

# Agenda

**Meeting:** Planning Committee

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

**Date:** Thursday 05 February 2026 at 10am

## 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 27 November 2025
5. Public minutes of the site visit minute held on Friday 23 January 2026
6. Public question time (an opportunity for members of the public to ask questions)
7. 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.
8. 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
9. Tree Preservation Order 2025/4, Glenhead, Orchard Lane, Goathland
10. National Planning Policy Framework - Draft for consultation
11. Application for prior notification of agricultural or forestry development – track improvement works

12. To consider applications, together with the Director of Planning recommendations thereon:-

<b>Plans List Item Number</b>	<b>Application Reference</b>	<b>Development description and site address</b>
1	<u><a href="#">NYM/2025/0214</a></u>	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
2	<u><a href="#">NYM/2025/0694</a></u>	Construction of mixed use agricultural and commercial storage building at Moorgate Leas Farm, Hawsker Lane, Whitby

**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)**

13. Such other business as, in the opinion of the Chair, should, by reason of special circumstances, be considered as a matter of urgency.
14. Exclusion of the public from the meeting during consideration of Item No 15 on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 1, 2, 6 and 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

**Private Business - Minutes/Reports Circulated To Members Only**

15. Private minutes of the meeting held on 27 November 2025.

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](http://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](mailto: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 27 November 2025, 10.00am**

**Present:** Jim Bailey, Malcolm Bowes, Michelle Donohue-Moncrieff, David Hugill, George Jabbour, Patrick James, David Jeffels, John McCue, Paul McInnes, Heather Moorhouse, Clive Pearson, John Ritchie, Christine Robertson, Colin Williamson

**Apologies:** Jane Harper, Steve Mason, Abida Nayyar, Arnold Warneken

### **Copies of all documents considered are in the minute book**

#### **59/2025 Livestreaming and recording**

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

#### **60/2025 Emergency evacuation procedure**

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

#### **61/2025 Minutes**

That the public minutes of the meeting held on Thursday 16 October 2025 having been printed and circulated be taken as read and be confirmed and signed by the Chair as a correct record.

#### **62/2025 Public question time**

There were no questions from members of the public.

#### **63/2025 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.

#### **64/2025 Miscellaneous items**

Considered: The report of the Director of Planning.

**Resolved:** That the report be noted.

#### **65/2025 Adoption of two new Conservation Area Appraisals**

Considered: The report of the Building Conservation Officer.

#### **Recommendation:**

- i. That Members agree to the adoption of two new Conservation Area Appraisals (Appleton le Moors and Goathland).
- ii. That Members endorse the documents as informal guidance.

**Resolved:** That Members agreed to the adoption of two new Conservation Area Appraisals (Appleton le Moors and Goathland) subject to the inclusion of Common Land as an important feature that forms part of the character of Appleton le Moors and endorsed the documents as informal guidance.

### **66/2025 Applications for planning permission**

**Plans list item 2** – Mr Dennis Stainthorpe spoke as the applicant and Mr Richard Wilkinson spoke on behalf of the Parish Council.

**Plans list item 4** – Meg Rowe spoke as the applicant.

**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/2025/0157 – Change of use of disused quarry to camping and caravan site (43 caravan pitches and 16 tent pitches), construction of amenity building and reception/washroom and geological visitor centre building together with access infrastructure, landscaping works and improvements to the quarry face to allow geological study at land at Spikers Hill Quarry, Cockrah Road, West Ayton

**The applicant's agent withdrew the application on 21 November 2025 as such it was removed from the agenda.**

#### **Plans list item 2**

NYM/2025/0475 – Conversion of silo to 1 no. local occupancy dwelling with amenity space at Mortar Pit Farm, Sneatonthorpe

**Declarations of interest:** Most Members declared that they had been lobbied by the applicant.

Colin Williamson declared a non-prejudicial interest in this item due to being lobbied and speaking with the applicant concerning the application.

**Resolved:** Refused as recommended.

### **Plans list item 3**

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:** Consideration deferred to enable a site visit to be undertaken to fully assess highway safety, access, parking and layout impacts, with the attendance of Members being regarded as an approved duty for the purposes of the payment of Members' allowances.

Members requested the attendance of the Highway Authority at the site visit.

### **Plans list item 4**

NYM/2025/0501 – Alterations to windows and doors, construction of two dormer windows, installation of one additional rooflight and solar panels at 20 Back Lane, Osmotherley

**Resolved:** Approved contrary to Officer recommendation with the final conditions delegated to the Director of Planning to clear. Members requested that a condition requiring matching materials be included to retain the character of the building.

**Reason for approval:** Whilst Members acknowledged the conflict with the Design Guide and Officers conclusion that the proposal results in less than substantial harm to a heritage asset, they considered that as the dormer windows are not publicly visible there would be minimal level of harm to the street scene of the Conservation Area and gave weight to the community benefit of retaining a small affordable market dwelling in the village.

### **67/2025 Exclusion of the public**

**Resolved:** That the public be excluded from the meeting during consideration of Item 12 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.

### **68/2025 Private report – Delegated Authority for Enforcement Action at Stape Ponds (reference NYM/0002/2023)**

Considered: The report of the Director of Planning.

**Recommendation:** That Members authorise that a Breach of Condition Enforcement Notice be issued in the terms above and any further action to enforce such Notice be taken.

**Resolved:** Following an update on the case by the Director of Planning and Legal Advisor Members authorised that no further action be taken and the enforcement case is closed.

# North York Moors National Park Authority

## Item 5, Public site visit minutes of the meeting held at land between 3 and 9 Eskdaleside, Sleights on Friday 23 January 2026 at 10.30am

**Present:** C Pearson (Chair), C Williamson

**Apologies:** J Bailey, D Jeffels, A Nayyer, C Roberston, J McCue, J Ritchie, P McInnes

**Officers:** Mr Chris France, Director of Planning; Mrs Hilary Saunders, Development Management Team Leader

**Others:** Mr G Lythe & Mr R Meadows (local Highway Authority) Mr M Whitmore (agent), Cllr Dave Tate (Parish), Mr John Mead, Mr and Mrs Cass (objectors)

The meeting formally commenced opposite the application site on Eskdaleside where Chris France outlined the process and the reasons for the site visit which was an opportunity for Members to see the site in relation to objections raised by residents and the Parish Council relating to parking and access, on road parking and “overdevelopment” of the site in relation to the ability to accommodate the amount of additional cars generated by it.

Hilary Saunders outlined the proposal, explaining that it comprised three houses on the frontage, and one on the hill, with access for three of the properties off Eskdaleside and access for the upper dwelling from Coach Road; and the location of off-street parking and garaging.

The stone building on site to be demolished was also pointed out and it was clarified that all trees on site would have to be removed. The plans showing the details of the housing design was then explained.

Hilary Saunders set out the main reasons for objections which related primarily to access, parking and highway safety along with concerns re overlooking and overdevelopment of the site.

C Williamson asked about the existing hedge, seeking clarification about its removal and re-planting further back to allow for sightlines. An objector then explained problem of narrow width of existing footway. G Lythe explained the path would be widened along the frontage of the site to the same width as the path outside the neighbouring house. This would be clarified by highways conditions.

The Parish Council re-iterated their view that the proposals were overdevelopment with lack of sufficient parking and turning. G Lythe explained the parking standards of two spaces per three bed dwelling and one space per two bed dwelling, and the requirement of the ability to be able to turn and exit the site in forward gear. The proposal had met these standards and demonstrated safe access.

Hilary Saunders explained that a condition could be added in this case to ensure space kept available with garages and car ports for the parking of vehicles.

The Parish Council asked about turning and access from Coach Road.

Mr Cass asked about the construction period and whether the hedge would be removed at that stage to allow construction traffic onto the site. G Lythe explained that there would be a construction management plan required to be submitted for approval to cover details of access, mud prevention, parking of contractor's vehicles, areas for storage, site working hours and site contact.

Everyone then entered the site to assess the size of the plot and impact on neighbouring properties, along with looking at the proposed pavement width. Hilary Saunders explained the small stone building would be removed and the Sycamore and apple tree also. The relationship of the site with Old School Gardens development on Coach Road was also looked at and the neighbour reassured that the house would be set back beyond the windows on his property.

Materials were discussed and it was confirmed that these would be stone and pantile but that details/samples would need to be submitted for approval, as would externally lighting.

Everyone then walked on the pavement to the top of the site on Coach Road , where issues of traffic standards were discussed.

The Chair closed the meeting at 11.15am.

# North York Moors National Park Authority

## Item 6, 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](mailto:planning@northyorkmoors.org.uk).

# North York Moors National Park Authority

## Item 8, Miscellaneous items

a) Ongoing planning and enforcement appeals. Position as of 14 January 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.

<b>Reference number</b>	<b>Appellant's name</b>	<b>Development description and site address</b>	<b>Date appeal lodged and type</b>	<b>Date, time and venue for Hearings/Inquiries</b>
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/2025/0379	Mr P Cass c/o Agent	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	Not applicable.
NYM/2024/0770	Andrew Long, Hotel Victoria (TSP Investments Ltd)	Demolition of rear stable 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	01/10/2025  Written representations	Not applicable.

<b>Reference number</b>	<b>Appellant's name</b>	<b>Development description and site address</b>	<b>Date appeal lodged and type</b>	<b>Date, time and venue for Hearings/Inquiries</b>
		with creation of first floor sun terrace and erection of glazed rear entrance canopy at Victoria Hotel, Station Road, Robin Hoods Bay		
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	Not applicable.
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.
NYM/2025/0413	Mr and 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 East End Farm, East End, Egton	21/11/2025 Written representations	Not applicable.

b) Determined planning and enforcement appeals for the period 10 November 2025 to 14 January 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.

<b>Reference number</b>	<b>Appellant's name</b>	<b>Development description and site address</b>	<b>Date appeal lodged and type</b>	<b>Decision</b>
NYM/2024/0838	Stoneley Woods Estate c/o Agent	Installation of ground mounted solar array comprising 240 panels (440W) at land located north of Oak House, Sleightholme Dale Road, Fadmoor	23/09/2025 Written representations	Allowed. Decision attached at appendix A.
NYM/2023/0472	Mr James Wallis	Certificate of lawfulness for use of land as garden in excess of ten years at land off Front Street, Grosmont.	28/03/2024 Written representations	Dismissed. Decision attached at appendix B.
NYM/2024/0832	Mr & Mrs Wood	Conversion of former stable building to form one Local Occupancy residence dwelling with garden together with landscaping works, removal	18/08/2025 Written representations	Dismissed. Decision attached at appendix C.

Reference number	Appellant's name	Development description and site address	Date appeal lodged and type	Decision
		of timber garage, provision of two parking spaces and improvement works to existing vehicular entrance at land and building west of the B1257 (located north west of Bridge End Cottage), Chop Gate		

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

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

---

# Appeal Decision

Site visit made on 13 November 2025

by **H Jones BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 11 December 2025

---

## Appeal Ref: APP/W9500/W/25/3372993

### Land north of Oak House, Stoneley Woods Estate, Sleightholme Dale Road, Fadmoor, North Yorkshire YO62 7JH

- 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 Stoneley Woods Estate against the decision of North York Moors National Park Authority.
  - The application Ref is NYM/2024/0838.
  - The development proposed is the installation of a ground mounted solar array comprising 240 panels (440W).
- 

## Decision

1. The appeal is allowed and planning permission is granted for the installation of a ground mounted solar array comprising 240 panels (440W) at Land north of Oak House, Stoneley Woods Estate, Fadmoor, North Yorkshire YO62 7JH in accordance with the terms of the application, Ref NYM/2024/0838, subject to the conditions in the attached schedule.

## Preliminary Matters

2. The site address in the banner heading above is taken from the appeal form which I consider accurately describes the location of the appeal site.
3. The appellant's submissions include a sun path analysis report<sup>1</sup> which was not before the National Park Authority when it made its decision. The report provides some details of daylight hours available at the appeal site, but it does not alter or amend the proposed development in any way. The report accompanied the appellant's appeal statement, and the National Park Authority have had the opportunity to comment on it. Through the National Park Authority's notification processes during the appeal, third parties have also been given the opportunity to submit comments on the appellant's submissions. In the circumstances, I am satisfied that it is procedurally fair to accept the sun path analysis report, and I have had regard to it in reaching my decision.
4. The appeal site is within the North York Moors National Park. Therefore, Section 11A of the National Parks and Access to the Countryside Act 1949 (as amended) places a statutory duty upon me to seek to further the statutory purposes of the NP, which includes conserving and enhancing the natural beauty of the designated area. In making my decision, I have had regard to this statutory duty.
5. A screening direction was issued under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). In exercise of the powers

---

<sup>1</sup> Sun Path Analysis Report generated September 14 2025

conferred by Regulations 14(1) and 7(5) of the EIA Regulations, the Secretary of State directed that the development is not EIA development.

### **Main Issue**

6. The main issue is the effect of the proposed development on the character and appearance of the area, including having regard to the appeal site's location within the North York Moors National Park (the NP).

### **Reasons**

7. The NP has the highest level of protection in relation to landscape and scenic beauty. Its special qualities, relevant to natural beauty, derive from its range of contrasting landscapes—such as deeply cut dales, vast expanses of heather moorland, and dramatic coastline—as well as distinctive settlements that exhibit widespread use of traditional local building materials. These qualities are further complemented by a sense of remoteness, created by open big-sky views and dark night skies.
8. The North York Moors Landscape Character Assessment identifies the appeal site as being situated within the Limestone Hills Landscape Character Type and, therein, within the particular Landscape Character Area of the Central Limestone Hills. The surroundings of the appeal site exhibit a landscape character reflective of that which the Landscape Character Assessment sets out as being characteristic of the area: heather-covered elevated moorland plateau, steep valley sides and woodland all feature in the area. The appeal site is also reflective in that it forms part of a quite regularly shaped field bounded by fencing and hedgerow. However, the field itself is otherwise unremarkable in its appearance and, as such, it does not convey the NP's special qualities.
9. The proposed development would be introduced to a presently undeveloped and open tract of field. Owing to the dark-coloured glass of the proposed solar panels, and their attachment to the ground by a post mounting system, the solar array would have a quite utilitarian appearance. The solar array would also be fenced off from the remains of the field, altering the established field enclosure pattern.
10. As a result, the completed development would be at some odds with the openness and verdancy which the appeal site currently exhibits, and it would lead to a degree of erosion of rural character. However, the solar array in this case is quite small-scale. The tract of land which would be affected by the proposed development is not extensive, confined to just a modest portion of a much larger field. Therefore, the proposal's scale moderates its effects on landscape character such that, although I accept an amount of harm to it would arise, it would be localised and it would be limited.
11. The Stoneley Woods Estate is a private estate and coupled with its deeply rural location, it benefits from being within a generally secluded position, set away from many properties and roads with much passing traffic. Furthermore, the field containing the appeal site is partly bounded by woodland, which helps to screen the site from neighbouring land. These factors would contribute to reducing the number of visual receptors likely to experience the visual effects of the proposal. However, that said, a public footpath skirts the southern boundary of the field and, since the Estate provides accommodation and holds events, the Estate will receive visitors.
12. For much of its route in the vicinity of the appeal site the public footpath is bounded by, or meanders through, trees and bushes, and there is a mix of deciduous and coniferous

species. In areas, some of the trees are mature but, along much of the relatively straight stretch south of the appeal field, the trees are immature. Even so, there are many of them, and they are generally densely planted together. The footpath traverses some undulating land too. Therefore, along stretches of the footpath's route, walkers would be on much lower ground than the appeal site. All this means that, even in the winter months, from many points along the public footpath near the appeal site, views of the proposed development would be limited or screened. From my own site visit observations, and the evidence before me, the clearest views of the proposed development from the footpath would be from those points where the footpath comes close to the south-east corner of the field but, overall, such clearer views would be confined to small sections of the footpath.

13. The National Park Authority have not drawn to my attention any specific viewpoints from distant or elevated locations of particular concern to it. Furthermore, given my findings on the proposal's scale and the site's degree of screening, I have no firm basis on which to conclude that the proposal would create a prominent or intrusive feature in such views.
14. Overall, I find that a limited amount of localised visual and landscape character harm would arise as a result of the proposal. In turn, a limited adverse effect on the character and appearance of the area would be brought about by the proposal. Given how limited this harm would be in the context of the expansiveness of the NP, I am satisfied the natural beauty of the NP would be unharmed, and thereby conserved, with its special qualities unaffected.
15. Amongst other matters, Policy ENV8 of the North York Moors National Park Authority Local Plan (the LP) sets out that renewable energy development proposals will only be permitted where they would not result in unacceptably adverse impacts on the special qualities of the NP and that they would be respectful and complementary to the landscape character type. Amongst its content, the LP's Strategic Policy A seeks to ensure that the natural beauty of the NP is conserved and enhanced and that development respects and reinforces the character of the local landscape.
16. I have identified that the special qualities of the NP would be unharmed. However, the specific requirements set out in the aforementioned policies requiring developments to respect, reinforce, and complement the existing landscape character set a high bar to meet. Given my findings that the proposal would contrast with the appeal site's openness and rural character, it would not respect, reinforce or complement the landscape's character. This leads me to conclude that, the proposal conflicts with Policy ENV8 and Strategic Policy A.
17. Finally, the Council refer to the Renewable Energy Supplementary Planning Document (the SPD). Much of the SPD's guidance in relation to solar panels is geared toward installations on buildings. Where it refers to ground mounted panels, it advises on their placement within rear gardens or locations away from the main frontages of properties or other important views. Given that the proposed solar array would not be prominent or intrusive in important views or views of the frontages of buildings, the proposal complies with the SPD's guidance.

### **Other Matters**

18. The proposal would assist in the Stoneley Woods Estate being energy self-sufficient and energy resilient. In turn, this would support the Estate's business operations. In doing so, the proposal would also contribute to mitigating the effects of climate change.

Further benefits can be expected from the proposal's achievement of biodiversity net gain, as well as from wider economic and employment effects likely to result from the construction phase and contributions made to supply chains. I return to these benefits in my planning balance.

19. The National Park Authority assert that a more suitable location for the proposed development, closer to existing buildings, could have been identified. However, it has not suggested a specific site or design which it considers would be more appropriate. Furthermore, site selection constraints apply. These include the need to ensure sufficient solar irradiance within what is a generally wooded area, whilst the traditional architecture of the manor house within the Stoneley Woods Estate is of merit, and a location sited closer to it may well detract from its character and appearance. Regardless, I am required to determine the proposal before me, at the appeal site, on its own merits. Consequently, the National Park Authority's submission that a more appropriate site could be identified is a matter of limited weight in my decision.

### **Planning Balance**

20. In my main issue, I have identified conflict with two of the LP's policies and, overall, I find that the proposal would conflict with the development plan taken as a whole. That said, although the extent of the harm to the character and appearance of the area is sufficient to bring about this development plan policy conflict, the magnitude of the harm is limited, the beauty and special qualities of the NP would be conserved and, consequently, I attribute only a moderate amount of weight to this conflict.
21. The National Planning Policy Framework (the Framework) and the Planning Practice Guidance (the PPG) are important material considerations. I am mindful of the policy guidance therein which sets out that the planning system should support the transition to net zero, that increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply and will assist in slowing down the effects of climate change, whilst it will also stimulate investment in new jobs and businesses. Paragraph 168 of the Framework specifically sets out that significant weight should be given to the benefits associated with renewable and low carbon energy generation and to proposals' contributions to a net zero future.
22. In this context, the assistance which the proposed development would bring to the Stoneley Woods Estate being energy self-sufficient, energy resilient and mitigating the effects of climate change is a matter which weighs heavily in the proposal's favour. Added to this would be the more modest benefits arising from the support the proposal would provide to rural enterprise, other economic and employment related benefits and through the achievement of biodiversity net gain.
23. Overall, I find that these benefits are significant enough that they outweigh the harm to the character and appearance of the area I have identified in my main issue and provide me with sufficient reason to conclude that planning permission should be granted despite the conflict with the development plan.

### **Conditions**

24. Both appeal parties have suggested conditions to me. I have considered these conditions in the light of the tests for the imposition of conditions set out within the Framework and the content of the PPG. Both the Framework and the PPG are clear that planning conditions should be kept to a minimum and only imposed where they would satisfy all 6 tests for their imposition. Having regard to the Framework and the

PPG, and in the interests of clarity or precision, I have made some amendments to the conditions suggested to me.

25. Condition 1 sets out the standard time limitation. Condition 2 is necessary to ensure that the proposed development is carried out in accordance with the approved plans for the reason of certainty.
26. The statutory biodiversity net gain framework (the BNG Framework) applies to the proposed development. In contrast with most planning conditions, the Biodiversity Gain Condition, which the BNG Framework imposes, has its own separate statutory basis, and it requires the Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to the commencement of development. Given these distinct provisions, the PPG strongly encourages that the Biodiversity Gain Condition is not replicated within the schedule of conditions imposed in the written notice when planning permission is granted. Consequently, although it applies, my schedule does not include a condition requiring the Biodiversity Gain Plan to be submitted and approved.
27. However, the PPG also advises that appropriately worded planning conditions may help achieve effective monitoring and enforcement in relation to the BNG Framework. I am mindful of the comments made by the National Park Authority's Ecologist, which state that some of the specific habitat enhancements proposed can be difficult to create, and it requires particular consideration to be given to the soil and its management. Consequently, in this case, the submission of, and subsequent adherence to, an approved habitat management and monitoring plan is necessary (condition 3). This condition is a pre-commencement condition. This is necessary in the circumstances because the Biodiversity Gain Plan must be discharged before development commences, and consideration of the management required to ensure the success of the habitat creation should likewise be undertaken at the earliest juncture.
28. Conditions 4 and 5 are each necessary in the interests of the character and appearance of the area, in order to precisely determine the final appearance of the solar array and its associated enclosure. Conditions 6 and 7 are each also necessary in the interests of the character and appearance of the area. This is to ensure the site is properly restored and all development equipment removed should the operation of the solar array cease, thereby preventing any deterioration in the site's appearance.

## **Conclusion**

29. For the reasons I have set out, the proposed development would conflict with the development plan as a whole, however, the material considerations in this case indicate that a decision should be made other than in accordance with it. Therefore, I conclude that the appeal should be allowed subject to the conditions in the attached schedule.

*H Jones*

INSPECTOR

## Schedule of 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 plans:  
  
Buy A Plan Site Location Plan  
Side View and Top View Panel Arrangement  
Overview Plan of Location of Solar Panels, Inverters and Meter  
Screw Pile Technical Specification  
Vertex S+ Product TSM-XXXNEG9R.28 specification
  
3. No development shall take place until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:
  - i) the management measures to maintain the created or enhanced habitats required by the Biodiversity Gain Plan; and
  - ii) details of the monitoring methodology and frequency in respect of the created or enhanced habitats to be submitted to the local planning authority;

The created or enhanced habitats shall be managed in accordance with the approved HMMP, and the monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.
  
4. No development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the solar array hereby permitted, including details of their colour finish, have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.
  
5. No development above ground level shall take place until details of the fencing to enclose the solar array hereby permitted, including details its layout, height, material and colour finish, have been submitted to, and approved in writing by, the local planning authority. The fencing shall be erected in accordance with the approved details, and it shall be erected before the solar array hereby permitted becomes operational/starts generating electricity.

6. Within 12 months of the cessation of electricity generation by the solar array, the solar array and all associated works/equipment shall be dismantled and removed from the site, and the site shall be restored in accordance with a scheme that shall first have been submitted to, and approved in writing by, the local planning authority.
  
7. In the event of the solar array failing to produce an electricity supply for a continuous period of 12 months, it will be deemed to have ceased to be required. The solar array and all associated works/equipment shall be dismantled and removed from the site within 12 months of the deemed cessation date, and the site shall be restored in accordance with a scheme that shall first have been submitted to, and approved in writing by, the local planning authority.



## Appeal Decision

Site visit made on 11 November 2025

by **Chris Baxter BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 16<sup>th</sup> December 2025

---

**Appeal Ref: APP/W9500/X/24/3339980**

**Land at Front Street, Grosmont, North Yorkshire YO22 5PQ**

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended (the Act) against a refusal to grant a certificate of lawful use or development (LDC).
  - The appeal is made by Mr James Wallis against the decision of North York Moors National Park Authority.
  - The application ref NYM/2023/0472, dated 18 July 2023, was refused by notice dated 30 August 2023.
  - The application was made under section 191(1)(a) of the Act.
  - The use for which a certificate of lawful use or development is sought is use of land as garden.
- 

### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is whether the Council's decision to refuse a LDC was well-founded.

### Reasons

3. Section 191(2)(a) of the Act provides that uses and operations are lawful at any time if no enforcement action may then be taken in respect of them, whether because they did not involve development or require planning permission, or because the time for enforcement action has expired or for any other reason.
4. With regard to use of land section 171B(3) of the Act states that no enforcement action may be taken after the end of the period of 10 years beginning with the date of the breach. Therefore, in this case, in order to be lawful the use described must have commenced at least 10 years before the application date (hence before 18 July 2013) and continued without any significant interruption thereafter for at least a 10-year period of time.
5. The burden of proof is on the appellant and the relevant test is the 'balance of probability'. If the local planning authority has no evidence itself to contradict or otherwise make the appellant's version of events less than probable, there is no good reason to refuse the application, provided that the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of certificate on the balance of probabilities. It is therefore necessary to consider whether, on the facts of the case and relevant planning law, the specific use for which a certificate is sought was lawful at the date of the application.
6. The appellant contends that the appeal site which sits to the south of Front Street, has a use as a garden, and that this use has accrued immunity from enforcement action over the passage of time. The appellant claims in their statement of case that the use of the site as a garden commenced prior to July 2013 with evidence to establish this including photographs, plans, aerial maps, letters and emails of support, statutory declarations from previous owners as well as the appellant.

7. A statutory declaration from a Nora Scaife Davy, dating back to November 1975 states that *"I have always considered that the piece or parcel of land (ie. the appeal site)... was included in the Conveyance and that it was intended to be occupied and enjoyed with the property known as Number 6 Front Street Grosmont aforesaid even though no specific reference was made to the plot."* The declaration continues by stating "Since purchasing the property specifically referred to in the Conveyance I have occupied the plot and used the same in the manner of a beneficial owner without any adverse claim or possession being made against me to my knowledge". Whilst the statement in this declaration implies the appeal site is somewhat linked to the property of 6 Front Street, there is no substantial admission that the site was actually used as garden land for a continuous uninterrupted 10-year period of time.
8. The appellant details that the appeal site was purchased from a Melvyn Davidson in 2016. Melvyn Davidson, in an email, states *"I have looked for any details but only have the 1976 purchase invoice. When I purchased the land and was repairing the fence it was used as a garden although a little overgrown, I was hoping to move out there and use it as a garden as a lot of the houses there don't have gardens"*. This statement has inconsistencies as it initially indicates that the land was used as a garden but contradicts itself by stating that *"I was hoping to move out there and use it as a garden"*. I am not convinced from this evidence that the site has been used for a 10-year uninterrupted period as garden.
9. The appellant has made a statutory declaration claiming that the land has been used continuously for 41 years between the years of 1975 to 2016 as domestic garden to grow and show vegetables and from this, Melvyn Davidson has won various prizes. The growing and showing of vegetables is not sufficient evidence that the site has been in residential use, as it could have been in use as an allotment. Nevertheless, there is no substantial information to show that the appeal site was used as garden for a continuous 10-year period.
10. A variety of plans, photographs and aerial maps have been produced, although there is nothing significant which I have before me which confirms garden use of this land. Evidence submitted suggests that neighbouring plots are in garden use with them having greenhouses and garden huts. The appellant also details they have been trying to get permission for garden huts and decking, although there are no specific details that such permission has been obtained. There is minimal evidence however, indicating any specific garden use of the appeal site, for a continuous uninterrupted period of 10 years from July 2013 or prior to this date.
11. Accordingly, having regard to all of the evidence before me, I find as a matter of fact and degree and on the balance of probability, that the whole of the appeal site has not been in a use as a garden for more than 10 years before the date of the application.

## **Conclusion**

12. I conclude on the balance of probability, that the Council's refusal to grant a LDC in respect of the use of the land as garden was well-founded and that the appeal should fail. I exercise accordingly the powers transferred to me under section 195(3) of the Act.

*Chris Baxter*

INSPECTOR



## Appeal Decision

Site visit made on 3 December 2025

by **N Armstrong BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18 December 2025

**Appeal Ref: APP/W9500/W/25/3370786**

**Land west of the B1257, Chop Gate, North Yorkshire**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a grant of planning permission subject to conditions.
- The appeal is made by Mr and Mrs Wood against the decision of North York Moors National Park Authority.
- The application Ref NYM/2024/0832 was approved on 28 February 2025 and planning permission was granted subject to conditions.
- The development permitted is conversion of former stable building to form one local occupancy residence dwelling with garden together with landscaping works, removal of timber garage, provision of two parking spaces and improvement works to existing vehicular entrance at land and building west of the B1257 (located north west of Bridge End Cottage), Chop Gate.
- The condition in dispute is No 4 which states that: *“The occupation of the dwelling hereby permitted shall be limited to:*
  - a qualifying person; and*
  - a wife or husband (or person living as such), licensee, dependant, or sub tenant of a qualifying person.*

*For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she has satisfied the Local Planning Authority that he/she was in need of local needs housing in term of the criteria set out in Policy CO13 of the adopted North York Moors Local Plan, namely that he/she is:*

- 1. Currently resident in the National Park, having been resident in the Park for at least the previous three years; or*
- 2. Currently in employment in the National Park; or*
- 3. Having an essential need to live close to relative(s) who are currently living in the National Park; or*
- 4. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or*
- 5. Former residents whose case for needing to return to the National Park is accepted by the Authority.*

*Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points 1 to 5 above.*

*Note A: For the purpose of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.*

*Note B: For the purpose of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions:*

*Allerston; Beadlam; Burniston; East Harlsey; Eberston and Yedingham; Great Ayton; Great and Little Broughton; Great Busby; Guisborough; Irton; Kirkby in Cleveland; Kirkbymoorside; Lockwood; Nawton; Newby; Pickering; Potto; Scalby; Snainton; Sutton under Whitestonecliffe.*

*Note C: A mortgagee of the owners exercising its statutory power of sale, a receiver appointed thereby, or a successor in title thereto is not bound by the provisions of this Condition, (provided always that any such mortgagee must be a body corporate registered with and regulated by the Prudential Regulation Authority (or any successor body whose function is to regulate mortgages and loans)). In the event that this happens, the local occupancy restriction shall however be replaced by a principal residence restriction as follows: -*

*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”.*

- The reason given for the condition is: *“In order to comply with Strategic Policy M of the North York Moors Local Plan which seeks to restrict the occupancy of new residential development to those with a local links and an essential need to live in the locality”.*
- 

## **Decision**

1. The appeal is dismissed.

## **Preliminary Matters**

2. The Secretary of State has considered the appeal in accordance with Regulation 14 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). The development falls within the description at 10 (b) of Schedule 2 of the Regulations, although it does not exceed the threshold criteria. However, the proposed development falls near to ‘sensitive areas’ as defined by Regulation 2 of the EIA Regulations and is within the designated North York Moors National Park. In the opinion of the Secretary of State, having considered the criteria in Schedule 3 to the EIA Regulations, the proposal would not be likely to have significant effect on the environment. Accordingly, the development is not Environmental Impact Assessment development.
3. National Parks have the highest status of protection in relation to landscape and scenic beauty. The two purposes of National Parks are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and to promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public.
4. The Levelling-up and Regeneration Act 2023 amended The National Parks and Access to the Countryside Act 1949, imposing a duty to further the statutory purposes of National Parks in England. Paragraph 189 of the National Planning Policy Framework (the Framework) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.

## **Background and Main Issue**

5. Planning permission was granted with condition 4 restricting the occupancy of the dwelling for local needs housing, subject to qualifying criteria. The reason given for the condition is to restrict the occupancy to those with local links and an essential need to live in the locality, having regard to Strategic Policy M of the North York Moors National Park Authority Local Plan (2020) (the LP). The Authority’s appeal statement expands on this reasoning, highlighting the requirements of Policies CO12 and CO13 of the LP in relation to local needs housing.

6. The appellants are seeking the variation of the condition in order to remove the local occupancy connection requirement and allow for occupation of the dwelling as their principal residence.
7. Taking the above into account, the main issue is whether the condition is reasonable or necessary to meet the Authority's local housing need.

### **Reasons**

8. The appeal site comprises a modest, former stable building of traditional construction and appearance, located in a prominent position directly adjacent to the B1257 highway. Development in Chop Gate is relatively sporadic and characterised by dispersed groups along the B1257 and other roads. The appeal site is somewhat detached from, and does not adjoin other development in the vicinity, but is relatively close to housing on the opposite side of the highway.
9. Strategic Policy M of the LP refers specifically to the delivery of homes to help meet the needs of local communities. The policy's supporting text explains that opportunities for new housing development that supports National Park purposes are very limited and need to be considered carefully in terms of how they can best support local communities. Accordingly, local occupancy conditions requiring a local connection ensure that new housing is used to meet the needs of local people. These are used for new housing development in Smaller Villages and for conversion of buildings in open countryside. The supporting text states that the Authority will allow principal residence housing in Larger Villages to support their service function.
10. Chop Gate is identified in the LP as a Smaller Village. Regardless of whether or not the appeal site is within the village or open countryside, and noting the spatial strategy set out at Strategic Policy B of the LP, the conversion/reuse of buildings to dwellings in Smaller Villages and the open countryside would be limited to local needs housing, having regard to either Policies CO8 or CO12 of the LP. Policy CO13 is clear that local connection requirements will be applied as a condition of planning permission for all local needs housing.
11. Dwellings with a local connection condition form a valuable part of the existing stock and the LP is clear that the Authority will resist applications to have local connection conditions removed. Under Policy CO13, applications to remove a local connection condition will only be permitted if it is clearly demonstrated that the property has been adequately marketed at a suitable price and for an appropriate period of 12-18 months. In such circumstances the Authority will apply a principal residence condition.
12. Whilst the appellants' evidence indicates some marketing has been undertaken, this is not sufficient to satisfy the requirements of LP Policy CO13. Although the appellants would not currently satisfy the local connection criteria, I have limited evidence before me to demonstrate that the conversion of the vacant building and development of the site could not be achieved in a manner that would comply with the requirements of the LP. Consequently, whilst a principal residence condition would prevent holiday occupancy, I am not satisfied that there are overriding reasons or exceptional circumstances that would justify the variation of the condition in this instance. The proposal would conflict with the development plan's aims to deliver housing to meet the needs of local communities.

13. For the above reasons, I conclude that the condition is reasonable and necessary to meet the Authority's local housing needs. The proposal therefore conflicts with Strategic Policy M and Policy CO13 of the LP, the aims of which are set out above. The proposal would also conflict with the National Planning Policy Framework (the Framework) and its overall aim to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.
14. Notwithstanding this conclusion, I do not find that the proposal would conflict with the objective of furthering the purposes of the National Park. However, this does not alter my finding or justify the proposal.

### **Other Matters**

15. I have had regard to representations raising no objections and support from interested parties, and I acknowledge that development would provide an opportunity to enhance the appearance of the site and the surrounding area. The development for a single dwelling would also provide modest economic benefits during construction and contribute to the social objectives of the Framework through supporting the local community and village services. However, these nor any other benefits are sufficient to persuade me that the proposal is acceptable.
16. The appellants refer to another planning application<sup>1</sup> that sought to allow occupation as a principal residence dwelling, relaxing the local needs occupancy condition. I have not been provided with the details of this application, therefore I am unaware of the full circumstances of it to determine if it is comparable to the appeal proposal and if it would weigh in favour. I have also not been provided with any further details to demonstrate that the Authority is reviewing the requirements for a local occupancy condition, or that the above relevant LP policies should not apply in this case.
17. I note the appellants' reference to pre-application advice and correspondence with their planning consultant. I also acknowledge their comments on personal circumstances, including the significant investment into the site and the planning process, as well as difficulties in securing rental property within the National Park. I am mindful of the advice contained in Planning Practice Guidance that in general planning is concerned with land use in the public interest. These matters do not alter my conclusion.
18. Where the development of the site has been found to be acceptable in other respects, these are neutral matters that do not weigh in favour of the development.

### **Conclusion**

19. For the reasons given above, I conclude that the appeal should be dismissed.

*N Armstrong*

INSPECTOR

---

<sup>1</sup> NYM/2022/0537 The Old School House, Kirby Knowle

## Appendix D

### List of applications determined by the Director of Planning in accordance with the scheme of delegation for the period of 10 November 2025 to 14 January 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/2025/0630

Verification check of conditions 4, 5, 6 and 8 of planning approval NYM/2024/0688 and conditions 3, 4, 5 and 7 of Listed Building consent NYM/2024/0689 at Middle Farm House, Thimbleby for Beaumont Brown Architects

Decided on 12/11/2025

**Application reference:** NYM/2025/0641

Trees in Conservation Area works comprising of selectively reducing limbs with tight unions and extensive damage by up to 2m and remove storm damaged branches to T1 at The Garth Coxwold, York for Mrs Justine White

No objection on 12/11/2025

**Application reference:** NYM/2025/0662

Trees in Conservation Area works comprising of felling Maple in very poor condition at Peelers Cottage. 44 North End, Osmotherley for Mr Nick Arvanitis

No objection on 12/11/2025

**Application reference:** NYM/2025/0663

Trees in Conservation Area works comprising of reducing Ash stump and felling Cypress at The Lair, Coxwold, York for Mrs Jessica Squire

No objection on 12/11/2025

**Application reference:** NYM/2025/0540

Variation of condition 6 of planning approval NYM/2010/0972/FL to allow the installation of double glazed uPVC windows at 22, 24, 26, 28, 30 and 32 Black Horse Lane, Swainby for North Star Housing Group

Approved on 13/11/2025

**Application reference:** NYM/2025/0601

Construction of wall adjacent to oil tank at The Forge, Coxwold for Mr Simon Scott

Approved on 14/11/2025

**Application reference:** NYM/2025/0680

Verification check of condition 4, 6 and 7 of planning approval NYM/2025/0426 at Yorkshire Gliding Club (p T Y ) Ltd, Low Town Bank Road, Sutton Bank, Kilburn for Yorkshire Gliding Club

Decided on 18/11/2025

**Application reference:** NYM/2025/0676

Verification check of condition 5 and 7 of planning approval NYM/2025/0235 at Town Pasture Farm, Lavender Lane, Boltby for Donna Fountain

Decided on 24/11/2025

**Application reference:** NYM/2025/0237

Retrospective consent for internal and external works to Coach House including: changes to the roof; alterations to windows and doors; insertion of new rooflights, walls and doors; replacement of cement flooring; as well as proposed mitigation works, including new timber doors at The Coach House, Kewick Hall, Kewick for Mr Peter Stephenson

Approved on 01/12/2025

**Application reference:** NYM/2025/0241

Listed Building consent for internal and external works to Coach House including changes to the roof, alterations to windows and doors, insertion of new rooflights, walls and doors, replacement of cement flooring, as well as proposed mitigation works including new timber doors at The Coach House, Kewick Hall, Kewick for Mr Peter Stephenson

Granted on 01/12/2025

**Application reference:** NYM/2025/0626

Installation of ground mounted solar array comprising 234 panels at Thimbleby Hall, Thimbleby for Thimbleby Farms Ltd

Decided on 05/12/2025

**Application reference:** NYM/2025/0631

Certificate of lawfulness for the use of the approved holiday let as a dwellinghouse in breach of condition 9 of planning approval NYM2/150/0032 for more than ten years at The Granary, East Farm, Thirlby for Mrs Mary Harrison

Issued on 08/12/2025

**Application reference:** NYM/2025/0565

Installation of replacement timber slimline double glazed windows and timber doors together with refurbishment works to rear porch including installation of glazed lean-to roof at Jasmine Cottage, 2 School Lane, Osmotherley for Mr Robert O'Keefe

Approved on 15/12/2025

**Application reference:** NYM/2025/0566

Listed Building consent for internal alterations, installation of replacement timber slimline double glazed windows and timber doors together with refurbishment works to rear porch including installation of glazed lean-to roof at Jasmine Cottage, 2 School Lane, Osmotherley for Mr Robert O'Keefe

Granted on 15/12/2025

**Application reference:** NYM/2025/0714

Removal of summerhouse and construction of a garden room with raised decking at The Old Vicarage, 40 North End, Osmotherley for Duncan Ross Russell

Approved on 05/01/2026

**Application reference:** NYM/2025/0802

Overhead line exemption notification for installation of replacement pole at north of West House Farm, Kildale for Northern Powergrid (North East) Ltd

Decided on 08/01/2026

**Application reference:** NYM/2025/0611

Verification check of conditions 8 and 9 of planning approval NYM/2025/0182 at Rye Hill Farm View, Great Ayton for Mr John Grimes

Decided on 12/01/2026

**North Yorkshire Council (Rye)**

**Application reference:** NYM/2023/0132

Trees in Conservation Area works comprising of reducing of apple tree with rambling rose, removal of rose, removal of ivy, reduction of apple tree to roughly 9-10 foot to encourage lower fruit bearing branches, removal of the cluster of conifers (three in total) to enable this space to be used at 2 Castlegate, Helmsley for Mrs Maureen Chapman

No objection on 13/01/2026

**Application reference:** NYM/2025/0063

Demolition of existing dwelling and garage and construction of replacement dwelling with detached double garage with solar panels to roof and associated landscaping works at Beck Garth, Hutton le Hole for Mr Ivan Shaw

Approved on 10/11/2025

**Application reference:** NYM/2025/0588

Installation of replacement timber door at 24 High Street, Helmsley for Mrs Joanna Robinson

Approved on 10/11/2025

**Application reference:** NYM/2025/0589

Listed Building consent for installation of replacement timber door at 24 High Street, Helmsley for Mrs Joanna Robinson

Granted on 10/11/2025

**Application reference:** NYM/2025/0563

Construction of single storey side extension at Prospect Cottage, Low Street, Lastingham for Mr & Mrs Newton

Approved on 11/11/2025

**Application reference:** NYM/2025/0672

Trees in Conservation Area works comprising of felling of Scots pine, 2 Leylandii and other hedgerow shrubs at Pasture House, Hutton le Hole for Mr Steven Bentley

No objection on 12/11/2025

**Application reference:** NYM/2025/0594

Trees in Conservation Area works comprising of felling of Norway spruce at Brimstone House, 40 High Street, Helmsley for Mr Alan Firth

No objection on 13/11/2025

**Application reference:** NYM/2025/0296

Conversion of building to one holiday let at The Forge Workshop, Hawaby for Mexborough Estates

Approved on 14/11/2025

**Application reference:** NYM/2025/0620

Variation of condition 2 (material amendment) of planning approval NYM/2024/0695 to allow an increase in floorspace and the addition of a door to approved amenity block at South Moor, Dalby Forest Drive, Ebberston for Mr Robert Walker

Approved on 21/11/2025

**Application reference:** NYM/2025/0637

Verification of conditions 7, 11, 12 and 14 of planning approval NYM/2024/0048 at Rawson Syke, Daleside Road, Farndale East for The Farndale Estate

Decided on 26/11/2025

**Application reference:** NYM/2025/0709

Non material amendment to planning approval NYM/2024/0048 to allow alterations to fenestration, doors and flue at Rawson Syke, Daleside Road, Farndale East for The Farndale Estate

Approved on 27/11/2025

**Application reference:** NYM/2025/0640

Alterations, erection of timber porch and construction of extension to garage on front elevation, construction of dormer window, replacement single storey rear extension and replacement dormer window together with erection of pergola at Red Roofs, 3 Carlton Road, Helmsley for Mr & Mrs May

Approved on 28/11/2025

**Application reference:** NYM/2025/0673

Trees in Conservation Area works comprising of felling Silver Birch at Hemell House, Dog Kennel Lane, Thornton le Dale for Mr Peter Brown

No objection on 01/12/2025

**Application reference:** NYM/2025/0678

Trees in Conservation Area works comprising of removal of Lawson cypress at Orchard Cottage, Chapel Lane, Thornton-le-Dale for Mrs Helen Ward

No objection on 01/12/2025

**Application reference:** NYM/2025/0570

Removal of four buildings and erection of three replacement buildings (sow and service accommodation, farrowing house and service accommodation) at Baxton Grange, Baxtons Road, Helmsley for Baxton Grange Farms Ltd

Approved on 02/12/2025

**Application reference:** NYM/2025/0649

Erection of wind turbine in revised position (max height to blade tip 17.4 metres) following removal of existing at Wethercote Farm, Wethercote Lane, Old Byland for Mr & Mrs Richard Bell

Approved on 03/12/2025

**Application reference:** NYM/2025/0706

Trees in Conservation Area comprising of felling of 18 Leylandii (18 trees) forming hedge badly damaged in a fire, along with another conifer and a Beech at Prospect Bungalow, Prospect Place, Thornton le Dale for Mr Jonathan Wilkinson

No objection on 04/12/2025

**Application reference:** NYM/2025/0711

Trees in Conservation Area works comprising of thinning of Sycamore at Camping Site, Prospect Place, Thornton le Dale for Mr Jonathan Wilkinson

No objection on 04/12/2025

**Application reference:** NYM/2025/0537

Listed Building consent for insulation works to loft space, replacement lath and plaster ceiling in the hallway, wall repairs to kitchen, timber beading to two ceilings, wall tile replacement and decoration at Osborne Cottage, 16 Castlegate, Helmsley for Trustees of J S Wilcox Hana Dunsdon

Granted on 11/12/2025

**Application reference:** NYM/2025/0788

Verification check of condition 3 of Listed Building consent NYM/2025/0198 at 33 Bondgate, Helmsley for Philippa Martin

Decided on 17/12/2025

**Application reference:** NYM/2025/0687

Construction of detached single garage at Tewanin, Headlands Road, Appleton Le Moors for Mr Lewis Ryan

Approved on 18/12/2025

**Application reference:** NYM/2025/0731

Trees in Conservation Area works comprising of felling Blackthorn at Croftburn, Maltongate, Thornton-le-Dale for Peter Smith

No objection on 18/12/2025

**Application reference:** NYM/2025/0550

Verification check of conditions 15, 16, 18 and 19 of planning approval NYM/2025/0127 at Low Pasture House, Byland Abbey for Mrs Susanne Guthrie

Decided on 22/12/2025

**Application reference:** NYM/2025/0606

Erection of building for horticultural storage purposes at Low Horcum View, Village Street, Lockton for Ms Kim Barnes

Approved on 22/12/2025

**Application reference:** NYM/2025/0682

Installation of solar panels and air source heat pump at Annexe at Broadway Foot, Hawnby for Mr Peter Lang

Approved on 22/12/2025

**Application reference:** NYM/2025/0762

Verification check of condition 10 of planning approval NYM/2025/0464 at Bank Farm House, Rosedale Chimney Bank, Rosedale Abbey for Carole Milnes and Martin Priestley

Decided on 23/12/2025

**Application reference:** NYM/2025/0772

Verification check of condition 4 of Listed Building consent NYM/2025/0541 at The Lodge, Low Kingthorpe, Whitby Road, Kingthorpe for Mr G Gibb

Decided on 23/12/2025

**Application reference:** NYM/2025/0773

Verification check of condition 5 of planning approval NYM/2025/0539 at Low Kingthorpe, The Lodge, Whitby Road, Kingthorpe for Mr G Gibb

Decided on 23/12/2025

**Application reference:** NYM/2025/0705

Construction of porch to front elevation, creation of path and formalisation of parking area at Angram Grange, Main Street, Cold Kirby for Mr C Andrassy

Approved on 07/01/2026

**Application reference:** NYM/2025/0777

Non material amendment to planning approval NYM/2025/0229 to allow an increase in footprint of approved side (toilet) extension at The Plough, Boonhill Road, Fadmoor for The Plough Community Pub

Approved on 07/01/2026

**Application reference:** NYM/2025/0361

Alterations to garage comprising of installation of replacement timber garage door and installation of UPVC pedestrian door (retrospective) at Daisy Cottage, Thornton le Dale for Julie Hanna

Approved on 09/01/2026

**Application reference:** NYM/2025/0794

Trees in Conservation Area works comprising of felling Yew at Hall Farm, Maltongate, Thornton-le-Dale for Mr Matthew Stephenson

No objection on 09/01/2026

**Application reference:** NYM/2025/0798

Verification check of condition 5 of planning approval NYM/2025/0640 at Red Roofs, 3 Carlton Road, Helmsley for Mr Trevor May

Decided on 09/01/2026

**Application reference:** NYM/2025/0690

Change of use of haulage yard to self-storage compound for 16 containers (retrospective) at The Haulage Yard, Whinney Hill, Sinnington for Mr Sam Taylor

Approved on 12/01/2026

**Application reference:** NYM/2025/0719

Installation of replacement uPVC windows and doors and one new rooflight, and removal of conservatory to the rear at 8 Dreaken Fold, West Ayton for Mr Alan Nagle

Approved on 12/01/2026

**Application reference:** NYM/2024/0627

Trees in Conservation Area works comprising of removing one Poplar, one Red Oak, and one Norway Maple in back garden at Knipes Hall, High Street, Helmsley for Beverley Saha

Tree Preservation Order Served on 13/01/2026

**Application reference:** NYM/2025/0082

Trees in Conservation Area works comprising of removal of Silver birch at St Aidans RC Church, Main Street, Oswaldkirk for Mr Marcus Hartley

Tree Preservation Order Served on 13/01/2026

**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/2025/0753

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 10/11/2025

**Application reference:** NYM/2025/0572

Demolition of existing rear extension and construction of side and rear wrap around extension with decking and balustrade, construction of two dormers and installation of

solar panels together with demolition of garage and construction of gym/store at Fernleigh, Old Church Lane, Fylingthorpe for Mrs Lucy Metcalfe

Approved on 10/11/2025

**Application reference:** NYM/2025/0650

Verification check of conditions 16 & 18 of planning approval NYM/2024/0698 at Former Central Garage, High Street, Castleton for James Hall & Co Ltd

Decided on 10/11/2025

**Application reference:** NYM/2025/0674

Verification check of condition 4, 5 and 6 of planning approval NYM/2024/0038 at Braemore, Butt Lane, Robin Hood's Bay for Ms Joanna Pedley

Decided on 10/11/2025

**Application reference:** NYM/2025/0592

Change of use of building to office space, community workshop and gallery (no external alterations) at The Studio, High Street, Lythe for Mulgrave Estate

Approved on 11/11/2025

**Application reference:** NYM/2025/0158

Variation of condition 2 (material amendment) of planning approval NYM/2019/0347/FL to allow changes to approved boundary wall and vehicular access (retrospective) together with installation of pedestrian gate and section of railings at Grove Cottage, Thorpe Bank, Fylingthorpe for Mrs Allison Calvert

Approved on 12/11/2025

**Application reference:** NYM/2025/0433

Verification check of conditions 55 and 56 of planning approval NYM/2017/0505/MEIA at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km<sup>2</sup> of the NYMNPA (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal) for Mr Robert Staniland

Decided on 12/11/2025

**Application reference:** NYM/2025/0643

Trees in Conservation Area works comprising of removal of nine Sitka Spruce and two Cypress at Oatmill Cottage, Lealholm Bank, Lealholm for Dr Susan Morgan

No objection on 12/11/2025

**Application reference:** NYM/2025/0290

Listed Building consent for installation of replacement timber double glazed windows and doors at Low Broom House Farm, Broom House Lane, Ugthorpe for Mr Gordon Prudom

Granted on 13/11/2025

**Application reference:** NYM/2025/0593

Variation of conditions 2 (material amendment) and 4 of planning approval NYM/2022/0712 to allow omission of bi-fold doors to south elevation, relocation of window and addition of door to north elevation and omission of window to east elevation together with a change from annexe accommodation to holiday letting at Cherry Tree cottage, Goathland for Mr Matthew Thackray

Approved on 14/11/2025

**Application reference:** NYM/2025/0160

Installation of vehicular access gates and railings at Grove Cottage, Thorpe Bank, Fylingthorpe for Mrs Allison Calvert

Approved on 18/11/2025

**Application reference:** NYM/2025/0623

Removal of conditions 3 and 4 of planning approval NYM/2008/0245/FL to allow the existing holiday let to be used as accommodation ancillary to the main dwelling at Thirley Bank Cottage, Waite Lane, Harwood Dale for Mrs Ruth Field

Approved on 18/11/2025

**Application reference:** NYM/2024/0444

Demolition of sheds and construction of five x three bedroom principal residence dwellings (one detached and two pairs of semi-detached) with associated parking, amenity spaces and road off existing access at Land off Coronation Avenue, Hinderwell for Blackburn Wilcock

Approved on 19/11/2025

**Application reference:** NYM/2025/0573

Use of land for the siting of one timber pod for holiday letting purposes at Windy Ridge, Egton for Ms Rachel Barker

Approved on 20/11/2025

**Application reference:** NYM/2025/0587

Installation of replacement Regulatory Sample Point (RSP) kiosk (retrospective) at Filter House Water Treatment Works, Wood End, Westerdale for Yorkshire Water

Approved on 21/11/2025

**Application reference:** NYM/2025/0604

Removal of oil storage tank to west gable and installation of replacement oil storage tank to east of property at Hunt House Farm, Hunt House Road, Goathland for Duchy of Lancaster

Approved on 21/11/2025

**Application reference:** NYM/2025/0616

Repositioning of one static caravan pitch approved under NYM/2016/0136/FL at Rigg Farm Caravan Park, Stainsacre Lane, Stainsacre for Mr John Dowse

Approved on 21/11/2025

**Application reference:** NYM/2025/0647

Verification check of conditions 13, 14 and 15 of planning approval NYM/2024/0698 at Former Central Garage, High Street, Castleton for James Hall & Co Ltd

Decided on 21/11/2025

**Application reference:** NYM/2025/0536

Construction of replacement garage (revised scheme following withdrawal of NYM/2024/0246) at 1 Lancaster Cottages, Goathland for Eleanor Graham

Approved on 24/11/2025

**Application reference:** NYM/2025/0617

Change of use from Class B2 to allow dual use as either Class B2 (wood working/joinery workshop) or Class E (arts/crafts workshop and studio (including pottery)) with ancillary sales and teaching (no external alterations) at Unit 3, Station Workshops, Station Road, Robin Hoods Bay for Dr Helen Ellis-Caird

Approved on 24/11/2025

**Application reference:** NYM/2025/0655

Use of land as six pitch static caravan site with increased occupation from the approved eight months to 11 months (period 1 March through to 31 January in the following calendar year) at Haggit Howe Caravan Site, Saltwick for Haggit Howe Caravan Site

Refused on 24/11/2025

**Application reference:** NYM/2025/0638

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

Granted on 28/11/2025

**Application reference:** NYM/2025/0654

Listed Building consent for installation of timber slimline double glazed windows and timber door at High Farm, Wades Lane, East Barnby, Whitby for Mulgrave Estate

Granted on 28/11/2025

**Application reference:** NYM/2025/0628

Demolition of conservatory and construction of two storey rear extension together with alteration to fenestration at West End Farm, Low Hawsker for Mr Richard Jefferson

Approved on 02/12/2025

**Application reference:** NYM/2025/0724

Non material amendment to planning approval NYM/2022/0604 to allow the installation of composite windows and doors at Laurel Cottage, Stainsacre Lane, Whitby for Mrs Elizabeth Emma Green

Approved on 02/12/2025

**Application reference:** NYM/2025/0344

Conversion of barns and construction of link extension to create one local occupancy dwellinghouse with associated amenity space (walled garden and kitchen garden), provision of parking/turning area and installation of ground mounted solar array at Stoupe Brow Farm, Stoupe Brow, Browside, Ravenscar for Mr & Mrs Totty

Approved on 03/12/2025

**Application reference:** NYM/2025/0363

Listed Building consent for installation of replacement/repairs to glazing bars and window panes at The Old Post Office, King Street, Robin Hoods Bay for Mrs Suzanne Dekker-Turner

Granted on 04/12/2025

**Application reference:** NYM/2025/0553

Listed Building consent for installation of replacement slimline double glazed timber windows and timber exterior doors together with French drain and internal alterations comprising of but not limited to insulation works, plastering, alterations to fireplaces, removal of stud walls to first floor and construction of new partition walls at Allerton Head Farm, Kitter Lane, Hutton Mulgrave for Mulgrave Estate

Granted on 04/12/2025

**Application reference:** NYM/2025/0652

Repairs to and rebuilding of a section of churchyard wall to the south at Old St Stephen's Church, Church Lane, Fylingdales for The Churches Conservation Trust

Approved on 04/12/2025

**Application reference:** NYM/2025/0653

Listed Building consent for repairs to and rebuilding of a section of churchyard wall to the south at Old St Stephen's Church, Church Lane, Fylingdales for The Churches Conservation Trust

Granted on 04/12/2025

**Application reference:** NYM/2025/0681

Submission of details required by condition 3 and verification check of condition 4 of planning approval NYM/2022/0748 at Highville Farm, Roxby for Yorkshire Planning Consultants

Decided on 04/12/2025

**Application reference:** NYM/2025/0704

Trees in Conservation Area works comprising of felling Ash and Sycamore in hedge to south of house at Holmefield, The Common, Goathland for Ian Riches

No objection on 04/12/2025

**Application reference:** NYM/2025/0520

Conversion of outbuilding to classroom (part retrospective) at Bank House Farm, Glaisdale for Mr Christopher Padmore

Approved on 05/12/2025

**Application reference:** NYM/2025/0658

Erection of two field shelters to house ponies used for agricultural grazing purposes (retrospective) (both shelters are to be relocated from their current positions) at land adjacent 26 Runswick Lane, Hinderwell for Mr Edward Richardson

Approved on 09/12/2025

**Application reference:** NYM/2025/0686

Verification check of conditions 1, 4, 6 and 14 of planning approval NYM/2021/0204/FL and conditions 1, 3, 5 and 13 of Listed Building consent NYM/2021/0205/LB at Black Lion Hotel, High Street, Staithes for Mr Mike Stead

Decided on 09/12/2025

**Application reference:** NYM/2025/0715

Verification check of condition 5 of planning approval NYM/2025/0505 at Postgate Farm, Glaisdale for Mr Mark Hollingworth

Decided on 10/12/2025

**Application reference:** NYM/2025/0668

Removal of window and insertion of French doors at 2 Ainthorpe Court, Easton Lane, Ainthorpe for Jean Freer

Approved on 11/12/2025

**Application reference:** NYM/2025/0689

Non material amendment to planning approval NYM/2024/0730 to allow changes to the landscape plan, relocation of one caravan pitch and amenity area, increase in caravan pitch sizes and alterations to internal layout, fenestration, doors and position of flue and orientation of external staircase to bistro/cafe building at St Hilda's Farm, 3 High Street, Hinderwell for St Hilda's Complex

Approved on 11/12/2025

**Application reference:** NYM/2025/0664

Listed Building consent for insulation to the internal face of external walls at Seawood View, High Street, Lythe for Mulgrave Estate

Granted on 12/12/2025

**Application reference:** NYM/2025/0622

Listed Building consent for removal of a section of stud wall and installation of internal door at Thirley Bank Cottage, Waite Lane, Harwood Dale for Mrs Ruth Field

Granted on 15/12/2025

**Application reference:** NYM/2025/0632

Variation of condition 4 of planning approval NYM4/040/0114C/PA to allow the removal of non-native spruce and cypress and replacement with native species hedge at Oatmill Cottage, Lealholm Bank, Lealholm for Dr Susan Morgan

Approved on 15/12/2025

**Application reference:** NYM/2025/0677

Variation of condition 12 of planning approval NYM/2003/0920/FL to allow the residential unit to be occupied as a holiday let, annexe or local occupancy letting dwelling at Woodend Farm, Westerdale for Mr Keith Jackson

Approved on 15/12/2025

**Application reference:** NYM/2025/0683

Variation of condition 2 of planning approval NYM/2023/0668 to allow a change from local occupancy to principal residence occupancy (resubmission following refusal of NYM/2025/0078) at Holly Cottage, Postgate Way, Ugthorpe for Dennis Harley Developments Ltd

Approved on 15/12/2025

**Application reference:** NYM/2025/0746

Verification check of condition 3 of planning approval 2025/0160 at Grove Cottage, Thorpe Bank, Fylingthorpe for Mrs Allison Calvert

Decided on 15/12/2025

**Application reference:** NYM/2025/0597

Variation of conditions 2 and 3 of planning approval NYM/2011/0056/CU to allow an increase in the number of burial plots from 41 to 61 at Botton Village, Danby for Camphill Village Trust

Approved on 18/12/2025

**Application reference:** NYM/2025/0625

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

Granted on 18/12/2025

**Application reference:** NYM/2025/0675

Listed Building consent for installation of three replacement radiators to Portrait Room, Oak Room and Squire's Room on ground floor and additional radiator on second floor (linen store) at Thorpe Hall, Middlewood Lane, Fylingthorpe for Robert Coop

Granted on 18/12/2025

**Application reference:** NYM/2025/0739

Trees in Conservation Area works comprising of felling Horse Chestnut at Manor Croft, Yedmandale Road, West Ayton for Douglas Moederle-Lumb

No objection on 18/12/2025

**Application reference:** NYM/2025/0754

Trees in Conservation Area works comprising of crown lift to two Beech at Lealholm Quaker, Burial Ground, Lealholm for Mrs Yvonne Chadwick

No objection on 18/12/2025

**Application reference:** NYM/2025/0576

Removal of existing shed in car park and siting in garden for use as events hut for guests at Prudom House, Goathland for The Homestead Goathland Ltd

Approved on 19/12/2025

**Application reference:** NYM/2025/0669

Construction of single storey rear extension at Holly Garth, Sneaton for Mrs Y L Wilkinson

Approved on 19/12/2025

**Application reference:** NYM/2025/0696

Listed Building consent for installation of replacement slimline double glazed timber windows and timber doors at Low Farm, Kitter Lane, Hutton Mulgrave for Mulgrave Estate

Granted on 19/12/2025

**Application reference:** NYM/2025/0697

Listed Building consent for installation of replacement slimline double glazed timber windows and timber doors at Bank Top Farm, Ellerby Bank, Ellerby for Mulgrave Estate

Granted on 22/12/2025

**Application reference:** NYM/2025/0699

Listed Building consent for internal alterations, installation of replacement timber slimline double glazed windows, rooflights and timber doors together with replacement of window with door to south elevation and alterations to garage to facilitate use as additional living accommodation at Field House, 19 Ryeland Lane, Ellerby for Starline Properties

Granted on 22/12/2025

**Application reference:** NYM/2025/0352

Demolition of conservatory, porch and garage and construction of single storey side and rear extensions together with creation of car parking and turning area (resubmission following withdrawal of NYM/2023/0757) at Granary Cottage, Hobbin Head, Sleights for Mr & Mrs S & S Leadley

Approved on 23/12/2025

**Application reference:** NYM/2025/0579

Installation of three replacement uPVC windows at 3 Forge Cottages, Lealholm for Mrs Matilda Whisson

Approved on 23/12/2025

**Application reference:** NYM/2025/0702

Variation of condition 3 of planning approval NYM/2023/0493 to allow commercial use of the approved manège (retrospective) at Westfield Farm, Station Lane, Cloughton for SM Terry Farms

Approved on 23/12/2025

**Application reference:** NYM/2025/0605

Removal of septic tank and installation of replacement sewage treatment plant and drinking water borehole at Farsyde House Farm, Mark Lane, Fylingthorpe for Ghyll Wood Developments Ltd

Approved on 24/12/2025

**Application reference:** NYM/2025/0695

Extension of garage roof and installation of solar panels at Bramble Carr Cottage, Fryup Road, Ainthorpe for Mr E Hindmarsh

Approved on 07/01/2026

**Application reference:** NYM/2025/0793

Verification check of condition 3 of planning approval NYM/2019/0431/FL (partially allowed on appeal APP/W9500/W/20/3262806) at Silpho Brow Farm West, Sur Gate, Silpho for Lou Smith

Decided on 07/01/2026

**Application reference:** NYM/2025/0732

Verification check of condition 5, 6 7, 11, 12, and 13 of planning approval NYM/2022/0563 at High Cragwell, Aislaby for Adrian and Amanda Pearson

Decided on 08/01/2026

**Application reference:** NYM/2025/0733

Listed Building consent for structural repair works to outbuildings comprising installation of steel ties and steel shoes to truss ends, crack stitching, replacement timber lintel and repointing at Barnby Howe Farm, Barnby Howe Road, East Barnby for Mulgrave Estate

Granted on 08/01/2026

**Application reference:** NYM/2025/0761

Trees in Conservation Area works comprising of reducing Weeping ash, felling Cypress and Conifer at Mole End, 84 Main Street, Hutton Buscel for Mrs Penelope Garson-Pilbeam

No objection on 08/01/2026

**Application reference:** NYM/2025/0719

Installation of replacement uPVC windows and doors and one new rooflight, and removal of conservatory to the rear at 8 Dreaken Fold, West Ayton for Mr Alan Nagle

Approved on 12/01/2026

**Application reference:** NYM/2023/0543

Trees in Conservation Area works comprising of removal of conifer adjacent to boundary fence at 5 Castle Rise, West Ayton for Angela Dowkes

No objection on 13/01/2026

## Redcar and Cleveland

### **Application reference:** NYM/2025/0433

Verification check of conditions 55 and 56 of planning approval NYM/2017/0505/MEIA at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km<sup>2</sup> of the NYMNP (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal) for Mr Robert Staniland

Decided on 12/11/2025

### **Application reference:** NYM/2025/0728

Verification check of condition 3 of planning approval NYM/2025/0582 at Guisborough Forest, east of Guisborough Forest Walkway and Visitor Centre for Forestry England

Decided on 10/12/2025

### **Application reference:** NYM/2025/0738

Trees in Conservation Area works comprising of felling Ash, Elm, and Beech standing deadwood is an important habitat in woodland, so it would benefit the ecosystem if dead stems were left at a safe height. at Bousdale Cottages, Hutton Village Road, Guisborough for Ruth Roberts

No objection on 17/12/2025

### **Application reference:** NYM/2025/0644

Verification check of condition 11 of planning approval NYM/2024/0623 at Grinkle Park Farm, Snipe Lane, Easington for Yorkshire Planning Consultants

Decided on 18/12/2025

### **Application reference:** NYM/2025/0660

Use of land for motorhomes with five additional hardstanding pitches and three glamping pods together with associated recontouring of land and landscaping works (revised scheme to NYM/2024/0166) at Town End Farm, Whitby Road, Easington for Mr I and Mrs J Graham

Approved on 23/12/2025

**Application reference:** NYM/2025/0720

Creation of wildlife pond and two scrapes at Mount Pleasant Farm, Moorsholm for Mr Neil Spencer

Approved on 12/01/2026

**Application reference:** NYM/2024/0637

Trees in Conservation Area works comprising of thinning canopy to large Sycamore tree at TPO 1983/2, Red Oaks, Hutton Village Road for Mr Neil Pentland

Refused on 14/01/2026

**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)**

**Application reference:** NYM/2025/0661

Prior approval for erection of replacement agricultural storage building under Part 6 at Hilltop Farm, Thimbleby for Vicky Dickinson

Approved on 08/12/2025

**North Yorkshire Council (Rye)**

**Application reference:** NYM/2025/0659

Prior approval for erection of muck storage building under Part 6 at Wethercote, Weathercote Lane, Hawnby for JS & A Wood

Approved on 10/12/2025

**North Yorkshire Council (Sca)**

**Application reference:** NYM/2025/0599

Prior approval for erection of agricultural storage building (not livestock, slurry or sewage sludge) under Part 6 at Shortwaite Farm, Lealholm for Mr Chris Foster

Approved on 13/11/2025

**Application reference:** NYM/2025/0691

Prior notification for covered feed/passage area under Part 6 at Hollin House Farm, Goathland for Mr John Malcolm Summerson

No prior approval required on 02/12/2025

**Application reference:** NYM/2025/0734

Prior approval for construction of hay storage building and extension to existing building to house plant/machinery at Partridge Hill, Ugglebarnby Lane, Ugglebarnby for Mr T Hodges

Approved on 09/01/2026

**Redcar and Cleveland**

**Application reference:** NYM/2025/0721

Prior approval for demolition of 3 buildings, hardstanding and structures within the site boundary under Part 11 at Lockwood Beck Reservoir, Lockwood Beck Lane, Stanghow Redcar And Cleveland for Northumbrian Water Group

Approved on 22/12/2025

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

**Application reference:** NYM/2025/0501

Alterations to windows and doors, construction of two dormer windows, installation of one additional rooflight and solar panels at 20 Back Lane, Osmotherley

The application was granted by the Planning Committee, contrary to officer recommendation on 27 November 2025. The decision notice has been issued with the following conditions and informatives:

**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:

Document Description	Document No.	Date Received
Location Plan	-	01/08/2025
Plans, section and elevations as proposed	2025:20/02 C	20/10/2025

3. All new window frames and glazing bars shall be of timber construction and no other materials shall be used.
4. The solar panels hereby approved shall have black frames and thereafter be so maintained.

## **Informatives**

1. You are advised to ensure that any doors and windows on elevations of the building(s) adjacent to the existing and or proposed highway are constructed and installed such that they do not open over the public highway for a height of 2.4 metres from the level of the adjacent highway. Above 2.4 metres no part of an open door or window must come within 0.5 metres of the carriageway. Any future replacement doors and windows should also comply with these dimensions.
2. 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.

### **Application reference:** NYM/2024/0484

Listed Building consent for construction of single storey link extension together with conversion of former farm building to annexe accommodation at Ladysmith Farm, Stoupe Brow.

The application was granted by the Planning Committee on 16 October 2025, subject to receipt of satisfactory bat surveys. This matter has now been addressed and the decision notice issued with the inclusion of the following condition:

MC01 Bats - No work shall commence to clear the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

### **Application reference:** NYM/2024/0482

Construction of single storey link extension together with alterations to former farm building to facilitate the use as annexe accommodation approved under extant planning permission NYM/2009/0592/FL at Ladysmith Farm, Stoupe Brow.

The application was approved by the Planning Committee on 16 October 2025, subject to receipt of satisfactory bat surveys. This matter has now been addressed and the decision notice issued with the inclusion of the following condition:

MC01 Bats - No work shall commence to clear the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats at the site have been submitted to and approved in writing by the Local Planning Authority.

The programme shall include a survey of the buildings to determine the extent of any bat presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved.

### **Applications adjacent to the National Park (3024)**

**Application reference:** ZB25/00715/PPP

For the construction of three detached residential dwellings at os field 1200 Carr Lane, Thirlby.

The Authority assessed the details and advised that the development seems to be extending beyond the built up limits of the settlement and could have unacceptable urbanising impact on the locality, to the detriment of the character and setting to the National Park. The Authority expressed concerns regarding the proposal.

**Application reference:** ZF25/01053/FL

For erection of log cabin at Whitby Wildlife Sanctuary, Broomfield Farm, Stainsacre Lane, Whitby

The Authority assessed the details and raised no objections.

## Appendix E

### List of enforcement matters determined by the Director of Planning in accordance with the scheme of delegation for the period of 10 November 2025 to 14 January 2026

Reference number	Development description and site address	Decision taken
20258	Alleged unauthorised removal of boundary wall and possible repositioning onto footpath at Laurel Cottage, Stainsacre	Not expedient to pursue.
19248	Excessive lighting at Lion Inn, Blakey Ridge	Not expedient to pursue.
19497	Monitoring of NYM/2020/0327/FL at The Sawmill, Cloughton Woods, Whiteway	Works are being completed in accordance with the approved plans (Condition Verification Checks have been submitted and approved) – no further monitoring required.
20602	Potential breach of planning permission NYM/2019/0347 at Grove Cottage, Fylingthorpe	Works constituted landscaping and no unauthorised development had occurred.
21965	Alleged unauthorised construction of garage at Haven Croft, Back Lane, Hutton le Hole	Shed is permitted development.
21997	Alleged unauthorised removal of dry stone wall and installation of replacement fencing at road between Castleton and Danby	Permitted development.
21974	Alleged unauthorised signage at Whitby Road Garage, Easington	Sign has deemed consent.
22002	Alleged unauthorised demolition of stone barns at Great Moor Road, Hutton Buscel	No development is taking place. Demolition was to remove unsafe roof and timber building.
21964	Concerns regarding telecommunications equipment and	Permitted development.

<b>Reference number</b>	<b>Development description and site address</b>	<b>Decision taken</b>
	gravel changed to tarmac between 50 and 52 West End, Osmotherley	
18472	Notification of Commencement of planning approvals NYM/2017/0372/FL and NYM/2017/0395/LB, and monitoring of NYM/2021/0408/CVC for associated tree works at Grinkle Park Hotel, Grinkle Lane, Easington	No monitoring required- scheme not currently progressing.
20699	Potential non compliance of condition 23 of planning approval NYM/2022/0249 at Low Farm, Sneaton	Not expedient to pursue – no further complaints of surface water received.
22035	Alleged unauthorised use of land for the siting of camper van for residential use at Cowbar Lane, Staithes	No breach found.
21063	Alleged unauthorised siting of touring caravans at Well Bank, Hinderwell Lane, Staithes	No breach found.
21561	Alleged unauthorised change of use of property to 3 no. residential dwellings and erection of shed at Bridestones, Fairhead, Grosmont	No breach found.
22063	Concerns regarding abandoned construction site welfare unit at Moortop Road, between Rosedale Abbey and Hutton le Hole	Welfare unit removed.
21957	Alleged unauthorised replacement roof tiles at Roxby Cottage, Church Street, Staithes	Not expedient to pursue.
21806	Potential non compliance with planning approval NYM/2021/0204/FL and	The works have been proven to have commenced within three years in compliance with condition 1 of planning approval

<b>Reference number</b>	<b>Development description and site address</b>	<b>Decision taken</b>
	NYM/2021/0205/LB at The Black Lion, Staithes	NYM/2021/0204/FL and NYM/2021/0205/LB.
21846	Potential non-compliance with prior notification NYM/2024/0479 at Newstead Farm, Egton Lane, Egton	Not expedient to pursue to formal action.
17463	New hardstanding being put in for caravans on camping field at Rosedale Caravan Site	Not expedient to pursue.
20598	Alleged unauthorised signage for Ladycross Plantation Caravan Park at A171, Lady Cross Plantation Caravan Park	Roadside signage removed so breach ceased.
21592	Alleged unauthorised erection of field shelters at field on Runswick Lane, Hinderwell	Shelters moved together and into corner of field. Application approved as landowner has adjoining land and lives nearby.
0059/2025	Unauthorised material change of use from single private dwelling house to short stay commercial letting accommodation at The Old Dairy, 2b Ryeland Lane, Ellerby	The property is no longer available to rent as a holiday let on any website so complying with that, and also it is on the market for sale, albeit not yet sold.
19073	Alleged unauthorised campsite at field adjacent to Wood Hill House, Ugthorpe	Use ceased, not expedient to pursue trailer by barn.
21728	Alleged unauthorised occupation of holiday let as permanent residential dwelling in breach of condition 12 of planning approval NYM/2003/0920/FL at Wood End Farm, Westerdale	Planning permission approved for holiday let.
22070	Monitoring of planning approval NYM/2024/0501 and review of ownership concerns at 3 Forge View, Thornton le Dale	No breach found.

<b>Reference number</b>	<b>Development description and site address</b>	<b>Decision taken</b>
17246	Monitoring of S106 Agreement related to NYM/2015/0826/FL at Yorkshire Cycle Hub, Fryup Gill Farm Fryup	Committee agreement to amend the Section 106 Agreement.
21943	Alleged unauthorised construction of building at 19 Middlewood Close, Fylingthorpe	Permitted development.
21906	Alleged unauthorised installation of replacement timber windows and one external light to front elevation at 29 Brook Lane, Ainthorpe	Not expedient to pursue.
22030	Alleged unauthorised garden room/structure within curtilage of Listed Building at Hunt House Farm, Hunt House Road, Goathland	Not expedient to pursue.
17430	Alleged unauthorised extension of garden and removal of protected trees at 127 Aldenham Road, Guisborough	Not expedient to pursue.
17526	Creation of potentially unauthorised access at land opposite High Banks Farm, East Barnby	Development to be removed.
17674	Potentially unauthorised erection of timber cabin at Birch Nab Farm, Pockley	Application to be submitted.
21962	Concerns regarding untidy land at field south of Station Road, Castleton	Waste materials have been burned/removed on site.
20576	Alleged unauthorised signage at A174, south of Staithes	Breach removed in terms of large fixed signage. Not expedient to pursue A boards on highway verge at this site.
19515	Alleged unauthorised siting of static caravans, touring caravans at Land to the rear of Fern Farm, Hinderwell	Siting of caravans now lawful due to passage of time and not expedient to pursue further.

<b>Reference number</b>	<b>Development description and site address</b>	<b>Decision taken</b>
19238	Alleged unauthorised works to windows and doors of Listed Building at School Farm, Aislaby	Planning permission and Listed Building consent granted
0009/2025	Unauthorised siting of yurts at Dalehouse Plantation, Staithes	Yurts removed and no longer being advertised for rent. One yurt may remain in the garden but not being rented out – for private ancillary use.
0006/2022	Alleged unauthorised works to a Listed Building at Middle Cottage, Thimbleby	Works rectified.
20529	Alleged unauthorised dog kennels and commercial boarding business at Fern Farm, 30 High Street, Hinderwell	No breach found.
21118	Alleged unauthorised adverts at Victoria Hotel, Robin Hoods Bay	Not expedient to pursue.
20918	Expiration of temporary consent NYM/2019/0484/AD at The Fox & Hounds, Ainthorpe	No further action necessary

### **Enforcement Notices Served**

<b>Reference number</b>	<b>Development description and site address</b>	<b>Decision taken</b>
NYM/0062/2025	Monitoring of planning permission NYM/2018/0384/FL and NYM/2018/0603/CVC for alterations and extensions to and change of use of building and land to business use (B2), creation of access/site road together with erection of boundary fence and associated landscaping works	Enforcement Notice Issued 11/12/2025 and Breach of Condition Notice Issued 11/12/2025.

<b>Reference number</b>	<b>Development description and site address</b>	<b>Decision taken</b>
	(part retrospective) at Manor Farm, Skelder View, Normanby	
NYM/0065/2025	Unauthorised erection of sheds, creation of new access and land levelling. Siting of residential touring caravan and parking of vehicles at land opposite The Bungalow, Easton Lane, Ainthorpe	Enforcement Notice Issued 11/12/2025.

# North York Moors National Park Authority

## Planning Committee

5 February 2026

### Item 9 - Tree Preservation Order 2025/4, Glenhead, Orchard Lane, Goathland

#### Purpose of the report

1.1 To seek Members' approval to confirm Tree Preservation Order 2025/4.

#### 2. Background

2.1 A Tree Preservation Order (TPO) was made on 21 August 2025 relating to four Scots pines, two birch, one poplar and one hornbeam tree situated on land in the grounds of Glenhead, Orchard Lane, Goathland, YO22 5JT. This order took provisional effect from the date it was made and requires confirmation within six months. The Authority can take one of the following actions.

- not confirm and allow protection of the trees to lapse.
- confirm and continue the current protection of the trees.
- confirm the TPO with modifications.

2.2 The trees are located in the garden of Glenhead on Orchard Lane. Although this is a private road, the trees are visible from the road to Beck Hole and from the main road through the village (see map in appendix 1 and photographs in appendix 2).

2.3 The decision to consider serving a provisional order was taken following a section 211 notice from the owner, Mr Storey, of his intention to fell ten conifers (six Sitka spruce and four Scots pine), three ash affected by Ash Dieback Disease and one hornbeam, as well as carry out pruning work to other trees.

2.4 A TPO was authorised under delegated authority by Tom Hind, Chief Executive on 11 August 2025.

2.5 This confirmation is being referred to Committee following a formal objection by the landowner and at the recommendation of the Chief Executive as part of the response to a stage 2 complaint from the landowner.

#### 3. Site details

3.1 Mr Storey submitted his section 211 notice following the failure of a Sitka spruce from the front of his garden across the verge during Storm Eowyn in January 2025. Another smaller spruce had fallen from the east boundary the previous year. He was concerned about the safety of all the conifers, both spruce and pine. Given that on this site the spruce are smaller and less prominent than the pines, and are non-native, we had no objections to the removal of the six spruces.

Spruce are also a relatively shallow rooting species whereas Scots pine are a relatively deep rooting species with a tap root, which goes some way to explaining why two spruces have fallen in extreme weather conditions and the pines have not.

- 3.2 Scots pines are a prominent feature of this area of the village, with many of a similar age scattered around various gardens. They form a distinctive and important part of the village treescape, particularly in winter when many other trees have lost their leaves.

#### **4. Objections and representations**

- 4.1 The public have 28 days to comment on new Orders, which are publicised in accordance with Authority procedures and the TPO Regulations. Objections and representations must be taken into account by planning authorities before they decide whether or not to confirm an order, or whether or not to modify it upon confirmation.
- 4.2 A formal objection was received from Mr Storey on 15 September 2025. A copy is included with this report.
- 4.3 We received a letter from Mr Storey's neighbour, Mrs Sperrin at Plum Tree Cottage, in support of his original notification, with particular concern about a spruce close to her oil tank. There are three spruce, one pine, one sycamore and one oak beside the boundary with Plum Tree Cottage. Mr Storey planned to fell the spruce and the pine. We have no objection to the felling of the spruce, including the tree near Mrs Sperrin's oil tank.

#### **5. Comment**

- 5.1 In the Officer's opinion the trees noted in the TPO make a significant contribution to the amenity of the village. Although they are not directly beside a public highway, they are a prominent part of the village treescape, which would be much the poorer if it were to be whittled away.
- 5.2 The trees were inspected by the National Park's Tree Officer, Nathan McWhinnie, who has 19 years of experience within the arboricultural sector, including 14 years carrying out tree safety risk assessments for a local authority. He has a National Diploma in Forestry & Arboriculture, a Professional Tree Inspection LANTRA certificate and a Degree in Arboriculture from the University of Lancaster.
- 5.3 The trees noted on the TPO were in good condition at the time of inspection, with no hazards or features to indicate that they are at increased risk of failure. The Scots pines appear to be in their middle years. They have reached their ultimate heights and have subsequently thickened in the stems, a process which should increase their general stability. The poplar is a more mature tree for its species but shows no sign of loss of vitality or basal decay.
- 5.4 The remaining spruce were in reasonable condition, though the one beside Mrs Sperrin's oil tank looked a little thin in the crown. There was nothing to indicate

that they were at an increased risk of failure, but it was felt that it would be unreasonable to object to their felling given their condition, general appearance and Mr Storey's concerns given the history of spruce on the site. The most recent spruce failure occurred even though the tree was in the lee of three of the Scots pines.

- 5.5 Given the condition of the TPO trees it would be reasonable to suppose they could be retained for several decades more. To allay any concerns about their safety in the future it would be advisable to have them checked by a qualified and experienced arboricultural consultant (as opposed to a tree surgeon) periodically. Every three-five years would be a reasonable timeframe. This inspection should pick up any changes that may increase the likelihood of failure.
- 5.4 The TEMPO system (Tree Evaluation Method for Preservation Orders) is used by many local authorities to help decide whether a TPO is justified. The TEMPO score of 18 in this case indicates that the trees definitely merit a TPO. A copy of this document is included with the report. In relation to TPOs Planning Authorities are expected to make their own assessments in respect of the amenity value of trees. In this case it is felt that the loss of the trees would adversely impact the amenity of the neighbourhood, and that their felling would not be justified on safety grounds.

## **6. Financial and staffing implications**

- 6.1 None

## **7. Contribution to National Park Management Plan**

- 7.1 The Authority has a statutory duty to conserve and enhance the natural beauty, wildlife, and cultural heritage of the National Park

## **8. Legal and sustainability implications**

- 8.1 An authority cannot confirm an Order unless they have first considered any duly made objections or other representations.
- 8.2 The legislation provides no right of appeal to the Secretary of State against an authority either making or confirming an Order.
- 8.3 The validity of an Order cannot be challenged in any legal proceedings except by way of application to the High Court on a point of law.

## **9. Recommendation**

- 9.1 That Members confirm Tree Preservation Order 2025/4 Glenhead, Orchard Lane, Goathland.

Contact Officer:  
Nathan McWhinnie  
Woodland Officer  
01439 772543

**Background documents to this report: (The Landowner has asked that all these documents be presented to Members at Committee. There are included in the Appendix 3 to this Report)**

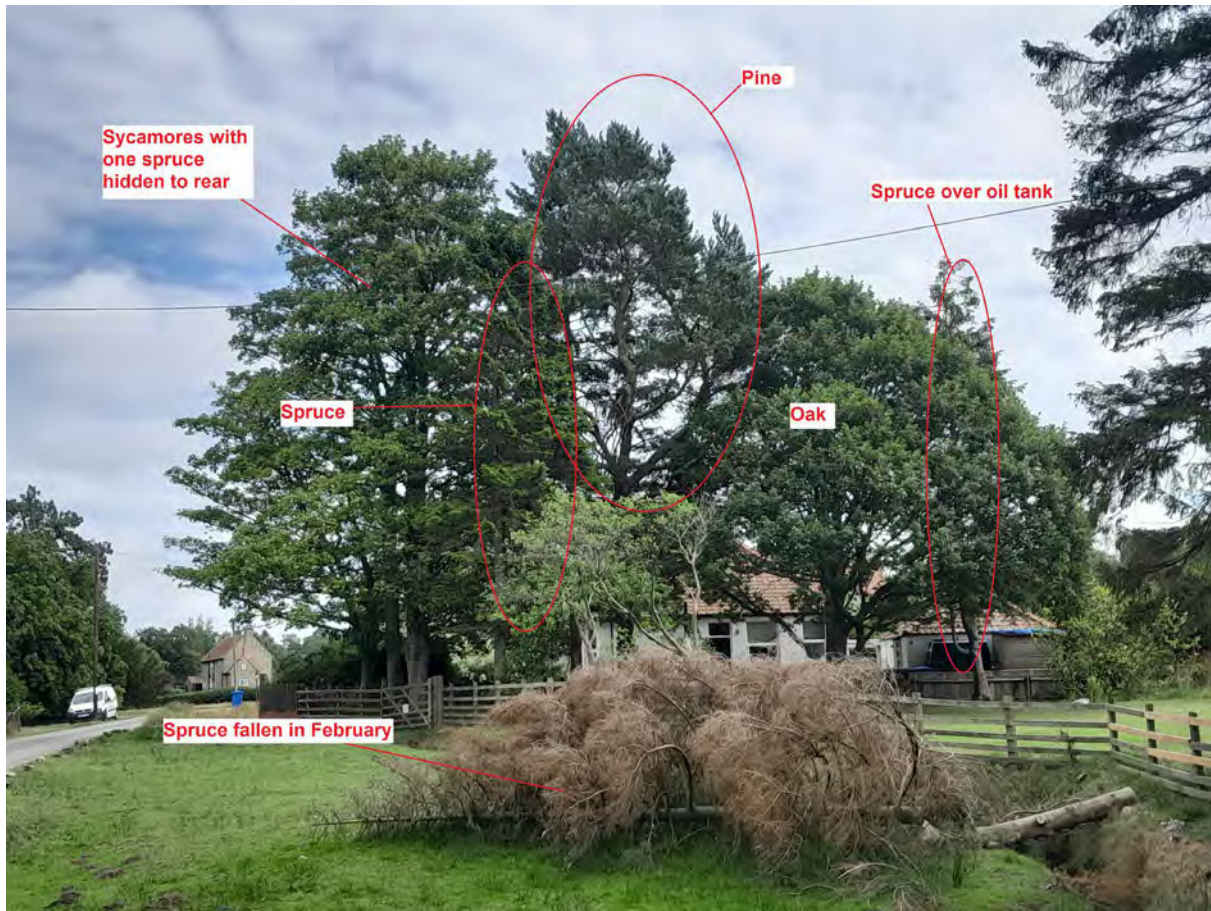
1. Original section 211 notification from Mr Storey
2. Letter from Mrs Sperrin, Plum Tree Cottage
3. TEMPO assessment of trees
4. TPO document
5. TPO notice including details of how to object to the TPO
6. Email to Mr Storey 12-8-25 explaining that a TPO will be placed.
7. Letter from NYMNPA regarding section 211 notice
8. Objection from Mr Storey
9. Email Correspondence with Mr Storey

## Appendix 1 – Location map of tree subject to TPO 2025/4



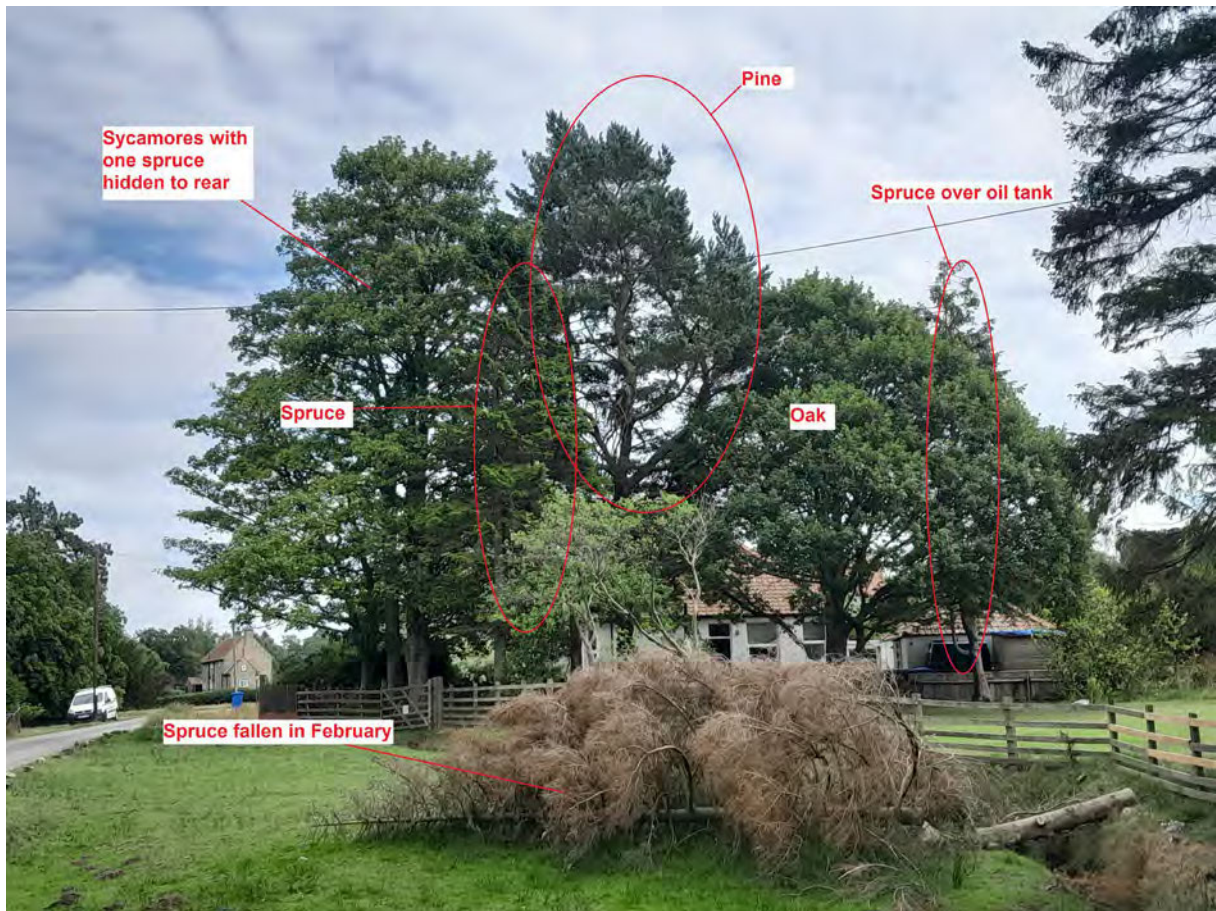
© Crown copyright and database rights 2025. OS AC0000813300. North York Moors National Park Authority.  
You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data.  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

**Appendix 2 – Photographs of tree subject to TPO 2025/4**



**Looking east to T7**

## Appendix 2 – Photographs of tree subject to TPO 2025/4



Looking west to T1-4



View from main road through village



**View from road to Beck Hole**

**Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.  
Town and Country Planning Act 1990**

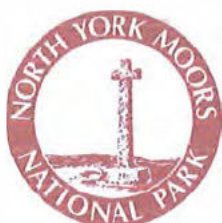
**Privacy Notice**

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

**Local Planning Authority details:**



North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Telephone: 01439 772700  
Email: [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
Website: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

**Publication of applications on planning authority websites**

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

**1. Applicant Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

### 4. Trees Ownership

Is the applicant the owner of the tree(s):  Yes  No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

### 5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO?  Yes  No

Are you wishing to carry out works to tree(s) in a conservation area?  Yes  No

### 6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

NOT APPLICABLE

### 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

PLEASE SEE SEPARATE SHEET ANNEXED HERETO.

## 7. Identification Of Tree(s) And Description Of Works continued ...

PLEASE SEE SEPARATE SHEET ANNEXED HERETO.

## 8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

### For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

### For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. It is diseased or you have fears that it might break or fall:  Yes  No  
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.  Yes  No  
If YES, you are required to provide for:

#### *Subsidence*

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

#### *Other structural damage* (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

### Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)?  Yes  No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

## 9. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "relating to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent?  Yes  No

With respect to the authority, I am:  
(a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

## 10. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

### Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)

### For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out

### For works to trees protected by a TPO

(see Question 7)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
  - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
  - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
  - in respect of other structural damage - written technical evidence
- Included all other information listed in Question 8?

## 11. Declaration - Trees

I/we hereby apply for ~~planning permission~~ consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant: \_\_\_\_\_

Or signed - Agent: \_\_\_\_\_

Date (DD/MM/YYYY):

03/07/2025 (This date must not be before the date of sending or hand-delivery of the form)

## 12. Applicant Contact Details

Telephone numbers

~~Country~~ <sup>STD</sup> code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

## 13. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

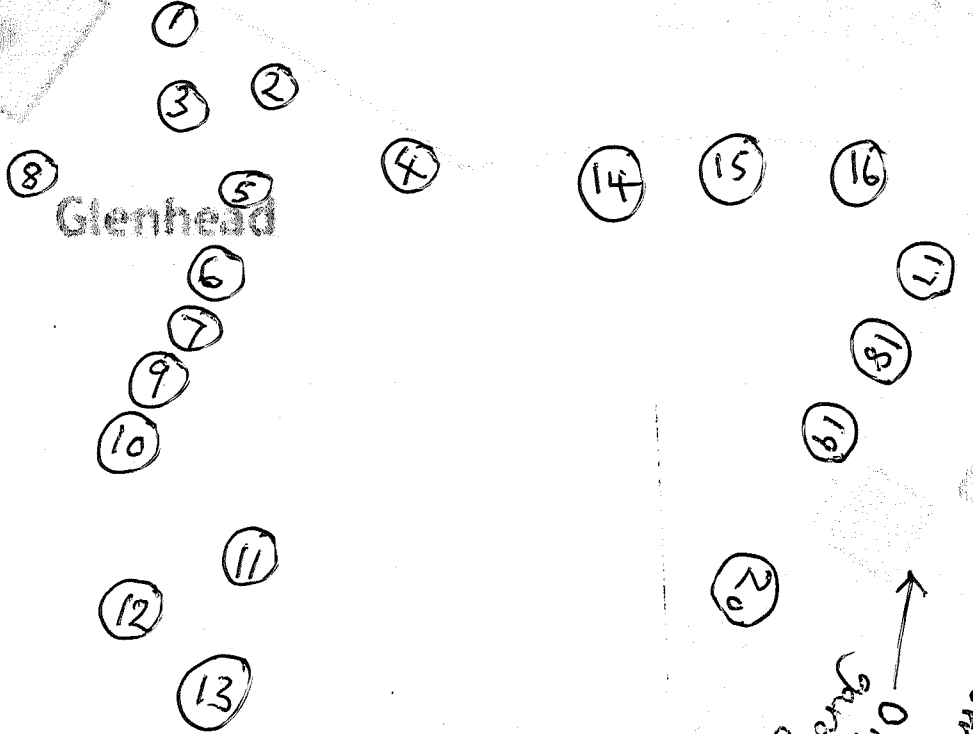
Email address (optional):

Aerial

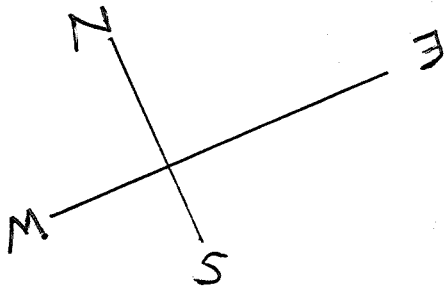
My oil tank



Glenhead



Line of proposed planing of new, deciduous trees.



Plum Tree Co Hoge  
Oil Storage tank and garage of Plum Tree Co Hoge  
(Mrs Nicola Sperrin).

# KEY TO PLAN

1. Pine. Upper branches overhanging house. Next to tree that fell in February 2025. Ca. 20m. in height. 4-7 metres from house - which it would demolish were it to fall.
2. Pine. As per 1. Ca. 4.9m from house but ca. 20m. in height.
3. Unidentified but highly dangerous in event it were to fall as ca. 20m tall and ca. 4.8m from house.
4. Pine. Next to one that has fallen. Ca. 20m in height and ca. 10m from house. Would demolish house and fence in event it were to fall. Like 1, 2, 3.
5. Pine. As per 1-4 inclusive
6. Pine. As per 1-5 inclusive
7. Pine. As per 1-6 inclusive
8. Silver birch. Although close to the house, is deciduous and so will have deeper roots. But needs ca. 30% of canopy removing/pruning.
9. Ash die back. Utterly dead.
10. Silver birch — As per 8.
11. Ash die back. Utterly dead
12. Ash die back. Utterly dead
13. Ash die back. Utterly dead.
14. Unidentified but will soon fall over dead. I believe it to be Mountain Ash which is dead. It is so small as to be unlikely to cause damage when it inevitably topples.
15. Unidentified and precisely as 14.

16. Pine. Dangerous in being proximate to neighbouring property. Moreover, if it were to fall it would cover the road and smash any vehicle or person(s) within it.

17. Pine. Dangerous as per 16.

18. Pine. Ditto 16 and 17.

19. Oak. Deep roots; aesthetically pleasing and not perceived to be a danger to neighbouring property owing to the depth of its roots.

20. Pine. Extremely dangerous as a. 2.4m from next door's oil tank and garage. c. 4.5m from neighbouring property. If it fell there would be carnage.

21. Poplar. Has been allowed to grow to dangerous height. Is completely ripping up the concrete base of my oil storage tank and so is highly dangerous. I seek advice as to best way forward.

(a) The remainder of the garden is absolutely peppered with other trees; some dead or dying. However I do not adjudge any to be a danger to life and limb or a risk to property as if they fell they would fall onto grass and not destroy houses, fences, roads, vehicles etc.

(b) If along this line I wish to plant other trees as it points westerly (prevailing wind); will be aesthetically pleasing and conducive to fauna.



Plum Tree Cottage,  
Orchard Lane,  
Goathland,  
North Yorkshire.  
YO22 5JT

Dear Sir/Madam,

I write in connection with a recent application by my immediate neighbour, Mr. Ian Storey of Glenhead, Orchard Lane, Goathland. YO22 5JT, in relation to some tree work, that urgently needs attention. I refer specifically, in this letter, to trees directly adjacent to my property.

My late husband and I have been at Plum Tree Cottage since June 2011. On initial purchase of the property, concerns were raised about the proximity of some very high trees, grounded in Glenhead, that border my driveway, which subsequently borders the cottage. On speaking with the then owner of Glenhead, he agreed that the trees were significantly oversized (height) and would proceed to do something about it. A short time later, Glenhead was sold to Mr. and Mrs. T. Gardham, and my late husband and I once again had the same conversation; they again agreed the trees were off a dangerous height next to a neighbouring property, and also said something would be done. We even offered to share costs as we were so worried about the trees coming down and demolishing our cottage, frighteningly with us possibly in it at the time. In addition, we were very worried about the close proximity to our 1000 litre oil storage tank.

Sadly, nothing was done yet again, and now, some fourteen years on from when we bought it, Plum Tree precariously sits under several very, very, tall trees, with now an additional fourteen years of growth upon them.

Glenhead has been sold once again, and purchased by Mr. Storey. Now widowed and living on my own, the same conversation has taken place, and this time, I have a neighbour who truly sees the danger I live in, on a daily basis, and is taking action to do something about the current situation. To him, I am most grateful as he is the first, of our three Glenhead neighbours, to make meaningful and, I very much hope positive, gestures.

To be specific: the trees literally tower over Plum Tree, and should they fall, they undoubtedly will crash through the roof, breaching the upper right bedroom (as you look at the cottage), the bathroom, the kitchen, and the dining room. They also tower over the oil storage tank and the garage. Should the oil storage tank be ruptured by a fallen tree, or indeed a heavy branch, the environmental damage could be catastrophic. The trees themselves have short root systems and very weak branches which fall in a stiff breeze, never mind a significant wind, and I can no longer, or at least not without significant risk, park my car on my driveway adjacent to my property. I have had minor damage on several

occasions from branch falls, and my washing line has been snapped through four times (I now no longer have my washing line sited there). I now park in front of my property, though a falling tree would still demolish my vehicle. Additionally, my lovely 'white' cottage is scarred green on the side against the trees that, I reiterate, are not mine, and not on my property, and there is significant expense every two to three years to repaint this side of my cottage. The foliage from the trees is lofty, dense and weighty.

Of course, greatest of all, is risk to life: my life. Further, the risk to life of my family when they come to stay with me, my two-year-old granddaughter included. The risk to friends who call to visit or may also stay.

Action has been prompted more speedily by the falling of a similar, if not identical, tree from Glenhead garden earlier this year, 2025. The height, and subsequent length of this tree was, I estimate in excess of forty feet. Fortunately, very fortunately, it fell towards and landed in, the lane, though had someone have been driving, or walking, past at that time, the outcome could have been disastrous. Had it have fallen another ninety degrees, anti-clockwise, it would have gone through Mr. Storey's property.

I must add that living in the National Park, I love trees and love to see them adorning the countryside that I am so privileged to live in. However, such is the constant worry about the aforementioned trees falling onto my cottage, and especially on to me, I have to say that a lack of control in the height of these colossal 'towers' has resulted in them now being a substantial danger to both life and property. The change of climate, with more significant rainfall, sizeable periods of heat and drought, and notable wind speeds are leading to a change in ground stability, and hence greater peril.

When examining Mr. Storey's application to you, please consider my position also.

I thank you sincerely,

Nicola Sperrin

# TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

## SURVEY DATA SHEET & DECISION GUIDE

Date: 8/8/25	Surveyor: Nathan McWhinnie	
<b>Tree details</b>		
TPO Ref (if applicable):	Tree/Group No: G1	Species: Pine, Birch, Hornbeam, Poplar
Owner (if known): Ian Storey	Location: Glenhead, Goathland	

### REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

#### Part 1: Amenity assessment

##### a) Condition & suitability for TPO

- |                          |                         |
|--------------------------|-------------------------|
| 5) Good                  | Highly suitable         |
| 3) Fair/satisfactory     | Suitable                |
| 1) Poor                  | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable              |

#### Score & Notes

**5 – all trees in good health with no obvious hazards**

\* Relates to existing context and is intended to apply to severe irremediable defects only

##### b) Retention span (in years) & suitability for TPO

- |           |                 |
|-----------|-----------------|
| 5) 100+   | Highly suitable |
| 4) 40-100 | Very suitable   |
| 2) 20-40  | Suitable        |
| 1) 10-20  | Just suitable   |
| 0) <10*   | Unsuitable      |

#### Score & Notes

**4 – all mature or maturing. Poplar perhaps less than 40 years**

\* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

##### c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- |   |                     |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees  | Highly suitable     |
| 4) Large trees, or medium trees clearly visible to the public       | Suitable            |
| 3) Medium trees, or large trees with limited view only              | Suitable            |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable     |
| 1) Trees not visible to the public, regardless of size              | Probably unsuitable |

#### Score & Notes

**3 – mix of sizes, visible from a distance as important part of treescape**

##### d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

#### Score & Notes

**1**

#### Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

#### Score & Notes

**5 – s.211 notice received**

#### Part 3: Decision guide

- |       |                       |
|-------|-----------------------|
| Any 0 | Do not apply TPO      |
| 1-6   | TPO indefensible      |
| 7-11  | Does not merit TPO    |
| 12-15 | TPO defensible        |
| 16+   | Definitely merits TPO |

#### Add Scores for Total:

**18**

#### Decision:

**Definitely merits TPO**

Dated 21 August 2025

**NORTH YORK MOORS NATIONAL PARK AUTHORITY**  
**TREE PRESERVATION ORDER 2025/4**

Relating to various mature trees in the grounds of Glenhead, Orchard Lane,  
Goathland in the County of North Yorkshire

Ref: PJM(SCA)/130061

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **The North York Moors National Park Authority (Glenhead, Orchard Lane, Goathland, Whitby) Tree Preservation Order 2025/4**

The North York Moors National Park Authority, in exercise of the powers conferred upon it by section 198 of the Town and Country Planning Act 1990 make the following Order:-

#### **Citation**

**1.**

This order may be cited as The North York Moors National Park Authority (Glenhead, Orchard Lane, Goathland, Whitby) Tree Preservation Order 2025/4

#### **Interpretation**

**2.**

- (1) In this Order 'the authority' means the North York Moors National Park Authority
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012

#### **Effect**

**3.**

- (1) Subject to Article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall –
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

**4.**

In relation to any tree identified in the first column of the Schedule by the letter 'C', being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this *21st* day of *August* 2025

**THE COMMON SEAL of  
THE NORTH YORK MOORS  
NATIONAL  
PARK AUTHORITY**  
was hereunto affixed  
in the presence of:-



\_\_\_\_\_  
Authorised Signatory

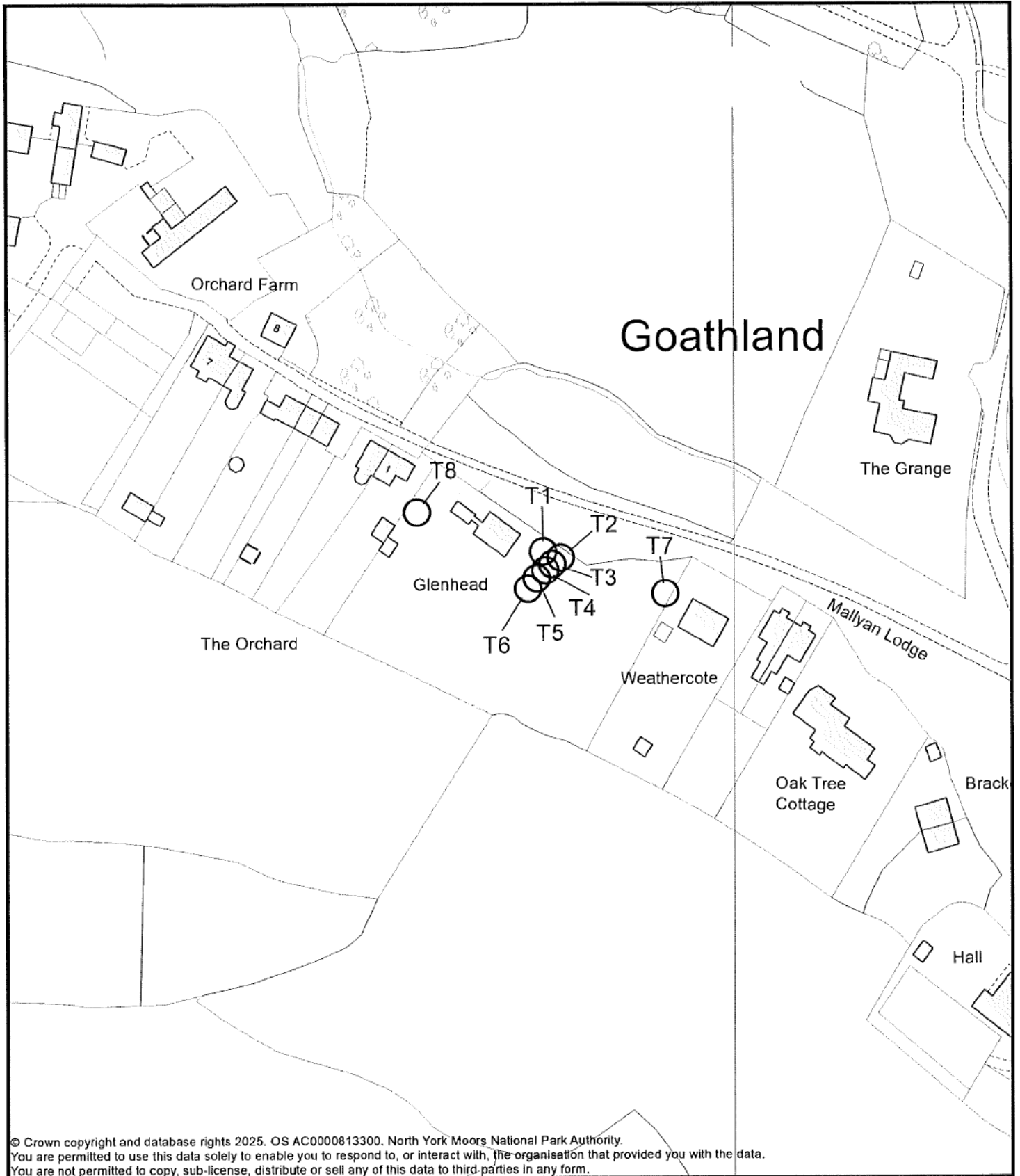


## SCHEDULE

Trees Specified Individually

<b>No</b>	<b>Species</b>	<b>Location</b>
T1	Hornbeam	See map
T2	Pine	See map
T3	Pine	See map
T4	Pine	See map
T5	Birch	See map
T6	Birch	See map
T7	Pine	See map
T8	Poplar	See map





© Crown copyright and database rights 2025. OS AC0000813300. North York Moors National Park Authority.  
 You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data.  
 You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

T Hind  
 Chief Executive  
 (National Park Officer)  
 The Old Vicarage  
 Bondgate  
 Helmsley  
 York  
 YO62 5BP

**North York Moors  
 National Park Authority**

TREE PRESERVATION  
 ORDER.  
 No. **2025/4**

Chief Executive  
 (National Park Officer)

Scale 1:1,500

**TOWN & COUNTRY PLANNING ACT 1990**

**TOWN & COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)  
REGULATIONS 2012**

**NORTH YORK MOORS NATIONAL PARK AUTHORITY**

**THE NORTH YORK MOORS NATIONAL PARK AUTHORITY  
(GLENHEAD, ORCHARD LANE, GOATHLAND, WHITBY)**

**TREE PRESERVATION ORDER 2025/4**

**NOTICE OF MAKING OF TREE PRESERVATION ORDER**

**NOTICE IS HEREBY GIVEN** that on the 21 August 2025 the North York Moors National Park Authority in exercise of its powers as Local Planning Authority under the Town & Country Planning Act 1990, made the above Tree Preservation Order

The Order took effect on a provisional basis on the 21 August 2025 and will remain in force for a period of six months from that date or until the date on which it is confirmed, whichever first occurs.

A copy of the Order and a copy of the Map referred to in its Schedule are enclosed with this Notice.

The trees covered by this Tree Preservation Order are a mix of mature Scots Pine, Birch, Hornbeam and Poplar. The trees are visible from the road to Beck Hole and from the main road through Goathland, from where they form a prominent part of the village treescape. The trees are considered to contribute significantly to the amenity value of this part of the North York Moors National Park.

For these reasons it is considered that the trees should be retained for as long as their condition justifies and that, when the time comes for any of the trees to be felled, they should be replaced.

A certified copy of the Order and a certified copy of the Map referred to in its Schedule may be inspected during normal office hours at the offices of the North York Moors National Park, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP.

Any objections or representation that you wish to make in respect of the Order must include a statement of the grounds on which the objection or representation is based, must specify the particular trees, groups of trees or woodlands in respect of which it is made and must be submitted in writing to the address below (quoting file reference PJM/130061) and must be received within the period of twenty-eight days beginning with the date on which this Notice is served.

**DATED:** 22 August 2025

**RICHARD SMITH** – Solicitor, The North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

**For and on behalf of the North York Moors National Park Authority**

## NOTES

### TOWN & COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

#### **Objections and representations**

**6.—(1)** Subject to paragraph (2), objections and representations—

- (a) shall be made in writing and—
  - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
  - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
- (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
- (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

**From:**

**Subject:** TICA application for Glenhead, Goathland

**Date:** 12 August 2025 13:10:00

**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

Dear Mr Storey,

Apologies for the delay in getting back to you. As discussed, the TICA notification gives us the chance to decide whether we have no objections to the proposed tree work or whether we feel the trees should be protected by a Tree Preservation Order (TPO). If we feel that a TPO is justified we will place a provisional order on the trees and at that point you can appeal against it. Appeals can be made for 28 days from the placing of the order. The TPO must be confirmed within 6 months or it lapses.

As I said, we are actively seeking to remove spruce in various places across the park, so I have no objection to you having them felled. They are the three near your house marked on your map as 1,2 & 4, and the three near your neighbour's house which are marked as 16, 17 & 20 - that includes the one beside your neighbour's oil tank. They are a non-native species and are less prominent than the native Scots pines, which I feel do make a significant contribution to the aesthetics of the village, as do the other trees on your property. Spruce are relatively shallow-rooted species, which may have contributed to the failure of two of them in recent years, whereas Scots pine is a relatively deep-rooted species.

So I will have a provisional TPO placed on the pines, the hornbeam near the house (no. 3 on your plan), the two birch down for work and the large poplar near the roadside boundary. You will be sent a copy of the TPO as soon as it is placed, along with guidance on how to appeal. The TPO doesn't mean that the trees can't have any work done, but it does give us more of a measure of control to ensure that tree work is reasonable and is done to the British Standard.

Please let me know if you need any further information.

Kind regards,

Nathan McWhinnie  
Tree & Woodland Officer  
Conservation & Climate Change  
North York Moors National Park Authority



CONFIDENTIALITY: The contents of this message are the views of the author, not necessarily the views of the North York Moors National Park Authority. This is a private message intended for the named addressee(s) only. Its contents may be confidential. If you have received this message in error please reply to say so and then delete the message. Any use, copying, disclosure or distribution by anyone other than the addressee is forbidden.

[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)



Mr Ian Storey  
Glenhead  
Orchard Lane  
Goathland  
Whitby  
North Yorkshire  
YO22 5JT

Your ref:  
Our ref: NYM/2025/0448  
Date: 13 August 2025

Dear Mr Storey

### **Tree/s in Conservation Area – Goathland**

Thank you for the notification of your intention to carry out work to trees at Glenhead, Orchard Lane, Goathland, Whitby, North Yorkshire, YO22 5JT which was received by this office on 3/7/2025

I can confirm that the North York Moors National Park Authority has no objection to the following work:

- *T1, 2 & 4 – Spruce x 3 - unremarkable non-native specimens - fell*
- *T8 - Birch - reduce branches encroaching on property by up to 2.5m*
- *T9 - Ash - in severe decline due to Ash Dieback Disease - fell*
- *T10 - Birch - reduce branches encroaching on property by up to 2.5m*
- *T11-13 - Ash x 3 - in severe decline due to Ash Dieback Disease - fell*
- *T14-15 - Rowan x 2 - poor condition - fell*
- *T16-17 – Spruce x 2 - unremarkable non-native specimens - fell*
- *T20 - Spruce - unremarkable non-native specimen - fell*

If you are not the owner of the tree/s (usually the landowner of the land on which the tree/s stand/s), please ensure that the owner is happy for you to carry out this work.

The remaining trees in your notification have been placed under a provisional Tree Preservation Order, details of which will be sent separately.

As stated in the Town and Country Planning Act 1990 (Listed Buildings and Conservation Areas), the above permission is subject to a six week notification period, with the details recorded in a register open to public inspection. Therefore, after a six week period from the date of notification has elapsed (which would mean after 14/8/25), subject to no objections being received, the work noted above may be carried out within a period of two years without further reference to myself.

If you have any queries, or require any further information, please do not hesitate to contact me.

Our Ref: NYM/2025/0448

2

Date: 13 August 2025

Yours sincerely

Nathan McWhinnie  
Tree & Woodland Officer

---

**(no subject)**

---

**Ian Storey**

Mon, 15 Sep at 09:48

To: Ian Storey

Dear Sir / Madam,

Please find enclosed a copy of an appeal against a temporary TPO that has been made against eight trees within my domestic garden. I apologise in advance if this is something outside your remit. However, as you can see from the NOTE at the end of my Appeal, I have received no assistance whatsoever from North Yorkshire Moors Park Authority, despite the promise in their employee's e-mail dated 12th August 2025.

Please insist that NYMPA reveal the correspondence I forwarded with my original application asking for guidance on how I should proceed with certain dangerous trees (never posted on their Planning Portal). Please also ask for sight of a letter which my neighbour, Mrs Nicola Sperrin of Plum Tree Cottage, Orchard Lane, Goathland YO22 5JT forwarded in support of my original application (yet which was never posted on their Planning Portal). Please also ask for sight of a complaint I made against their agent, one Nathan McWhinnie.

If they are reluctant to disclose this information, please get back in touch with myself and I will disclose all.

Finally, could you please tell me whether there is an Ombudsman who deals with complaints in these circumstances.

Thank you very much for your assistance in this matter.

Yours faithfully,

Ian Storey  
Glenhead,  
Orchard Lane,  
Goathland,  
Whitby,  
North Yorkshire  
YO22 5JT

12th August 2025

---

**(no subject)**

---

**Ian Storey**  
To: Ian Storey

Mon, 15 Sep at 09:46

APPEAL AGAINST TEMPORARY TREE PRESERVATION ORDER 2025/4

---

**GROUNDS OF APPEAL.**

1. The basis upon which this tree preservation order is predicated is entirely false and erroneous. Government guidance (GOV.UK Guidance : Tree preservation Orders and trees in conservation areas) states as follows.

"When considering whether trees should be protected by an Order, the extent to which trees can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees should normally be visible from a PUBLIC PLACE such as a road or footpath...."

The application itself states (para.4 *ibid*)

"The trees covered by this TPO.....are visible from the road to Beck Hole and from the main road through Goathland....."

**THEY MOST DEFINITELY ARE NOT.**

No tree whatsoever (in this application) is visible from a public place. The road which the author of the application has incorrectly labelled "Beck Hole Road" (*viz.* the road which passes by the side of the Goathland Village Hall) affords a sight line which is entirely blocked by a large sycamore tree which stands at the corner of my property (Glenhead) and the neighbouring property ("Plum Tree cottage"). If the author means to refer to "Beck Hole" Road (correctly so called) which fronts a property called "Water Ark Lodge" on the way down to the hamlet of Beckhole, then you cannot even see through to my garden, let alone the trees within it.

Neither is any tree visible "from the main road through Goathland."

Even when that deciduous sycamore sheds its leaves, no tree stipulated in this temporary TPO will be visible since its branches are so full that they will obscure any sight line. Given that the author of this application has never seen that tree in fall, he can hardly be in a position to contradict.

ON THAT GROUND ALONE - without further pursuit of sophistry to try and justify the unjustifiable - this order ought to be set aside.

2. I have no doubt that the author of this order has done the following. He has trespassed onto the road "Orchard Lane" and has driven quite a way along its length. It is a private road available for access only to the few residents who live along it and to their specific invitees. He has then trespassed onto private land owned by the Duchy of Lancaster to park his vehicle unlawfully. (The NYMPA ought to be alive to the issue of unlawful parking in this village, given the number of responses to planning application NYM/2025/0212 : ~~"The Bee Arc Project."~~ They most certainly ought not to be encouraging their servants or agents to commit the tort of trespass). He has stood there and said "I can see certain trees in that garden" (he still would not have been able to see all, since the property itself blocks them). That is not to view anything from a "public place or public footpath."

3. The government's advice from the source to which I have earlier adverted speaks repeatedly of an assessment being made as to whether an individual might surreptitiously seek to fell trees before taking the step of applying for a temporary TPO. That - levelled against myself - is as vile a calumny as could be imagined. I followed every procedure both in spirit and to the letter in seeking advice about trees in my garden which I have evidence pose a risk to life, limb and property. I belong to the generation of whom the late Sir Robert Megarry Vice Chancellor of the Chancery Division of the High Court was to comment "I would as soon trust a barrister as a bishop." In taking the step of applying for a temporary TPO, the applicant is saying "he might fell trees without permission" viz. by implication, a defamatory comment. There is not a germ of evidence to support any conclusion that I would EVER do such a thing.

4. It is plain beyond peradventure of doubt that this order is motivated by the vilest of mala fides. It arises owing to a complaint I made against Nathan McWhinnie following his entirely unannounced visit, thereby denying me the opportunity (expected if natural justice is to mean anything) of having a witness present rather than for Briony Fox to be able to glibly dismiss my concerns with "recollections differ"). Let me examine the chronology.

(a) I submitted an application asking the NYMPA for guidance on trees I adjudged may be dangerous.

(b) Your agent visits.

(c) Very shortly after his visit I make a detailed complaint in an e-mail dated 1st August. Thus by that date you have - and he is facing - a complaint.

(d) The e-mail was intentionally disparaging in tone. It couldn't, in truth, capture the moment in a way that would do his behaviour justice. He was appallingly belittling and entirely impervious to any of my genuine and honestly held concerns. A witness who

arrived late into our exchanges has expressed being ad idem with my assessment.

(e) Some eleven days later (viz. 12th August) he forwards an e-mail stating, inter alia "I will have a temporary TPO placed on....."

(f) In a letter dated 14th August I receive a response to my complaint from Briony Fox which contains details such as

"In investigating this matter I have spoken at length to Mr McWhinnie....."

and

"Your feedback has been shared with the team....."

Thus, unless the only communication she had with him all occurred on 13th August, he must have been made privy to my complaint before writing his e-mail on 12th August. I am further fortified in my belief owing to the fact that Briony Fox goes on to state in her e-mail of 14th that she had "taken...time to speak to Mr McWhinnie." Well, given the timescale to which she was working and was statutorily obliged to respond to my complaint, it would seem unlikely in the extreme that she waited until the eleventh hour before alerting him to the complaint. She would presumably have wanted time to give thought to and then compose her e-mail.

Accordingly, it hardly takes a cynic to conclude that he has reasoned "he complains about me, therefore I will make his life miserable." In any event, I have always maintained that a cynic is what a fantasist calls a realist. I feel that after a lifetime dealing with people in a legal context I have become a pretty good judge of what motivates them.

5. I say "make [my] life miserable" because you must know - and know well - that having a TPO attached to a property represents an extremely severe step and can easily lead to people declining to purchase, knowing they will have to deal with an obdurate authority. I shall mention as an aside that when your agent was here he must have said at least a dozen times "get an arb's report" (I took it he meant a report from an arboriculturalist). I asked for a quotation from a firm. It arrived, replete with spelling and grammatical errors (which does little to inspire confidence). It was obvious that they wanted to do little more than draw pretty trees on a computer screen. I can see where the numerous trees are in my garden without having them draw pictures for me. The fee.....£1,100. Well, those who are paid by the taxpayer might not raise an eyebrow, but those who have to pay the tax are less than impressed by such extortion. It is a bind for myself to have to respond as I have (and I was in a job where report writing was standard). For most it is far too great a labour, leading them to say simply "TPO.....no thanks." (Every tree is in a conservation area in any event and it is to argue semantics that there is a genuine, meaningful and necessary need for a TPO, especially against someone who follows the law to the letter).

6. Continuing para. 5, I would ask the appellate jurisdiction to reflect on whether such draconian action is warranted against someone whose only crime was to ask for help and yet who considers himself to have been treated truly appallingly and who now faces the prospect of owning a financially reduced asset.

7. It should be known that the poplar tree's roots are now not only ripping the concrete plinth on which stands an oil tank, but they are ripping up the concrete around one of this house's main drains. But given the attitude of NYMPA through its servant or agent, I'd doubtless be told "re site the main drain and move the oil tank." My response would be : "Are you going to pay for the work?" doubtless running into the thousands or even tens of thousands of pounds.

I therefore ask that the appellate tribunal shows some understanding and removes the temporary TPO, leaving every tree the subject of conservation area protection only.

IAN STOREY.

(Signed by the author).

NOTE :

Your servant/agent specifically stated in his e-mail to myself dated 12th August 2025 that (and I quote verbatim) "You will be sent a copy of the TPO as soon as it is placed, ALONG WITH GUIDANCE ON HOW TO APPEAL." Nothing, absolutely NOTHING has been sent on how I appeal against this wholly vindictive order. It speaks volumes about the NYMNPAs that I have been left in ignorance about procedures. Accordingly - and in order to obviate anyone trying to score points over timescales etc. (I am well within 28 days from receipt of the order on 26th August)- I am forwarding a copy of this notice to NYMPA; North Yorkshire Council and the Planning Inspectorate. I am also seeking advice from the latter as to whether there exists an Ombudsman to whom I might complain over the demonstrably shabby and unfair treatment I have received throughout this entire episode.

12th August 2025

---

OFFICIAL

**From:** Ian Storey

**Sent:** 27 January 2026 12:10

**To:** Richard Smith1

**Subject:** Re: TPO 2025/4 - Glenhead, Orchard Lane, Goathland, Whitby

Dear Mr Smith,

I refer to the continuing saga consequent upon your tree officer, one Nathan McWhinnie, purporting to impose a temporary tree preservation order on certain trees within my private garden.

I am purposefully writing this reply so as to incorporate your response timed at 17:48 hours on 25 Nov. 2025.

I do wonder if it is genuinely appreciated how inconvenient it is to move dates as the NYMPA did - solely, it would appear for the convenience of your tree officer who obviously could not be troubled to prepare a report in advance of 27 Nov. (the originally scheduled date) rather than at least have the courtesy of contacting the other party (myself) to ascertain whether a change of date would be convenient. I had cancelled commitments to be in attendance on 27th Nov. Had I not sent you that e-mail on 25th Nov. questioning where his report that was to be put before a committee could be located, I would have traipsed over to Helmsley for no reason, at a cost to me of time and petrol etc.

A very serious and financially costly decision has been made against myself by the purported temporary tree preservation order and I do not take kindly to being

treated as an idiot, an inconvenience and an irrelevance by someone I maintain is an outright bully (your tree officer). I was denied a witness for almost the full time he spent on my property. I do not believe that any reasonable individual who had witnessed his antics would have concluded otherwise. But seemingly I am just a nuisance for having the temerity to question his behaviour and decision making. You are welcome to visit me by prior appointment to see the trees he has selected for his order and to juxtapose them against others in the garden, none of which can be seen by anyone bar a trespasser onto private land. He has picked those which, should they fall (and no one can say what might happen) would at best demolish this house or at worst, kill someone. The only trees right next to the house, whilst ignoring every other (aesthetically far more pleasing) trees which pepper my garden.

It smacks of malice rather than mere ineptitude in his role.

But please, feel free to arrange a visit and see for yourself. You are a solicitor and thus have attained a level of education far beyond someone who can spot a pine from an oak. Better still, pick a day like today (storm Chandra, with 58mph winds and an utterly saturated garden. That's how my two trees went over in 2024 and 2025 respectively. I live in constant trepidation of a tree coming through the house killing myself or my partner. Or crossing the private road and killing someone who lives along the road's length and thus has legitimate access to it).

I STILL have not seen either sight nor light of this report he's supposed to be writing. Apparently, the new meeting is scheduled for 5th February 2026. Today is 27th January 2026. Therefore to say - as you do - in your email enclosed within and dated 25th Nov. 2025 at 17:48 hours "it will be published [towards the end of January] rings a little hollow.

However, I repeat in the strongest terms that I should hope my e-mails / hard copies of the following documents AT THE VERY LEAST will be given to the committee WELL in advance of 5th February 2026. It is grossly unfair that the panel should be expected to absorb something at the 12th hour. And you as a lawyer will, I hope, conclude that I should not be treated as an irrelevance.

Those documents are :

1. My Notice of Appeal dated 15th September 2025.
2. My email / hard copy dated 25th November and adverted to within this e-mail.
3. A copy of this e-mail. Any committee member would be welcome to visit my house by prior appointment to see :

(a) none of the trees can be seen from a public place but only from the vantage of a law breaker (trespasser);

(b) to envision themselves inside my domestic dwelling when we endure winter storms which occur on a near weekly basis.

PLEASE ASSURE ME YOU WILL SUPPLY THE COMMITTEE WITH THOSE

DOCUMENTS (AT THE VERY LEAST) SINCE I WILL BE INFORMING THE SECRETARY OF STATE FOR DEFRA YOU HAVE DONE SO.....AND I DO NOT WANT TO BE HELD RESPONSIBLE FOR MISLEADING ANYONE, LEAST OF ALL A SENIOR CABINET MEMBER WITH ULTIMATE RESPONSIBILITY FOR THIS MATTER.

Thank you for your assistance.

Ian Storey LL.B, Barrister.

On Tue, 25 Nov 2025 at 17:48, Richard Smith1

<

> wrote:

Dear Mr Storey,

[Tree Preservation Order 2025/4 - Glenhead, Orchard Lane, Goathland, Whitby](#)  
[Your Complaint 002-25-26](#)

I refer to your email below. I am aware of Tom Hind's Stage 2 Complaint response of 16 October 2025. In the circumstances it is appropriate that I to respond to your email.

I fully understand your concern about the process being followed in reporting this matter to the Authority's Planning Committee for a decision on whether or not to confirm the existing temporary TPO.

As indicated in the Complaint response, Officers did anticipate that the matter would be reported to the Planning Committee on 27 November, however the Tree Officer has scheduled it for the following Planning Committee, which takes place on 5 February 2026.

You should have been informed of this timeframe before today. I can only apologise for that delay, assure you that the decision will be made at the Committee on 5 February, that I will be at that Committee (barring any unforeseen circumstances), and that I will email a copy of the Committee Report to you as soon as it is published (towards the end of January).

By all means come back to me if you require any additional information.

Yours sincerely,

Richard Smith  
Authority Solicitor and Monitoring Officer  
North York Moors National Park Authority

OFFICIAL - SENSITIVE

----- Forwarded message -----

From: **Ian Storey**

Date: Tue, 25 Nov 2025 at 11:24

Subject: Tree Preservation Order at Glenhead, Goathland YO22 5JT

To: Ian Storey

Dear Sir /Madam,

In your e-mail dated 24th October enclosing an attachment, you state (and I quote verbatim from the ultimate paragraph) :

“In relation to documents the Committee Agenda will be published well in advance of the Committee on our website “Meetings and Agendas / NYMP” and will contain the officers(sic) Report and Recommendations on the matter.....”

I have trawled that site for the meeting on 27th November 2025 and can find absolutely no mention of the temporary TPO your agent / servant purported to make against the above named property. Neither can I find any reference to documents (including my Notice of Appeal, which it would be critical for anyone who otherwise has absolutely no knowledge of the geography of this property or the misstatements contained in the purported temporary TPO to read ahead of any decision making process). Equally, I cannot find any mention of anything bar my original (attenuated at your hand) original application where I sought guidance on the trees (application NYM/2025/0448). Most importantly of all, I cannot find any reference anywhere to “.....the officer’s report.” Is “the officer”the individual who advised the temporary TPO? (If so, it really does take the maxim ‘nemo iudex in causa sua’: no one shall be a judge in his own cause, to a new level).

Would you mind telling me where the documents are to be found.

It is now 25th November. The meeting is scheduled for 27th November and since I lack any faith in the integrity of the NYMP (as anyone would who has been treated and spoken to as I have) then I should like to know, please, EXACTLY what documents decision makers are being shown ahead of the process. Perhaps you would show them this document so that they might know of the depth of my anger as to how I have been treated at nearly every stage of this matter by your organisation. That way they might be inclined to look further into it to see just how your organisation functions and to see why I feel as I do.

In any event, it is critical that I have written evidence from yourselves as to the exact process that is being followed since when I pursue the matter with the Secretary of State for DEFRA I do not want to be accused of misleading either her or her successor owing to your shortcomings.

Would you please let all committee members have sight of this email ahead of the meeting? In your email of 24th October you indicate that such can be allowed and I am giving notice that I should like it to be allowed. Equally, if you refuse my request, would you please have someone write to me informing me as to the exact reason for the refusal.

I await your reply.

Ian Storey LL.B. (Hons), Barrister.

---



**CONFIDENTIALITY:** The contents of this message are the views of the author, not necessarily the views of the North York Moors National Park Authority. This is a private message intended for the named addressee(s) only. Its contents may be confidential.

If you have received this message in error please reply to say so and then delete the message. Any use, copying, disclosure or distribution by anyone other than the addressee is forbidden.

[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

---

This email has been scanned for email related threats and delivered safely by Mimecast.

For more information please visit <http://www.mimecast.com>

---

Any opinions or statements expressed in this email are those of the author of the email, and do not necessarily reflect those of North Yorkshire Council.

This email (and any files transmitted with it) is confidential, may contain privileged information and is intended for the addressee only. If you are not the intended recipient, please be aware that any disclosure, copying or distribution is prohibited and may be unlawful – you must not disclose the information to anyone, but must instead notify the sender at the above address and then destroy all copies.

Incoming and outgoing email messages, IT systems and applications are routinely monitored for compliance with the law, relevant policies and to ensure the integrity and effective operation of our ICT network and digital estate. In line with this, the content of this email and any attachments have been checked for the presence of viruses, but we advise that you take your own steps to ensure that they are actually virus-free.

If you receive an automated response stating that the recipient is away from the office and you wish to request information under the Freedom of Information Act, the Data Protection Act or the Environmental Information Regulations, please resend your email to the Council's Information Governance Team ([infogov@northyorks.gov.uk](mailto:infogov@northyorks.gov.uk)) who will process your request.

For information about how we process data, please see our Privacy Notice at [www.northyorks.gov.uk/privacynotice](http://www.northyorks.gov.uk/privacynotice).

Any opinions or statements expressed in this email are those of the author of the email, and do not necessarily reflect those of North Yorkshire Council.

This email (and any files transmitted with it) is confidential, may contain privileged information and is intended for the addressee only. If you are not the intended recipient, please be aware that any disclosure, copying or distribution is prohibited and may be unlawful – you must not disclose the information to anyone, but must instead notify the sender at the above address and then destroy all copies.

Incoming and outgoing email messages, IT systems and applications are routinely monitored for compliance with the

law, relevant policies and to ensure the integrity and effective operation of our ICT network and digital estate. In line with this, the content of this email and any attachments have been checked for the presence of viruses, but we advise that you take your own steps to ensure that they are actually virus-free.

If you receive an automated response stating that the recipient is away from the office and you wish to request information under the Freedom of Information Act, the Data Protection Act or the Environmental Information Regulations, please resend your email to the Council's Information Governance Team([infogov@northyorks.gov.uk](mailto:infogov@northyorks.gov.uk)) who will process your request.

For information about how we process data, please see our Privacy Notice at [www.northyorks.gov.uk/privacynotice](http://www.northyorks.gov.uk/privacynotice).

# North York Moors National Park Authority

## Planning Committee

Date: 5 February 2026

### Item 10 – Draft Planning Policy Framework – Initial Response.

#### 1. Purpose of the report

- 1.1 To set out the Authority’s initial response to the Government’s proposed changes to the National Planning Policy Framework (NPPF) and ask that Members approve this initial response.

#### 2. Background

- 2.1 In December 2025, the Government launched a 12-week consultation seeking views on proposed revisions to national planning policy to help support the Government’s wider planning objectives. Full details are available at [National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#).
- 2.2 The proposed changes are extensive, and the consultation asks 225 often very detailed questions. Officers continue to work through these. The main issues we think require a response are set out and addressed in Appendix 1 to this report. Members are asked to note and agree to these responses and authorise officers to set out a more detailed response to the Government by the deadline of 10 March.
- 2.3 We are liaising closely with the other 9 English national park authorities in the preparation of a joint response from National Parks England.

#### 3. Details

- 3.1 The first NPPF was published in 2012, and since then, there have been six iterations of the Framework. This draft version is the most extensive rewrite in terms of policy content, but also of the approach and format of the document, which it states is to be more “rules based,” giving greater certainty. It aims to support a revamped planning system, which the Government hopes will deliver housing to enable the target of 1.5 million new houses in England to be delivered by 2029.
- 3.2 It includes a set of proposed ‘National Development Management Policies’ (NDMPs) which will be used to guide planning decisions in the future. The previous Government had proposed through legislation (the Levelling Up and Regeneration Act) that NDMPs would be created with the same status as statutory development plans, with the aim of shortening and streamlining local plans. This version of the NPPF, however, has rowed back from this legislative status and proposes that such policies should be introduced on a non-statutory

basis and sets out drafts of these policies for comment. It reinforces the continuation of a “plan-led system”

- 3.3 The consultation confirms that these decision-making policies should not be repeated in development plans, and states that any inconsistent local planning policies will immediately be given very limited weight.
- 3.4 Sections in the draft specifically about National Parks remain largely unchanged (although there are some changes over which we have concerns). The main change is that the draft NPPF takes more of a ‘spatial’ approach, providing a permanent presumption in favour of ‘suitably located development’ within settlements, and a set of circumstances where development outside of settlements may be acceptable.

#### **4. Initial Response**

4.1 The following main issues have been identified:

- Weight to be given in the planning judgment: With the aim of simplification, there is consistent use of the word ‘substantial’ throughout the document, to be attached to the amount of weight when applying policies in decision-making (Question 5, 182 and 189). The current NPPF uses several different terms when referring to weight to be given in the planning judgment (great, significant, substantial). The current NPPF (paragraph 189) uses the term ‘great weight,’ which should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and National Landscapes. Whilst officers understand the logic of simplification, we think this is a lessening of protection and ask that ‘great weight’ is retained.
- **Policy PM1 – Spatial Development Strategies** This policy relates to the production of Spatial Development Strategies, which are strategic sub-regional development plans covering Combined Authority areas. There is a lack of any reference to National Park Authorities being referenced or formally included in new Spatial Development Strategies (this would be the forthcoming York and North Yorkshire SDS)sly this is caveated by reference to any policies within the Framework which protect areas or assets of particular importance which provide a strong reason for reducing the overall scale of development. Footnote 23 makes it clear that such policies apply to National Parks.
- Chapter four relates to achieving sustainable development and, more clearly than previous frameworks, sets out a spatial approach that differentiates between development that is appropriate within settlements and development in the open countryside. Policy S5 lists potential uses of land that might be suitable outside of settlements, which includes “the re-use, extension, alteration or replacement of an existing building, so long as the existing building is of permanent and substantial construction” This is a less stringent test than our current policy, which only allows conversions to buildings of historical or architectural interest. Clarity on whether this would allow the conversion of modern farm buildings to dwellings is needed.

- S5 provides a presumption in favour of certain types of development rather than a presumption against. This could create tension where proposals technically fit a Policy S5 category but conflict with Local Plan policies on landscape impact. Is this worth mentioning?
- The draft policy also allows for limited residential infilling within groups of houses outside of settlements – i.e. where currently open countryside policies of restraint would apply. This would have implications for our current spatial strategy as linear groups of housing exist quite frequently as outliers to the core centres of many National Park villages, which are not included within the existing developed parts of settlements. This could lead to a significant increase in sporadic housing development in what is essentially the open countryside in planning policy terms.
- **Policy H01** - The draft proposes removing the current reference (footnote) to the 2010 National Parks Circular. This is the only current source of policy in which the Government sets out its specific approach to housing in National Parks. We have suggested that the key line of housing policy in the Circular be added to the NPPF.
- **Policy N4** - This policy specifically covers National Parks and includes the approach to development and sets out the ‘major development’ test. We have some concerns that these are weakened. The draft loses the statement that the highest status of protection for national parks should be applied and applies the term ‘substantial weight’ rather than ‘great weight. On the major development test, there is a shift from ‘be refused’ to ‘should only be refused,’ and the proposed changes seem to treat “exceptional circumstances” and “public interest” as one requirement rather than two separate and sequential tests.

## **5. Financial and staffing implications**

5.1 None.

## **6. Contribution to National Park Management Plan**

6.1 No direct contribution.

## **7. Legal and sustainability implications**

7.1 No direct implications. The NPPF, once published, will affect planning decision-making in the National Park.

## **8. Recommendations**

8.1 That Members note the comments in the proposed draft response and approve officers to send these to Government alongside their more detailed response.

### **Contact Officer:**

**Name: Paul Fellows**

**Title: Head of Strategic Planning**

**01439 772524**

**Background documents to this report**

**Appendix 1 – Proposed initial response to the draft National Planning Policy Framework.**

## **Appendix 1 – Proposed initial response to the draft National Planning Policy Framework**

5) Do you agree with the proposed approach to simplifying the terminology in the Framework where weight is intended to be applied? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons, particularly if you disagree

### **Strongly disagree.**

The current NPPF assigns great weight in connection to conserving and enhancing landscape beauty in National Parks, the Broads, and National Landscapes (paragraph 189) and also to decisions concerning designated heritage asset protection (paragraph 212).

The term 'great weight' implies that the decision-maker must start from a position of strong support or protection, and any countervailing harm must be clearly justified to outweigh it. It is a powerful presumption in favour of (or against) something. The term implies that harm to a national landscape or heritage asset should be wholly exceptional, and mitigation should be put in place (these are also parts of the major development test). 'Substantial weight' means a 'strong consideration' or 'significant factor' that may outweigh other policies or material considerations.

This is particularly concerning given that the draft suggests the removal of the reference to protected landscapes having the highest status of protection in relation to landscape and scenic beauty.

We note that substantial weight is to be used in policies HO7, E2, TC2, W3, W4, M3, L2, HC4 and P6. These are all 'pro-growth policies' encouraging new development. We would suggest that the term substantial weight can be used in these policies. There are then draft policies where substantial weight is used in 'protective' policies (N4 and HE6), where this phrase would replace 'great weight' (as set out in paragraphs 189 and 212 of the current NPPF). We would suggest that 'great weight' should not be changed for these two policies. The other three policies are on green belt (GB6 & 7) where the word substantial is used in the current NPPF (153), and DP3 on design.

6) Do you agree with the role, purpose and content of spatial development strategies set out in policy PM1? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons, particularly if you disagree.

### **Partly agree. We have two suggestions:**

The purposes are understandably 'pro-growth' but ignore that around a quarter of England is a protected landscape, and that most Spatial Development Strategies will cover such an area. Given that authorities producing Spatial Development Strategies will be under the enhanced duty to further the purposes and duty of those landscapes (including the provision of affordable housing) and support the production and implementation of management plans this seems an omission, especially as footnote 66 of the current NPPF (which cross refers to the 2010 National Parks Circular, which

includes extant guidance on housing in National Parks). We would suggest an additional criterion:

“Promote development appropriate to the special qualities and statutory purposes of nationally protected landscapes”

That strategic water supply infrastructure is separated from utilities.

8) If spatial development strategies are not altered every five years, should related policy on the requirements used in five year housing land supply and housing delivery test policies, set out in Annex D of the draft Framework, be updated to allow housing requirement figures from spatial development strategies to continue to be applied after 5 years, so long as there has not been a significant change in that area’s local housing need? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons, particularly if you disagree.

Plans should run to a longer timescale (15-20 years) with a clear expectation that if circumstances change, a review would need to be done (as section 7a of the explanatory document suggests.) A 5-year review cycle would lead to ‘perpetual review’, which, as well as expending considerable time and resources, would also risk undermining areas where long-term certainty is needed – for example, on major infrastructure.

The previous set of Regional Spatial Strategies typically ran to this timescale. Former guidance (Planning Policy Statement 11 from 2004) stated that RSSs were not necessarily set in stone over their 15 to 20 year life span and that, should monitoring reveal that policies and strategy were not performing as anticipated, or where national policy had changed, a review should be undertaken. It also stated that a partial review could be undertaken.

There is also a risk that the way the standard method is calculated would trigger frequent reviews. A calculation based on housing stock would pick up the cumulative effect of new housing completions. Figures are therefore bound to progressively increase beyond these 370,000 figures unless the formula is changed, which would trigger a need for review. We would suggest a five-year review period for the standard method, to which spatial strategies could respond if needed.

9) Do you agree with the policy DM2 on information requirements for planning applications? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons, particularly if you disagree.

**Strongly agree. We understand the logic of having a national validation list.**

We would suggest that a bat scoping survey (also known as a Preliminary Roost Assessment) should be added to the national list when there is a reasonable likelihood that bats may be roosting or foraging on a site.

We would also suggest that if the NPPF contains a national validation list and local lists are set out through policy in local plans, the legislative requirements for authorities to produce a list and amend it every two years could be dropped (Article 11 of the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#))

24) Do you agree with the principles set out in DM3? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

**Agree – our only comment is that criterion f) seems superfluous given that it restates the principles of the plan – led system set out in legislation.**

25) Do you agree that policy DM5 would prevent unnecessary negotiation of developer contributions, whilst also providing sufficient flexibility for development to proceed? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

**Please provide your reasons, particularly if you disagree.**

Strongly agree, particularly the clarity that the price paid for land or option should not be a reason for departing from policy.

29) Do you agree with the approach for planning conditions and obligations set out in policy DM6, especially the use of model conditions and obligations? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

Partly agree – this would depend on the wording of the conditions, plus there should be flexibility for local planning authorities to still use their own conditions.

37) Do you agree to the proposed approach to development within settlements? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons, particularly if you disagree.

**Agree.**

38) Do you agree to the proposed approach to development outside settlements? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons, particularly if you disagree.

**Partly disagree.**

In effect, this applies a strong presumption against development outside settlements, except for some forms of development, which are to be approved unless there are potential substantial adverse effects. We have some concerns that applying the principle that some forms of land use are acceptable lacks nuance and could lead to significant development in isolated areas.

Firstly, this policy allows development unless there are adverse effects when assessed against the national decision-making policies in this Framework. As the draft NPPF cannot anticipate every local adverse effect, we would advise that this needs to read ‘against the development plan and the national decision-making policies in this Framework.’ For example, the North York Moors has a specific policy covering ‘Remote Areas.’

Secondly, part c) of the policy states permission should be granted for the re-use, extension, alteration, or replacement of an existing building, so long as the existing building is of permanent and substantial construction. This is similar to the requirements

for 'Class Q' permitted development rights, which, outside Protected Landscapes, allow a change of use from an agricultural to residential use, which requires the building to be structurally capable of conversion.

This is a less stringent test than the current NPPF (paragraph 84), which allows reuse where new housing would reuse redundant or disused buildings, where they would enhance their immediate setting or where the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

This is an issue for National Parks and Landscapes, as they usually take a more 'heritage-led' policy line on conversions in support of the first purpose. For example, Exmoor's Local Plan requires that conversions protect character and that traditional buildings must retain historic fabric and features, Dartmoor's Local Plan allows conversions to historic buildings, and the North York Moors Local Plan requires that buildings must be of historic or architectural interest. This policy would potentially allow modern farm buildings to be changed to other uses in Protected Landscapes.

This is of particular concern as Section 93 of the Levelling Up and Regeneration Act is clear that where a development plan conflicts with a national development management policy, the conflict must be resolved in favour of the national development management policy – which means Policy S5 would be applied over local policies aimed at reusing historically important buildings.

We are supportive of using existing buildings, which helps support local communities. However, we are concerned that this policy provides a very permissive approach to the conversion of buildings in protected landscapes, which are designated partly for their national historic landscape value. In 2023, the former Government proposed applying Class Q (agricultural to residential) permitted development rights in National Parks and Landscapes (it had previously proposed to do this back in 2014). In response to this, National Parks England and the individual National Park Authorities provided evidence for why the introduction of Class Q would be highly detrimental to national park purposes. Whilst a planning application would still be required, there are national parks where there are significant numbers of disused barns. Conversions could undermine the purposes of National Parks – for example, the Yorkshire Dales, where there are 6,000 traditional farm buildings, including 4,500 field barns.

We accept that there is some degree of protection via Policy N4 (1). Ideally, a footnote could be included, e.g. Proposals for the reuse of buildings in Protected Landscapes will also need to demonstrate compliance with Policy N1. Alternatively, as a minimum, we would ask that the current NPPF paragraph 84 references to immediate setting and enabling development are retained.

39) Do you have any views on the specific categories of development which the policy would allow to take place outside settlements, and the associated criteria? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons.

Partly disagree. In effect, this applies a strong presumption against development outside settlements, except for some forms of development, which are to be approved unless there are potential substantial adverse effects.

Part E allows for limited residential infilling. This potentially undermines the open countryside preclusion of houses outside settlements. There would also be considerable debate about what 'limited' means in practice.

The glossary definition of 'settlement' excludes hamlets and scattered groups of houses located outside predominantly built-up areas. Hence, Policy S1 requires development in settlements (excluding hamlets), and then Policy S2 appears to include infilling in hamlets. Most National Parks contain large numbers of small villages and hamlets. The North York Moors, for example, has around 106, of which 46 are villages identified as settlements. Including this criterion would seem to dilute the intention to concentrate development in or next to settlements and could lead to scattered development where residents would be reliant on the private car. We would therefore suggest it be deleted.

We also note that the 'exceptional quality' justification for isolated homes in the countryside (current NPPF paragraph 84e, also known as "Gummer's Law") has been removed.

48) Do you agree that the requirements for spatial development strategies and local plans in policy HO1 and policy HO2 are appropriate? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

There is no specific question covering the setting of housing requirement figures in the 10% of the country that is covered by National Parks. With the proposed removal of footnote 66, which refers to the 2010 Circular, it would mean there is no national policy on how housing should be delivered in National Parks. The NPPG does state that National Parks should derive their own method of housing numbers but asks that it be done using the same information that makes up the 'standard method.' Our suggested changes are included in our response to Policy N4.

67) Do you agree that applicants should have discretion to deliver social and affordable housing requirements via cash payments in lieu of on-site delivery on medium sites? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

If so, would it be desirable to limit the circumstances in which cash contributions in lieu of on-site delivery can be provided – for example, should it not be permitted on land released from the Green Belt where the Golden Rules apply? Please explain your answer.

If you do not believe applicants should have blanket discretion to discharge social and affordable housing requirements through commuted sums, do you think cash contributions in lieu of on-site delivery should be permitted in certain circumstances – for example where it could be evidenced that onsite delivery would prevent a scheme from being delivered? Please explain your answer.

We would prefer that the expectation that affordable housing contributions are provided on all sizes of site is retained, but with the flexibility that at the Local Planning Authority's discretion an off-site cash contribution can be taken in lieu, with a time prescribed 'cascade' that ensures that priority is given to using the sums raised to support first the delivery of rural affordable housing in the rural community where it was raised, followed by support for affordable housing in rural communities across the LPA and finally to support affordable housing anywhere in the Local Plan area.

Do you agree proposals for a benchmark land value for rural exception sites will help to bring forward more rural affordable homes? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

If so, which approach and value as set out in the narrative for policy HO10 of the consultation document is the most beneficial for government to set out?

Agree. We would support an approach that 'fixes' or provides certainty and the expectations of landowners when they are considering the release of land for affordable housing on rural exception sites. We would prefer that a figure of £10,000 is used (this could be reviewed over time). For context, agricultural land values are typically £10,000 per acre across England, or £4,046 a hectare. Assuming 10 houses on a half-hectare site, a £10,000 plot figure would return £100,000 against an agricultural land value of £2,023. This figure would be £20,230 if measured against five times the land value.

Do you agree with the approach to coal, oil and gas in policy M5? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons, particularly if you disagree.

Agree. This policy sets out a more restrictive approach to onshore oil and gas. Our main comment is that proposals should not be approved unless they are in existing licensed areas. This seems meaningless, as no applications would be submitted without first obtaining a licence.

Do you agree that the policy in Policy N4 provides a sufficiently clear basis for considering development proposals affecting protected landscapes and reflecting the statutory duties which apply to them? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree. Please provide your reasons, including how the policy can be improved to ensure compliance.

Firstly, it is positive to see the wording 'natural beauty' rather than 'scenic beauty' being used, as this aligns more closely with our designations. We also support reference to special qualities.

However, in line with our response to question 48, we are concerned that:

This paragraph loses the statement that the highest status of protection for national parks should be applied.

The term 'substantial weight' rather than 'great weight' is applied. In our minds, this is a material difference. The term 'great weight' implies that the decision-maker must start

from a position of strong support or protection, and any countervailing harm must be clearly justified to outweigh it.

The draft proposes deletion of the current NPPF (December 2024) footnote 66 reference to the extant National Parks Circular (2010). The Circular provides a range of useful references to National Parks that we routinely refer to in our planning work. The fact that it was referenced within the NPPF (as well as the accompanying NPPG section on the 'Natural Environment') gave it weight in planning decision-making. With the proposed deletion of the reference to the Circular, we think applicants could argue that it has more limited weight as a material planning consideration.

There is a potential weakening of the major development test, which has served national parks well for many years and which has been a cornerstone of protection for our finest landscapes. There seems to be a subtle but potentially purposeful shift from 'be refused' to 'should only be refused,' which is quite significant, as this was the only example of national policy stating development "should be refused" as the starting point. This is followed by what could/should be asked for by way of mitigation or compensation. Further, the proposed change seems to treat "exceptional circumstances" and "public interest" as one requirement. Previously, legal advice on this policy has been clear that to meet the high-level requirements to allow major development, it had to demonstrate that it was both an exceptional circumstance and also in the public interest.

We would suggest that the current wording of paragraphs 189 and 190 is retained, and that if the footnote referring to the 2010 Circular is deleted, that policy in the Circular is included so that a second sentence is added to paragraph 189: 'In National Parks and the Broads, the expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services.'

Do you agree with the approach to considering impacts on designated heritage assets in policy HE6, including the change from "great weight" to "substantial weight", and in particular the interactions between this and the statutory duties? Strongly agree, partly agree, neither agree nor disagree, partly disagree, strongly disagree.

Please provide your reasons, particularly if you disagree.

### **Strongly disagree**

In line with our response to question 182, we are concerned that a shift from "great weight" to "substantial weight" is a weakening of policy.

The proposed wording risks weakening the effectiveness of heritage. Heritage is moved from Chapter 16 to Chapter 20, following the natural environment (Chapter 19). The chapter is more explicitly split into plan-making policies and decision-making policies, in line with the new NPPF-wide structure.

This risks dislocating heritage from design and placemaking, where it previously sat more comfortably. It reinforces a perception of heritage as a constraint topic rather than a design-led approach. There is also a language shift: from "significance-led" to "impact-

led,” which could read as a move away from front-loading significance assessment toward managing effect.

The Current NPPF has a clear differentiation between substantial harm or total loss (the exceptional circumstances test) and less than substantial harm (weighed against public benefits). This should be retained.

# **North York Moors National Park Authority**

## **Planning Committee**

**Date: 5 February 2026**

**Item 11, Application for prior notification of agricultural or forestry development – track improvement works.**

**Town and Country Planning General Permitted Development Order 2015, Schedule 2, Parts 6 & 7**

**Grange Farm, Spaunton, Appleton le Moors**

### **1. Purpose of the report**

1.1 To agree that no Prior Approval is required for the proposed track improvement works.

### **2. Background**

2.1 Certain types of agricultural development are granted planning permission by national legislation without the need to submit a planning application, providing they are “reasonably necessary for the purposes of agriculture within that unit.” However, one condition on such permitted development is the need to submit a “Prior Notification” to the Local Planning Authority (LPA) to determine if it’s ‘Prior Approval’ will be required for the details of the proposed development.

2.2 This “Prior Notification” must be submitted before beginning the development, in order for the Local Planning Authority to determine whether the prior approval of the authority is required as to the siting, design, and external appearance of the development, in order to consider any landscape impact.

2.3 The Local Planning Authority has 28 days to determine if Prior Approval is required.

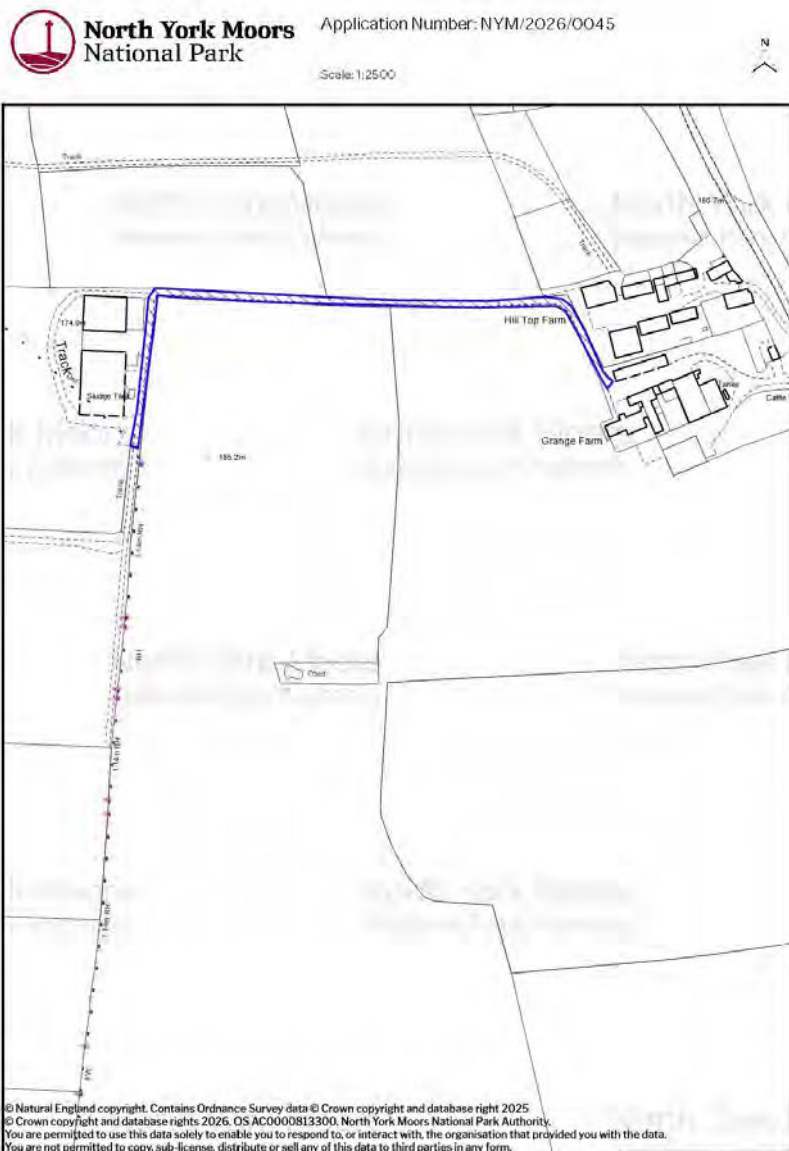
2.4 In this case a Prior Notification has been submitted, providing details of proposed improvements to an existing farm track/foot path at Grange Farm in Spaunton.

2.5 The works relate to a section of track which leads from the main farm to outlying livestock buildings, which gets daily farm traffic, and a lot of walkers. The track is currently surfaced with stone but gets very muddy, wet, and difficult to negotiate. Consequently, it is proposed to re-surface parts of the track with concrete.

2.6 In support of the agricultural need for the proposals, it is explained that in the winter months it is particularly difficult to keep the track clean. A brush for a loader makes it easy to clean concrete but it won't work on muddy stone. Concreting the track would make it much easier to properly maintain.

Having considered the details of the proposal it is considered that further details are not required, as it is not considered that the development would have any detrimental landscape impact as the track is already existing and this amounts to resurfacing and consequently Prior Approval isn't required.

### Map showing location of track



**Photo showing current state of track**



2.7 Such a determination would normally fall under the Authority's Scheme of Delegation, but in this case, as the applicant is a Member of the National Park Authority it doesn't.

**3. Financial and staffing implications**

3.1 None

**4. Contribution to National Park Management Plan**

Outcome 5, Objective 19 - Maintain a strong and viable farming and land management community.

**5. Legal and sustainability implications**

None

## **6. Recommendation**

- 6.1 That Members agree 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.

Contact Officer

Mrs Hilary Saunders

Development Management Team Leader

## **Item 12, 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 report 05 February 2026

**Application reference number:** NYM/2025/0214

**Development description:** Demolition of derelict building, construction of four principal residence dwellings with associated accesses, garages/car ports, parking, amenity space and landscaping works

**Site address:** land between 3 and 9 Eskdaleside, Sleights

**Parish:** Eskdaleside-Cum-Ugglebarnby

**Case officer:** Hilary Saunders

**Applicant:** W & V Uppington, Carr Mount, The Carrs, Ruswarp, North Yorkshire, YO21 1RL

**Agent:** Marcus Whitmore Planning Studio, fao: Marcus Whitmore, 19 Eastfield Road, Pickering, YO18 7HU

### Director of Planning's Recommendation

Approval subject to the following:

#### Condition(s)

Condition number	Condition code	Condition text
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	PL01	The development hereby permitted shall be carried out in accordance with the following approved plans: Dwelling 2 Proposed floor plans VWU.30 24/03/2025 Dwelling 2 Proposed elevations VWU.41 Rev C 23/09/2025 Dwellings 3 & 4 Proposed floor plans VWU.40 Rev A 23/09/2025 Dwellings 3 & 4 Proposed detached car port-garage VWU.73 A 25/11/2025 Proposed sections - Elevations 1 of 2 (Scale only - revised fenestration) VWU.07 Rev C 07/08/2025

NYM/2025/0214

Condition number	Condition code	Condition text																		
		<p>41 - Rev C)</p> <table border="0"> <tr> <td>Proposed sections - Elevations 2 of 2</td> <td>VWU.08 RevD</td> <td>07/08/2025</td> </tr> <tr> <td>Document Description</td> <td>Drawing No.</td> <td>Date Received</td> </tr> <tr> <td>Proposed site layout plan (with visibility splays)</td> <td>VWU.05 Rev K</td> <td>21/01/2026</td> </tr> <tr> <td>Proposed elevations Dwelling 1</td> <td>VWU.21 Rev A</td> <td>07/08/2025</td> </tr> <tr> <td>Proposed floor plans Dwelling 1</td> <td>VWU.20 Rev A</td> <td>07/08/2025</td> </tr> <tr> <td>Proposed elevations</td> <td>VWU.31 Rev A</td> <td>07/08/2025</td> </tr> </table>	Proposed sections - Elevations 2 of 2	VWU.08 RevD	07/08/2025	Document Description	Drawing No.	Date Received	Proposed site layout plan (with visibility splays)	VWU.05 Rev K	21/01/2026	Proposed elevations Dwelling 1	VWU.21 Rev A	07/08/2025	Proposed floor plans Dwelling 1	VWU.20 Rev A	07/08/2025	Proposed elevations	VWU.31 Rev A	07/08/2025
Proposed sections - Elevations 2 of 2	VWU.08 RevD	07/08/2025																		
Document Description	Drawing No.	Date Received																		
Proposed site layout plan (with visibility splays)	VWU.05 Rev K	21/01/2026																		
Proposed elevations Dwelling 1	VWU.21 Rev A	07/08/2025																		
Proposed floor plans Dwelling 1	VWU.20 Rev A	07/08/2025																		
Proposed elevations	VWU.31 Rev A	07/08/2025																		
3	UOR14	<p>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.</p>																		
4	PDR01	<p>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.</p>																		
5	UOR03	<p>The garaging, carport and domestic workshop space hereby permitted shall be used for domestic purposes incidental to the occupation of the main dwellings on the site and for no other purpose, with adequate space being retained in the garages and</p>																		

Condition number	Condition code	Condition text
		car ports for the parking of vehicles. There shall be no alteration or conversion of the buildings/spaces hereby permitted to permanent residential accommodation. These garages shall have minimal internal dimensions of 6m x 6m.
6	AC20	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.
7	GPMT02	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.
8	GPMT15	The external face of the frame to all new windows shall be set in a reveal of a minimum of 60mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity.
9	GPMT20	No external trickle vents other than concealed trickle vent shall be incorporated into any new windows hereby approved and shall not be installed thereafter
10	GPMT23	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.

<b>Condition number</b>	<b>Condition code</b>	<b>Condition text</b>
11	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.
12	AC01	Demolition or construction works, or any other noisy works and ancillary operations which are audible at the site boundary shall take place only between 0800 hours and 1800 hours Monday to Friday, 0900hours and 1300 hours on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.  Noise and vibration must be kept to a minimum by methods of work that conform with the 'Code of Practice for Noise and Vibration Control on Construction and Open Sites' (See BS 5228- 1:2009+A1:2014, and EC and UK Noise Legislation, as applicable)
13	MC00	Prior to the commencement of the development hereby approved, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate the noise from nearby commercial activities, deliveries, plant and equipment, to ensure that there will be no adverse impact to future residents. Indoor ambient noise levels in living rooms and bedrooms from commercial noise sources must be 10dB below the standards within BS8233:2014 and LAmax levels must not to exceed 40dB internally with windows closed. Consideration must be given to potential commercial operating hours and likelihood of commercial expansion.
14	MC00	Prior to the commencement of the development hereby approved, a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Environmental Health. The noise impact assessment should include details of a survey of the existing environmental noise in the area and any noise sources being introduced to the area because of the proposed development.
15	MC00	Prior to any development, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to protect the proposed development from noise due to transport sources which shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise

Condition number	Condition code	Condition text
		<p>levels in living rooms and bedrooms meet the standards within BS 8233:2014. Internal LA<sub>max</sub> levels should not exceed 45dB more than ten times a night in bedrooms. Relaxed noise levels will be considered if it can be shown that good acoustic design has been implemented and all steps have been taken to achieve the non-relaxed noise levels in BS8233:2014.</p> <p>Where opening windows raises the internal noise levels above those within BS8233, other methods of ventilation/attenuation will have to be implemented.</p>
16	MC00	<p>All efforts shall be made to reduce dust generation to a minimum.</p> <ul style="list-style-type: none"> <li>- Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.</li> <li>- Water sprays shall be used, as and when necessary, to reduce dust from particularly “dusty” activities or stockpiles.</li> </ul>
17	MC00	<p>The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.</p>
18	MC00	<p>No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage , for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.</p>
19	MC00	<p>Prior to commencement, an assessment of the risks posed by contamination, must be carried out in line with the Environment Agency’s Procedures for Land Contamination Risk Management (LCRM). This comprises a desk study, a site walkover, and a conceptual site model, with the findings compiled in a Phase 1 report.</p> <p>This report must be submitted to and approved by the Local Planning Authority (LPA), before proceeding to the next phase. If risks are identified, further investigation may be required as well as a potential remediation strategy and verification process.</p>

Condition number	Condition code	Condition text
20	MC00	<p>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 Local Planning Authority 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.</p>
21	MHC-03	<p>The development must not be brought into use until the access to the site on Coach Road 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:</p> <p>The crossing of the highway footway must be constructed in accordance with the approved details and Standard Detail number E50 and the following requirements.</p> <ul style="list-style-type: none"> <li>- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing highway.</li> <li>- That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.</li> <li>- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.</li> <li>- Measures to enable vehicles to enter and leave the site in a forward gear.</li> </ul>

Condition number	Condition code	Condition text
		All works must accord with the approved details
22	MHC-05	There must be no access or egress by any vehicles between the highway and the application site on Coach Road until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres, and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
23	MCO0	There must be no access or egress by any vehicles between the highway and the application site on Eskdaleside until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres, and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
24	MHC-15B	<p>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.</p> <p>The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:</p> <ol style="list-style-type: none"> <li>1. details of any temporary construction access to the site including measures for removal following completion of construction works.</li> <li>2. Wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway.</li> <li>3. The parking of contractors' site operatives and visitor's vehicles.</li> <li>4. Areas for storage of plant and materials used in constructing the development clear of the highway.</li> </ol>

Condition number	Condition code	Condition text
		<p>5. Details of site working hours.</p> <p>6. Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.</p>
25	MHC-07	<p>The following schemes of off-site highway mitigation measures must be completed as indicated below:</p> <p>- Widening of footway works incorporating the dropped kerb crossing at the proposed access on Eskdaleside, prior to first occupation.</p> <p>For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.</p>
26	LD01	<p>Prior to the development being brought into use details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:</p> <p>earthworks showing existing and proposed finished levels or contours; means of enclosure and retaining structures.</p> <ol style="list-style-type: none"> <li>i. boundary treatments</li> <li>ii. hard surfacing materials.</li> <li>iii. renewable energy installations where relevant.</li> <li>iv. an implementation programme</li> </ol> <p>The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme.</p>
27	MC007	Development may not be begun unless:

<b>Condition number</b>	<b>Condition code</b>	<b>Condition text</b>
		<ol style="list-style-type: none"> <li>1. A biodiversity gain plan has been submitted to the Local Planning Authority, and</li> <li>2. The Local Planning Authority has approved the plan.</li> </ol>
28	MC02	The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Sections 7 and 8 of the submitted bat survey dated September 2024.
29	MC00	All new window frames in dwellings 3 & 4 shall be of a flush fitting casement design and shall be maintained in that condition in perpetuity.

### **Informative(s)**

<b>Informative number</b>	<b>Informative code</b>	<b>Informative text</b>
1	MC INFO0	<p>In relation to Condition 15, Passive systems and rates will be considered, however, evidence that overheating will not occur will need to be provided in the form of a SAP assessment (other overheating assessments can be provided but will need to be agreed in writing by the Local Planning Authority such as a TM59 assessment) conducted with windows closed, curtains/blinds not being used, showing the required ventilation rates to ensure that overheating will not occur. Details must be provided of the ventilation system to be installed and to demonstrate that it will provide the ventilation rates shown in the assessment.</p> <p>Mechanical ventilation can be installed, with ventilation rates required to provide four air changes per hour to habitable rooms. However, mechanical ventilation should only be used as a last resort, once all other noise mitigation measures have been implemented (good acoustic design, orientation of sensitive rooms, bunds, noise barriers, passive systems or acoustic louvres).</p> <p>Outdoor amenity areas should meet the 50dB WHO Community Noise Guideline Level.</p>

Informative number	Informative code	Informative text
		Good acoustic design is critical to new residential developments. Please refer to ProPG: Planning & Noise published May 2017.
2	INF MHI-C	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 <a href="#">County Council's website</a> . The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.
3	INF MHI-D	An explanation of the terms used in conditions 22 and 23 above is available from the Local Highway Authority.

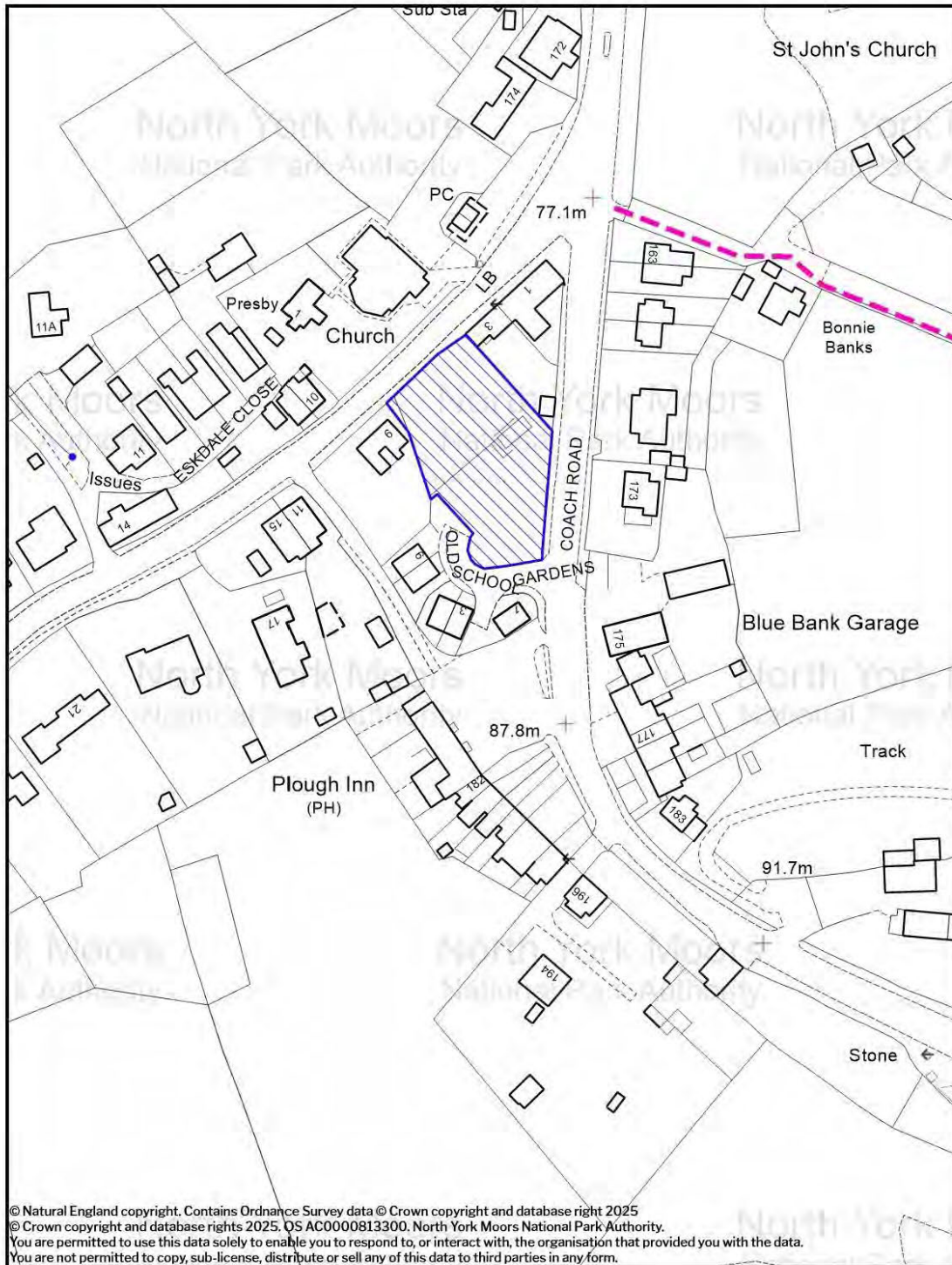
# Map showing application site



**North York Moors  
National Park**

Application Number: NYM/2025/0214

Scale: 1:1250



**Photo showing site from Eskdaleside**



**Photo showing site from Coach Road**



## Consultation responses

### Parish

Object to original and revised plans - The drive to number 1 opening on to the A169 is felt to be unsafe and also the size of the turning area is too small, especially with the current trend towards larger vehicles.

Dwellings 2, 3 and 4 represent an overdevelopment of the site and would like to see dwellings 3 & 4 being replaced by a single smaller dwelling.

Furthermore, para 5.22 of the supporting information refers to "overspill parking being available on the road frontage of the site". This area of Sleights has no available spare parking as the existing dwellings have no off-street parking available and the addition of the driveway to the site will reduce the on-site parking area available.

In addition, para 5.41 "Additional capacity exists for on street parking along the site's frontage with Eskdaleside". This is an untrue statement as there is no additional capacity for parking on Eskdaleside.

Both of the above statements suggest that there is insufficient on-site parking for the number of dwellings proposed so must be considered overdevelopment.

### Highways

22 October 2025

No objections, subject to conditions.

Revised plan 0324.VWU.05 H addresses concerns regarding pedestrian access on Eskdaleside by widening the footway, providing adequate off-street parking and turning for the proposed dwellings along with the alterations required to provide sufficient vision splays at the two access points.

The Local Highway Authority (LHA) acknowledge that the northern side of Eskdaleside is utilised for parking by residents and visitors including the church. The LHA also acknowledge that a gate into the application site has been present for a number of years. The gate is located in a similar location to the proposed access from Eskdaleside into the shared drive. Therefore, the LHA would not anticipate any significant reduction in the available space of on-street spaces. However, the LHA also wish to minimise the disruption to the highway users during the construction period and therefore recommend a number of measures to be agreed and conditioned for this reason. Particular attention should be given to providing space for contractor's vehicles to park off-street as soon as practicable after the start of construction and how to avoid mud being washed onto the highway.

The highway adoption of the road to the north of the site, Old School Gardens, is dependent on any Water Authority system going through the site of plot 1. The Local Highway Authority would request details of any pipework that is found in the vicinity of NYM/2025/0214

the boundary between the plot 1 site and the southwestern boundary of Old School Gardens.

The footway crossing on the A169 would need to have a section 184 licence to carry out the work in the highway but the work on Eskdaleside would be required to be done using a section 278 agreement.

In response to the pdf document titled 'Final objection 19/11/2025', the LHA have attempted to cover the main points raised.

### **Procedural failures – neighbour notification**

This is not a highway matter.

### **Highways Authority inconsistency – enforcement versus planning advice**

Section 154 Highways Act 1980 Enforcement Notices are usually sent out following routine inspections by the Highway Officers. This process is separate to the response made for planning applications.

In terms of footway width, whilst a two-metre-wide footway would have been desirable to meet standards for new developments, this requirement would be unreasonable to condition when the adjacent footways are below this dimension. The improved width to 1.65m would be a significant improvement for pedestrians along the frontage of the application site. However, as the applicant is not in control of the land fronting the property to the east, this improvement could not be extended. If the application is approved, the increased width of the footway would be dedicated to the Local Highway Authority for maintenance.

### **Section 154 Notices, maintained hedges, minimum width, legal duties, and contradictory widening proposals**

Whilst these Notices are specifically intended to address issues that are causing an obstruction to the passage of pedestrians, this does not give permission for adjacent owners to allow vegetation to grow and overhang the footway to within one metre of the carriageway edge. With regards to the comments about the width of the carriageway on Eskdaleside, the proposals do not show any alterations to the existing kerblines.

### **On street parking, pavement obstruction, garage usability, and parking displacement**

The Local Highway Authority (LHA) do not condone parking that straddles the footway, but it would also be amiss to ignore that it already happens here. The LHA do not anticipate that this scheme will increase reliance on pavement parking on a substandard footway because the proposals are expected to meet the demand for off street parking that will be generated by the proposed dwellings.

The Local Highway Authority agree that during construction, the Contractor's vehicles should not be disrupting the use of the highway for those existing highway users and

recommended measures to be put in place to address minimising any disruption other than what is unavoidable. A Construction Management Plan should be submitted for approval, including measures to be put in place to avoid mud on the road and parking of contractors site operatives.

### **Existing highway conditions**

There are no recorded collisions in this vicinity for the last five years.

### **Visibility splays**

The plans show that the required visibility splays are achievable if the hedges are removed or repositioned. The possibility of parked vehicles within the splays would still be possible and this is referenced in 10.7.1 of Manual for Streets 2. "Parking in visibility splays in built up areas is quite common, yet it does not appear to create significant problems in practice."

### **No lawful existing vehicular access**

The highway recommendation was made on the assumption that the gate was a formal access point.

### **Construction phase – unworkable and dangerous**

As in 4, a Construction Management Plan has been recommended.

### **Applicant's plans demonstrate infeasibility**

The refuse wagon would not be expected to enter into a shared drive. The refuse collectors would be expected to collect bins in the same manner as the other existing properties nearby. The turning space is expected to be adequate for cars which would be expected to use a residential dwelling.

20/11/2025

### **Further Highways response**

#### **Footway width**

The narrow footway outside the site is a historic constraint. Section 154 Notices only protect the existing highway and cannot be used to widen footways beyond the existing boundaries. To improve the footway on Eskdaleside and provide suitable visibility splays, the applicant must dedicate additional land behind the existing footway line.

#### **Visibility and parking**

Regarding parked vehicles obstructing visibility splays, I refer again to Manual for Streets. The Local Highway Authority acknowledge that local residents will see the on-street parking patterns on a more frequent basis and have to navigate along the route more frequently. The Local Highway Authority have looked at more historic data and

NYM/2025/0214

found on Google Street View six images from 2009 to 2025. Three images show one vehicle parked within the proposed visibility splay and three with none. The limited observations of the Local Highway Authority site visits and knowledge of the area also support this as being typical, which is why the Local Highway Authority did not consider displacement of parked vehicles to be a significant issue. Submitted photos show two vehicles, one at each end of the visibility splays, which may or may not just fall within the limits. Regardless of the historic field gate access, the planning application has been assessed based on the proposed access location and is found to be acceptable.

### **Parking provision**

The Local Highway Authority has not stated that there will be no overspill parking onto Eskdaleside. However, the design meets current off-street parking standards, so we do not anticipate residents needing to park on Eskdaleside. Therefore, no further comment will be provided on this.

### **Section 154 Enforcement**

The comment about inconsistent enforcement of Section 154 Notices refers to processes outside of the development management team process.

### **Additional recommendation**

Consequent to the above the LHA recommend, in addendum to the formal highway recommendation, that double garages should be conditioned to have internal dimensions of 6 m by 6 m.

### **Yorkshire Water**

No objections subject to drainage conditions.

### **Environmental Health**

**Housing standards** – No objections.

Technical officer - No objections subject to conditions relating to noise and dust , lighting, road traffic noise assessment.

**Environmental Protection** - No objections subject to standard conditions usually recommended by highways to provide a construction management plan to minimise disturbance such as noise, dust and odour from the construction's activities, to include operational hours for plant and machinery, wheel wash and dust suppression.

**Scientific Officer** – No objections subject to contaminated land conditions.

### **Police – Traffic**

No comments received

### **Third party responses**

The following people have objected to the application for some or all of the following reasons: -

**C & D Cass, 2 Eskdaleside, Sleights,**

**J Mead, 3 Eskdaleside Sleights**

**A & P Brown, Quill Cottage, 1A Eskdaleside, Sleights**

**R & S Mansoor, 10 Eskdaleside, Sleights**

**M Moura, Windsor Cottage, 9 Eskdaleside, Sleights**

### **Comments**

- The houses on Eskdaleside have had several gardens and pieces of land built on, all have fitted into the village sympathetically. The previous owner got permission for two dwellings between nos. 3 and 9; now planning has been applied for three. This, in a village in the National Park is quite out of place.
- Looks very close to my house and may block light.
- Unacceptable additional traffic congestion on Eskdaleside near the junction with Coach Road (very busy A 169). The narrow access to the proposed development and limited turning space on the site will inevitably mean that car owners (both residents and visitors) will leave their cars on the street, which leads to single-file traffic along the narrow Eskdaleside road.
- Lack of parking becomes more of a problem on bin collection days.
- More traffic congestion near the busy 169 Eskdaleside junction should not be encouraged.
- We have in the past observed badger activity in the area.
- While can support sympathetic development of the site (maybe one or two dwellings), the suggestion of cramming three or four new dwellings onto this limited sloping site seems wholly inappropriate.
- Design would severely impact our privacy.
- The roofline of dwelling three exceeds the height of the existing number 3 and 1A.
- Number 1A Eskdaleside has very large windows facing west and is overlooked by dwellings 1, 2, 3 and 4 plus their balconies remove privacy as they are elevated and look downwards into the living space of 1A.
- Parking on this part of Eskdaleside is currently adequate but with the development proposed a significant amount of roadside parking will be lost. People Park in this area as their only parking options; visitors to the public loo and Eskdale Antiques; Church users and The Church House.

- The loss of this amount of parking will cause a sudden and immediate concentration of parking without sufficient capacity to deal with it.
- Also concerns re sewers and wastewater run-off and noise, dust and dirt.
- Access to Dwelling 1 from Coach Road is unsafe. The junction is very busy in the summer, and this would further compound the problems.
- Not only is a balcony incongruous to the local setting but is at the cost of the privacy of the now-overlooked residents of 1 and 3 Eskdaleside.
- Dwelling 2 - Adding a driveway on Eskdaleside reduces the street parking available to other local car users.
- Dwellings 3 and 4 -Not in keeping with the surroundings; all of the neighbouring properties are stone; brick would diminish the appearance of the street scene.
- Site is too small for four dwellings.
- The water pressure is poor already and, despite having a survey by Yorkshire Water, there is apparently nothing that can be improved.
- Amended plans fail to address the fundamental issues of clear overdevelopment associated with the site.
- Despite the reduction in height of the dwellings in the amended plans, the proposed dwellings will directly overlook existing neighbouring properties and gardens, resulting in a serious loss of privacy for residents. Also, due to the positioning and bulk of the proposed houses, neighbouring homes and gardens will suffer from overshadowing and a reduction in natural light, in particular, 1a and 3 Eskdaleside.
- The increased number of households and associated vehicle movements will create additional noise and disturbance in what is currently a quieter residential location.
- This is such an irregular site, and most neighbours have objected to the application, so I request that a Site Visit be made by the Planning Committee.
- Procedural failures – neighbour notification requirements not met.
- Highways Authority inconsistency – enforcement versus planning advice
- Existing footway too narrow and doesn't meet Highway Standards. Under the Equality Act 2010 the Council is also subject to the Public Sector Equality Duty; it must not knowingly endorse or create environments that exclude disabled people or make their use of the highway materially more difficult or dangerous.
- Footpath widening - The drawings indicate that the new hedge line, following the widening works, will be planted broadly in line with the existing hedge at Windsor Cottage, as if this will establish a safe and compliant width. In reality the footpath outside Windsor Cottage measures only around 88 -110 cm and itself fails the one-metre minimum. Aligning the new boundary with an already substandard footpath cannot possibly produce a compliant widened footpath and simply locks-in a dangerous arrangement.

- Because the carriageway is only about five metres wide, vehicles already routinely mount or partially overhang the pavement just to allow traffic to pass. The contradiction is stark. On the one hand Highways has issued Section 154 Enforcement Notices against householders with already maintained hedges, stating that even a few centimetres of encroachment onto a pavement wider than 55–88 centimetres are unlawful and dangerous. On the other hand, the same Authority now supports a development that requires vehicles to cross and obstruct a pavement that is narrower than its own absolute minimum standard, based on plans that rely on fictional additional width. This directly undermines the credibility and soundness of the Highways consultation response.
- On-street parking, pavement obstruction, garage usability, and parking displacement.
- Visibility splays – physically undeliverable on the ground.
- No lawful existing vehicular access.
- Construction phase – unworkable and dangerous.
- Applicant’s plans demonstrate infeasibility.
- Understand that the Planning Officer has discussed the severe constraints of this site with the applicants and suggested that they consider a reduced number of dwellings or a different layout in order to address highway safety concerns. My understanding is that the applicants have refused to make such changes. This approach appears to prioritise profit over safety, good design and the reasonable concerns of existing residents.
- If Members are not minded to refuse at this stage, the application should be deferred to allow for full neighbour re-notification, a Stage 1 Road Safety Audit, accurate measurement of footway widths and visibility splays, and a complete re-evaluation of access, parking and construction arrangements in light of the Highways Authority’s own enforcement actions and legal duties.
- A Construction Management Plan (CMP) cannot create additional road width, displace parking, or make HGV movements safe on an already constrained single lane road.
- Confirmation that refuse vehicles cannot enter the site confirms that bins will necessarily be dragged across the access and left on the public highway, obstructing the footway and creating additional hazards for pedestrians.
- The Local Highway Authority’s reliance on Google Street View, six static images spread over a period of sixteen year is not evidence and cannot override the demonstrable daily parking conditions on Eskdaleside

### **Consultation expiry**

Reconsultation 25 October 2025

NYM/2025/0214

## Background

The application site is located within the built-up part of the village of Sleights, adjacent the National Park boundary, on the edge of Whitby.

The site is bounded to the northwest by Eskdaleside, to the east by the A169, Coach Road (with continuous residential development on the opposite side of the road) and to the south by a recent development of 5 dwellings (granted in 2014 and constructed on the steep slope) and The Plough Inn. To the west and north is residential development. The site is steeply sloping with both frontages (Coach Road and Eskdaleside) being at road level, abutting the pavement. The levels of the site fall by approximately 7 metres from its high point at its southern end, adjacent Coach Road down to its frontage with Eskdaleside

A small semi-derelict building remains on the site, located in a central position, together with an area of hardstanding. A number of retaining structures sit at the southern end of the site. The site is bisected by a natural stone wall that runs in a northeast to southwest alignment. The site is defined by hedgerows and fencing and has a number of trees, of varying sizes, within its boundaries.

Planning permission was granted in 2006 for the construction of two, two storey, detached dwellings, constructed of stone under a clay pantile roof, fronting onto Eskdaleside. This permission was not implemented.

This current application seeks full planning permission for the construction of one, two/three storey detached three bed dwelling of contemporary design, with access from Coach Road; a pair of semi-detached stone and pantile two bed dwellings, and a detached stone and pantile three bed dwelling, all fronting Eskdaleside, with a double garage and double car port to the rear, served by a vehicular access from Eskdaleside.

Dwelling 1 (accessed from Coach Road) would be built into the slope of the land, with two storey facing northeast towards Old School Gardens and Coach Road and three storey facing south/southwest towards Eskdaleside. In terms of separation distances, the elevation facing the blank side wall of 1 Old School Gardens would measure approximately 18m and approximately 19m from no.2 (but at oblique angles). The front elevation would measure approximately 37m to the northeast of the nearest existing dwelling on Eskdaleside (no.3) and a minimum of 22 m from the rear elevations of the proposed dwellings on Eskdaleside and the existing Windsor Cottage (again at an oblique angle) and at least 50m from the houses on the other side of Eskdaleside.

This dwelling would be faced with a mix of stone and vertical timber with a natural slate roof.

Dwellings 2, 3 and 4 would front onto Eskdaleside. Dwelling 2 would be a detached traditional double-fronted two-storey dwelling of stone and clay pantiles construction.

Dwellings 3 and 4 would comprise a pair of semi-detached stone and slate dwellings. Gable end windows would serve ground floor toilets and first floor landing.

NYM/2025/0214

In support of the application the applicant's agent makes the following comments: -

- The principle of development on the site has been established previously by the
- grant of planning permission for two detached dwellings on the lower part of the site
- fronting onto Eskdaleside in 2007. Similarly, whilst a proposal for four dwellings was
- refused on the upper part of the site fronting Coach Road in 2016, that scheme was
- refused due to concerns over overbearing effect rather than the principle of the development of the site.
- Placing the garage and carport structures at the rear of the Eskdaleside plots enables them to be used as retaining structures between the upper part of the site and its lower section.
- The scale of dwelling 1 will not be apparent from Coach Road with the dwelling set down below the road, with only the upper storey and roof clearly visible above the landscaped frontage of the site.

This application was considered by the Planning Committee at its meeting on 27 November 2025 where the application was deferred in order that a Committee Site Visit could be undertaken. This took place on 23 January 2026.

## Main issues

### Local Plan

**Strategic Policy A - National Park Purposes** - seeks to take a positive approach to new development, in line with the presumption in favour of sustainable development and where decisions are consistent with National Park statutory purposes, greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

**Strategic Policy B - The Spatial Strategy** - sets out how development will be guided by the settlement hierarchy with development in Larger Villages - providing additional housing (principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.

**Strategic Policy C – Design** - 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 M - Housing** - seeks to ensure the delivery of new homes to help meet the needs of local communities and be delivered through the development of principal residence dwellings on suitable small sites in larger settlements.

Schemes will be expected to meet the need for smaller dwellings.

**Policy CO7 -Housing in Larger Village** - Sets out that in order to support the wider service function of Larger Villages, principal residence and affordable housing will only be permitted on suitable small sites within the main built up area of the village only, with proposals meeting the need for smaller dwellings, or as a conversion of an existing building which lies within the main built up area and makes a positive contribution to the character of the settlement.

**Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity** - seeks to ensure the conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the North York Moors National Park is given great weight in decision making and development will only be permitted where it can be demonstrated that any residual harmful impacts have been offset through appropriate habitat enhancement and the wider sustainability benefits of the development outweigh the harm to the protected or valuable interest.

**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.

## **Material considerations**

### **Principle**

The application site is considered to form a suitable small site within the main built-up area of Sleights, in accordance with Policy CO7, and is surrounded by a range of development (including other new development) and continuous runs of housing on the surrounding roads.

As such the development of this site for four dwellings is considered to make good use of the land available on the site and is considered acceptable in principle.

### **Siting, design and scale**

This scheme has been amended through negotiations in order to reduce the height of Dwelling 1 and the materials and fenestration design of Dwellings 3 and 4.

NYM/2025/0214

Whilst Dwelling 1 is part three storey and part two storey, this is due to the steeply sloping site and from Coach Road, it would be sat at a slightly lower level than the road and would not be visually intrusive in the street scene.

It is considered that the revised scheme would provide a development in keeping with the character of the locality, with the three dwellings on Eskdaleside, infilling a linear gap in the street scene and the contemporary dwelling on the upper part of the site, sitting adjacent recent residential development, but retaining the hedge screening.

Materials, of stone, pantile, slate and timber are also considered to be in keeping with the locality.

In accordance with Strategic Policy M of the local Plan, two two-bed and two three-bed principal residence dwellings would be provided, contributing to the housing mix and vitality of the National Park.

### **Residential amenity**

Objections have been received from neighbouring properties on Eskdaleside, concerned with the proposed heights of the dwellings, overlooking and distance from boundaries.

However, it is considered that the layout and design of the proposed development would be unlikely to have a detrimental impact on the amenities enjoyed by adjacent residential properties, in terms of privacy and outlook. The dwellings would be side elevation to side elevation and the new dwellings on Eskdaleside would be set slightly further back to avoid obstructing side windows of existing dwellings. The only windows on the new dwellings would have toilet windows on ground floor and staircase windows at upper floor.

In terms of Dwelling 1, higher up the slope, there is a significant distance from the elevation facing towards Eskdaleside, and it is not considered that distances of between 35m and 50m would result in unacceptable loss of privacy or overlooking.

The balcony on Dwelling 1 would not overlook the newer properties in Old School Gardens

### **Access**

Objections have been received from both the Parish Council and local residents, concerned with inadequate parking and highway safety, and also inadequate pavement widths.

However, the Highway Authority have thoroughly assessed the scheme and sought amendments to sightline details and are satisfied with the off-street parking arrangements and both accesses to the site.

The Highway Authority have also considered the comments made by third parties regarding existing on-street parking arrangements and the impacts this proposal may

have on those and have confirmed that they do not think the proposals are prejudicial to highway safety.

On the basis that the Highway Authority have no objections to the proposals, a recommendation for refusal on highway safety grounds would be unreasonable.

### **Biodiversity Net Gain (BNG)**

There is no sufficient land available to provided BNG on site, but the applicants own land nearby and it is proposed to provide off-site BNG through a Section 106 Agreement, which would need to be completed before any planning permission could be issued. The Authority's Ecologist is satisfied that with the land available the necessary bio-diversity uplift can be achieved.

### **Conclusion**

It is considered that the proposed development would accord with the policies outlined above and will contribute to the provision of a mix of housing in the locality 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**

Conditions 13-15, 19, 22-24 & 27 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 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 alterations to materials and fenestration design, so as to deliver sustainable development.

# North York Moors National Park Authority

## Plans list item 2, Planning Committee report 05 February 2026

**Application reference number:** NYM/2025/0694

**Development description:** Construction of mixed use agricultural and commercial storage building

**Site address:** Moorgate Leas Farm, Hawsker Lane, Whitby

**Parish:** Hawsker-Cum-Stainsacre

**Case officer:** Hilary Saunders

**Applicant:** Mr Nick Hartley, Moorgate Leas Farm, Hawsker Lane, Whitby, North Yorkshire, YO22 4JU

**Agent:** Bell Snoxell Building Consultants Ltd, fao: Mr Louis Stainthorpe, Mortar Pit Farm, Sneatonthorpe Whitby, North Yorkshire, YO22 5JG

### Director of Planning's Recommendation

Approval subject to the following:

#### Condition(s)

Condition number	Condition code	Condition text									
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.									
2	PL01	The development hereby permitted shall be carried out in accordance with the following approved plans: <table><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed block plan</td><td>004</td><td>31/10/2025</td></tr><tr><td>Proposed Shed Plan</td><td>002</td><td>31/10/2025</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Proposed block plan	004	31/10/2025	Proposed Shed Plan	002	31/10/2025
Document Description	Drawing No.	Date Received									
Proposed block plan	004	31/10/2025									
Proposed Shed Plan	002	31/10/2025									
3	UOR01	The premises shall not be used other than as a ancillary storage in connection with the existing coffee roastery business on site or for agricultural storage in connection with on-site agricultural activities, and shall not be used for any other purpose (including any other purpose in Class B1 or B2 of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General									

Condition number	Condition code	Condition text
		Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
4	AC20	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.
5	GPMT05	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.
6	GPMT06	The external elevations of the building hereby approved shall, within three months of first being brought into use, be clad as shown in the approved plans, to match the adjacent coffee roastery building and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
7	MC007	Development may not be begun unless: <ol style="list-style-type: none"> <li data-bbox="635 1176 1513 1249">1. A biodiversity gain plan has been submitted to the Local Planning Authority, and</li> <li data-bbox="635 1256 1513 1294">2. The Local Planning Authority has approved the plan.</li> </ol>
8	MC008	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: <ol style="list-style-type: none"> <li data-bbox="635 1473 1353 1512">a. A copy of the completed biodiversity metric.</li> <li data-bbox="635 1518 1513 1592">b. Description and evaluation of the habitats to be retained, enhanced and/or created onsite.</li> <li data-bbox="635 1599 1513 1765">c. Detailed description of the management measures r required for each habitat, with reference to the proposed condition of each habitat within the completed biodiversity metric.</li> <li data-bbox="635 1771 1513 1845">d. Preparation of a work schedule, to demonstrate how the management can be implemented for the next 30 years.</li> <li data-bbox="635 1852 1513 1926">e. Details of the persons or organisation responsible for implementation of the plan.</li> <li data-bbox="635 1933 1513 2007">f. Details of the proposed habitat monitoring and plan review on a five year cycle</li> </ol>

<b>Condition number</b>	<b>Condition code</b>	<b>Condition text</b>
9	MC00	The building hereby approved shall not be used to house livestock.

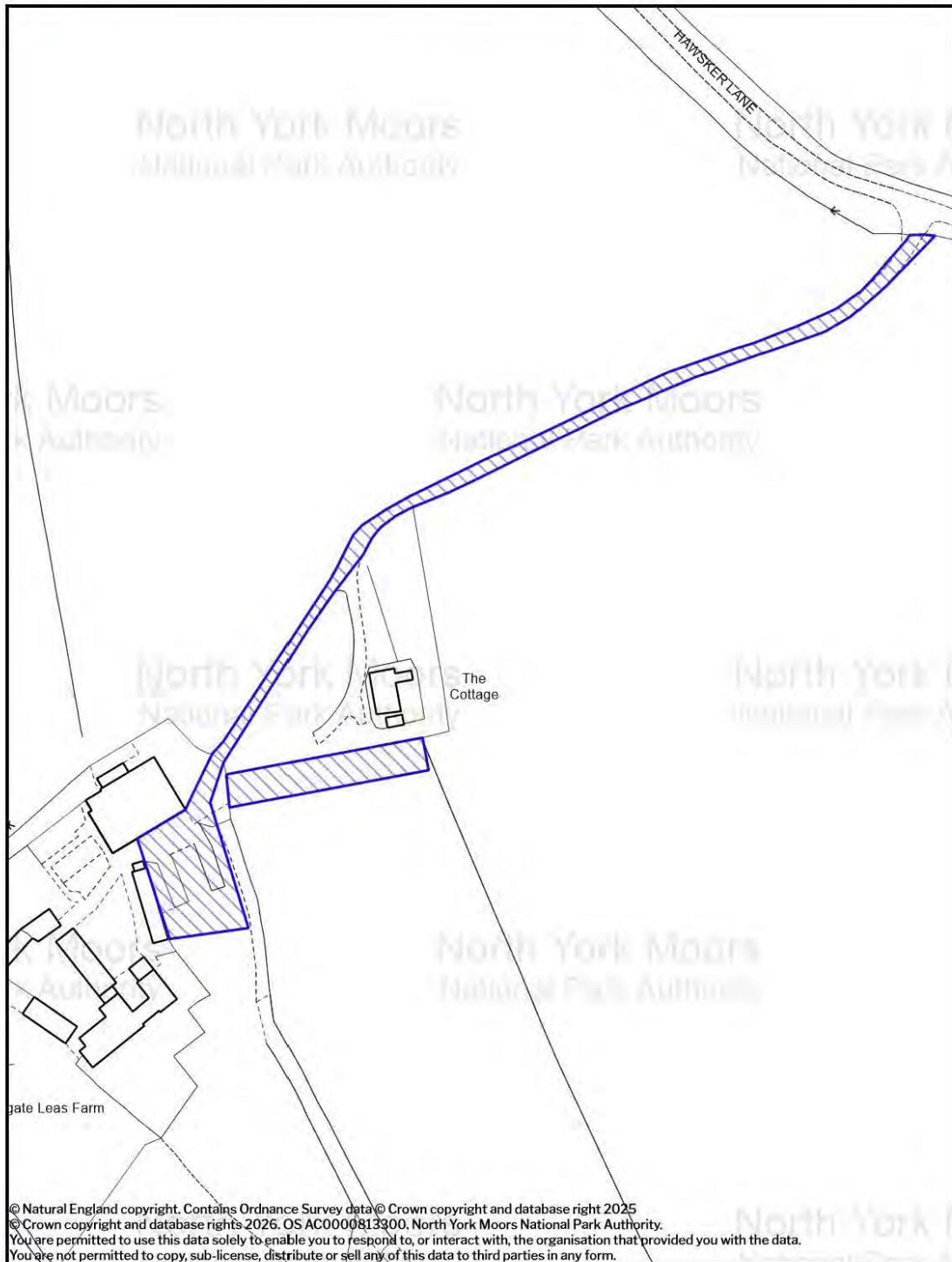
## Map showing application site



**North York Moors  
National Park**

Application Number: NYM/2025/0694

Scale: 1:1500



NYM/2025/0694

**Photo showing view of site from the applicants' fields (no public right of way)**



## **Consultation responses**

### **Parish**

No objections

### **Highways**

No objections

The Local Highway Authority were originally concerned that the tarmacked parking spaces were not sufficient to meet the demand needed for the number of vehicles associated with the development. The proposed building is anticipated to increase the demand for vehicles visiting the application site. However, the location of the proposed building and the existing parking areas being approximately 270 metres away from the highway is not expected to overflow onto Hawsker Lane.

It should be noted that any future expansion that will attract further traffic, should include an assessment of the access, turning and parking availability.

### **Environmental Health**

Scientific Officer – No objections

Regulatory Services – No objections

### **Third party responses**

None received

### **Consultation expiry**

12 December 2025

## **Background**

Moorgate Leas is situated in an isolated location, approximately 300 metres to the southwest of the road that leads from High Hawsker to Whitby Abbey. The property comprises a substantial two storey red brick and pantile farmhouse set amongst a group of traditional and more modern stone and brick outbuildings. One range of the traditional buildings has been converted to an office/studio space.

Planning permission was granted in 2019 to renovate an existing steel portal frame building into a coffee roastery. Planning permission was subsequently granted for full planning permission to construct a fire pond required to comply with Building Regulations to fulfil the firefighting requirements of the new coffee roastery building.

A further permission was granted in 2019 for the construction of a lean-to extension to the roastery building to be used for agricultural purposes.

NYM/2025/0694

This application seeks full planning permission for the construction of a shed for dual use purposes. Half is to be utilised for storage in connection with existing commercial use on site (Bay Town Coffee) and the other half of the building is for agricultural purposes for storage of hay that are harvested from the adjacent fields and secure storage of agricultural implements, tractors etc.

The application is referred to the Planning Committee due to some conflict with the strict wording of Policy BL1 in relation to new buildings for business use in the open countryside

The proposed building would measure 20m long x 15m wide, with a height to the eaves of 4.3m and to the ridge of 6.5m, with a total gross area of 300m<sup>2</sup>. Materials would match those of the roastery building.

The proposed location is immediately adjacent the entrance track to the farm, adjacent the existing roastery building, with associated car parking and the more traditional farm buildings.

The site was previously used as a silage clamps set into the ground at around 1.0-2.0m lower than the adjacent field to the south and east where there are short banks in the landscape that have been grassed over.

To satisfy the Biodiversity Net Gain criteria a section of the field to the east is to be designated. This area equates to 0.06ha of other neutral grassland.

Access to the site would be along the existing access which is a farm track that serves the application site with the hard standing providing nine spaces.

## Local Plan

**Strategic Policy B (Spatial Strategy)** seeks to guide developments to an appropriate location; it envisages that the focus for new business development will be in Helmsley. Within open countryside, new business development will only be permitted where it can be demonstrated that there are no suitable locations in Helmsley or larger villages.

**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 BL1 (Employment and Training Development)** sets out that development will only be permitted within the Open Countryside where it reuses existing permanent buildings or forms a small extension of an existing building. All proposals for employment development will be expected to demonstrate that the scale and location of the proposal would not be detrimental to the character and appearance of the local and wider landscape; the site can be safely accessed by the existing road network; there is sufficient land and storage space and there is no unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development.

**Policy BL5 (Agricultural Development)** seeks to permit new agricultural buildings where the scale is appropriate to its setting and will not have an adverse impact on the special qualities of the National Park; there is a functional need for the development; it can be demonstrated that there are no suitable existing buildings available; the building is designed for the purposes of agriculture and is related physically and functionally to existing buildings; the proposal will not significantly harm local amenity; and in the absence of existing screening, a landscaping scheme is provided.

**Strategic Policy C (Design)** 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.

### **Material considerations**

The key issues are considered to be the appropriateness of locating this detached building which is ancillary to an existing rural business use in this open countryside, balanced against increased sporadic development and visual impact, where policy restricts business development in the open countryside to small extensions only.

### **Scale of development**

Firstly, in terms of scale, the business requirements cannot be accommodated within a small extension to existing buildings on site and needs to be provided in a detached new building. In addition, this building would also provide agricultural storage.

The scale of the building is considered acceptable and due to undulating land levels and the lower level of the old silage clamp, the building would not be visually intrusive and where visible would be against the backdrop of existing buildings.

## **Justification**

In terms of the need for this development in this location, it is accepted that this is an established local business which operates from this location and employs people from the locality, which is on the edge of Whitby. The proposal is considered sustainable in terms of its location. This proposal seeks the continuation of local employment and contributes to the rural economy which are factors to be given weight in the planning balance.

## **Conclusion**

It is considered that the combination of design, scale, lack of visual impact, along with the locational and operational justification for development in this location provides sufficient 'other material considerations' justification to permit an exception to the strict provisions of Policy BL1 (which only support small extensions of existing buildings in the open countryside).

## **No objections have been received.**

On this basis it is considered that there is sufficient justification for an Officer recommendation of approval as it would support the aims and objectives of Strategic Policy K and Policy BL1 in terms of supporting the local economy.

## **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) 7 & 8 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 5 which seeks to create a place that supports a diverse and innovative low carbon economy, providing opportunities that attract, upskill, and retain a local workforce working in high-value, knowledge-intensive jobs and the 'green' or 'landscape' economy.

## **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.