

North York Moors National Park Authority

Thursday 9 July 2026 Planning Committee members update sheet

Item 7, Public minutes of the site visit held on Friday 01 May 2026

Please note that the date of the site visit should read Friday 12 June 2026 and that this item requires members to confirm as a correct record the minutes for site visits held at Middlewood Farm Caravan Site, Fylingthorpe, on Friday 12 June 2026, 10am and at Lawns Farm, Ugthorpe, on Friday 12 June 2026, 12 noon.

Item 11, Plans list

Item 1, NYM/2026/0087

Additional Third Party Responses

Jane Thomas, Oakwood, Fylingdales - Further to my email dated 17th April 2026. I would like to add the following commentator consideration at the committee on 9 July at 10am.

I wish to object to the proposed exploratory borehole on ecological grounds and request that the planning authority gives careful consideration to its potential impacts on protected wildlife.

Unfortunately, our property supports a population of adders in close proximity to our house. We have previously sought advice from the North York Moors National Park ecologist, who confirmed that adders are a protected species and that we must not undertake any actions that could disturb, stress, endanger or harm them, nor attempt to move them from the site.

Given that level of protection, we are concerned that the proposed exploratory borehole could have significant impacts through the erection of drilling equipment, continuous drilling operations, increased human activity, vibration, noise, vehicle movements and artificial lighting. If drilling is undertaken on a 24-hour basis, the use of floodlighting would be particularly concerning in what is recognised as a Dark Skies area, with the potential to disturb both adders and other nocturnal wildlife.

I therefore ask the planning authority to explain how these impacts have been assessed and how it has been concluded that the proposed works would not result in disturbance, stress or harm to a protected species. It appears inconsistent that individual residents are expected to avoid any activity that could disturb adders, while a major industrial operation in their vicinity could proceed without robust evidence that protected species will not be adversely affected.

I request that a comprehensive ecological assessment is undertaken by a suitably qualified specialist, specifically addressing the presence of adders, the effects of noise,

vibration, continuous drilling, lighting and construction activity, together with appropriate mitigation measures if the proposal is to be considered further.

In the absence of such evidence, I believe the application should not be approved.

Additional Information

The applicant has requested clarification in respect of the specific restrictions applied by condition 08 of planning application NYM/2026/0087.

It is now recommended the condition reads as follows:

8. Except for water tanker movements, HGV 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 Saturday, Sundays or on Bank or Public Holidays.

The applicant was concerned that it could potentially cause an issue from a surface water management/septic waste management perspective if tankers were restricted to weekdays only. For example, if there was heavy rain over a Bank Holiday, AA would need to contain water from Friday to Tuesday, which in a heavy rainstorm isn't practicable (due to size of tank required). Allowing water tankers to access the site at any time is considered necessary to allow for safe and effective drainage of the site and as such the amendments to condition 08 are considered acceptable and should form part of the recommendation.

Item 3, NYM/2026/0063

Additional information

In support of the application the agent has submitted a landscaping scheme which proposes native hedge planting including 2 no. trees to be double fenced around the proposed plot for the camping pod.

Additional consultation responses:

Parish:

Support the proposed updated location of the new camping pod. The revised siting is appropriate and that the proposal will make a positive contribution to the local tourism offering. It supports the diversification of rural businesses and provides additional accommodation for visitors, which can help strengthen the local economy while encouraging sustainable tourism within the area.

Additional third party responses:

Mags Purnell, 7 South Avenue, Scalby, Scarborough - Supports the amended location of the camping pod which enables the applicant's family to diversify their farming business.