic Policy K seeks to support development that fosters the economic and social well-being of local communities where it promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand; it helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors and provides for and supports small and micro business through the provision of flexible start-up businesses; it provides additional opportunities to diversify and better equip the National Park's workforce, or provides additional facilities, or better use of existing facilities for educational and training uses.

Material considerations

The main considerations in this case are whether the proposed windows are in keeping with the character of the building and whether the proposal will deliver sufficient public benefit to outweigh any harm caused.

The existing windows are in poor condition and are considered to be in need of replacement. Whilst timber windows are generally preferred on older buildings within the National Park, the use of uPVC is considered to be acceptable in this location given that the existing windows are not of traditional design. The proposed windows are thought to be sufficiently in keeping with the local vernacular that they will not detract from the character of the building, in accordance with Strategic Policy C.

The Authority's Building Conservation Officer has been consulted in relation to this application and had no objections to the proposal, stating that the existing windows are not historic and are in a poor condition. Based on the Building Conservation Officer's comments, conditions have been applied to this permission requiring that no trickle vents other than concealed trickle vents are incorporated into the windows, and that the windows are set back in reveals of a depth greater than or equal to the existing windows. These conditions will ensure that the wider historic character of the building is sufficiently conserved.

The renovation of The Plough is a community project and the restoration of the building to support its use as a public house will ensure the retention of an important community asset in line with Strategic Policy L, and will support the local economy in line with Strategic Policy K. The public benefit which will be delivered by the proposals is therefore considered to substantially outweigh any limited harm which may be caused by the loss of timber windows on the building.

In view of the considerations outlined above, approval is recommended in this case.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

Contribution to Management Plan objectives

Approval is considered likely to help meet outcome 06 of the management plan which seeks to ensure that the National Park remains a place of great beauty where local communities thrive.

Explanation of how the Authority has worked positively with the applicant/agent

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.