



**North York Moors
National Park**

Agenda

Meeting: Planning Committee

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

Date: Thursday, 9 July 2026, 10.00am

Business

1. Livestreaming and recording – The chair to inform members of the public that the meeting is livestreamed and recorded.
2. Emergency evacuation procedure – The chair to inform members of the public of the emergency evacuation procedure.
3. Apologies for absence
4. Election of chair to take office until the first meeting of Planning Committee following the Annual General Meeting of the Authority
In chair
5. Election of deputy chair to take office until the first meeting of Planning Committee following the Annual General Meeting of the Authority
6. Public minutes of the meeting held on Thursday 14 May 2026
7. Public minutes of the site visit minute held on Friday 1 May 2026
8. Public question time (an opportunity for members of the public to ask questions)
9. 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.
10. 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
 - e) Number of planning applications outstanding (over 13 weeks)

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

Plans List Item Number	Application Reference	Development description and site address
1	<u>NYM/2026/0087</u>	permission for temporary exploratory potash vertical borehole and three branched boreholes, associated plant equipment including drilling rig (max height 15 metres) and welfare facilities within a compound together with access arrangements at land at Partridge Hill Farm, Fylingdales
2	<u>NYM/2026/0077</u>	installation of a ground mounted solar array comprising 192 panels (82.8kW output) with associated meter hut and battery storage unit at Middlewood Farm Caravan Site, Middlewood Lane, Fylingthorpe
3	<u>NYM/2026/0063</u>	use of land for the siting one camping pod for holiday letting purposes (relocated from approved scheme NYM/2021/0747/FL) at Lawns Farm, Barry Bank, Ugthorpe

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).

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

Chris France
Director of Planning

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

Note:

- To ensure this meeting is conducted in an open and transparent manner it will be live streamed to the public and recorded. A link will be published under the relevant meeting heading on the Authority's website. The recording will be held in accordance with the Authority's retention policy.
- The Authority allows the videoing of public meetings but asks that any party wishing to do so informs the Authority in advance of the meeting. Videoing that disrupts the meeting is not allowed. Persons expressly refusing consent, children and vulnerable adults cannot be filmed or photographed. The existing rules relating to confidential and exempt information, defamation, Data Protection and Public Order apply. The Authority accepts no liability whatsoever for the videoing carried out by other parties.
- Members are reminded to turn all electronic equipment to silent mode, including mobile phones, laptop computers and tablets. Please note that only information that is available to Members during the Committee meeting should be accessed from a computer in the interests of sound decision making.

- Please note that the meeting may be adjourned to enable Members and Officers to have appropriate breaks (including lunch). This will only be undertaken when absolutely necessary and at the Chair's discretion. Lunch will be available at approximately 12.30 pm. Members taking lunch will have the appropriate amount deducted from any subsistence claim they may make.
- Tea and coffee will be available a quarter of an hour before the meeting.
- Please ensure when parking in the car park that you have not caused an obstruction which could prevent emergency vehicles accessing the building.
- Judith Seaton should be notified of any apologies.
- This agenda and application documentation are also available on the website www.northyorkmoors.org.uk. Comments on planning applications can be submitted by post to North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, YO62 5BP or by e-mail to planning@northyorkmoors.org.uk
- This agenda is available in large print on request.

North York Moors National Park Authority

Item 6, Public minutes of the meeting held on Thursday 14 May 2026, 10.00am

Present:

Jim Bailey, Malcolm Bowes, Michelle Donohue-Moncrieff, Jane Harper, David Hugill, George Jabbour, Patrick James, David Jeffels, Bob Marley, Steve Mason, John McCue, Paul McInnes, Abida Nayyar, Clive Pearson, Janet Waggott, Colin Williamson

Apologies:

Heather Moorhouse, John Ritchie, Christine Robertson, Arnold Warneken

Copies of all documents considered are in the minute book

20/2026 Livestreaming and recording

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

21/2026 Emergency evacuation procedure

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

22/2026 Minutes

That the public minutes of the meeting held on Thursday 26 March 2026, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

23/2026 Site visit minutes

That the site visit minutes of the meeting held on Friday 01 May 2026, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

24/2026 Public question time

There were no questions from members of the public.

25/2026 Members interests

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

26/2026 Miscellaneous items

Considered: The report of the Director of Planning

Resolved: That the report be noted.

27/2026 Applications for planning permission

The following members of the public addressed the meeting regarding the plans list items indicated:

Plans list item 1: Patrick Cuddy spoke as the agent and Adrian Hamilton spoke in objection to the application.

Plans list item 5: Carla Brown spoke on behalf of the applicant and Poppy Smith spoke in support of the application.

Plans list item 6: Annie Nicholson spoke in objection to the application.

Plans list item 7: Doreen Kay spoke as the applicant and Paul Goodenough spoke in support of the application.

Plans list item 8: Peter Beeforth 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 (i) above:

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

Plans list item 1

NYM/2024/0877 - demolition of a twin garage and construction of one principal residence dwelling with parking, amenity space and landscaping works together with construction of replacement garage at Thorpe Cottage, Chestnut Avenue, Thornton-le-Dale.

Resolved: Approved as recommended with the following additional condition as set out on the members update sheet:

Prior to the development being brought into use full details of the proposed boundary treatment to the eastern and western boundaries, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary treatment works shall then be

implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity.

Plans list item 2

NYM/2025/0779 - conversion of agricultural buildings to form three local needs dwellings, garage and store with associated access, parking, amenity spaces and landscaping works (part retrospective) at Lenderfield House, Daleside Road, Church Houses.

Resolved: Approved as recommended with the decision delegated to the Director of Planning to clear an additional condition requiring the inclusion of a barn owl box.

Plans list item 3

FL/2026/00032 - change of use of land from agricultural to equestrian, creation of manege, erection of stable building, construction of access track/parking/turning area and retention of four ground source heat pump boreholes (part retrospective) at land to the rear of Box Tree House, 13 The Crescent, Carlton in Cleveland.

Deferred at the applicant's request.

Plans list item 4

NYM/2026/0001 - construction of part single and two storey rear extension, removal of shed and reinstatement of pedestrian access, provision of rear vehicular access and parking together with extension of terrace (revised scheme following withdrawal of NYM/2024/0117) at Holly House, Carlton In Cleveland.

Resolved: Approved as recommended.

Plans list item 5

NYM/2026/0063 - use of land for the siting one camping pod for holiday letting purposes (relocated from approved scheme NYM/2021/0747/FL) at Lawns Farm, Barry Bank, Ugthorpe.

Declaration of interest: Colin Williamson declared a non-prejudicial interest in this item as he had provided advice to the applicant to speak to National Park Authority staff regarding the application.

Resolved: Consideration deferred to enable a site visit to be undertaken to fully assess the landscape impact of the proposal, with the attendance of Members being regarded as an approved duty for the purposes of the payment of Members' allowances.

Members requested that officers continue to liaise with the applicant to seek a suitable site location and consider landscape screening enhancements.

Plans list item 6

NYM/2021/0320 - Revised scheme to NYM/2014/0149/FL to allow outside seating area and change of opening hours together with erection of pergola to provide covered

outdoor seating area and siting of chiller unit with timber screen (part retrospective) at 18 Bridge Street, Helmsley.

Declaration of interest: George Jabbour declared a prejudicial interest in this item as he had discussed the application with affected parties in an attempt to find a solution and left the room.

Resolved: Approved as recommended with amendments to conditions 4 and 5 as set out on the members update sheet and with a further amendment to condition 4 at the request of members, removing the final sentence referencing statutory nuisance:

Condition 4, There shall be no live, amplified or pre-recorded music played in the outside seating area hereby permitted. Live, amplified or pre-recorded music within the premises shall only take place with all external doors and windows closed (except for immediate access and egress).

Condition 5, The outside seating area shall be confined to that marked on the drawing titled Proposed Turning Area N83 089-02 A received on 29 April 2026 and shall be physically demarcated by planters or a post and rope/chain fence.

Plans list item 7

FL/2026/00062 - change of use of agricultural land to domestic garden and erection of garden room (retrospective) at land to the east of Swallows Nest Northfield Farm Limestone Lane to Swang Road Scarborough.

Declaration of interest: Bob Marley declared a personal and non-prejudicial interest in this item as he was present at a discussion regarding the application and left the room.

Resolved: Approved contrary to Officer recommendation with the final conditions delegated to the Director of Planning to clear. Members requested that a condition requiring the retention of the pond be included.

Reason for approval: Members did not consider the development to be harmful to the landscape or setting of the Listed Building.

Plans list item 8

NYM/2026/0077 - installation of a ground mounted solar array comprising 192 panels (82.8kW output) with associated meter hut and battery storage unit at Middlewood Farm Caravan Site, Middlewood Lane, Fylingthorpe.

Resolved: Consideration deferred to enable a site visit to be undertaken to fully assess the landscape impact of the proposal, with the attendance of Members being regarded as an approved duty for the purposes of the payment of Members' allowances.

Members requested that an example panel is present at the site visit.

North York Moors National Park Authority

Item 7, Public site visit minutes of the meeting held at Middlewood Farm Caravan Site, Fylingthorpe, on Friday 12 June 2026, 10am.

Present: Mr M Bowes, Mr J Ritchie (Deputy Chair), Miss J Waggott, Mr C Williamson

Apologies: Ms Donohye-Moncruef, Mr G Gabbour, Mrs H Moorhouse, Mr A Warneken, Ms C Robinson

National Park Authority Officers: Peter Jones (Head of Development Management), Emily Jackson (Senior Planning Officer), Jill Bastow (Senior Planning Officer)

Others: Peter Beeforth (Owner of Middlewood Farm Holiday Park), Matthew Bleasby (Applicant) plus 2 representatives from Energy Force (proposed supplier of solar panels)

Parish Council: Claudia Sutterby

NYM/2026/0077: installation of a ground mounted solar array comprising 192 panels (82.8kW output) with associated meter hut and battery storage unit

Members met on the application site located within the caravan park and the Deputy Chair opened the meeting, reminding Members the visit was to view the site and seek clarification on facts rather than discuss the merits or otherwise of the application.

The applicant had pegged out the area of the proposed solar array for Members to see.

Emily Jackson outlined the proposal and summarised the reasons for the visit following the deferment of the application at the previous Planning Committee meeting. These reasons were to allow Members to clarify matters on site, in particular the potential visibility of the solar array from within the locality.

Peter Jones pointed out to Members the potential vantage point from the road by Fyling Hall School and suggested Members might like to stop there en-route to the following site visit.

Emily Jackson then held up a measuring stick so Members could appreciate the height of the solar array. Members questioned the visibility of the site during the winter months when the surrounding hedgerows were not in full leaf and sought clarification why officers had negotiated a revised location of the panels. Emily Jackson explained what alternative locations had been considered and why these were dismissed.

The applicant confirmed that the solar array would be fenced with hedge planting to enhance the existing screening and the agent confirmed the panels would be all black with anti-glare finish.

The Deputy Chair thanked those present and closed the site meeting at 10.25am.

North York Moors National Park Authority

Item 7, Public site visit minutes of the meeting held at Lawns Farm, Ugthorpe, on Friday 12 June 2026, 12 noon

Present: Mr M Bowes, Mr J Ritchie (Deputy Chair), Miss J Waggott, Mr C Williamson, Mr J Bailey

Apologies: Ms Donohye-Moncruef, Mr G Gabbour, Mrs H Moorhouse, Mr A Warneken, Ms C Robinson

National Park Authority Officers: Peter Jones (Head of Development Management), Emily Jackson (Senior Planning Officer), Jill Bastow (Senior Planning Officer)

Others:

Parish Council: Michael Chapman, Steve Parkes

NYM/2026/00063: use of land for the siting one camping pod for holiday letting purposes (relocated from approved scheme NYM/2021/0747/FL)

Members met on the grassed area adjacent the church and the Deputy Chair opened the meeting, reminding Members the visit was to view the site and seek clarification on facts rather than discuss the merits or otherwise of the application.

Jill Bastow outlined the proposal and summarised the reasons for the visit following the deferment of the application at the previous Planning Committee meeting. These reasons were to allow Members to clarify matters on site, and in particular assess the visibility of the proposed camping pod in the locality.

Members then proceeded on foot onto the site to view the existing camping pod in position where Jill Bastow explained the reasons why the applicant wished to relocate the second approved camping pod: to allow more privacy for guests of each pod and why there were no alternative locations within The Garth without potentially causing harm to the tree roots of the mature trees about the site.

Members then moved into the adjacent field where Jill Bastow identified the proposed location of the camping pod as discussed by Members at the Planning Committee meeting and also the revised position negotiated by officers following the meeting, at Members request. Jill Bastow and the agent identified the extent of plot that would be required for the camping pod along with any amenity space. Jill Bastow confirmed that this would be double fenced and planted with native hedgerow species along with 2 hedgerow trees. The applicant confirmed that the field gate would be moved to be in line with new fenced pod enclosure.

Members then moved to the main street through the village to view the existing camping pod and the proposed site from further afield, before moving into the church grounds to gain a closer view of the proposed site.

Members returned to the existing camping pod for a further inspection of the nature and scale of development proposed. The Deputy Chair thanked those present and closed the site meeting at 12.20pm.

North York Moors National Park Authority

Item 8, Public Question Time

When?

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

What?

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

How?

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

Answers to questions will normally be given by the Chair.

Exclusions?

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

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

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

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

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

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

Notice of questions should be sent to:

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

North York Moors National Park Authority

Item 10, Miscellaneous items

(a) Ongoing planning and enforcement appeals. Position as of 19 June 2026

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

Reference number	Appellant's name	Development description and site address	Date appeal lodged and type	Date, time and venue for Hearings/Inquiries
NYM/0025/2025	Mr & Mrs Coldbeck	Without planning permission, the erection of a timber stable building on the land south of Crosses Farm, Harwood Dale	26/06/2025 Written representations	Not applicable

(b) Determined planning and enforcement appeals for the period 28 April 2026 to 19 June 2026

None

(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 **A**.

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 **B**.

(e) Number of planning applications outstanding (note to delete if not being reported agenda)

A list of the number of planning applications which were validated over 13 weeks ago is attached at appendix **C**.

Tom Hind
Chief Executive

Chris France
Director of Planning

Background documents to this report

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

Appendix A

List of applications determined by the Director of Planning in accordance with the scheme of delegation for the period of 28 April 2026 to 19 June 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)

NYM/2025/0783, construction of a pair of semi-detached local occupancy dwellings, one detached local occupancy dwelling and garage together with alterations to vehicular access, parking, amenity spaces and landscaping works, Brackenburn, Ingleby Greenhow

Refused 19/05/2026

FL/2026/00061, siting of 12 chalet style lodges in lieu of roundhouses and bell tents for holiday letting purposes together with erection of timber shower building and installation of additional play equipment, Lord Stones Country Park, Raisdale Road, Chop Gate, TS9 7JH

Approved 05/06/2026

FL/2026/00047, erection of warden's accommodation, Lord Stones Country Park, Raisdale Road, Chop Gate, TS9 7JH

Approved 01/06/2026

FL/2026/00048, erection of bin/log store and use of land as wild camping area (retrospective), Lord Stones Country Park, Raisdale Road, Chop Gate, TS9 7JH

Approved 07/05/2026

FL/2026/00049, erection of single storey extension to existing cafe to provide meeting/function room, Lord Stones Country Park, Raisdale Road, Chop Gate, TS9 7JH

Approved 07/05/2026

HP/2026/00064, construction of single storey side extension and two storey rear extension along with single storey link extensions, alterations to outbuilding to form kitchen, and landscaping works including creation of terrace, Whitehouse Farm, Green Lane, Osmotherley, DL6 3QA

Approved 11/06/2026

HP/2026/00087, installation of 16 solar panels to garage roof, Pheasants Hill, Road From Kilburn Village Street To Back Lane, Kilburn, YO61 4AG

Approved 29/05/2026

LB/2026/00086, Listed Building consent for installation of 16 solar panels to garage roof, Pheasants Hill, Road From Kilburn Village Street To Back Lane, Kilburn, YO61 4AG

Granted 29/05/2026

FL/2026/00130, replacement roof covering to existing workshop and installation of solar panels, Mousemans Workshop And Showroom, Kilburn Village, Kilburn, YO61 4AG

Approved 01/06/2026

OHLEN/2026/00140, overhead line exemption notification for replacement of four spans of open wire with aerial bunched conductor, erection of replacement wooden poles and stays, additional pole and undergrounding of cables, West Of Cowslip, Running South Near, Foresters Cottages And Then East, Clay Bank, Chop Gate, TS9 7JA

Decided no adverse effect 06/05/2026

HP/2026/00078, installation of replacement roof tiles, and solar panels to south west elevation, Honey Pot House, Ingleby Greenhow To Clay Bank, Ingleby Greenhow, TS9 6RD

Approved 21/05/2026

CVC/2026/00114, verification check of conditions five, seven, and eight of planning approval NYM/2025/0700, Mount Grace Priory, Mount Grace, Northallerton, DL3 3JG

Discharge allowed 30/04/2026

HP/2026/00111, Erection of lean-to log store to garage, Ingleby Manor, Courtyard Cottage, Pig Park, Ingleby Greenhow, TS9 6RB

Approved 16/06/2026

North Yorkshire Council (Rye)

WTCA/2026/00213, Works to trees in conservation area comprising of raising the crown up to 5m on four lime trees directly outside the visitor centre and tearoom, and remove any epicormic growth around the base of the trees. English Heritage Shop, Rievaulx To Rievaulx Bridge Rievaulx, YO62 5LB

No objections 18/06/2026

WTCA/2026/00188, works to trees in conservation area comprising of feeling 3 Lawson Cyrus, Burnley House, Main Street, Hutton Le Hole, YO62 6UA

No objections 18/06/2026

HP/2026/00133, construction of new gabled roof, flat roof infill extension, dormer windows, and side porch, Foxfield, Carr Lane Kilburn, YO61 4AH

Approved 19/06/2026

HP/2026/00165, installation of replacement timber double sash windows, bi-fold doors, and solar panels to front elevation together with alterations to fenestration of garage for part conversion into garden room, 1 Oak Tree Barn, Brookfield Gardens, Thornton-Le-Dale, YO18 7SU

Approved 18/06/2026

NYM/2025/0764, relevant demolition in Conservation Area of outbuilding, Greystones, Hutton le Hole

Approved 08/05/2026

NYM/2026/0074, demolition of garage, alterations, construction of timber porch to side and single storey extension to rear together with construction of garden room, Thornholme, Station Road, Thornton-le-Dale.

Approved 20/05/2026

NYM/2026/0024, alterations, raising of roof height to barn and conversion to additional living accommodation, conversion of barn/stable to self-contained annexe and parking provision, Low Wold Farm, Daleside Road, Farndale East

Approved 01/05/2026

NYM/2026/0078, removal of condition 4 of planning approval NYM/2022/0120 together with submission of window and door details to discharge conditions seven and eight, Rookwood, Maltongate, Thornton Le Dale, YO18 7SD

Approved 29/05/2026

NYM/2026/0091, removal of three dormer windows and reinstatement of pitched roof, construction of one replacement dormer window and replacement roof material to service entrance, The Hall Residential Home, Church Hill, Thornton-Le-Dale

Approved 22/05/2026

NYM/2026/0092, Listed Building consent for removal of three dormer windows and reinstatement of pitched roof, construction of one replacement dormer window and

replacement roof material to service entrance, The Hall Residential Home, Church Hill, Thornton-Le-Dale

Granted 22/05/2026

NYM/2026/0095, removal of condition 3 of Listed Building consent NYM/2022/0126 together with submission of window, door and pointing details to discharge conditions six, seven, nine and ten, Rookwood, Maltongate, Thornton Le Dale, YO18 7SD

Granted 28/05/2026

FL/2026/00129, installation of replacement uPVC windows, Tom Smith's Cottage, East End, Ampleforth

Approved 28/05/2026

HP/2026/00038, construction of single storey extensions to rear, alterations to dwelling, and landscaping works, Peep O Day Cottage, Sutherland Road, Cropton, YO18 8EU

Approved 01/05/2026

FL/2026/00026, use of land for the siting of a shepherds hut for dual use as residential accommodation ancillary to the dwellinghouse or holiday letting with parking provision and footpath (retrospective), Thompsons Rigg Farm, Allerston High Moor Road, Langdale End Allerston, YO13 0LN

Approved 11/05/2026

CVC/2026/00041, verification check of conditions 4, 6, 7 and 8 of Listed Building consent NYM/2025/0737 and conditions 4 and 6 of planning approval NYM/2025/0736, Hall Farm, Maltongate, Thornton-Le-Dale, YO18 7SA

Discharge allowed 02/06/2026

CU/2026/00057, change of use of building to cafe/bar and land to ancillary outdoor seating area (part retrospective), 28 Bridge Street, Helmsley, YO62 5DX

Approved 17/06/2026

FL/2026/00033, relocation of storage container and cladding of exterior along with siting of shed in pool compound, Outdoor Swimming Pool, Baxtons Road, Helmsley, YO62 4HT

Approved 05/05/2026

CVC/2026/00043, verification check of conditions eight, ten, and 11 of planning approval NYM/2025/0306, Low Farm, Hartoft End To Low Mires, Hartoft, YO18 8RP

Discharge allowed 30/04/2026

CU/2026/00054, change of use of stable building and riding arena to dual personal and commercial equestrian use, painting of window frames to dwellinghouse and attached building in RAL 7032 - pebble and change of use of home office to allow ancillary annexe accommodatio, Fair View Farm, Village Streets, Old Byland, YO62 5LG

Approved 19/05/2026

HP/2026/00045, construction of infill extension to side, raising of eaves to rear, alterations to fenestration, re-roofing and lime wash render to front elevation, and insertion PV panels to rear, White House, High Street, Newton On Rawcliffe, YO18 8QA

Approved 08/05/2026

LB/2026/00101, Listed Building consent for installation of replacement external rainwater downpipes to north elevation and repair works to gable peak of stable, Bransdale Lodge, Village Street, Bransdale, YO62 7JL

Granted 08/06/2026

HP/2026/00056, variation of condition 2 (material amendment) of planning approval NYM/2025/0640 which permitted alterations, porch, extension to garage, dormer window, replacement single storey rear extension, replacement dormer window and pergola to allow amendments co, 3 Red Roofs, Carlton Road, Helmsley, YO62 5HD

Approved 14/05/2026

CLE/2026/00107, certificate of lawfulness for use of land as a caravan and campsite in excess of ten years, The White Swan, High Street, Newton On Rawcliffe, YO18 8QA

Issued 05/06/2026

CVC/2026/00080, verification check of conditions 19 and 23 of planning approval NYM/2023/0279, 3 Church Street, Helmsley, YO62 5QA

Discharge allowed 01/05/2026

FL/2026/00108, erection of extensions to general purpose agricultural building, Land East Of Pasture Road, Lockton, YO18 7NU

Approved 02/06/2026

HP/2026/00092, construction of single storey sun room extension to rear, 25 Ashwood Close, Helmsley, YO62 5HW

Approved 29/05/2026

LB/2026/00124, Listed Building consent for internal alterations to second floor including creation of bathroom, removal of cupboards, works to walls, door, and ceiling hatch, The Coppice, Whitbygate, Thornton-Le-Dale, YO18 7RY

Granted 28/05/2026

CVC/2026/00174, verification check of condition four of Listed Building consent NYM/2026/0037, Dale Town, Peak Scar Road, Hawnby, YO62 5QX

Discharge allowed 28/05/2026

OHLEN/2026/00238, overhead line exemption notification for replacement overhead line with aerial bundled cable and relocation of pole, Scawton Park Farm To The Old Rectory, Scawton To Cross Green, Scawton, YO7 2HG

Decided no adverse effect 17/06/2026

North Yorkshire Council (Sca)

FL/2026/00147, demolition of existing garage and workshop building and construction of replacement building to provide garaging incidental to dwellinghouse at upper level and storage of land management equipment at lower level, School Farm, Main Road, Aislaby, Whitby, YO21 1SW

Approved 19/06/2026

HP/2026/00163, demolition of existing side porch, construction of single storey side extension and two dormer windows to rear elevation, Stonyway, Brackenhill Lane, Sleights, Whitby, YO22 5ER

Approved 19/06/2026

LB/2026/00146, variation of condition 2 of Listed Building consent NYM/2023/0152 which permitted conversion of agricultural outbuildings into three holiday letting units to allow changes comprising revised internal layout, additional doorway and glazing of workshop door opening into the courtyard, Prospect House Farm, Suffield Hill, Hay Lane Scalby Scarborough, YO13 0BH

Granted 19/06/2026

FL/2026/00141, alterations to landscaping including creation of terrace and new access stairs, Seaview Cottage, Footway From Cockpit House Steps To North Cottage, Runswick Bay, Saltburn-By-The-Sea, TS13 5HU

Approved 18/06/2026

CU/2026/00159, use of land for the siting of one shepherds hut for holiday letting purposes, Aireyholme Farm, Aireyholme Lane, Great Ayton, TS9 6HP

Approved 18/06/2026

HP/2026/00103, construction of front porch, installation of replacement windows, and addition of window to front elevation, together with erection of boundary fence and metal gate, Rockley Cottage, Broom House Lane, Egton Bridge, Whitby, YO21 1UZ

Approved 18/06/2026

NYM/2026/0097, construction of single storey infill extension, Pear Tree House, Bannial Flats, Guisborough Road, Whitby.

Approved 12/05/2062

NYM/2025/0701, excavation, earthworks and erection of agricultural livestock building (part retrospective), Hodgson Moor Farm, Helwath Road To Gowland Lane, Cloughton, Scarborough, YO13 8DU

Approved 11/06/2026

NYM/2026/0117, demolition of porch and single storey conservatory to rear, alterations and construction of replacement single storey side extension and two storey rear extension, Scalefoot Farm, Comondale

Approved 07/05/2026

FL/2026/00021, construction of infill link extension to rear and alterations to outbuilding to facilitate use of part of the building as additional living accommodation, Sadler House Farm, Moorgates, Goathland

Approved 28/04/2026

FL/2026/00046, reinstatement of Yorkshire stone mullion to ground floor window and installation of two replacement timber sash windows to front elevation, Newton House, Thorpe Lane, Fylingthorpe

Approved 20/05/2026

HP/2026/00039, creation of driveway and parking area, 3 Esk View High Street To East End, Egton Whitby,

Approved 01/05/2026

HP/2026/00040, construction of porch to side elevation, 17, Rigg View, Stainsacre Whitby

Approved 01/05/2026

HP/2026/00034, removal of existing garage, conservatory and extension and construction of part two storey, part single storey wrap around extension to side and rear, and alterations to fenestration, 10 Pickering Road, West Ayton , Scarborough

Approved 08/06/2026

HP/2026/00025, construction of replacement garage/utility space, Ravenscroft, Thorpe Lane, Robin Hoods Bay, Whitby

Approved Conditions 29/04/2026

FL/2026/00030, Use of land for the siting of two glamping pods for holiday letting purposes with associated landscaping works, removal of shed and stable buildings. provision of parking area with EV charging points and installation of sewage treatment plant, Cherry Tree Cottage, War Memorial To Hunt House Road, Goathland, Whitby

Approved 07/05/2026

LB/2026/00123, Listed Building consent for removal of timber sleeper shed, creation of replacement concrete hardstanding, and erection of replacement boundary fencing, 1 Moor Gates, Goathland Manor House To Malton To Whitby Road, Goathland Whitby

Granted 10/06/2026

HP/2026/00065, installation of six solar panels to garage roof, and ten ground mounted panels to rear of garage, Waits House, Village Green Drives, The Green, Goathland

Approved 22/05/2026

HP/2026/00098, alterations to roof to extend profile and installation of replacement timber windows and doors, Wintergill Barn, Nab End Lane, Glaisdale Whitby

Approved 03/06/2026

CVC/2026/00058, verification check of condition three of planning approval NYM/2024/0202, Land To North Of Biggin House Farm „Guisborough Road, Ugthorpe

Discharge allowed 08/05/2026

HP/2026/00100, construction of single storey side extension and front porch, The Cottage, War Memorial To Beck Hole, Beck Hole Goathland

Approved 29/05/2026

FL/2026/00094, erection of compost toilet unit and polytunnel, Prudom House War Memorial To Hunt House Road, Goathland Whitby

Approved 03/06/2026

FL/2026/00071, siting of InPost locker (retrospective), Scaling Dam Filling Station Safari Garage, Scaling Dam Farm To High Street, Whitby

Approved 19/05/2026

HP/2026/00073, construction of single storey extensions and alterations including removal of rear conservatory and addition of timber cladding together with creation of raised deck to rear, turning area and construction of garden building, Hedera Cottage Track From Potter Side Lane To Skelderskew Farm, Comondale Whitby

Approved 20/05/2026

HP/2026/00072, construction of single storey side extension and removal of existing lean to extension to rear, Glenhaven, Mount Pleasant South, Robin Hoods Bay Whitby,

Approved 20/05/2026

FL/2026/00093, erection of agricultural feed and machinery storage building, Woodhead Farm, Woodhead Farm, Fryup Whitby

Approved 22/05/2026

HP/2026/00074, removal of porch and construction of single storey extension to front elevation, installation of roof mounted solar panels and creation of driveway and parking area, Hood House, Beck Hole Road, Goathland Whitby

Approved 22/05/2026

HP/2026/00076, removal of existing side extension and construction of single storey side extension, 7 Esk View, High Street To East End, Egton Whitby

Approved 26/05/2026

FL/2026/00121, use of land for the siting of two glamping pods for holiday letting purposes with associated access, parking, package treatment plant and landscaping works, Suffield Hill, Prospect House Farm, Hay Lane, Scalby Scarborough

Approved 17/06/2026

HP/2026/00075, construction of gable side wall for loft conversion, dormer windows to

front and rear and installation of rooflight to rear, 6 Laburnum Avenue, Robin Hoods Bay, Whitby

Approved 22/05/2026

HP/2026/00081, installation of solar panels to garage roof, The Grange Darnholm Road, Goathland Whitby

Approved 27/05/2026

CVC/2026/00099, verification check of conditions three and four of planning approval NYM/2025/0048, Dale View, High Street, Egton Whitby

Discharge allowed 26/05/2026

LB/2026/00082, Listed Building consent for installation of internally mounted secondary glazing to six windows, Thorpe Hall, Middlewood Lane, Fylingthorpe Whitby

Granted 26/05/2026

CU/2026/00145, change of use of first floor from retail to domestic storage incidental to dwellinghouse (no external alterations) (retrospective), Hampden Cottage Studio, Chapel Yard, Beckside, Staithes

Approved 16/06/2026

HP/2026/00116, alterations to garage to facilitate use as additional living accommodation to dwellinghouse together with construction of single storey extension, Trent Cottage, Wesley Road, Robin Hoods Bay, Whitby

Approved 17/06/2026

FL/2026/00112, erection of sauna building on existing decking area & erection of two ancillary timber built sheds to serve holiday lodge business know as Foss Escapes (retrospective), Newton Haye, Lousy Hill Lane, Littlebeck Whitby

Approved 29/05/2026

CVC/2026/00084, verification check of conditions eight, ten, and 11 of planning approval NYM/2022/0499 and seven, eight, nine and ten of associated planning approval NYM/2024/0057, Oak Tree House, Broom House Lane To Key Green, Egton Bridge, Whitby

Discharge allowed 09/06/2026

CLE/2026/00115, certificate of lawfulness for use of land, yard and buildings in the areas shown on the site plan for the storage of plant, machinery and associated

consumables, repair of plant and machinery, along with the storage of associated tools and equipment etc., Silpho Brow Farm West, Sur Gate, Silpho, Scarborough

Withheld (refused) 05/06/2026

HP/2026/00102, construction of dormer window and new gable with balcony to front elevation, alterations including the addition of windows and cladding, together with construction of garden room and extension to raised terrace, Esk View, Glen Esk Road, Ruswarp Whitby

Approved 08/06/2026

CVC/2026/00097, verification check of condition four of planning approval NYM/2025/0536, 1 Lancaster Cottages, Cow Wath Bank, Goathland, Whitby, YO22 5NQ

Discharge allowed 28/05/2026

WTPO/2026/00090, Trees in Conservation Area works consisting of reducing one long end weighted branch by 5-6m, TPO 2010/3 T3, 21 Egton Road, Aislaby, Whitby

No objections 19/05/2026

NM/2026/00105, Non material amendment to planning approval NYM/2024/0875 to allow additional window to east elevation at ground floor, Hodgson Moor Farm, Helwath Road To Gowland Lane, Cloughton, Scarborough

Approved 11/05/2026

HP/2026/00122, demolition of existing garage and construction of replacement garage, 7 Elm Grove, Robin Hoods Bay, Whitby

Approved 05/06/2026

FL/2026/00132, variation of condition 2 (material amendment) of planning approval NYM/2023/0126 which permitted demolition works, conversion of agricultural outbuildings into three holiday letting units and associated parking/landscaping to allow changes to the holiday, Prospect House Farm, Suffield Hill, Hay Lane, Scalby Scarborough

Approved 12/06/2026

HP/2026/00135, variation of condition 2 (material amendment) and 5 of planning approval NYM/2024/0834 which permitted installation of flue, French doors, alterations to fenestration and doors to sunroom and greenhouse to allow a change of window colour and replacement of, Smoothmans Cottage, Egton Lane, Egton

Approved 15/06/2026

HP/2026/00134, construction of single storey rear extension, raising of roof height, alterations to fenestration of dwelling and outbuilding, and creation of parking area, Stoneacres, Hay Lane To Keld Runnels Lane, Scalby Nabs Scalby

Approved 11/06/2026

CVC/2026/00131, verification check of condition four of Listed Building consent NYM/2025/0327, Bedlington Cottage, 7 The Esplanade, Robin Hoods Bay, Whitby

Discharge allowed 15/05/2026

FL/2026/00158, siting of InPost locker (retrospective), St Helens Caravan Park, Main Road, Wykeham Scarborough

Approved 16/06/2026

Redcar and Cleveland

WTCA/2026/00195, works to trees in conservation area comprising of removal of overgrown beech hedge within the grounds of Timber House, The Timber House, Hutton Village Road, Guisborough, TS14 8EW

No objections 18/06/2026

CU/2026/00051, use of land for motorhomes/touring caravans (maximum of five) (currently operating as a five van certified site), Town End Farm, Whitby Road, Easington

Approved 08/05/2026

HP/2026/00077, alterations and construction of single storey front and rear extensions (resubmission following approval NYM/2023/0699 to extend commencement date), Loghouse, Roseberry Lane, Newton Under Roseberry

Approved 22/05/2026

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)

DEMO/2026/00173, Prior notification for demolition of timber frame and clad bungalow under Part 11, Pine View Cottage, Bilsdale Hall, Chop Gate, TS9 7HY

No prior approval required 19/05/2026

AGR/2026/00205, Prior notification for erection of agricultural storage building (not to house livestock, slurry or sewage sludge) under Part 6, Mickbelong Farm, Seave Green To Urra, Chop Gate, TS9 7HZ

No prior approval required 02/06/2026

North Yorkshire Council (Rye)

AGR/2026/00136, Prior notification for erection of lean-to extension to existing livestock building under Part 6, High House Farm, Cold Kirby, YO7 2HJ

No prior approval required 29/04/2026

AGR/2026/00230, Prior notification for erection of agricultural storage building (no livestock, slurry or sewage sludge) under Part 6, Harriet Air Farm, Harriet Air Farm Road, Rievaulx, YO62 5LD

No prior approval required 15/06/2026

PARTC/2026/00142, Notification of intended use of land as a recreational campsite for not more than 60 days, The Priest Garth, Highfield Lane, Gillamoor, YO62 7HX

Decided permitted development 06/05/2026

PNTC/2026/00137, Notification of intended use of land as a recreational campsite for not more than 60 days, Zion Farm Wardle Rigg, Brown Howe Road, Stape, YO18 8HT

Decided permitted development 28/04/2026

CLNS/2026/00228, Notification of construction of 300 metres of forwarder track and turning head of approximately 60 metres together with installation of 1 no. culvert pipe for forestry purposes under Part 19, Land East Of, Keys Beck Road, Stape, YO18 8HX

Decided permitted development 15/06/2026

North Yorkshire Council (Sca)

AGR/2026/00028, Prior approval for demolition of existing buildings and erection of replacement agricultural storage building (not livestock, slurry or sewage sludge) under Part 6, Cherry Tree Cottage, War Memorial To Hunt House Road, Goathland, Whitby

Approved 29/04/2026

AGRP/2026/00027, Prior approval for horticultural drying and storage building under Part 6, New Grove Farm, Low Moor House To Dale Beck Ford, Ugthorpe, Whitby

Approved 14/05/2026

AGR/2026/00176, Prior notification for erection of extension of agricultural building for storage purposes (no livestock, slurry or sewage sludge) under Part 6, Suffield Farm, Suffield Hill, Limestone Lane To Swang Road, Suffield Scarborough

No prior approval required 20/05/2026

AGR/2026/00197, prior notification for erection of agricultural storage building (not livestock, slurry or sewage sludge) under Part 6, Land O' Nod Farm, Low Moor House To Dale Beck Ford, Ugthorpe, Whitby

No prior approval required 28/05/2026

CLNS/2026/00227, Notification of construction of 325 metres of forwarder track and turning head of approximately 70 metres together with installation of 1 no. culvert pipe for forestry purposes under Part 19, Land Near Penny Howe, Harwood Dale Forest Tracks, Harwood Dale, Scarborough

Decided permitted development 12/06/2026

Redcar and Cleveland

None

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

Application reference: NYM/2025/0779

Conversion of agricultural buildings to form three local needs dwellings, garage and store with associated access, parking, amenity spaces and landscaping works (part retrospective) at Lenderfield House, Daleside Road, Church Houses

The application as approved by the Planning Committee on 14 May 2026 subject to the addition of the following condition:

Condition 21: Prior to the first occupation of the dwellings hereby permitted 1 no. owl box shall be installed within the site edged in red as shown on the location plan received by the Authority on 10 December 2025.

Application reference: FL/2026/00062

Change of use of agricultural land to domestic garden and erection of garden room (retrospective) at land to the East of Swallow's Nest, Northfield Farm.

The application was approved by the Planning Committee on 14 May 2026 contrary to officer recommendation and the decision notice issued with the following conditions and informative:

1. The development hereby permitted shall begin not later than three years from the date of this decision. RSN: To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved. RSN: For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3. The pond shown on the approved plan (D12872-01 (Rev C)) received 26 March 2026 shall be retained and maintained in perpetuity in the interests of biodiversity enhancement and shall not be infilled or otherwise removed. RSN: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).
4. 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. RSN: In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents and to preserve and enhance the National Park's Dark Night Skies, in accordance with Policy ENV4.

Informative: With reference to condition no. 4 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's web site or by contacting the Authority at planning@northyorkmoors.org.uk. Any new lighting installed should be designed and installed to minimise the effects of light pollution. This could include the use of shielding to avoid upward glare, avoidance of the use of higher intensity lights and use of lighting triggered by movement sensors. Further general information on lighting can be found on the International Dark-Sky Association web site together with more detailed information about outdoor lighting. This is to protect the nocturnal wildlife and the quality of the dark night skies above the National Park in accordance with Policy ENV4 of the North York Moors Local Plan and to support the North York Moors National Park's Management Plan Objective 9 – 'Increase the intrinsic darkness of the National Park International Dark Sky Reserve by expanding the current dark sky core zone by twenty percent by 2027.

Applications adjacent to the National Park (3024)

Application reference: ZE25/01318/FUL

For the erection of 2no three bedroom dwellings together with 1no garage, on site parking, turning area and landscaping at The Craggs, Newbridge, Pickering

The Authority has assessed the details and made no objections, subject to a condition being attached to any approval to require Dark Sky Compliant lighting.

Application reference: ZE25/01301/MFUL

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

The Authority has assessed the details and made no comments. However, requested that if approved, a condition is included requiring Dark Sky compliant external lighting.

Application reference: 25/04614/OUTMA

For outline planning application with all matters reserved expect for means of access to North Street the site for the development of up to 90 dwellings and associated landscaping and infrastructure works at Sports Ground, Scalby

The Authority has assessed the details and made no further comments, but did re-iterate the original comments which were as follows: The National Park Authority objects to this application for the reasons outlined below: This edge of the National Park is particularly sensitive where the open topography of the valley provides an attractive and tranquil setting to the National Park. At present the vegetation and trees which line Church Beck provide a natural boundary to the village and as such the village is well screened from wider views and particularly from within the National Park.

Development of this field for housing will extend development out into the open countryside eroding this natural setting to the National Park. Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023 (LURA) requires 'relevant authorities' (which includes NYC) to seek to further the statutory purposes of Protected Landscapes which in this respect requires the demonstration of how a decision seeks to further the conservation and enhancement of the natural beauty of the National Park.

Our view is that an approval of housing development in this location would not comply with this legal requirement. The North York Moors Local Plan Landscape Character Assessment also specifically identifies the setting of the National Park along the edge of Scalby as being sensitive to development, as follows:

Changes outside the National Park and in adjacent Landscape Character Types (LCT): There is intervisibility with agricultural land along the eastern boundary of the National Park, as well as with the edges of the settlements of Scalby and Newby which are adjacent to the National Park Boundary.

Therefore, developments within these areas are likely to affect views from the National Park.

The Limestone Hills LCT also has strong visual connections with the more elevated LCTs which surround it (LCT 1 – Moorland, LCT 3- Forest, LCT 4 – Coastal Hinterland, and LCT 5 – Limestone Hills). Changes in these LCTs, for example changes in land management or the introduction of built development, may therefore impact on the Limestone Dales LCT.

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

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

Appendix B

List of enforcement matters determined by the Director of Planning in accordance with the scheme of delegation for the period of 28 April 2026 to 19 June 2026

Reference number	Development description and site address	Decision taken
21126	Potential non compliance of planning approval NYM/2023/0550 at East End Farm, Egton	Retrospective planning application allowed on appeal.
C/2026/00086	Alleged unauthorised works at The Crown, Hutton le Hole	Works are not development.
C/2026/00039	Alleged unauthorised repainting of dwellings at Weston House, Robin Hoods Bay	The painting of doors in the Conservation Area does not constitute development (permitted development under Class A) or to Listed Building doors which is also not considered to require consent (does not affect its character as a building of special interest.
C/2026/00067	Alleged unauthorised installation of replacement rooftiles on a Listed Building at Wheelhouse, Stormy Hall	Like for like replacement pantiles, no consent required.
C/2026/00072	Alleged unauthorised timber buildings at The Oaken Barn, Ravenscar	No breach found.
C/2026/00102	Potential non compliance of condition 7 of planning approval NYM/2025/0005 and potential contamination of river at land opposite Garage Cottage, Hackness	Not expedient to pursue.
C/2026/00103	Concerns regarding building contractors and potentially unauthorised works ay Rosedale Abbey Caravan Park	Works don't require consent.

Reference number	Development description and site address	Decision taken
0061/2025	Unauthorised siting of 2no silos at Flower Belt, A170, Helmsley	Planning permission granted for additional structures.
C/2026/00050	Potential non compliance of planning approval NYM/2016/0476 at Little Years Nursery, Helmsley	Single event and owner advised.
C/2026/00053	Alleged unauthorised erection of shed at Prospect Cottage, Lastingham	Not expedient to pursue.
NYM/0020/2024	Unauthorised works to Listed Building at The Coach House, Kepwick	Works approved through application.
C/2026/00041	Unauthorised works to track at land adjacent to Nut Wood	Works are permitted development under Part 19, Class C.
C/2026/00042	Works to Listed Building at Hall Farm, Thorton le Dale	Permission granted.
C/2026/00043	UPVC Windows in Listed Building at Blossom Hill Cottage, Thornton le Dale	No further action proposed by Building Conservation.
C/2026/00076	Concerns regarding intensification use of the green as outdoor seating area at Royal Oak Inn, Gillamoor	Not expedient to pursue as lawful.
C/2026/00040	Concerns regarding adverts on A169, Goathland	Adverts reduced in size to conform with advert regulations.
C/2026/00029	Alleged unauthorised siting of camping pod and associated toilet facilities at Thompson's Rigg Farm, Langdale End	Planning permission granted
C/2026/00019	Alleged unauthorised siting of caravan at Low Mill Car Park, Farndale	The structure has been removed from car park.

Reference number	Development description and site address	Decision taken
C/2026/00098	Monitoring of use of land as wedding venue at land within and near Lamb Close Plantation, Great Ayton	Permitted development providing 28 days maximum in a calendar year.
C/2026/00084	Alleged unauthorised change of use of dwelling to holiday letting accommodation at 4 Nettledale Close, Runswick Bay	No breach of planning found.
C/2026/00023	Unauthorised siting of click and collect locker (InPost) at Scaling Dam Filling Station, Scaling Dam	Retrospective planning permission granted under reference FL/2026/00071
C/2026/00051	Monitoring of planning approval NYM/2024/0139 at High Garth Bungalow, Main Street, Sawdon	Development in accordance with approved plans.
C/2026/00063	Possible leisure plot with tent structure on land at land north east of Brookfield Farm, Oldstead	Use of land and development immune.
C/2026/00061	Unauthorised construction of rear extension at 34 High Street, Castleton	Not expedient to pursue.
C/2026/00119	Alleged unauthorised works to barns and new access track at Lenderfield House, Church Houses	Planning permission granted.
C/2026/00065	Reroofing of outhouse at Sutherland Cottage, Cropton	Not expedient to pursue.
C/2026/00101	Alleged unauthorised conversion of barn to swimming pool at Five Acres, Boltby	No breach found.
C/2026/00052	Alleged unauthorised installation of large wooden gate at 39 Main Street, East Ayton	Not expedient to pursue.
C/2026/00059	Concerns about state of repair of property at Mount Pleasant, Ampleforth	Not expedient to pursue.

Reference number	Development description and site address	Decision taken
C/2026/00045	Use of building as dwelling at South Beck House, Scalby	No breach found.
C/2026/00060	Unauthorised replacement timber panel fencing at 7 Church Street, Castleton	Railings installed in accordance with planning permission NYM/2020/0940/FL.
C/2026/00054	Scaffolding up- potential works proposed at Moorcroft, Hutton le Hole	No works being undertaken that need permission.
C/2026/00113	Alleged unauthorised construction of lean to extension at Royal Oak Inn, Gillamoor	Not considered expedient or in the public interest to pursue on this occasion.

Enforcement Notices served

Reference number	Development description and site address	Decision taken
NYM/0064/2025	Unauthorised alterations to Listed Building at Rose Cottage, Wrench Green, Hackness	Enforcement Notice served on 03-06-2026

Appendix C

**A list of the number of planning applications which were validated over 13 weeks ago.
Position as of 16 June 2026.**

Case officer: Annabel Longfield-Reeve

Application reference number: LB/2026/00029

Listed Building consent for maintenance and repair works to bridge comprising archway repairs, deck waterproofing, re-ballasting of track bed and resetting of displaced stone masonry, Bridge 42, Front Street, Grosmont, Whitby, YO22 5QE

Reason: Awaiting scaffolding to be put up so they can confirm works to bridge, no details had been submitted till 16.06.2026

Case officer: Emily Jackson

Application reference number: NYM/2023/0610

construction of concrete apron together with the siting of sixteen pig tents and the construction of one sick pen (retrospective), Land North Of Southview Farm, Yatts Road, Pickering

Reason: Awaiting Section 106 Agreement.

Application reference number: NYM/2025/0008

erection of footbridge, Land Between Appleton Mill Farm And Nutholme Cottage, Hamley Lane, Appleton Le Moors

Reason: Awaiting a Biodiveristy Net Gain Assessment.

Application reference number: NYM/2025/0556

Listed Building consent for removal of uPVC windows and installation of replacement timber slim line double glazed windows, Low Farm, Fylingthorpe

Reason: Awaiting amended plans for front elevation of the property and a Section 106 Agreement.

Application reference number: NYM/2026/0076

Prior approval for erection of agricultural livestock and storage building under Part 6, Oscar Park, Rievaulx

Reason: Awaiting SCAIL Assessment (now received, just awaiting ecology comments)

Application reference number: NYM/2026/0077

installation of a ground mounted solar array comprising 192 panels (82.8kW output) with associated meter hut and battery storage unit, Middlewood Farm Caravan Site, Middlewood Lane, Fylingthorpe

Reason: To be determined by Members at the next Planning Committee on 9 July 2026

Application reference number: NYM/2026/0079

demolition of ground floor w.c. and construction of replacement single storey side extension and installation of replacement timber windows and doors together with removal of lean-to attached to agricultural barn, alterations and erection of replacement extension and change of use for domestic purposes, Low Overblow, Heads Road, Stape, YO18 8HX

Reason: Amended plans received – awaiting comments from Building Conservation Officer.

Application reference number: LB/2026/00020

Listed Building consent for installation of replacement timber windows and doors, 7 West End Farm, Main Street, Hutton Buscel

Reason: Awaiting cross sectional details.

Application reference number: NYM/2026/0083

Listed Building consent for demolition of ground floor w.c. and construction of replacement single storey side extension, installation of replacement timber windows and doors and internal alterations, Low Overblow, Heads Road, Stape

Reason: Amended plans received – awaiting comments from Building Conservation Officer.

Application reference number: NYM/2026/0101

verification check of condition 4 of Listed Building consent NYM/2025/0400, Northfield Granary, Northfield Farm, Suffield

Reason: Awaiting amended plans.

Case officer: George Thomas

Application reference number: NYM/2025/0790

Prior approval for erection of general purpose (including housing of livestock) agricultural building under Part 6, Spring House, Farndale, YO62 7LA

Reason: Awaiting submission of revised scheme by applicant.

Application reference number: NYM/2026/0102

alterations and construction of two storey rear extension, Brookside Cottage, Main Street, Ampleforth

Reason: Multiple rounds of revisions, should be determined soon

Case officer: Hilary Saunders

Application reference number: NYM/2018/0039/FL

construction of 4 no. dwellings with associated access, parking, garage/car ports, amenity space and landscaping works, Land To The West Of Byland Road, Coxwold

Reason: Following signing of Section 106 Agreement, need to re-assess overall scheme due to material change in relevant matters

Application reference number: NYM/2022/0820

use of land for the siting of two shepherds huts, each with covered decking area for holiday letting purposes and erection of one shed to house composting toilet (retrospective), Land At Stonebeck Gate Farm, Little Fryupdale

Reason: Trying to resolve highway issues.

Application reference number: NYM/2024/0577

construction of 14no. dwellings (six affordable and 8 principal residence units), conversion of Station House into four principal residence apartments with associated parking, conversion of Goods Shed building into 2 principal residence dwellings and landscaping works, West Ayton Highways Depot, Garth End Road, West Ayton

Reason: Awaiting Section 106 Agreement.

Application reference number: 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, Land Between 3 And 9 Eskdaleside, Sleights

Reason: Awaiting change in Biodiversity Net Gain to avoid need for Section 106.

Application reference number: NYM/2025/0250

removal of shed, construction of one local occupancy dwelling with detached double garage, amenity space and landscaping works together with alterations to access, and provision of turning area and parking, Land Adjacent Hawthornes, Back Lane, Hawsker

Reason: Applicants trying to overcome highway objections.

Application reference number: NYM/2025/0279

removal and regrading of unauthorised excavated standing areas, redistribution of deposited material and planting/seeding works, Valley Footpath Between Merricks East Wood And Northfield Wood, Hackness

Reason: Trying to seek amendments to make remediation ok

Application reference number: NYM/2025/0778

variation of condition 2 (material amendment) of planning approval NYM/2023/0215 to allow addition of kitchen ventilation system and compressor unit and alterations to roof plane of lean-to, external door height and metal steps to south east elevation (retrospective), Danby Castle, Castle Lane, Danby

Reason: Seeking further justification for remediation proposed

Application reference number: NYM/2025/0789

variation of condition 2 of Listed Building consent NYM/2023/0224 to allow addition of kitchen ventilation system and compressor unit and alterations to roof plane of lean-to, external door height and metal steps to south east elevation, Danby Castle, Castle Lane, Danby

Reason: Seeking further justification for remediation proposed

Application reference number: NYM/2025/0801

use of land for siting of nine lodges for holiday letting purposes, one lodge for use as reception and excavation of earth to facilitate creation of equipment/storage facility together with associated access, parking, paths and landscaping works, Land At Stape Inn, Keys Beck Road, Stape

Reason: Awaiting amendments

Application reference number: NYM/2026/0010

demolition of lean-to, conversion of barn to form managers accommodation, construction of gabion wall, creation of patio, erection of pergola and landscaping works, Former Stape Inn, Keys Beck Road, Stape

Reason: Awaiting amendments

Application reference number: FL/2026/00031

construction of garage and creation of turning area, Scugdale Hall, Scugdale, Swainby

Reason: Awaiting confirmation whether the land is within Highways ownership.

Application reference number: FL/2026/00032

change of use of land from agricultural to equestrian, creation of manege, erection of stable building, construction of access track/parking/turning area and retention of four ground source heat pump boreholes (part retrospective), Land To The Rear Of Box Tree House, 13 The Crescent, Carlton In Cleveland

Reason: Deferred at request of applicant

Application reference number: CVC/2026/00035

verification check of conditions five, six, ten, and 22 of planning approval NYM/2024/0698, Former Central Garage, High Street, Castleton, Whitby, YO21 2DB

Reason: Awaiting for revised lighting plans

Case officer: Jessica Taylor

Application reference number: NYM/2026/0085

permission for temporary exploratory potash vertical borehole and three branched boreholes, associated plant equipment including drilling rig (max height 15 metres) and welfare facilities within a compound together with access arrangements, Land East Of Dean Hall Farm, Off Dean Hall Brow Road, Littlebeck

Reason: Outstanding re-consultation responses from LLFA and Archaeology and then we can determine through delegated powers. Applicant willing to agree an extension of time.

Application reference number: NYM/2026/0087

permission for temporary exploratory potash vertical borehole and three branched boreholes, associated plant equipment including drilling rig (max height 15 metres) and welfare facilities within a compound together with access arrangements, Land At Partridge Hill Farm, Fylingdales

Reason: Outstanding re-consultation responses from Local Highway Authority, Local Lead Flood Authority, Natural England, Ecology and Archaeology. Will be determined at committee (probably September now). Applicant willing to agree extension of time.

Case officer: Jill Bastow

Application reference number: NYM/2022/0834

raising height of roof, rebuilding of rear wall and construction of covered walkway to domestic outbuilding together with extension of domestic curtilage, siting of oil tank, widening of vehicular access and structural support works to Sea Cut embankment, Mowthorpe Cottage, Mowthorp Road, Hackness

Reason: Awaiting a revised Flood Risk Assessment to address the Environment Agency's objection.

Application reference number: NYM/2022/0859

verification check of condition 10 of planning approval NYM/2020/0956/FL and condition 5 of Listed Building consent NYM/2020/0957/LB, Horn End Farm, Daleside Road, Farndale West

Reason: Awaiting final external lighting proposals from the agent.

Application reference number: NYM/2024/0441

installation of ground mounted solar panels (retrospective), Land At High Langdale End Farm, Harwood Dale

Reason: Applicant negotiating with Highway Authority regarding re-routing or stopping up of unclassified unsurfaced route through property which affects the location of the solar panels.

Application reference number: NYM/2024/0846

construction of single storey extension to Doctors Surgery along with enlargement of car park, 53 Pickering Road, West Ayton

Reason: Awaiting signing of Section 106 Agreement for off-site Biodiversity Net Gain provision.

Application reference number: NYM/2025/0094

conversion of redundant farm buildings to form one residential unit (dual use as either local occupancy dwelling or holiday letting cottage) with provision of parking area, Postgate Lodge, Common Lane, Glaisdale

Reason: Awaiting amended plans to address design and highway safety concerns.

Application reference number: NYM/2025/0346

Listed Building consent for conversion of redundant farm buildings to form one residential unit (dual use as either local occupancy dwelling or holiday letting cottage), Postgate Lodge, Common Lane, Glaisdale

Reason: Awaiting amended plans to address design and highway safety concerns.

Application reference number: NYM/2025/0411

verification check of condition 6, 7, 16, 17 and 21 of planning approval NYM/2024/0407, Low Grange Farm, Main Street, Levisham

Reason: Awaiting revised joinery details from the agent.

Application reference number: NYM/2025/0688

certificate of lawfulness for occupancy of farm workers dwelling in breach of condition 5 of planning approval NYM4/043/0115A/PA in excess of ten years, Thistle Cottage, Fryup Hall Farm, Fryup

Reason: Awaiting additional supporting information from the applicant.

Application reference number: NYM/2026/0021

demolition of existing farmhouse and construction of replacement dwelling, Bleach Garth Farm, Littlebeck, YO22 5EZ

Reason: Awaiting further bat emergence surveys. Extension of time agreed.

Application reference number: NYM/2026/0063

use of land for the siting one camping pod for holiday letting purposes (relocated from approved scheme NYM/2021/0747/FL), Lawns Farm, Barry Bank, Ugthorpe

Reason: Reported to this Planning Committee following a deferral and request for Members site visit. Extension of time agreed.

Application reference number: NYM/2026/0100

demolition of existing dwelling, construction of replacement 'self-build' dwelling and change of use of agricultural land to form extension to existing domestic curtilage, Garth House, Faceby Road, Carlton In Cleveland

Reason: Awaiting amended plans and further bat surveys. Extension of time agreed.

Application reference number: NYM/2026/0122

erection of general purpose agricultural livestock and storage building with concrete feed passage, Land North West Of Homestead Farm, 59 Mickleby Lane, Mickleby

Reason: Recently received additional supporting information and BNG proposals to be considered.

Case officer: Jude Graham

Application reference number: NYM/2025/0797

Listed Building consent for installation of notice board and Swift boxes, Helmsley Town Hall, 26 Market Place, Helmsley

Reason: Waiting for confirmation of funding, with applicant

Case officer: Peter Jones

Application reference number: NYM/2025/0428

erection of 1 no. agricultural livestock building, 1 no. hay/straw/feed storage building, 1 no. stable, removal of existing chicken coop and erection of replacement, siting of rainwater harvesting tank together with access alterations and track, erection of entrance gates, creation of pond and landscaping works (part retrospective), Land And Agricultural Barn Off Whorlton Lane, Whorlton, Swainby

Reason: Additional information was needed for Biodiversity Net Gain and justification for the development. This has now been received. Extension of Time had been previously agreed.

Item 11, List of planning applications together with the Director of Planning's recommendations

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

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

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

Statutory Plans:

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

Supplementary Planning Documents (SPD):

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

North York Moors National Park Authority

Plans list item 1

Planning Committee

Application reference number: NYM/2026/0087

Development description: permission for temporary exploratory potash vertical borehole and three branched boreholes, associated plant equipment including drilling rig (max height 15 metres) and welfare facilities within a compound together with access arrangements

Site address:

Land at Partridge Hill Farm, Fylingdales

Parish: LCPs of Fylingdales and Hawsker-cum-Stainsacre

Case officer: Jessica Taylor

Applicant: Anglo American Woodsmith Ltd

Agent: Lichfields, Miss Zoe Simmonds

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.
- 2 Unless otherwise agreed in writing the approved scheme shall be carried out and completed in accordance with the approved Land at Partridge Hill Farm, Fylingdales Programme of Works, Ref 50303/09/HS/JCx, Received 05.06.26 and for the avoidance of doubt the operations hereby permitted shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed and the site shall be restored to its condition before development took place within 14 months of the date of commencement of development.
- 3 The development hereby approved shall be only carried out in strict accordance with the detailed specifications, measures and plans comprised in the following documents:

Partridge Hill Farm Resource Drilling Site Location Plan, Ref 0000-AAW-PA-31-00007, Received 11.02.2026

Partridge Hill Farm Resource Drilling Existing Site Plan, Ref 50303/09/HS/ZS/40277711v3, Received 11.02.2026

Partridge Hill Farm Resource Restoration Plan, Ref 0000-AAW-PA-31-00011, Received 11.02.2026

Partridge Hill Farm General Arrangement and X-Sections, Ref 0000-AAW-GI-27-00003 Rev 2, Received 11.02.2026

Partridge Hill Farm Amended Cover Letter, Ref 50303/09/HS/ZS/40277711v3, Received 01.04.2026

Construction Traffic Management Plan, Ref 0000-RHD-PA-PL-00008, Received 05.06.26

Noise and Vibration Management Plan, Ref. 0000-RHD-PA-PL-00005, Received 05.06.26

Partridge Hill Farm Works Programme, Ref 50303/09/HS/JCx, Received 05.06.26

Written Scheme of Investigation, Ref. 0000-COT-PA-RP-00002[0], Received 05.06.26

Hydrogeological Risk Assessment, Ref 0000-FWS-CN-RA-00004, Received 11.02.2026

Construction Environmental Management Plan Ref 0000-RHD-PA-PL-00002, Received 11.02.2026

Construction Method Statement Ref 8300-AAW-PA-MS-00003, Received 11.02.2026

Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, Ref 1000-INC-EN-RP-00002 Rev 1, Received 24.06.2026

Biodiversity Metric, Received 24.06.2026

- 4 No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 03.
- 5 Day time (07.00hrs to 19.00hrs) Monday to Friday noise levels LAeq 1hr, from the development shall not exceed 55dB LAeq 1hr and for short term construction activities solely related to mobilisation and demobilisation of the site and upper limit of 70dB LAeq 1hr may be permitted for up to 56 days in any calendar year provided such temporary operations are specified and agreed in the NVMP approved in condition 03. The level of noise emitted from the site shall not exceed 42 dB LAeq 1 hour at any other time. Noise levels shall be measured in accordance with the NVMP, and the limits apply at the curtilage boundary of the residential properties.
- 6 The maximum number of HGV movements to and from the site shall not exceed 16 per day without prior written approval of the Local Planning Authority
- 7 No part of the development must be brought into use until the access, parking, manoeuvring, and turning areas for all users at the site have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.
- 8 Deliveries shall be taken at or despatched from the site only between 08:00 and 18:00 between Monday to Friday and not at any time on Sundays or on Bank or Public Holidays

- 9 Notwithstanding the submitted lighting details within the Construction Environmental Management Plan approved under condition 03. No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity. Access shall be permitted to the Local Planning Authority for the purposes of inspecting the lighting and any agreed amendments shall be undertaken as agreed in writing following the site inspection.
- 10 Works to the site must not commence within the bird breeding season (March to August inclusive) unless first checked for breeding birds by a suitably qualified ecologist within 48 hours of works commencing. Any nests found must be left undisturbed until chicks fledge, and the nest is abandoned.
- 11 All habitats temporarily affected by the development shall be restored to their pre-development habitat type and condition following completion of the approved works.
- Within two years of the date on which habitat impacts first occur, a report shall be submitted to the Local Planning Authority demonstrating, through a suitably qualified ecologist's assessment, that the affected habitats have been restored to their pre-development habitat type and condition.
- In the event that the report demonstrates that any affected habitat has not been restored to its pre-development habitat type and condition within two years of the date of impact, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority within three months of the submission of the report. The Biodiversity Gain Plan shall demonstrate how a minimum 10% biodiversity net gain will be achieved in respect of those habitat losses using the statutory biodiversity metric and shall include a timetable for implementation, monitoring and management.
- The approved Biodiversity Gain Plan shall thereafter be implemented and maintained in full in accordance with its approved details.
- 12 Prior to commencement of development a method statement outlining precautionary working methods to minimise the risk of harm to hedgehogs, reptiles and amphibians must be submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved method statement.
- 13 Prior to the Remedial Works and Restoration Phase as set out in the approved Works Programme under condition a landscape enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscape enhancements shall be carried out in accordance with the approved details.

Informative(s)

- 1 In determining this application, the National Park Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations, consultation responses and any valid representations that may have been received. This

approach has been in accordance with the requirement set out in the National Planning Policy Framework.

- 2 If you are planning to use constructed or extend boreholes for the purpose of searching for or extracting minerals, notice must be served on the Environment Agency under section 199 Water Resources Act 1991. The Environment Agency may respond by specifying measures to be taken to protect existing sources. If oil-based drilling muds are proposed at any point, then the Environment Agency should be notified as its use is considered a groundwater activity under Environmental Permitting (England and Wales) Regulations 2010. Please check the link below Groundwater activity exclusions from environmental permits - GOV.UK

- 3 Land contamination: risk management and good practice We recommend that developers should:
- follow the risk management framework provided in Land Contamination: Risk Management, when dealing with land affected by contamination. This guidance describes the type of information that we require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health.
 - consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
 - refer to the contaminated land pages on gov.uk for more information

- 4 Public Rights of Way
- i. There is a Public Right of Way or a 'claimed' Public Right of Way within or adjoining the application site boundary – please see the attached plan.
 - ii. If the proposed development will physically affect a Public Right of Way permanently in any way an application to the Local Planning Authority for a Diversion Order will need to be made under S.257 of the Town and Country Planning Act 1990.
 - iii. If the proposed development will physically affect a Public Right of Way temporarily during the period of development works only, an application to the highway Authority for a Temporary Closure Order is required.
 - iv. The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as an alternative route has been provided by either a temporary or permanent Order.
 - v. It is an offence to obstruct a Public Right of Way and enforcement action can be taken by the Highway Authority to remove any obstruction.
 - vi. If there is a "claimed" Public Right of Way within or adjoining the application site boundary, the route is the subject of a formal application and should be regarded in the same way as a Public Right of Way until such time as the application is resolved.
 - vii. Where public access is to be retained during the development period, it shall be kept free from obstruction and all persons working on the development site must be made aware that a Public Right of Way exists and must have regard for the safety of Public Rights of Way users at all times.
- Applicants should contact the County Council's Countryside Access Service at County Hall, Northallerton via CATO@northyorks.gov.uk to obtain up-to-date information regarding the exact route of the way and to discuss any proposals for altering the route.

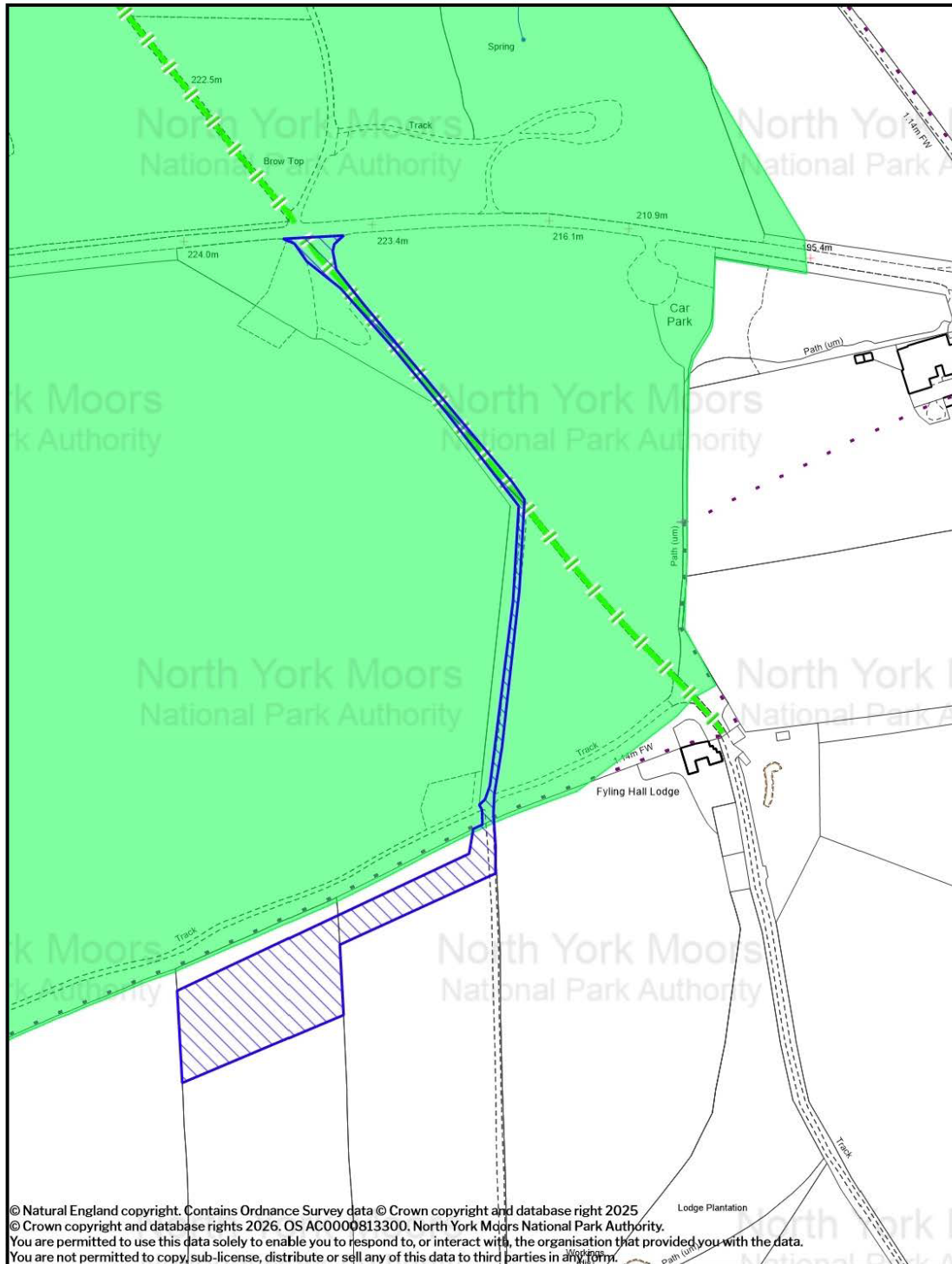
Map showing application site



**North York Moors
National Park**

Application Number: NYM/2026/0087

Scale: 1:2500



Consultation responses

Fylingdales Parish Council

No objection.

Hawsker-cum-Stainsacre

No objections.

Highways

No objection subject to appropriately worded conditions to control HGV movements, access and turning and compliance with the approved Construction Traffic Management Plan (CTMP).

Yorkshire Water

No response received.

Environmental Health (Environmental Protection)

No objection, however, recommend condition to limit construction hours.

Environmental Health (Regulatory Services)

No objection provided that the mitigation measures outlined for dust management, unexpected contamination, storage of waste and materials, and abandonment and reinstatement are fully implemented.

Rights of Way Officer

No objection subject to measures in the Construction Method Statement being secured by condition.

Arqiva

No objection.

Common Registrations Authority

Initially objected to the proposal as considered that there were works on Common Land. However, after confirmation that no works are proposed to the access the objection was removed subject to securing repair of the access and continued public access to the common land.

NATS Safeguarding

No objection

Archaeology

No objection subject to appropriately worded conditions securing compliance with the Written Scheme of Investigation.

Natural England

Initial Response noted that the development requires a Habitat Regulations Assessment and in the absence of such Natural England 'may object'. Following submission of a shadow Habitat Regulations Assessment Natural England provided a revised response that they were unable to provide further comments and will refer responsibility to the Local Planning Authority as competent authority to determine whether the proposal is consistent with local and national environmental policy.

Ecology/Biodiversity Officer

No objection subject to appropriately worded conditions.

Environment Agency

No objection. Recommends appropriate informative information.

Local Lead Flood Authority

No objection.

Ramblers Association

No objection.

Ministry of Defence

No response received.

Third party responses

Five objections have been received from the following:

Liz Alderson, Ramsdale House, Fylingdales

Jane Warburton, Ramsdale Cottage, Fylingdales

Helen Ellis-Caird, Shambala, Fylingdales

Jane Thomas, Oakwood, Fylingdales

Sarah Husband, Ramsdale Mill Farm, Fylingdales

The above all object or have concerns about the development for one or more of the following reasons:

- the impact of noise and light pollution on residents and wildlife and how this would be mitigated and monitored
- construction traffic impacts on highway safety and wildlife
- contamination from waste and drilling practices, particularly of groundwater aquifers
- the development setting a precedent for further exploratory boreholes in the area.
- emergency response planning and fire risk

- the abandonment and restoration process following completion of drilling operations
- Landscape and visual impacts of surface development

Consultation expiry

The statutory consultation ended on 10 March 2026; however, the authority has continued to accept consultation responses from third parties and consultees.

Background

This application is for full planning permission for exploratory off-site drilling works at Partridge Hill Farm near Fylingthorpe. The drilling works are required to inform the future operation of the Woodsmith mine project. This is the development which is currently being implemented by Anglo American at the site previously known as Doves Nest Farm. The development was permitted by the North York Moors National Park Authority ('NYMNPA') under ref. NYM/2014/0676/MEIA (dated 19th October 2015) and as subsequently varied by ref. NYM/2017/0505/MEIA (dated 6th February 2018).

The site is accessed from an unmade track which also provides access for Fyling Hall Lodge and continues on to provide access to Partridge Hill Farm. In a wider context, the site is located approximately 2 km southwest of Fylingthorpe. The unmade track used to access the site heads south off Brow Top which is an unclassified road between the A171 Robin Hood's Bay Road and Fylingthorpe.



Figure 2: View looking west on unclassified road towards A171 and the unmade access track on the left (south)

The site is approximately 0.76 hectares of grassland in agricultural use; the site is currently used for grazing sheep. The site is bound by drystone wall along its northern boundary, and the remainder of a post and wire fence runs along the western boundary of the existing field. There is a public bridleway which runs along the unmade track and continues due south through Fyling Hall Lodge. There is also a public footpath which runs along the northern boundary of the site, albeit on the other side of the drystone wall. The site is approximately 190m to the nearest residential property at Partridge Hill Farm. Fyling Hall Lodge is around 240m from the site.

The proposal

The proposed drilling works will gather information on the Polyhalite Resource to inform the future operation of Woodsmith mine. Drilling will involve the drilling of a vertical

“parent” or “mother” borehole and approximately three “daughter” holes which are branched off the original borehole. These are likely to extend somewhere between 50 and 600m offset to the mother borehole. This method maximises the amount of information obtained from the operation without a requirement for additional drill pads elsewhere.

The development will be located within a compound covering an area of 40m x 40m which will be laid to aggregate hardstanding to facilitate necessary equipment and the drilling rig. A geotextile membrane and HDPE liner is proposed between the current surface and proposed aggregate surfacing. A concrete plinth of 10m long x 4m wide by 0.4m depth will be situated within the compound for the drilling rig. The compound will also include welfare facilities, water tanks, containers storing drilling fluids and generators. The compound will be fenced off from the surrounding area with heras or similar appropriate fencing.

A small drilling cellar (1.5m x 1.5m) will be constructed, consisting of a ringed concrete design sunk into the ground with an annular fill of concrete as well as a base of poured concrete to achieve hydraulic isolation from the surrounding ground. A shallow trench will also be constructed linking the cellar with a separate sump with an offset of approximately 6-8m. Containers used for welfare facilities and storage are proposed to be painted in RAL6008 and covered in similar coloured netting or sheeting.

The tallest item used for the works is the rig itself, with a maximum mast height of 15m.

Access to the compound will be over agricultural tracks which lead from the A171 to the fields currently used for grazing. No works are proposed to the access tracks however gateways may need to be temporarily widened. The first part of the access is also a Bridleway, and the access does cross a public footpath. The applicant has confirmed a banksman (marshal) will be arranged to escort larger vehicles and ensure that all drivers give way to horse riders and walkers.

The applicant has estimated that the operations including set up and take down will take around six months, however a generous amount of time has been built into the works programme to allow for any unforeseen circumstances such as adverse weather conditions or mechanical failures. The works programme sets out a maximum of two months of site preparation works between the hours of 7:00 and 19:00 and involve three to four HGV deliveries per day and require three to six staff on site each day.

Drilling works would take place as a 24 hour/7days a week operation. It is anticipated that drilling will be complete within 6 months but a further three months has been requested to take into account any delays. Demobilisation and restoration would be completed within the three months following completion of drilling. At the end of the drilling operations the rig and other site infrastructure would be removed and the well formally ‘abandoned’ in line with a strategy required to be agreed with the Environment Agency in order to ensure the protection of groundwater.

The overall development is scheduled to take a maximum of 14 months.

Planning policy and guidance

As the development is directly connected with an ongoing minerals development the policies in the Minerals and Waste Joint Plan (MWJP) are of most direct relevance, although policies in the Local Plan can also be applied where relevant, as part of the overall development plan. The development is also assessed against the NPPF, planning practice guidance and other material considerations as relevant.

Minerals and Waste Joint Plan (MWJP)

MWJP Policy D02 (Local amenity and cumulative impact) requires that there will be no unacceptable impact on local communities, residents, local businesses and users of public rights of way and open space as a result of noise, dust, vibration, emissions to air, visual intrusion, opportunities for understanding and enjoyment of NP Special Qualities and cumulative impact.

MWJP Policy D04 (Development affecting the North York Moors National Park) requires proposals to contribute to the achievement of or be consistent with the Management Plan objectives.

MWJP Policy D06 (Landscape) requires that where development is proposed in the National Park a very high level of protection of the landscape is required, unless the need for, or benefits of, the development outweigh the harm caused. It also states that where proposals may have an adverse impact on landscape, tranquillity or dark night skies provision should be made for a high standard of design and mitigation.

MWJP Policy D07 (Biodiversity and Geodiversity) requires a very high level of protection for sites designated at international level and states that development which would have an unacceptable impact (on these designations) will not be permitted.

MWJP Policy D09 (Water environment) states that proposals will be permitted where it can be demonstrated there will be no unacceptable impacts taking into account proposed mitigation measures.

MWJP Policy D11 (Sustainable design, construction and operation of development) requires incorporation into development of sustainability measures proportionate to the scale and nature of the development being proposed.

NYM Local Plan

Strategic Policies

A (Achieving National Park Purposes and Sustainable Development),

C (Quality and design of development),

E (The natural environment),

G (Landscape) and;

H (Habitats, wildlife, biodiversity, and geodiversity),

These policies are all consistent with the relevant MWJP policies summarised above, requiring a very high standard of protection to the environment of the National Park and its identified Special Qualities.

Development Management Policies

ENV2 (Tranquility),

ENV4 (Dark Night Skies and;

Policy ENV7 (Environmental Protection)

are also of relevance in reinforcing equivalent policy content in the MWJP.

Supplementary Planning Documents

Dark Skies Supplementary Planning Document

Principle of development

Planning law requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF recognizes that minerals are essential to support sustainable economic growth and mineral resources can only be worked where they occur.

Policy D04 of the MWJP sets out the position in relation to non-major to minerals development in a National Park:

“Planning permission will be supported where proposals contribute to the achievement of, or are consistent with, the aims, policies and aspirations of the relevant Management Plan and are consistent with other relevant development management policies in the Joint Plan.”

As the proposal is limited in extent and duration it would not be considered major development. Therefore, where it is found that the proposal is consistent with the aims of the Management Plan and relevant development management policies in the minerals and waste joint plan, the principle of development is acceptable.

The existence of permitted development rights under Schedule 2, Part 17, Class K of The Town and Country Planning (General Permitted Development) (England) Order 2015 further supports the principle of development.

The order allows,

Development on any land consisting of—

- a) the drilling of boreholes.
- b) the carrying out of seismic surveys; or
- c) the making of other excavations,

for the purposes of mineral exploration, and the provision or assembly on that land or on adjoining land of any structure required in connection with any of those operations.

Any development under Class K is subject to a number of conditions, including a time limit of six months unless otherwise agreed by the Minerals Planning Authority in writing.

As this is a realistic fallback position this must be taken into consideration when determining the application.

Main issues

Local amenity

Noise

Planning practice guidance for minerals provides noise control advice and gives advisory limits on noise emissions from minerals sites. It has differing limits for noise emissions depending on the duration and time of the activity. For evening and night-time operations noise limits should be set at average noise level over an hour of 42dB to reduce adverse impacts. The WHO Community Noise Guidelines note that sound pressure levels at the outside façade of living spaces should not exceed an average noise level of 45dB or 60dB maximum noise level to reduce the probability of nighttime awakenings.

A noise and vibration management plan (NVMP) was submitted with the application and has since been revised following discussion with officers. The NVMP predicts noise levels based on a worst case scenario and assesses impacts using stringent nighttime noise limits to ensure a strict assessment scenario.

The unmitigated night-time drilling noise levels at the nearest residential receptors are shown in table 4.1 of the Noise and Vibration Management Plan. None of the receptors are predicted to exceed either an average noise level of 42dB or a maximum noise level of 60dB. The prediction method assumes that the receptors are downwind of the source as a worst-case, under other wind conditions, noise levels at receptors will be lower than predicted. It is therefore considered that noise from the proposal is unlikely to cause adverse effect on residential amenity.

Regardless of this the applicant has proposed specific mitigation including adding silencers to generators and incorporating sound screening. Best possible working methods are set out in the NVMP and extensive monitoring is proposed. Noise monitoring will be undertaken throughout the works at the residential properties identified in the assessment (subject to ongoing agreement with the property owners). Monitoring equipment will be installed before works begin to establish noise conditions in the absence of the drilling works and will continue to operate throughout, collecting data automatically at regular intervals.

This will enable noise from the drilling works to be distinguished from other local noise sources and provide an accurate picture of the project's actual impact. If monitoring identifies noise levels above the agreed levels, or if a complaint is received, an investigation will be carried out promptly to determine and rectify the cause.

The North Yorkshire Council Environmental Health team have reviewed the proposals and have no objection subject to a condition securing adherence to the NVMP. A condition is also recommended setting out limits for daytime and nighttime noise levels in line with the planning practice guidance for minerals and the NVMP. The higher daytime noise limits are applicable only during the mobilisation/construction phase and for a maximum of 56 days in any calendar year.

Vibration

Vibration was scoped out of the study area as the nearest receptor was over 100m away. The Environmental Health team have been consulted and raised no objection to this.

Dust

No activities generating significant dust are part of the proposal however the Construction Environmental Management Plan (CEMP) includes dust management measures including internal site speed limits, dampening and monitoring earth moving works in dry and windy conditions. The North Yorkshire Council Environmental Health team have reviewed the proposals and have no objection subject to a condition securing adherence to the CEMP.

Light

Residents have raised concerns about the potential light impact of the proposed works on the amenity of neighbouring occupants.

Planning practice guidance advises that light intrusions occur when the light ‘spills’ beyond the boundary of the area being lit. For example, light spill can result in safety impacts related to the impairment or distraction of people (e.g., when driving vehicles), health impacts arising from impaired sleep, cause annoyance to people. These adverse effects can usually be avoided with careful lamp and luminaire selection and positioning. The applicant has set out the following lighting principles within the Construction Environmental Management Plan (CEMP):

The number of temporary lighting towers will be kept to the minimum necessary for safe operations.

- all lighting will be switched off when not required.
- lights will be carefully positioned and shielded to direct illumination into the site and away from nearby homes.
- Lighting will use warm white 3000K fittings, which are generally less intrusive than cooler, brighter alternatives; and
- All lighting will be directed downwards wherever possible to reduce unnecessary light spill into the surrounding environment.

Objections on the grounds of impact on amenity due to light intrusion have come from residents living off the Robin Hoods Bay Road to Ramsdale. This small settlement is nestled in the hillside below the proposal with dwellings ranging in distance from 550 to 650m to the proposal. There is screening between the proposal and these residential

receptors in the form of woodland and the topography itself which would ensure that no unacceptable levels of light intrusion would occur.

Whilst inevitably the development will give rise to some light spillage, it is not considered that the levels of light spill, when the above principles are adhered to, will cause unacceptable levels of light intrusion due to the distance from residential receptors, the public highway and the temporary nature of development.

Conditions have been imposed to ensure operations are carried out in strict accordance with the submitted details and on this basis, it is not considered that the development would give rise to an unacceptable degree of impact on local amenity in line with MWJP Policies D02 and D06 and NYM Strategic Policies A and C and Policy ENV2 and ENV4.

Landscape and visual impact

Landscape impact

With regard to landscape and visual impact the development would lie in an open field with expansive views across moorland and to the coast looking in an eastward direction. There are numerous views into the site from localised public vantage points notably from the Public Right of Way running along the northern boundary of the site and the bridleway which would form part of the access to the site. There is no existing screening in the form of trees or other built form from these vantage points.

Looking south from the nearest highway (C219) the site lies over the brow of the hill and as such views would be limited to the tallest structure proposed, which is the drilling rig at 15m, in daytime and at night-time to any light spill from the site. The upper part of the rig would nevertheless be visible from certain publicly accessible locations, including users of the C219 road to a much more limited extent, from certain locations along the A171 approximately 800m to the west. In the daytime the lower part of the rig and associated plant and equipment would either be effectively screened by the surrounding topography or in practice would be difficult to distinguish from other construction works in any long-distance views available.



Dark skies

Dark skies are a rare and intrinsic part of the character of the landscape and listed as one of the National Park's special qualities.

Residents have raised concerns about the potential light impact of the proposed works on the International Dark Sky reserve. Local Plan Policy ENV4 is the relevant policy when assessing whether proposals are acceptable in planning terms. It requires development to minimise light spillage through good design and management. The Supplementary Planning Document 'Dark Skies - A Careful Approach to Lighting' provides guidance on how the policy should be implemented.

It is clear within the guidance that protecting dark skies and reducing light spillage is not about rationing or removing lighting but about being careful in the use of light.

Policy ENV4 states:

"In Open Countryside proposals that involve external lighting will only be permitted where it can be demonstrated that the lighting is essential for safety or security reasons and the lighting details meet or exceed those set out in any lighting guidelines adopted by the Authority"

The Supplementary Planning Document goes on to set out guidelines for appropriate lighting with a checklist to assist decision makers.

The applicant has provided lighting details within the CEMP and Construction Method Statement. During the drilling stage, works will be undertaken and therefore, lighting will be required during the hours of darkness and for safety purposes. Works will be illuminated using temporary, task specific directional lighting and no permanent lighting columns will be installed. It is anticipated that there will be four moveable diesel tower lights fitted with warm white 3,000k fittings. These would be directed down towards the ground, kept to a maximum height of 4m and will only illuminate those areas needed for safe working practices. The lights will be sensitively positioned and shielded, pointing into site and away from Sled Gates Road and nearby receptors to minimise light emissions. One LED flood light will be positioned to light the drill rig mast to meet Health and Safety requirements.

The precise location and orientation of lighting will be reviewed once the drilling rig is installed to ensure that both safety requirements and light spill controls are achieved.

Lighting will be inspected each day by nominated responsible site personnel. In addition, the applicant has committed to undertake periodic lighting inspections jointly with NYMNPA officers, as is the case at Woodsmith Mine. This ensures that any potential issues can be identified and addressed promptly.

The mitigation measure included in the CEMP and described above are secured by condition. Nevertheless, the development will introduce lighting, however sensitively managed, into an otherwise undeveloped and isolated area amounting to a degree of landscape harm mitigated only by the temporary nature of the development.

Restoration

Underpinning the principle of development for exploratory borehole drilling is restoration of the land to the same condition it was in before development commenced. Once drilling activities have finished, all temporary infrastructure will be removed from the site. This includes the drilling rig, welfare facilities, temporary fencing, hardstanding areas and any other equipment associated with the investigation works. The site will then be restored to its previous condition. Temporary access arrangements will be removed, topsoil will be reinstated where required, and disturbed areas will be reseeded as appropriate. Any materials generated during the drilling process will be managed in accordance with the waste management procedures set out in the CEMP. All waste materials will be removed from the site by appropriately licensed waste contractors and transported to authorised facilities for treatment, recycling or disposal. No waste material will be permanently stored on the site following completion of the works. As a result, once the investigation has been completed and the restoration works carried out, there will be no permanent drilling infrastructure remaining above-ground and the land will be returned to its former use.

The applicant has agreed to a condition requiring submission of a landscape enhancement scheme prior to completion of the drilling phase. This will set out a proportionate scheme for landscape enhancements to be delivered at the site. This requirement is consistent with the enhanced LURA duty to seek to further the purposes of the National Park and to ensure that the temporary but still moderate harm to the landscape is compensated as required by MWJP policies D04 and D06.

Landscape and visual impact summary

In overall terms, the potential for impact on the landscape and visual amenity is high. All landscape within the National Park is intrinsically valuable in its own right, being the main asset which underpins the designation, and which provides the backdrop for all the National Park's special qualities.

Officers acknowledge that the degree of landscape harm is moderate in this case, mitigated only by the temporary nature of the development and the imposition of stringent conditions requiring careful restoration and the submission of a landscape enhancement scheme following the completion of drilling which seeks to further the purposes of the National Park.

In overall terms it is considered that, whilst the development would lead to a moderate degree of additional and temporary visual and landscape impact, during both daytime and night-time hours, taking into account proposed mitigation, the extent of development and duration of the development the impact would not be unacceptable within the context of the requirements of MWJP Policies D02 and D06 and NYM Local Plan Strategic Policies A and G and Policy ENV4.

Hydrology (including abandonment proposals)

The implications of the proposed development for surface and water resources and quality are an important factor.

Surface water

Policy ENV5 of the Local Plan seeks to direct new development away from areas of flood risk and ensure that it does not increase the risk of flooding elsewhere. Similar requirements are set out within Policy D11 of the Minerals & Waste Local Plan. The application site is located within Flood Zone 1 (i.e. land having less than 1 in 1,000 annual probability of river or sea flooding), where there is a 'low' probability of flooding.

Given the temporary nature and relatively small scale of the development proposals, there is expected to be minimal to no increase to the level of flood risk at the site or to neighbouring sites, in accordance with national policy guidance and Local Plan policy. The LLFA have been consulted and noted that there is a slight increase in impermeable area which will increase the runoff rate and volume. However, a filter drain is proposed around the perimeter of the drilling rig which will reduce contaminants in surface water and provide attenuation, thereby slowing the flows and reducing volumes closer to greenfield. The LLFA also note that the site is in Flood Zone 1 and at an overall low risk of surface water flooding so it is unlikely the development will increase flood risk to surrounding areas and do not object to the proposals.

The nearest watercourse to the works is Ramsdale Beck, an ordinary watercourse located about 700 m south of the site boundary. One of its tributaries lies approximately 450m to the southwest. The proposal will not interfere with this ordinary watercourse.

Water required for the works will be delivered to and stored at site. All drilling fluids will be contained within mud tanks on hardstanding area with no discharge to the surface drainage or land. The drilling fluids will be cleaned and recirculated where possible.

Wastewater from dewatering (due to shallow or perched groundwater) and rig cleaning will be contained and collected. Both liquid and solid waste will be produced and will be collected and disposed of off-site using a registered waste carrier to an appropriate permitted waste management facility. Domestic wastewater will be contained in the welfare facilities and removed from site and disposed of to a suitably permitted wastewater treatment facility.

Groundwater

A hydrogeological risk assessment (HYRA) has been undertaken which concludes that the proposed drilling works present a negligible physical and chemical impact on groundwater levels and quality in the Ravenscar aquifer and negligible physical and chemical impact on groundwater levels and quality contributing to spring flow rates bordering the site, to the spring abstraction to the east of the site, or base flow to Ramsdale Beck.

The HYRA recommends, as a precaution, due to the cemented casing through the Ravenscar Formation has the potential to cause a Negligible Physical and Chemical Impact on spring flow rates and water quality at Partridge Hill Farm Spring (S1) 170 m to the southwest of the drill site, to monitor flow rate and water quality for a period of three months prior to commencement of works and continued for a period of one year following completion of the works. Over the drilling works programme, except for the

monitoring at spring S1, as detailed above, no specific ground water or surface water monitoring specific to this location is considered warranted.

Abandonment

Following completion of drilling the borehole will be fully grouted to prevent groundwater concerns. There is an abandonment strategy within the Construction Method Statement which details two methods for ‘abandoning’ the boreholes. The requirements are regulated heavily through mine safety regulations and OEUK Decommissioning Guidelines as well as through the Environmental permitting regime.

In this respect it is noted that the Environment Agency has confirmed that it has reviewed the hydrogeological risk assessment and that it has no objection to the development. A condition has been imposed which required strict adherence to the hydrogeological risk assessment. It is therefore concluded that the development would not give rise to any significant risk to ground or surface waters and would not be in conflict with the requirements of MWJP Policy D09 or NYM Policy ENV7.

Ecology and biodiversity

The ecological effects of the proposal have been thoroughly assessed through the Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment submitted with the planning application. These assessments considered the likely impacts of the proposed works and concluded that there are no sensitive ecological receptors within the immediate works area, thereby limiting the potential for direct effects. The assessments also identify that any impacts would be localised and temporary in nature. Appropriate mitigation measures, including controls on noise and lighting, have been incorporated into the project design to minimise the potential for indirect effects.

Habitats Regulation Assessment (HRA)

In view of the proximity of the proposed development to the nearby North York Moors SAC/SPA, Natural England advised that the development should be subject to screening under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). In expressing this view NE also indicated that the proposal is not directly connected with or necessary for the management of the European site but that, based on the plans submitted, it is Natural England’s advice that the proposal is not directly connected with or necessary for the management of the European site and the competent authority should therefore determine whether the proposal is likely to have a significant effect on any European site, proceeding to the Appropriate Assessment stage where significant effects cannot be ruled out.

Following this the applicant submitted a shadow Habitats Regulation Assessment.

This assessment considered whether the proposal could have any potential significant effects on nearby protected sites, including the North York Moors Special Protection Area (SPA) and Special Area of Conservation (SAC), which are designated for their important upland habitats and bird species such as Merlin and Golden Plover. The assessment also included the Beast Cliff – Whitby SAC within a 5km zone of influence.

The assessment examined potential effects arising from noise, visual disturbance (including lighting), and changes to surface and groundwater conditions.

With regard to noise, a precautionary approach was taken. The modelling identified that worst-case noise levels could exceed threshold levels for potential disturbance to breeding birds within a limited area (up to approximately 70 metres within the SPA boundary). However, the assessment also considered the wider context, including the absence of suitable nesting habitat in the affected area, the lack of relevant species records, and the temporary and tightly controlled nature of the works. On this basis, any potential effects are assessed as negligible.

The assessment was reviewed by the Authority's Ecologist who has agreed with the HRA that the proposed development would be unlikely to have a significant effect on any European site, either alone or in combination with other plans and projects and therefore the NYMNPA as competent authority can adopt the Habitats Regulation Assessment and screen out any requirement for further appropriate assessment.

Biodiversity net gain

The applicant has provided a statement within the application form that states the proposals will result in only temporary impacts to habitats. A Briefing Note (Lichfields, June 2026) has been provided to the authority to clarify timescales for the proposed development. The time between site preparation works (when habitat is assumed to be impacted) to site restoration works is proposed to be a 14-month period.

Onsite habitat to be impacted is modified grassland in poor condition, which the statutory metric reports will take one year to create, and mixed scrub, which can take one to ten years to create depending on target condition. There is a risk that the habitats may not reach target condition within two years, which is required for habitat impacts to be temporary, as the combined timescale of works plus time taken for habitats to reach target condition could currently be a minimum of 26 months in total. The applicant has provided a statutory biodiversity metric to confirm the baseline habitats present on the site and to provide further detail regarding the areas of scrub referred to within the ecological submissions. No trees are proposed for removal.

It should be noted that the development is not exempt from the Biodiversity Net Gain regime, and that compliance with statutory biodiversity conditions will be required should the baseline habitats not be returned to pre-development target condition two years after commencement.

A condition has been worded carefully to ensure that affected habitats are restored to their pre-development type and condition to the satisfaction of a suitably qualified ecologist and that in the event this is not achieved a Biodiversity Gain Plan will need to be submitted to the authority and approved to demonstrate how a minimum of 10% biodiversity net gain will be achieved including implementation, monitoring and management.

Protected and priority species

The authority's ecologist has requested a condition to ensure a nesting bird check is undertaken prior to works to scrub, shrubs or trees if done between March-August inclusive. The condition also requires a method statement to be submitted for the management of hedgehog, small mammals, reptiles and amphibians, including requirement of a precautionary hand search to be undertaken within any dense vegetation prior to removal by a suitably qualified ecologist.

Ecology and biodiversity summary

Given the limited footprint and temporary duration of the works it is considered that the development would not give rise to any unacceptable impacts on the natural environment and would be consistent with the requirements of MWJP Policy D06 and NYM Local Plan Strategic Policy H.

Highways and public rights of way

The Construction Method Statement, Construction Traffic Management Plan and Construction Environmental Management Plan (CEMP) detail transport information including traffic management measures, HGV movements and routing information as well as mitigation measures proposed.

No works are proposed to the access tracks, bridleway or highway network. Temporary trackway will be used to get machinery/construction traffic to the site. Widening of the existing field gateways may be needed but planning permission is not needed for this.

HGV movements

The Construction Method Statement notes that during the site preparation and mobilisation phase the site will require delivery of an average of three to four loads period requiring only flat bed, articulated HGV and tractor-trailer vehicles. No abnormal loads are anticipated. Equipment and materials will be offloaded with lorry-loader or telehandler.

Maintaining drilling operations will see delivery of goods and service operations provided by a range of LGV's, flatbeds, tanker and pick-up truck style vehicles suited to the scale of operations. Delivery frequency will alter depending on stage of drilling works and ground conditions however an average of two deliveries per day is required during the drilling phase.

A restriction of eight HGV deliveries per day (16 two-way movements) has been requested by the Local Highways Authority and is imposed by condition.

All delivery vehicles will approach from the A171 (to the south of Whitby) before turning into Sled Gates to Latter Gate Hills (the C219). Access to the site is to the south of the C219 road.

To ensure compliance with the delivery routes and times, the delivery routes will be communicated through the issuing of delivery instructions and information packs to all companies and/ or drivers involved in the transport to and from site. All delivery vehicles

will also be required to display a unique identifier within the window of the vehicle. This will help the public distinguish traffic associated with the works from other traffic on the network, and thereby effectively report any concerns.

Employees will be transported to the site by minibus to reduce light vehicle movements, this is done by the applicant for the Woodsmith Mine site and the Transport Co-ordinator who is named in the CTMP is responsible for this.

The local highways authority has been consulted and have no objection subject to a number of conditions which seek to control vehicle movements, access and turning and compliance with the submitted Construction Traffic Management Plan.

Public Rights of Way

This access runs along North York Moors (NYM) Public Right of Way (PRoW) Bridleway 556 from Sled Gates to the point at which the site access turns off the bridleway onto the Partridge Hill Farm access track. The Partridge Hill Farm access track also crosses NYM PRoW Footpath 655.

The authority's rights of way officer expressed concerns regarding the potential for conflict between traffic associated with the development and users of the bridleway and footpath and requested a marshalling or banksman arrangement to ensure the safety and priority for walkers and riders. There was also concern raised regarding potential damage to the surface of the rights of way. As a result, the applicant provided a Construction Traffic Management Plan, within which section 3 sets out detailed marshalling arrangements as follows:

“To minimise the possibility of any inconvenience to bridleway users from the Works, the following steps will be taken by the Construction Traffic Management Plan Co-ordinator CTMPCo:

- For the site preparation, mobilisation and demobilisation when the vast majority of HGV or HGV-type vehicle movements will occur (amounting to approximately three to four per day), the CTMPCo will implement a managed marshalling arrangement along the bridleway to prioritise the safety and convenience of riders and walkers (e.g. use of a banksman¹).
- Under the managed marshalling approach, larger vehicles will wait off the main road in the gravel layby and the CTMPCo will send a banksman to escort them along the track to the Works (drill site). Smaller vehicles (van size) will be permitted to proceed independently to the Works but will be instructed to stop and give way to any bridleway users. This reflects the fact that the track already functions as a domestic and agricultural access route (therefore presenting no additional risk).
- For all work, the drivers of all vehicles will receive delivery instructions and an induction pack informing them of the traffic management plan and clarity can be provided here regarding the location of the bridleway and footpath and that walkers and riders are given right of way, and in the event of horse riders the vehicle will be stopped and engine switched off.”

In relation to concerns regarding potential damage to the surface of the rights of way. The applicant has committed to surveying the condition of the bridleway prior to commencement. Anglo American will repair any damage to the bridleway and footpath surfaces attributable to the Works (in agreement with the NYC Public Rights of Way Officer) and within the parameters permitted under the Common Land Act 2006.

On this basis it is considered that the development would not give rise to any unacceptable traffic impacts and would be consistent with the requirements of MWJP Policy D03 and NYM Local Plan Strategic Policy C and NYM Policies CO2 and CO34.

Archaeology

The authority's archaeologist was consulted on the proposal and noted that this area of Fylingdales has a lot of significant archaeological records, some of which are very close to the site and in this case outright archaeological conditions will be required from the start. Following this response a Written Scheme of Investigation (WSI) was submitted setting out the methodology for working on the site. Subject to a condition securing compliance with the WSI there is no objection to the proposal from the authority's archaeologist.

Summary and recommendation

In conclusion, it is considered that the development, which would be temporary in nature, would not give rise to unacceptable adverse impacts, either individually or cumulatively, such that any significant conflict with planning policy would arise. It would also be likely to contribute to the successful delivery of the overall Woodsmith Mine development. No objections have been received from consultees, and it is considered that concerns within third party objections are addressed through the imposition of mitigation measures and conditions. It is therefore recommended that planning permission be granted subject to conditions.

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 12 is a pre-commencement condition and has been agreed in writing with the applicant/agent.

Contribution to Management Plan objectives

No direct contribution.

North York Moors National Park Authority

Plans list item 2

Planning Committee Report

Application reference number: NYM/2026/0077

Development description: installation of a ground mounted solar array comprising 192 panels (82.8kW output) with associated meter hut and battery storage unit

Site address: Middlewood Farm Caravan Site, Middlewood Lane, Fylingthorpe

Parish: Fylingdales

Case officer: Emily Jackson

Applicant: Middlewood Farm Holiday Park

Agent: Harrison Pick Ltd, Mr Sam Harrison

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

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

Document Description	Drawing No.	Rev. No.	Date Received
Amended Location Plan	MF010126	B	09 April 2026
Amended Site Plan and Elevation	MF020126	B	09 April 2026
Meter Hut Elevations	ET15	-	06 February 2026

- 3 The solar panels shall have black frames and elements. The external elevations of the battery storage unit shall be coloured dark green. No development shall take place until details of the solar panels and battery storage unit hereby permitted, including details of their colour and 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 and thereafter so maintained.
- 4 If the use of all or part of the solar array hereby approved permanently ceases, it shall be removed from the land within six months of that cessation and the land shall, as far as practical, be restored to its condition before development took place.
- 5 Prior to the development commencing, a landscaping and boundary treatment scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of planting, landscaping and any means of enclosure (including fencing) designed to soften the development and provide effective screening, with particular provision of planting along the northern boundary of the site.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 6 No external lighting shall be installed in the development hereby permitted.
- 7 No development shall commence until a Habitat Management and Monitoring Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Habitat Management and Monitoring Plan should include the following:
 - a. A copy of the completed biodiversity metric.
 - b. Description and evaluation of the habitats to be retained, enhanced and/or created onsite.
 - c. Detailed description of the management measures required for each habitat, with reference to the proposed condition of each habitat within the completed biodiversity metric.
 - d. Preparation of a work schedule, to demonstrate how the management can be implemented for the next 30 years.
 - e. Details of the persons or organisation responsible for implementation of the plan.
 - f. Details of the proposed habitat monitoring and plan review on a five year cycle.
- 8 Development may not be begun unless:
 1. A biodiversity gain plan has been submitted to the Local Planning Authority, and
 2. The Local Planning Authority has approved the plan.

Informative(s)

- 1 If any new CCTV is proposed to be installed on site, details of the location and method of fixing of any CCTV should first be provided to the Authority to confirm whether planning permission is required for its installation or not.
- 2 Please note that the footpath situated to the northeast of the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works. Appropriate information signs should be displayed to advise users of the operations. Any damage to the surface of public rights of way resulting from the works must be repaired on completion. If the safe use of public rights of way cannot be maintained, then a temporary closure must be requested through the National Park Authority with six to eight weeks' notice.
- 3 The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the location of the development to bring the solar array closer to the existing built environment, so as to deliver sustainable development.

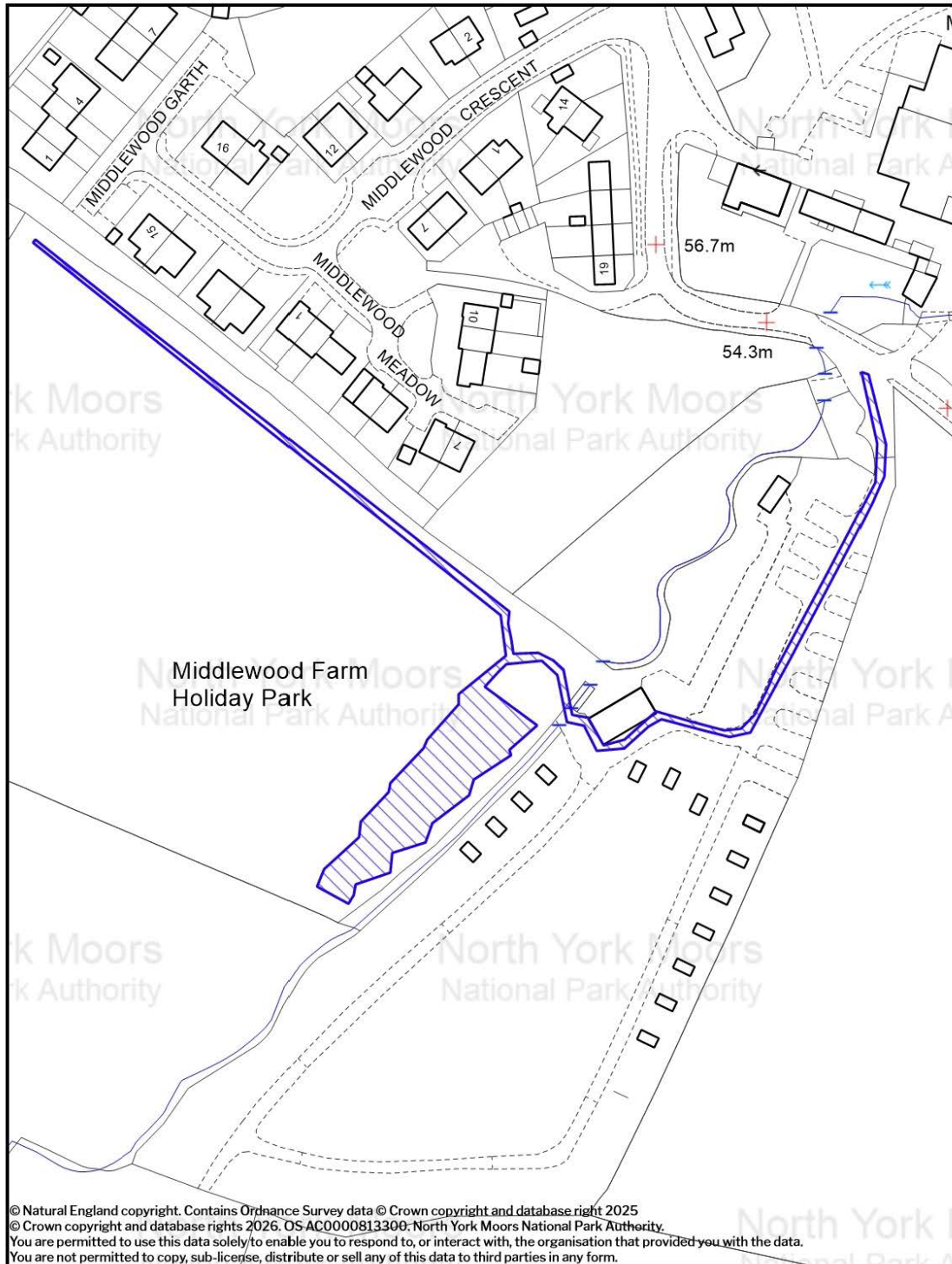
Map showing application site



**North York Moors
National Park**

Application Number: NYM/2026/0077

Scale: 1:1250



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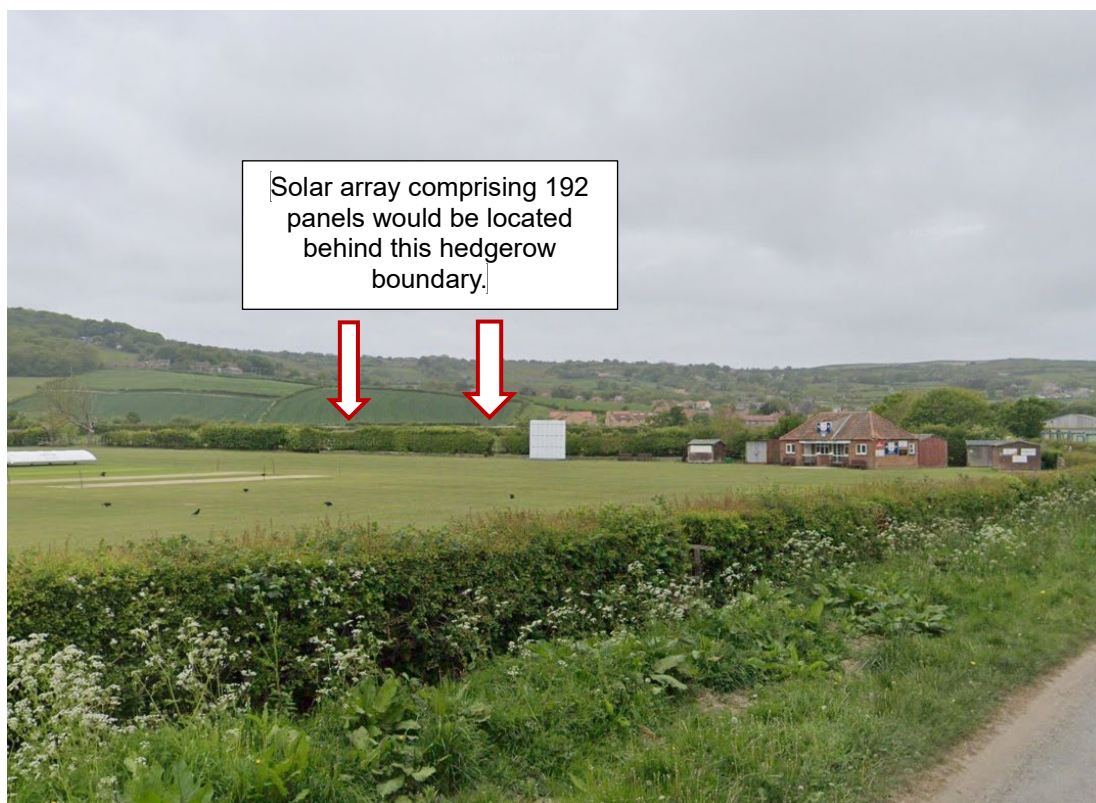
Photograph taken from public footpath looking east towards the application site and existing caravan park.



Photograph looking east towards the application site from Fyling Hall School; solar panels would be located in field adjacent to caravan park



Photograph looking west towards application site from Middlewood Lane (Photo source: Google Street View, May 2025)



Consultation responses

Parish

26 May 2026: The Parish Council has serious reservations with regards to the size of the development, the visual impact, and the loss of amenity.

16 Feb 2026: No objections - provided the land is still used to graze sheep.

Ramblers Association

No objection - we ask that the adjacent Public Right of Way is kept open/an alternative route is available whilst the works are carried out.

Third party responses

P Fitzgerald, Glenwood, Mount Pleasant North, Robin Hood's Bay, Whitby, YO22 4RE

D Clarkson, 3 Middlewood Meadow, Fylingthorpe, Whitby, YO22 4UP

R Pickering, 5 Middlewood Meadow, Fylingthorpe, Whitby, YO22 4UP

A Straw, 4 Middlewood Garth, Fylingthorpe, Whitby, YO22 4UJ

J Mortimer, Inthorpe, Middlewood Lane, Fylingthorpe, Whitby, YO22 4TT

J McGeehin, Ivy Cottage, Middlewood Lane, Fylingthorpe, Whitby, YO22 4UB

J Wedgwood – Copsford, Sledgates, Fylingthorpe

D Jagger – 16, Middlewood Crescent, Fylingthorpe, Whitby, YO22 4UE

- The above person(s) object to the proposal for one or more of the following reasons:
- The proposal would cause significant harm to the landscape character and visual amenity of the North York Moors National Park, replacing open, undeveloped countryside with a visually intrusive and industrial form of development.
- The scale and siting of the solar array are considered inappropriate, with concerns that the development would be widely visible from public viewpoints, footpaths, bridleways, and nearby residential properties.
- The development is perceived as contributing to the incremental industrialisation of a protected landscape, eroding the special qualities and rural character the National Park is designated to conserve.
- Insufficient or unclear information has been provided regarding the exact layout, appearance and associated infrastructure, including fencing, CCTV, lighting, meter huts, inverters, and potential battery storage.
- Concerns are raised regarding glint and glare, noise from inverters and associated equipment, and the resulting impact on residential amenity, outlook, and tranquillity.
- The proposal is considered likely to have an adverse impact on wildlife and biodiversity, including birds and mammals that use the site for feeding and nesting.
- Construction and maintenance traffic would increase disturbance on local roads, which already experience periods of congestion.
- Concerns are raised regarding surface water runoff and flooding, particularly during heavy rainfall events.
- Objectors question whether a clear and overriding need or community benefit has been demonstrated to justify locating the development within the National Park, and whether less sensitive alternative locations have been adequately considered.

Consultation expiry

01 May 2026

Background

This application was deferred from the May Planning Committee meeting to allow Members to visit the site to assess any relevant landscape impacts.

Middlewood Farm comprises a working farm and long-established caravan and camping site situated on the northern edge of Fylingthorpe village, close to the residential areas of Middlewood Lane and Middlewood Crescent. The Grade II Listed Farmhouse and associated mix of traditional and modern, large agricultural buildings are located at the north side of the lane with the static caravan park (30 vans) and overspill camping site. The touring caravan and camping site are at the opposite side of the lane extending into open countryside.

This application seeks planning permission for the installation of a ground mounted solar array comprising 192 panels (82.8kW output) with associated meter hut and battery storage unit on an agricultural field to the southwest of the site, adjacent to the touring caravan and camping pitches. While the primary use of the field is agricultural, it is also used periodically as a temporary overflow campsite during peak seasons, operating under the 60-day permitted development allowance.

In support of the application, the agent has stated that: “100% of the energy generated by the proposed solar array will be consumed on site. Middlewood Farm is a substantial, multi-faceted tourism site offering a wide range of accommodation types including glamping, static caravans, touring pitches, and tent camping.

This diversity of use means the site carries a significant and varied electrical load across the year, encompassing:

Accommodation heating, lighting, and appliance use across glamping units and static caravans, which operate to near-residential standards of energy consumption.

Tourer and camping facilities, including electric hook-up points, shower and toilet blocks, laundry facilities, and reception/office functions.

Site-wide infrastructure, including lighting, water pumping, maintenance operations and any on-site hospitality or retail facilities.

The solar array, paired with battery storage, has therefore been sized to offset as much of this demand as possible without over-generating beyond what the site can absorb.”

Main issues

National Planning Policy Framework (NPPF)

The Government’s commitment to the protection of National Parks is clearly set out in the NPPF (February 2025). Paragraph 189 says that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection. Furthermore, whilst at the heart of the NPPF is a presumption in favour of sustainable development, Paragraph 190 also confirms that the scale and extent of development within these designated areas should be limited.

Paragraph 168 requires local planning authorities to give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.

Whilst recent changes in national policy have provided additional weight to proposals for renewable and low carbon energy, policies relating to the protection of National Parks have not been altered and great weight is still afforded to conserving and enhancing landscape and scenic beauty in National Parks.

North York Moors Local Plan (2020)

The most relevant policies contained within the North York Moors Local Plan 2020 to consider with this application are **Strategic Policy A (Achieving National Park Purposes and Sustainable Development)**, **Strategic Policy F (Climate Change Mitigation and Adaptation)**, **Strategic Policy G (Landscape)**, and **Policy ENV8 (Renewable Energy)**.

Strategic Policy A supports development that accords with the presumption in favour of sustainable development and the statutory purposes of the National Park: to conserve and enhance natural beauty, wildlife, and cultural heritage, and to promote public understanding and enjoyment of its special qualities. Where these purposes conflict, the Sandford Principle applies, with priority given to conservation and enhancement.

Strategic Policy F expects new development to be resilient to and mitigate the effects of climate change and will be supportive of new development which reduces the need for and makes efficient use of energy; uses renewable energy; and incorporates sustainable design and construction.

Strategic Policy G requires the conservation and enhancement of the North York Moors' high quality, diverse and distinctive landscapes. Great weight is given to landscape considerations, and development will only be supported where its location, scale and design respect and enhance the relevant landscape character type identified in the Landscape Assessment.

Policy ENV8 permits development proposals for the generation of renewable energy where it is of a scale and design appropriate to the locality and contributes to meeting energy needs within the National Park; where it respects the landscape character; where it does not result in an unacceptable adverse impact on the special qualities of the National Park; it provides environmental enhancement or community benefits where possible and it makes provision for the removal of equipment and the reinstatement of the land should it cease to be operational. In the justification to the policy, it advises that small-scale renewable energy developments which contribute towards meeting domestic, community or business needs within the National Park will be supported where there is no significant environmental harm to the area and the objectives of National Park designation will not be compromised.

To provide more detailed advice on the information required to meet the provisions of Policy ENV8, the Authority adopted a Renewable Energy Supplementary Planning Document (SPD) in April 2010. Section 5.2 of this SPD relates to solar panels and states that because of their particularly modern, industrial look panels should be carefully sited

to reduce visual impact, possibly within the rear garden or other location away from the main frontage of the property or other important views.

Material considerations

The application site lies within the North York Moors National Park and therefore in line with Paragraph 189 of the NPPF, “great weight” must be given to conserving and enhancing landscape and scenic beauty. At the same time, the NPPF places “significant weight” on addressing climate change and the transition towards achieving Net Zero by 2050. This presents a clear policy tension between protection of the National Park landscape and the transition towards renewable energy options to mitigate the effects of climate change. This tension must therefore be weighed through the planning balance, with careful consideration of the site-specific impacts of the proposal.

Size, scale, and landscape impact

As originally submitted, the proposal sought permission for a ground-mounted solar array comprising 120 panels with a maximum height of 2.5 metres within the centre of fields within an area of open countryside divorced from any existing built structures. Officers considered that the siting of the array in this original location would have resulted in unacceptable visual harm to the openness and rural character of the landscape which would have presented a clear conflict with Strategic Policies A and G, as well as Paragraph 189 of the NPPF.

Amended plans were subsequently requested and received which showed the solar array relocated within a different field further east, close to the boundary of the existing caravan and camping park. This allows the solar array to be viewed in context with the established built form rather than appearing as an isolated feature within the wider landscape. Due to the amended layout and orientation, the number of panels has increased to 192 in order to maintain the same 82.8kw energy output.

As part of the negotiations, officers did request that alternative locations were considered, including within the camp site itself or on any agricultural buildings which have not yet been covered in solar panels. However, the applicant has explained that the site is constrained by the location of the existing grid connection point which the array would need to be connected to in order to serve the western side of the site. All existing solar panels are served by a different connection point which is too far away. In view of this, officers are satisfied that alternative locations have been considered and that this is the most suitable and least harmful site in the applicants’ ownership for which an array of this size could be situated.

In scale terms, the solar array constitutes a larger-scale structure in a National Park context compared to most proposals which generally have been for domestic properties and owing to the regular and rather incongruous appearance of the equipment there will be a degree of unavoidable change in landscape character. The solar array will be visible in some long-distance views (primarily when looking west towards the site), and in short distance views from the adjacent houses as well as from the public footpath which runs to the north of the site. These landscape considerations weigh against the proposal in

terms of Paragraphs 189 and 190 of the NPPF and Strategic Policy G which seek to limit development and protect the landscape qualities of the National Park.

Notwithstanding the above, the amended siting of the proposal significantly reduces landscape impact in this specific context. The solar array would now be seen in the context of a backdrop against existing development, with open countryside to the south and west but with the existing caravan park to the east and residential development to the northwest. The array would also be sited within the corner of the agricultural field, adjacent to established hedgerows which will limit any perceived loss of openness.

The site lies within LCT4: Coastal Hinterland which is characterised by its patchwork patterns of fields, woodland, plantation, and grassland which are well appreciated in panoramic views from high land. The site has a sloping topography which slopes downwards towards the caravan site, meaning that the panels would be positioned at the lower level of the slope. This topography would provide a degree of natural containment, ensuring that the array does not appear elevated within long distance views as it will be seen in the backdrop of fields, rather than against the skyline. The spacing between the rows of panels also means that grass beneath will still be visible which will soften the appearance of the panels when viewed at a short distance.

In accordance with Policy ENV8 and the guidance contained within the Authority's Renewable Energy SPD, officers have requested amendments and mitigation measures to reduce visual and landscape impacts arising from the development. These include additional planting to soften views of the array in long distance views and from nearby residential properties (specific planting details are to be secured via condition); the use of all black solar panels to reduce reflections and glare compared to panels with silver frames (to be agreed via condition); and a requirement for the battery storage unit to be finished in green so that it blends-in more effectively into the rural setting.

Further to the above, while it is acknowledged that the solar equipment will have a landscape impact for the duration of its operational lifespan, the development is fully reversible and as such will not form a permanent landscape feature should the equipment ever cease to be operational.

In weighing these points, officers consider the development to result in a moderate level of localised landscape harm. However, the effects of this landscape harm are mitigated by the site's proximity to the existing built environment and the topography of the land which together mean that the development would not appear incongruous or unduly prominent in wider views. Once established, further landscaping and planting provisions will further soften views of the development in both short distance and long-distance views. This area of Fylingthorpe, set back from the coast is also characterised by existing caravan sites and edge of settlement housing development which present an already modified landscape character.

Renewable energy merits

On the other side of the planning balance are the benefits of renewable energy in supporting the Government's commitment to Net Zero by 2050, with Paragraph 168 affording this significant weight in the planning balance. Regional targets for net zero are

even more challenging with a date of 2035 set by York and North Yorkshire Combined Authority. Strategic Policy F of the Local Plan also supports this position, stating that proposals will be expected to mitigate the effects of climate change through utilising renewable energy. The effects of climate change are particularly prevalent in coastal areas such as Fylingthorpe which face risks such as coastal erosion.

The proposed solar array would make a substantial contribution towards the renewable energy production of Middlewood Farm and seeks to supply 100% of the energy generated to the site without selling to the national grid. The scheme would therefore move the site significantly closer to renewable energy self-sufficiency, reduce carbon emissions, and contribute positively to climate change mitigation. Additional benefits include modest economic and employment benefits during construction, alongside the delivery of biodiversity net gain, which weighs further in favour of the proposal.

While not an essential requirement, Policy ENV8 seeks renewable energy proposals to provide environmental enhancement or community benefits wherever possible. While the development does not provide explicit community benefits, the proposal would support the long-term viability of an existing caravan and camping park which contributes to the local tourism economy and employment. The development would also provide environmental enhancements through renewable energy generation, biodiversity net gain and continued agricultural grazing beneath the panels.

Consultation responses

Objections have been received raising concerns regarding landscape impact, glare, and noise. Landscape and glare matters have been addressed above. In terms of noise, the solar panels themselves are silent in operation. Any noise would be limited to the associated inverter and battery storage equipment which would generate only low-level operational noise below typical background daytime noise levels. The inverter would be located within an enclosed meter hut which will help to reduce noise levels and the context of the site next to a holiday park which already generates a reasonable level of background activity and traffic would further reduce the impacts.

Environmental Health have raised no objections to the proposal, and the proposal is therefore considered acceptable in terms of noise and residential amenity.

The Parish Council originally raised no objection to the proposal, subject to the land continuing to be used for sheep grazing. It is understood that livestock will not be kept within the area of the solar panels. Since the May Planning Committee, the Parish have now raised that they have serious reservations with regards to the size of the development, the visual impact, and the loss of amenity.

Conclusion

The proposal gives rise to an acknowledged landscape impact and in the view of officers represents development which is at the upper limit of what is considered acceptable in this location within a Protected Landscape context. This harm is afforded great weight in the planning balance. However, the visual impact in this case would be localised and the development would be experienced in the context of the wider built environment and

sloping topography, rather than in a wholly open and isolated countryside setting. Weighed against this are the significant benefits of renewable energy generation, compliance with climate change objectives, contribution to net zero, and additional environmental and economic benefits.

Having carefully assessed the proposal, on balance, officers consider that the renewable energy benefits arising from the proposal would outweigh the localised landscape harm which would arise as a result of the proposal. However, officers consider this to be a very finely balanced case but conclude that the development does accord with the provisions of the North York Moors Local Plan 2020 and NPPF 2025 due to the acceptable level of landscape harm balanced against the renewable energy benefits.

It is however noted that any future proposals to expand the solar array beyond that currently under consideration further west into the open countryside would be likely to represent overdevelopment of the site and result in additional landscape harm.

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 3, 5 7 and 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 05 which seeks to make the National Park a place that supports a diverse and innovative low carbon economy.

North York Moors National Park Authority

Plans list item 3

Planning Committee

Application reference number: NYM/2026/0063

Development description: use of land for the siting one camping pod for holiday letting purposes (relocated from approved scheme NYM/2021/0747/FL)

Site address: Lawns Farm, Barry Bank, Ugthorpe

Parish: Ugthorpe

Case officer: Jill Bastow

Applicant: Mr S and Mrs L Brown

Agent: Yorkshire Planning Consultants, Cheryl Farrow

Director of Planning's Recommendation

Reason(s) for refusal

- 1 The Local Planning Authority considers that in the proposed location, beyond the main built-up confines of the village, the camping pod would appear as an incongruous and prominent addition which would be an intrusion into what is currently an undeveloped field and open countryside owing to the lack of established screening. As such the proposal represents a form of sporadic development in the open countryside which would detract from the character and visual attractiveness of the area contrary to Strategic Policy C, Strategic Policy G, Strategic Policy J and Policy UE2 of the North York Moors Local Plan

Informative(s)

- 1 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

Map showing application site



**North York Moors
National Park**

Application Number: NYM/2026/0063

Scale: 1:1250

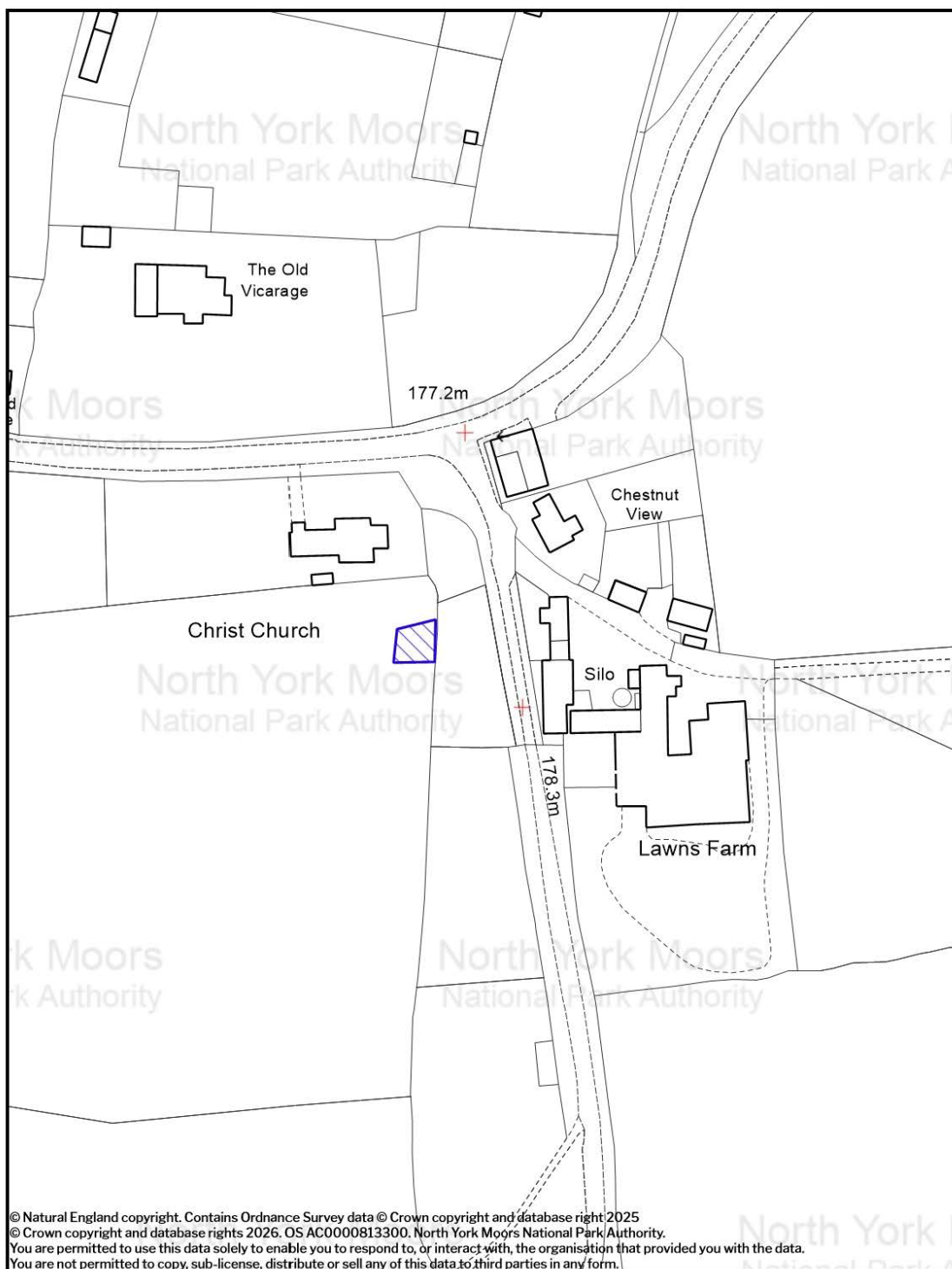


Photo showing the view from the church yard to Christ Church of the existing camping pod within The Garth and the proposed location of the second pod within the field against the boundary hedge to the left



Photo showing the view of the existing camping pod within The Garth where there is an extant permission for a second camping pod



Consultation responses

Parish

Support as this amendment is an improved location.

Highways

No objection.

Environmental Health

No recommendation or comment to make.

Third party responses

Miss L J Bowers, The Wheelhouse, Primrose House Farm, Broom House Lane, Whitby -

Supports the amended application. The revised location represents an improvement and is sympathetic to the character of the surrounding landscape helping to minimise visual impact while allowing the development to remain well integrated within the existing landscape character. The proposal continues to support sustainable rural tourism and will contribute positively to the local economy, whilst respecting the special qualities of the North York Moors National Park. Diversification of farm business is increasingly important, and initiatives such as this provide valuable additional income that helps support the long-term viability of farming enterprises and enables them to be sustained for future generations.

Michael White, Lawns Farm Cottage, Ugthorpe – Fully supports the amended application. The existing pod is very well managed and allows visitors to enjoy the village and surrounding countryside walks.

Patricia Walker, Mark Walker and Michael White, Lawns Farm Cottage, Ugthorpe – Supports the application. The applicants are entirely committed to the local farming community and have brought people to the village who are enjoying the National Park and spending money locally whilst diversifying the family farm. The existing pod is quiet and has brought new visitors to the local churches and also the surrounding pubs, cafes, and restaurants.

Patricia Walker 39 Red Scar Drive Newby Scarborough - Further comments in response to amended plans: Supports the amended proposals. The initial pod is wonderful, and the family take pride in their new venture. They work extremely hard and look after the countryside using their knowledge to ensure the pods fit into the working farm and village. The visitor book is full of positive comments. The family will ensure the second pod is established with the same empathy as the initial pod.

Mags Purnell, 7 South Avenue, Scalby, Scarborough - Supports the application. The applicants have continued to diversify to generate further income with the glamping pod, which has been such a success. It enables people to enjoy the countryside and appreciate the hard work that comes with farming.

Miss Ann-Marie Jefferson, Croftwell, Ugthorpe – Supports the application. The new location will benefit the dark skies at night and allow visitors to access the beautiful North York Moors footpaths whilst generating money for local businesses and helping farmers diversify.

Further comments in response to amended plans: Fully supports the amended proposals. The amended location represents a considered and appropriate enhancement to the proposal, demonstrating sensitivity to the surrounding landscape and the wider character of the area whilst supporting farm diversification which is essential for the land within the National Park.

Claire Summerson, Bog House Farm, Mickleby - Supports the application. The applicants are active members of the village community and a hard working couple who are always conscientious in all their undertakings. They have thought carefully about this project both as an opportunity for diversification and the positive impacts it could have in the village.

This venture is small and unobtrusive dealing with a small number of people and a low number of vehicles. The vehicles would be parked off road causing no highway restrictions. It would increase trade in the local pub with it being an easy pleasant 10 min walk away.

The pods themselves are of a tasteful wooden construction allowing them to be in keeping with their surroundings and there are hedgerows and trees providing natural screening.

Consultation expiry

6 July 2026

Background

This application was deferred from the May Planning Committee meeting to allow Members to visit the site.

Lawns Farm is situated on Barry Bank, at the eastern end of the village of Ugthorpe. The site comprises both traditional and modern agricultural buildings, as well as the main farmhouse which is of stone and slate construction. The site has a limited planning history, however in 2005 planning permission was granted to convert an adjoining barn into a dwelling. This permission was implemented, and the barn conversion is now in separate ownership to Lawns Farm.

The applicants live at Presbytery Farm, which is in a central location off Ugthorpe main street, but they also own a number of parcels of land in the village. One of these pieces of land, known as The Garth, sits opposite Lawns Farm and Lawns Farm Cottage on the west side of Barry Bank Road. Planning permission was granted in March 2022 (NYM/2021/0747/FL) for the siting of 2 no. camping pods on this piece of land for the purposes of holiday letting accommodation. Originally that application sought permission to site 1 no. camping pod on a parcel of land on the corner east of Christ Church and 2 no. camping pods on a small parcel of land east of a dwelling known as Chestnut View.

However, those locations were not considered to be policy compliant, and the applicant was advised to relocate the proposed holiday letting units to the land opposite (west of) Lawns Farm, known as The Garth.

The agent advises that only one of the camping pods has been installed for fear of the site becoming overcrowded and potentially having an adverse impact on the nearby trees. Other positions within The Garth were eliminated during the course of the original application due to the potential adverse impact on the trees that afforded the requisite screening.

As such this application proposes to the siting of a camping pod in the field immediately to the west of the approved site. The agent has confirmed that access to the pod from the highway would be on foot only and there would be no vehicular access across the field, and that a small area of land would be fenced off around the pod to protect the unit from grazing livestock. This would be planted with a native hedge along with two mature trees to provide screening.

Since the last Planning Committee Officers have met with the applicants to discuss an alternative position within the field which, whilst still being contrary to Policy UE2, would potentially be less visually intrusive. As such amended plans have been received repositioning the pod further northwards within the field, closer to the field access and Christ Church and it was this amended location that members were able to view on site.

The agent has confirmed that a Tree Impact Plan and Tree Protection Plan will be prepared for the new location given the proximity of mature trees within The Garth. Furthermore, the applicant has agreed to dark stain the timber boarding of both the existing and proposed camping pods to lessen their visual impact.

Main issues

Local Plan

The most relevant policies of the Local Plan in the determination of this application are **Strategic Policy C (Quality and Design of Development), Strategic Policy G (Landscape), Strategic Policy J (Tourism and Recreation), and Policy UE2 (Camping, Glamping, Caravans, and Cabins).**

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout, and density together with carefully considered scale, height, massing, and form. Proposals are required to incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Strategic Policy G relates specifically to the landscape and gives weight to the landscape impact of proposals and seeks control the location, scale, and detailed design of any proposal to ensure the scheme respects and enhances the local landscape character type.

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

Policy UE2 relates specifically to proposals for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) and requires these to be within the main built up area of a settlement listed in the hierarchy outlined in Strategic Policy B (Ugthorpe is listed as a smaller village) and in close proximity to an existing residential unit which will be used to manage the accommodation. Where a proposal falls within Open Countryside, it should not be isolated from an existing business or residential unit which will be used to manage the accommodation. In order to respect the sensitivity of the local landscape, sites must be screened by existing topography, buildings, or well-established vegetation within the applicant's control. The development must not cause unacceptable harm in terms of noise and activity on the immediate area or detract from the character, tranquillity, or visual attractiveness of the area and the accommodation should be of a high-quality design which complements its surroundings.

Material considerations

The intention of Policy UE2 is to allow for small scale and sensitively designed holiday accommodation in locations where they are not visually intrusive, to support local businesses in diversifying and allow people to enjoy the special qualities of the National Park.

It is noted from the agent's supporting statement that the applicants have chosen not to install the approved second camping pod within The Garth so as to avoid overcrowding for guests (as approved the pods would be sited immediately adjacent each other) and that any other location within The Garth has potential to harm the mature trees about the site.

The Garth offers a variety of mature trees and hedging along the southern and western boundaries, which help to soften any visual impact of the existing camping pod in the wider landscape setting, although it is still readily apparent from the village main street. As part of the previous approval the applicants agreed to the long-term maintenance of the existing screening, as well as a planting scheme to reinforce the north and east boundary to minimise the wider visual impact of the development.

By contrast the proposed site for the second camping pod, outside the confines of The Garth and in the adjacent field, offers little or no screening to the north, south or west with only the mature field hedge to the eastern boundary. In this location, which is not considered to fall within the main built-up area of Ugthorpe either visually or physically,

the camping pod would be highly prominent in views from the village, in particular the grounds to Christ Church. It is considered therefore that the camping pod will appear incongruous in the landscape, randomly sited in the large field with no anchor in the wider landscape other than the eastern field boundary, unlike the existing camping pod which has the benefit of being viewed within the boundaries of The Garth and in context of the buildings of Lawns Farm beyond. The proposal therefore represents a form of sporadic development in the open countryside which the policies of the Local Plan seek to resist in order to protect the National Park from inappropriate development.

In addressing Officers concerns, the agent has amended the plans to reposition the camping pod further northwards, closer to the field access and the boundary with Christ Church and enclosed with a double fence planted with native hedging along with the planting of 2 no. trees. However, it is considered that this would provide little or no screening of the pod for many years, possibly not even before the life-expectancy of the pod itself had expired. Furthermore, the fenced enclosure would only draw attention to the proposed development, appearing as a leisure plot on the edge of the village. It would not square or round off an irregular field boundary but instead would appear as an alien intrusion into the field, of domestic rather than agricultural character. Policy UE2 also requires sites to have existing screening either through topography, buildings or well-established vegetation and in this respect the proposal is clearly not policy compliant.

Finally, whilst all cases are dealt with on their own merits, should approval be granted for one pod within the field, it would be much harder for the Authority to resist further pods in this area which cumulatively would have a significant detrimental impact on the landscape setting of the village.

Members are advised that Officers have met on site with the applicant to try and secure a location for the proposed pod that complies with Policy UE2 but have been unable to find an alternative that does not involve either compromising the setting of Christ Church as a non-designated heritage asset or access through the farmyard which presents problems in terms of the safety of guests within a working farm.

In terms of the other criteria of policy UE2, whilst Lawns Farm is owned by the applicants, they do not reside at the property but at Presbytery Farm which is within walking distance of the site. As such the proposed camping pod could be effectively managed so that should any issues of noise and activity adversely impact on the locality, they can be quickly addressed. Furthermore, the pod is considered to be of quality design that reflect the approved pod.

In conclusion, it is considered that in the proposed location, despite resulting in some improvements over the original submission, owing to the lack of established screening, the camping pod would be unduly prominent in the wider landscape such that it would detract from the character and visual attractiveness of the area contrary to Strategic Policy C, Strategic Policy G, Strategic Policy J and Policy UE2 and refusal 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.