

Agenda

Meeting: **Planning Committee**

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

Date: **Thursday 16 May 2024, 10.00am**

Business

1. Livestreaming and recording – The chair to inform members of the public that the meeting is livestreamed and recorded.
2. Apologies for absence
3. Public minutes of the meeting held on 08 February 2024
4. Public question time (an opportunity for members of the public to ask questions)
5. 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.
6. Emergency evacuation procedure – The chair to inform members of the public of the emergency evacuation procedure.
7. Exclusion of the public from the meeting during consideration of Item No. 12 on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1, 2, 6 and 7 of Part 1 of Schedule 12A to the Local Government Act 1972.
8. Miscellaneous items
 - a) Appeals (Development Management)
 - b) Appeals (Enforcement)
 - 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 determined and number of planning applications outstanding (over 13 weeks)
9. Government announcement on a new use class covering short term lets

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

Plans List Item Number	Application Reference	Development description and site address
1.	NYM/2024/0102	Alterations, construction of porch, removal of two rear dormer windows and construction of two storey extension, alterations to one rear dormer window to form balcony together with installation of air source heat pump at Hill Top, Clack Lane, Osmotherley
2.	NYM/2024/0093	Conversion of and extension to redundant buildings to form one local occupancy dwelling with associated garage/workshop/store and amenity space (revised scheme to planning approval NYM/2020/0374/FL) (retrospective) at Rye Hill Farm, Great Ayton
3.	NYM/2023/0771	Erection of five cabins for holiday letting purposes with associated access, parking and landscaping works at land at Westlands Farm, Osmotherley
4.	NYM/2024/0092	Siting of one log cabin for holiday letting purposes at Land off High Street, Hinderwell

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).

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

Private Business - Report circulated to Members only

12. Private report - Silpho Brow Farm West and Whin Covet, East Ayton – Members update on enforcement action

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 3, Public minutes of the meeting held on Thursday 8 February 2024, 10.00am

Present:

Joy Andrews, Jim Bailey, Malcolm Bowes, Michelle Donohue-Moncrieff, Jane Harper, Parick James, David Jeffels, Bob Marley, Abida Nayyar, Curt Pugh, John Ritchie, Janet Waggott, Arnold Warneken, Colin Williamson

The Chair notified all present that the meeting is being live streamed to the public and recorded.

Apologies:

David Hugill, George Jabbour, John McCue, Heather Moorhouse, Clive Pearson, Christine Robertson

Copies of all documents considered are in the minute book

01/2024 Minutes

That the public minutes of the meeting held on Thursday 30 November 2023, having been amended as referred to on the Members update sheet in so far as the correct reference to the resolutions for plans list item 2 and 3, printed and circulated be taken as read and be confirmed and signed by the Chair as a correct record.

02/2024 Public question time

There were no questions from members of the public.

03/2024 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.

04/2024 Emergency evacuation procedure

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

05/2024 Exclusion of public from the meeting

Resolved: That the public be excluded from the meeting during consideration of Item 10 on the Grounds that it involved the likely disclosure of exempt information as defined in Paragraphs 1, 2, 6 and 7 of Part 1 of Schedule 12A to the Local Government Act 1972.

06/2024 Miscellaneous items

Considered: The report of the Director of Planning

Resolved: That the report be noted.

07/2024 Applications for planning permission

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

Plans list item 1: Colin Simmons spoke as the applicant.

Plans list item 3: Graham Kemp spoke as the applicant.

Plans list item 5: Hannah Wafer spoke as the agent.

Plans list item 6: Karen Ward spoke as the agent.

Plans list item 8: Susan McMorrow spoke as the agent.

Plans list item 9: Susan McMorrow spoke as the agent.

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/2023/0868 - Variation of condition 2 (material amendment) of planning approval NYM/2022/0001 to allow a reduction in footprint, increase in height, creation of recess for bins and alterations to fenestration and doors of the approved side extension (retrospective) at 43 Brook Lane, Ainthorpe

Resolved: Refused as recommended.

Plans list item 2

NYM/2023/0712 - Construction of workshop/store/maintenance building with associated parking and landscaping works (revised scheme following refusal of NYM/2021/0532/FL) at Windhill Farm, Bentley Buildings, Glaisdale

Resolved: Approved as recommended.

Plans list item 3

NYM/2023/0806 - Variation of conditions 2 (material amendment), and 4 of planning approval NYM/2021/0999/FL to allow enlargement of one window opening and installation of doors and to allow the sale of beach toys, equipment and seaside memorabilia at The Galley on the Quarterdeck, Cove Hill, Robin Hoods Bay

Resolved: Approved with an amendment to condition 3 as set out on in the Members update sheet:

3. The building hereby approved shall only be used ancillary to the existing tea hut building to which it is attached and for no other purpose, in accordance with the conditions attached to planning permission reference NYM/2018/0558 and the revised list of hot food and drinks and non-food goods which can be sold, and equipment as follows:

Hot drinks
Soups
Hot Sandwiches
Toasted Panini
Toasted Sandwiches
American style Hot Dog
Pizza Slices
Warm freshly baked scones
Donuts machine, Waffle toaster, Crepe griddle
Small tabletop fryer not exceeding 8 Litres capacity
Any cold food and cold drinks
Guide/local information books
Beach toys and equipment
Seaside memorabilia

No beach toys shall be displayed outside the building other than in a container of maximum diameter of 80cm.

Plans list item 4

NYM/2023/0850 - Removal of condition 5 of planning approval NYM/2021/0472/FL to allow permanent siting of the shepherd's huts at Land off Sutherland Road, Cropton

Resolved: Approved as recommended.

Plans list item 5

NYM/2023/0857 - Erection of stable building for equestrian and livestock purposes (revised scheme following refusal of NYM/2023/0204) at Land south of St Margarets Church, Aislaby

Colin Williamson declared a prejudicial interest in this item as he had been lobbied by the applicant and objector and had reached a conclusion, as such, left the room.

Resolved: Refused as recommended.

Plans list item 6

NYM/2023/0607 - Listed Building consent for installation of seven replacement traditional weighted vacuum sealed sliding sash windows and two Yorkshire sliding sash vacuum sealed windows at The Old Vicarage, 40 North End, Osmotherley

Resolved: Refused as recommended.

Plans list item 7

NYM/2023/0640 - Conversion of former store to holiday letting cottage together with construction of replacement porch and masonry access bridge (retrospective) at West Cliff Farm, Danby Head, Danby

Resolved: Approved as recommended.

Plans list item 8

NYM/2023/0646 - Erection of 17.5 metre high lattice mast with antennas, dishes and remote radio heads together with associated ground based equipment, siting of generator cabinet, perimeter fencing and hardstanding parking area at land south of Cleveland Way, Ingleby Greenhow

Resolved: Refused as recommended.

Plans list item 9

NYM/2023/0698 – Erection of 25 metre high lattice mast with antennas, dishes and remote radio heads together with associated ground based equipment, off-grid power generator, fencing, landscaping and construction set down area at site 70 metres north of existing mast, Newgate Farm, Lockton

Resolved: Refused with the omission of the second reason for refusal as referred to on the Members update sheet.

Plans list item 10

NYM/2023/0560 - Erection of lattice tower (20 metres) with attached antennas and dishes, ancillary ground based equipment and access track at North Ings Plantation, Thunderbush Moor, Comondale

Resolved: Refused as recommended.

08/2024 Private minutes of the meeting held on Thursday 30 November 2023

That the private minutes of the meeting held on Thursday 30 November 2023, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

North York Moors National Park Authority

Item 4, 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 8, Miscellaneous items

Appeals

a) Development Management

Please note that the appeal documentation for each of the applications listed below can be found by clicking on the application reference number.

Hearings and inquiries

None

Appeals received

Reference number	Appellants name	Development description and site address
NYM/2023/0408	Mrs Barber	Removal of shed and construction of outbuilding (part retrospective) at Oswalds House, 11 Westfields, Osmotherley.
NYM/2023/0082	Mr C & Mrs L Champion c/o agent Cheryl Ward Planning	Demolition of existing timber/sheeted building and erection of two principal residence dwellings in the form of log cabins with associated parking and landscaping works at rear of Fern Farm, 30 High Street, Hinderwell, Saltburn-by-the-sea.
NYM/2023/0569	Mr & Mrs Metters c/o Agent	Alterations, construction of two storey rear extension together with demolition of conservatory and construction of replacement sun room and relocation of oil tank at Quarry Cottage, Raw.
NYM/2023/0472	Mr James Wallis c/o Agent	Certificate of lawfulness for use of land as garden in excess of ten years at land off Front Street, Grosmont.
NYM/2023/0791	FHJA & MA Eddon c/o Agent	Removal of two silos and erection of general purpose agricultural building (resubmission following refusal of NYM/2023/0521) at land east of Pasture Road, Lockton.

Appeals determined

Reference number	Appellants name	Development description and site address	Decision
NYM/2023/0248	Ms Frances Lockey	Erection of timber clad cabin for use as holiday accommodation (retrospective) at Suffield Cottage, Suffield.	Decision attached at appendix A

(b) Enforcement

Please note that the appeal documentation relating to the enforcement cases listed below can be found by clicking on the reference number.

Hearings and inquiries

None

Appeals received

None received

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 B.

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.

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 D.

Number of planning applications outstanding

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

Tom Hind
Chief Executive

Chris France
Director of Planning

Background documents to this report

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

Appeal Decision

Site visit made on 22 February 2024

by Darren Hendley BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th March 2024

Appeal Ref: APP/W9500/W/23/3331567

Suffield Cottage, Suffield Hill, Limestone Lane to Swang Road, Suffield, Scarborough, North Yorkshire YO13 0BJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms Frances Lockey against the decision of North York Moors National Park Authority.
- The application Ref: NYM/2023/0248, dated 21 April 2023, was refused by notice dated 03 July 2023.
- The development was originally described as a "change of use under policy UE2. Permission for change of use of a garage/cabin built of wood, which complies with UE2 policies (*sic*), to short term holiday accommodation. Permission was given for the cabin to be used for family members to stay overnight in so work was done internally to accommodate overnight stays."

Decision

1. The appeal is allowed and planning permission is granted for the erection of a timber clad cabin for use as holiday accommodation at Suffield Cottage, Suffield Hill, Limestone Lane to Swang Road, Suffield, Scarborough, North Yorkshire YO13 0BJ in accordance with the terms of the application, Ref: NYM/2023/0248, dated 21 April 2023, and the plans NYMNPA dated 08/05/2023 1:1250 Site Location Plan, and South East and North East elevations and NYMNPA dated 19/06/2023 Floor Plan, and North West and South West elevations, subject to the following conditions:
 - 1) The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
 - 2) The holiday unit hereby permitted shall form and remain part of the area of land associated with the main dwelling known as Suffield Cottage as shown edged in blue/red on NYMNPA dated 08/05/2023 1:1250 Site Location Plan as a single planning unit and shall not be sold or leased separately from the main dwelling.
 - 3) No further external lighting shall be installed on the development hereby permitted until details of the 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 approved details and thereafter maintained.

Procedural Matters

2. The development has already been carried out and so I have dealt with the appeal on a retrospective basis. In addition, the main parties agreed a revised description of development and the application was determined accordingly. This is reflected in my decision paragraph above as it more accurately and precisely describes the development. The reference in the revised description to the development being retrospective is excluded as this does not form part of the act of development.

Main Issues

3. The main issues are the effect of the development on (i) the living conditions of the occupiers of the neighbouring property, Northfield Cottage, with particular regard to noise and disturbance; and (ii) whether it would lead to pressure for further development, and the resultant effect on the character and appearance of the area.

Reasons

Living Conditions

4. The development comprises a largely rectilinear single storey building which is constructed of timber boarding under a profile sheet roof. There is a small projection on its rear elevation. It lies to the rear of Suffield Cottage which is a semi-detached property set within spacious grounds. These extend beyond the development. The development shares its access with the host property and a driveway area extends in between the two, where there is also a small open fronted storage structure, as well as some ornamental planting. The development is in use as one short term holiday accommodation unit, with one bedroom, a shared kitchen and living area, and a bathroom.
5. The adjoining semi-detached property, known as Northfield Cottage, contains its own domestic outbuilding, close to where the development is located. Beyond this outbuilding is a larger stables like building. The rear access to these buildings encloses this property's rear garden. More broadly, this is a countryside location with occasional development. Other residential properties are separated from the appeal site by fields or farm buildings.
6. The modest nature of the development likely results in only a limited level of noise and disturbance associated with its use, and comings and goings. While the development is sited close to the shared boundary with its neighbour, this property has its own buildings in close proximity, as well as the rear access. In addition, the development is sited well away from the neighbouring house itself and towards the end of the associated garden. There is also some planting which provides some screening.
7. The level and form of commercial tourist activity is thus not inappropriate within the domestic area of the existing private dwelling. The intensification of activity on the site is not likely to cause undue additional noise and disturbance, compared to that generated by a private domestic use associated with purposes ancillary to the enjoyment of the host dwelling. This is even with the turnover of guests which likely occurs associated with its short let use.
8. The National Park Authority (NPA) notes that Environmental Health do acknowledge that holiday lets do have the potential to be noisy and disruptive,

but in this case there is no such objection from this consultee. As regards whether it is in effect a separate dwelling, this can ably be controlled through the imposition of a planning condition.

9. The NPA's related reason for refusal includes Policy UE4 of the National Park Authority's Local Plan (2020) (Local Plan), but refers to 'no harm' as regards noise and activity on the amenity of the neighbourhood. The policy itself though refers to 'no unacceptable harm', and so I have considered compliance with the policy on this basis. The reason for refusal also includes reference to new camping and glamping units under Policy UE4. This is not however the type of development which is the subject of the appeal, and so it has a limited bearing. The policy also provides for other types of holiday accommodation, as long as the criteria are met.
10. I conclude that the development does not have an unacceptable effect on the living conditions of the occupiers of the neighbouring property, Northfield Cottage, with particular regard to noise and disturbance. As such, it complies with Policy UE4 of the Local Plan where it states that development of new holiday accommodation within a residential curtilage will only be permitted where there is no unacceptable harm in terms of noise and activity on the amenity of the neighbourhood.

Pressure for Further Development

11. The NPA is also concerned that the development could potentially lead to pressure for additional structures for domestic garaging and storage because the development utilises the location of a previously approved garage and stable building¹.
12. However, there is no substantive evidence that such a situation would be likely to occur. The host property already has a small open fronted store and there is ample space around the property for parking. Nor has the appellant indicated an intention to actively seek their replacement and has set out in any event that the circumstances have changed since the garage and stable building were approved. As a consequence, I do not have cause to consider whether such a development would be visually intrusive due to the open nature of the site. Nor is it in dispute that the development which is for my consideration is not unacceptable in character and appearance terms.
13. I conclude that the development would not lead to pressure for further development, and so there would not be a resultant effect on the character and appearance of the area. Hence, it complies with Policy CO17 of the Local Plan in as far as it sets out that it should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use and not detracting from the character and form of the original dwelling or its setting in the landscape, amongst other considerations.

Other Matters

14. While not set out in the reasons for refusal, both main parties have also referred to Policy UE4 where it sets out that development is to make use of an existing building which is of architectural or historic interest and makes a positive contribution to the character of the surrounding area. The

¹ NPA ref: NYM/2022/0115

development does have an appearance akin to a domestic outbuilding and it fits comfortably in with the buildings that are found to the rear of the neighbouring property. With its proximity to these buildings and its location to the rear of the host property, it is also unobtrusive in these surroundings. Nor is it of any great scale. This does not alter my conclusion.

15. I have also been referred to the Strategic Policies of the Local Plan, although again none appear in the reasons for refusal. Based on the evidence before me, there is not a particular conflict with these policies. I do not see why tourist accommodation cannot constitute an essential need, given the location of the development in relation to its countryside surroundings, which is highly likely to attract guests. In any event, I have found compliance with the Local Plan policies that are contained in the reasons for refusal. As a result, I do not have reason to consider Policy UE2, which both main parties have also referred to. In light of my findings, nor is there a conflict with paragraph 182 of the National Planning Policy Framework.
16. In respect of other matters that have been raised, I am also aware of concerns that the development is tantamount to circumventing restrictive planning policies and that it has been applied for retrospectively. My decision though has to be based on the planning merits of the development. In relation to the accuracy of the plans, there was an amendment during the course of the planning application to correct the omission of the small projection on the rear elevation of the development. With the modest nature of the use, additional traffic could ably be accommodated safely on the local highway network.
17. I am bound to have regard to the purposes of National Parks, under the National Parks and Access to Countryside Act 1949 (as amended), which concern conservation, including seeking to further the purpose of conserving and enhancing the natural beauty of the National Park, as well as encouraging recreation. In taking the above considerations together, I do not find a conflict with these purposes.

Conditions

18. I have imposed conditions so that the development is used and occupied solely as holiday letting accommodation, and remains part of the same planning unit as the host property. This is in order to protect living conditions. The development already appears to contain a modest external light fitting adjacent to the entrance door. I have though imposed a condition concerning the installation of any subsequent external lighting, in the interests of minimising light pollution given the Dark Skies location that I have been referred to. Where I have otherwise altered the wording of the conditions put forward by the NPA, I have done so in the interests of precision and without changing their overall meaning.

Conclusion

19. For the reasons set out above and having regard to all matters that have been raised, the appeal should be allowed subject to the conditions.

Darren Hendley

INSPECTOR

Appendix B

List of applications determined by the Director of Planning in accordance with the scheme of delegation for the period of 25 January 2024 to 12 April 2024

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

North Yorkshire Council (Ham)

Application reference: NYM/2023/0743

Alterations to detached garage, siting of oil tank and erection of a shed at The Old Vicarage, Carlton In Cleveland for Mr & Mrs Wall.

Approved on 26/01/2024

Application reference: NYM/2023/0607

Listed Building consent for installation of seven replacement traditional weighted vacuum sealed sliding sash windows and two Yorkshire sliding sash vacuum sealed windows at The Old Vicarage, 40 North End, Osmotherley for Mr Duncan Ross Russell

Refused on 09/02/2024

Application reference: NYM/2023/0852

Improvements to existing (permissive) footpath to summit of Roseberry Topping including realignments, surface water drains and path restoration together with use of land south east of the site as temporary material storage and use of existing building at Aireyholme Farm as temporary site compound at Roseberry Topping, near Newton under Roseberry for National Trust.

Approved on 06/02/2024

Application reference: NYM/2023/0728

Demolition of existing single storey rear extension, conservatory and outbuilding and construction of replacement single storey rear extension at 34 High Street, Swainby for Mr & Mrs Dunn.

Approved on 15/02/2024

Application reference: NYM/2023/0466

Construction of single storey rear extension at Howe Hill Farm, Lambs Lane, Ingleby Greenhow for Mr C Eyre.

Approved on 04/03/2024

Application reference: NYM/2023/0840

Variation of condition 2 (material amendment) of planning approval NYM/2022/0746 to allow alterations to the approved door openings at Goulton Holme Farm, Swainby for Mr John Simpson.

Approved on 04/03/2024

Application reference: NYM/2023/0862

Erection of greenhouse at The Forge, Fangdale Beck for Mr & Mrs Coote.

Approved on 20/02/2024

Application reference: NYM/2023/0877

Demolition of two storey extension and construction of replacement two storey rear extension at Faceby Mill, Mill Lane, Faceby for Mr and Mrs I Bullivant.

Approved on 27/02/2024

Application reference: NYM/2024/0061

Verification check of conditions 5 and 6 of planning approval NYM/2023/0413 at Cam House Farm, Chop Gate for Colin Goodall.

Decided on 26/02/2024

Application reference: NYM/2024/0069

Trees in Conservation Area works comprising of removal of Cedar, crown lift roadside trees and remove overhanging trees and dead or dangerous trees. at Pickhill Nook, High Kilburn for Mr Giles.

No objections on 29/02/2024

Application reference: NYM/2024/0080

Trees in Conservation Area works comprising of reducing height of two Yew trees. Removal of one Yew and one Holly tree at The Old Vicarage, 40 North End, Osmotherley for Mr Angus Forsyth.

No objections on 29/02/2024

Application reference: NYM/2024/0090

Trees in Conservation Area works comprising of felling Beech tree at Colville Hall, Coxwold Village, Coxwold for Mr John Taylor.

No objections on 29/02/2024

Application reference: NYM/2024/0111

Verification check of conditions 3 and 6 of planning approval NYM/2023/00779 at Thirlby Farm, Thirlby for Mr and Mrs Richard and Kate Hoskin.

Decided on 04/03/2024

Application reference: NYM/2024/0142

Trees in Conservation Area works comprising of pruning to T8 Yew, T9 Lime, T18; crown lift to Walnut; cut back and crown lift to T10 Silver birch, T11 Lime, T13 Lime, T16 Lime, remove dead wood from T20 Rowan, reduce limb T19 Birch at Osmotherley Village for Mr John Robinson, Osmotherley Area Parish Council.

No objections on 04/03/2024

Application reference: NYM/2024/0032

Construction of glazed link extension at Eure Farm, Battersby for Dr Alex Jones.

Approved on 08/03/2024

Application reference: NYM/2024/0010

Creation of additional car parking area (45 spaces) at Mount Grace Priory, Mount Grace, Northallerton for English Heritage.

Approved on 14/03/2024

Application reference: NYM/2024/0052

Construction of replacement timber boarded lean-to store at Coniser Farm, Bilsdale Transmitter Track, Chop Gate for Mr S Sanderson.

Approved on 14/03/2024

Application reference: NYM/2023/0807

Use of land for the siting of two static caravans on existing hardstanding touring pitches to provide seasonal staff accommodation at Cote Ghyll, Osmotherley for Mrs Helen Hill.

Approved on 15/03/2024

Application reference: NYM/2023/0820

Variation of condition 2 (material amendment) of planning approval NYM/2019/0118/FL to allow alterations to the design of the garage, and link extension, together with the regularisation of the fenestration to the rear single storey extension at Scugdale Hall, Scugdale, Swainby for Mr Martin Johnson.

Approved on 15/03/2024

Application reference: NYM/2024/0040

Removal of two windows, installation of additional door and alterations to existing doors at Public Conveniences, South End, Osmotherley for Osmotherley Area Parish Council.

Approved on 15/03/2024

Application reference: NYM/2023/0849

Verification check of conditions 5, 9, 12, 16, 17, 18, 19, 20 and 24 of planning approval NYM/2020/0941/FL at Land to the rear of Butcher's Shop, Ingleby Greenhow for Mr David Stidwell.

Decided on 19/03/2024

Application reference: NYM/2024/0051

Installation of replacement uPVC windows at Hollygarth, Carlton In Cleveland for Mr Terence Wilson.

Approved on 19/03/2024

Application reference: NYM/2023/0750

Addition of boiler flue pipe on the rear to discharge emissions away at a higher level at Whorlton School Hall, 11A Church Lane, Swainby for J Nithakorn

Granted on 21/03/2024.

Application reference: NYM/2023/0770

Addition of boiler flue pipe on the rear to discharge emissions away at a higher level at Whorlton School Hall, 11a Church Lane, Swainby for Mr & Mrs Nithakorn.

Approved on 21/03/2024

Application reference: NYM/2024/0044

Demolition of bay window and construction of single storey sun room at 18 Black Horse Lane, Swainby for Mr & Mrs Richard and Becky Hill.

Approved on 21/03/2024

Application reference: NYM/2023/0827

Demolition of existing extension and conservatory and construction of replacement single storey rear extension, alterations to attached outbuildings to facilitate the use as additional living accommodation, construction of garage and alterations to driveway at 1 Cote Faw, Hambleton Cottages, Hambleton for Mr Kevin Ryan.

Approved on 26/03/2024

Application reference: NYM/2024/0132

Verification check of condition 3 of planning approval NYM/2023/0693 at Rye Hill Farm, Great Ayton for Mr John Grimes.

Decided on 26/03/2024

Application reference: NYM/2024/0056

Demolition of existing buildings and construction of three dwellings (local needs) and one open market dwelling with accesses, parking, amenity spaces and landscaping work at Byland Road Garage, Byland Road, Coxwold for Loxley Homes (Holdings) Limited.

Approved on 27/03/2024

Application reference: NYM/2024/0088

Erection of extension to existing agricultural building for livestock housing purposes (retrospective) at Stay Farm, Kepwick for E P Woodhead and Son.

Approved on 27/03/2024

Application reference: NYM/2024/0094

Construction of single storey side extension to form annexe at Rye Hill Farm, Great Ayton for Mr John Grimes.

Refused on 28/03/2024

Application reference: NYM/2024/0100

Retention of concrete bridge piers together with reinstatement of topsoil areas and landscape planting following the removal of the temporary bridge at temporary bridge over River Sefh, Bilsdale for Arqiva Limited.

Approved on 04/04/2024

Application reference: NYM/2024/0214

Overhead line exemption notification for removal of existing poles and transformer, undergrounding of cable and erection of H pole arrangement at garden of Hawthorn House and land located to the south, Boltby for Northern Powergrid.

Decided on 04/04/2024

Application reference: NYM/2023/0662

Construction of enlarged replacement porch at William Beck Farm, Chop Gate for Mr and Mrs Hodgson.

Approved on 05/04/2024

Application reference: NYM/2024/0062

Removal of dormer window and construction of first floor extension at 1 The Crescent, Carlton in Cleveland for Mr and Mrs Coak.

Refused on 05/04/2024

Application reference: NYM/2024/0074

Verification check of conditions 18 and 35 of planning approval NYM/2020/0710/FL at Swainby and Potto C of E Primary School, Claver Close, Swainby for Brierley Homes Ltd.

Decided on 05/04/2024

North Yorkshire Council (Rye)

Application reference: NYM/2023/0804

Construction of dwarf retaining wall and paved patio area at Abbey House, Main Street, Oldstead for Mr Roger Tarling.

Approved on 26/01/2024

Application reference: NYM/2023/0842

Verification check of conditions 6, 12 and 14 of planning approval NYM/2022/0352 at Valley View Farm, Old Byland for Mr Stuart Robinson.

Decided on 30/01/2024

Application reference: NYM/2023/0855

Erection of lean-to extension to existing agricultural building for storage purposes and siting of grain bin at South View, Yatts Road, Pickering for Mr Duncan Bulmer.

Approved on 07/02/2024

Application reference: NYM/2023/0866

Installation of flue at 26 Ashwood Close, Helmsley for Mr Robert Foggo.

Approved on 09/02/2024

Application reference: NYM/2024/0035

Verification check of condition 3 of planning approval NYM/2023/0333 at Land East of Longlands Lane, Thornton-le-Dale for Mr David Hall.

Decided on 05/02/2024

Application reference: NYM/2024/0049

Verification check of condition 3 of planning approval NYM/2023/0618 at Blansby Park Farm, Blansby Park Lane, Newbridge, Pickering for The Duchy of Lancaster.

Decided on 05/02/2024

Application reference: NYM/2024/0071

Trees in Conservation Area comprising of works to two Ash Trees with Ash Dieback . Proposal to fell both trees. at Forester Hill, Lockton for Mr Stuart Sunderland.

No objections on 01/02/2024

Application reference: NYM/2024/0076

Trees in Conservation Area comprising of works to reduce both trees by 50% in height and cut back side branches, to prolong life of trees. at Brimstone House, 40 High Street, Helmsley for Mr Alan Firth.

No objections on 31/01/2024

Application reference: NYM/2024/0078

Verification check of condition 3 of planning approval NYM/2023/0279 at land to the rear of 3 Church Street, Helmsley for Richard Todd.

Decided on 08/02/2024

Application reference: NYM/2023/0787

Demolition of dwelling and outbuildings, construction of one open market dwelling with attached garage and domestic outbuildings and two semi-detached principal residence dwellings with detached garages, formation of two additional entrances and associated landscaping works at Bridale Manor, Station Road, Thornton-le-Dale for Ms Nadia Rajab.

Approved on 29/02/2024

Application reference: NYM/2023/0832

Creation of drainage ditch with crossing point at land located south of Helm House, adjacent Helm House Wood, Chop Gate for Mr Mark Burrell.

Approved on 01/03/2024

Application reference: NYM/2023/0836

Subdivision of property to create one additional dwelling for holiday letting purposes and use of land for the siting of three glamping wagons, one caravan and one shepherds hut for holiday letting purposes (retrospective) at Bickley Rigg Farm, Langdale End, Scarborough for Mr Bruce and Mrs Elizabeth Jones.

Approved on 23/02/2024

Application reference: NYM/2023/0845

Construction of forest road (length 660m) with turning point at Russells Wood located west of Duks Ley Farm, Hartoft for Forestry England.

Approved on 23/02/2024

Application reference: NYM/2023/0869

Erection of general purpose agricultural building for livestock, equipment and feed storage at Vicarage Farm, Main Street, Scawton for Mr Ian Tomlinson.

Approved on 14/02/2024

Application reference: NYM/2023/0872

Listed Building consent for installation of six replacement timber slimline double glazed windows to front elevation and two to the side elevation (revised scheme following refusal of NYM/2023/0367) at West View Farm, Lockton for Mr Jason Coughlin.

Granted on 15/02/2024

Application reference: NYM/2023/0874

Erection of timber building to house milk vending machine (retrospective) at Pexton Moor Farm, Low Dalby, Thornton le Dale for AG Pennock Ltd.

Approved on 01/03/2024

Application reference: NYM/2024/0001

Listed Building consent for repair and pointing works to the external facade, replacement guttering, re-roofing and chimney repairs (revised scheme following refusal of NYM/2023/0367) at West View Farm, Lockton for Mr Jason Coughlin

Granted on 27/02/2024

Application reference: NYM/2024/0002

Listed Building consent for internal refurbishment works, alterations to internal layout and floor changes incorporating under floor heating at ground floor level (revised scheme following refusal of NYM/2023/0367) at West View Farm, Lockton for Mr Jason Coughlin.

Granted on 27/02/2024

Application reference: NYM/2024/0004

Installation of 16 solar panels to barn roofs at Middle Farm House, Cold Kirby for Mr Paul Davies.

Approved on 04/03/2024

Application reference: NYM/2024/0005

Listed Building consent for installation of 16 solar panels to barn roofs at Middle Farm House, Cold Kirby for Mr Paul Davies.

Granted on 04/03/2024

Application reference: NYM/2024/0011

Variation of condition 7 of planning approval 3/093/0051G to allow a dual use of Owl Cottage as either a holiday let or dwelling at Mel House Cottages, Newton upon Rawcliffe for A & CH Properties Ltd.

Approved on 04/03/2024

Application reference: NYM/2024/0012

Variation of condition 6 of planning approval 3/093/0051B to allow a dual use of Granary Cottage as either a holiday let or dwelling at Mel House Cottages, Newton upon Rawcliffe for A & CH Properties Ltd.

Approved on 04/03/2024

Application reference: NYM/2024/0013

Variation of condition 4 of planning approval 3/093/0051F to allow a dual use of Mallard Cottage as either a holiday let or dwelling at Mel House Cottages, Newton upon Rawcliffe for A & CH Properties Ltd.

Approved on 04/03/2024

Application reference: NYM/2024/0017

Variation of conditions 2 (material amendment) and 5 of planning approval NYM/2023/0249 to allow a reduction in length of the approved extension and building in stone rather than timber at Harland Beck Cottage, Daleside Road, Low Mill, Farndale West for Mrs Fiona Baldwin.

Approved on 01/03/2024

Application reference: NYM/2024/0020

Erection of stable block at Rose Croft, Yatts Road, Newton On Rawcliffe for Miss Ella Conway.

Approved on 28/02/2024

Application reference: NYM/2024/0028

Trees in Conservation Area works comprising of removal of Spruce at Three Gables, Maltongate, Thornton le Dale for Mr Paul Manners.

No objections on 13/02/2024

Application reference: NYM/2024/0075

Works to trees in Conservation Area comprising of works to two hybrid Lime trees at Dovecote, Church Hill, Thornton le Dale for Mr Michael Cookson.

No objections on 13/02/2024

Application reference: NYM/2023/0878

Verification check of conditions 3, 5, 6, 9, 10, and 11 of planning approval NYM/2018/0791/FL (allowed on appeal) at Land at Spaunton Quarry, Kirkbymoorside for GMV Winn & Co.

Decided on 06/03/2024

Application reference: NYM/2024/0053

Certificate of lawfulness to confirm that the use of the existing car park as a public pay and display car park does not amount to a material change of use (resubmission following withholding of certificate under reference NYM/2023/0574) at car park at Victory Mill, Thornton le Dale for Burgess Group PLC.

Issued on 08/03/2024

Application reference: NYM/2024/0060

Creation of dew pond in conjunction with Turtle Dove project at South Moor, Dalby Forest Drive, Ebberston for Mr Robert Walker.

Approved on 11/03/2024

Application reference: NYM/2024/0059

Verification check of conditions 5, 6 and 11 of planning approval NYM/2021/0690/FL at Bracken Hill, Sand Lane, Oldstead for Simon Cartwright.

Decided on 13/03/2024

Application reference: NYM/2024/0048

Conversion of outbuildings to domestic accommodation and home office, construction of double garage and connecting workshop together with alterations to stable building and landscaping works (revised scheme following dismissed appeal NYM/2022/0254) at Rawson Syke, Daleside Road, Farndale East for The Farndale Estate.

Approved on 19/03/2024

Application reference: NYM/2024/0143

Trees in Conservation Area works comprising of felling Dawn Redwood at The Cottage, Hutton le Hole, for Mr Brian Simmonds.

No objections on 19/03/2024

Application reference: NYM/2023/0860

Alterations to dwelling and boot room, removal of oil tank and construction of link extension together with alterations to and change of use of outbuilding to form ancillary living accommodation and retail area for home produce at Kiln View, Daleside Road, Rosedale East for Mr & Mrs Osbaldeston.

Approved on 21/03/2024

Application reference: NYM/2024/0162

Verification check of condition 5 of planning approval NYM/2023/0776 at Abbey House, Byland Abbey for Mr Tim Porritt.

Decided on 21/03/2024

Application reference: NYM/2023/0811

Variation of conditions 2 and 5 of planning approval NYM/2006/0683/FL to allow a dual use of the two cottages (Swift Cottage and Wren Cottage) as either holiday lets or dwellings and changes to the materials to the rear elevation from stone to timber cladding and omission of the front extension to Wren Cottage at Mel House Cottages, Newton upon Rawcliffe for A & CH Properties Limited.

Approved on 25/03/2024

Application reference: NYM/2023/0454

Installation of solar array (20 panels) connected to approved art installation A Room That Sings (revised location to that approved under NYM/2021/0822) at near Cross Cliff Car Park, Dalby Forest for Forestry England.

Approved on 26/03/2024

Application reference: NYM/2023/0827

Demolition of existing extension and conservatory and construction of replacement single storey rear extension, alterations to attached outbuildings to facilitate the use as additional living accommodation, construction of garage and alterations to driveway at 1 Cote Faw, Hambleton Cottages, Hambleton for Mr Kevin Ryan.

Approved on 26/03/2024

Application reference: NYM/2024/0103

Removal of shed and construction of timber clad garage at 21 Church Street, Helmsley for Mrs Angela Wardale.

Approved on 26/03/2024

Application reference: NYM/2024/0081

Listed Building consent for installation of two replacement timber windows to extension at St. Mary's, Appleton-le-Moors for Ms Nicola Oldroyd.

Granted on 03/04/2024

Application reference: NYM/2024/0137

Trees in Conservation Area works comprising of felling T1 Sycamore at Ovins Well House, Low Street, Lastingham for Mrs Juile Marks.

Approved on 04/04/2024

Application reference: NYM/2023/0676

Conversion of and extension to building to form one holiday letting unit at field barn north of West View, Hawnby for Mexborough Estates.

Approved on 05/04/2024

Application reference: NYM/2023/0785

Change of use of holiday letting accommodation to form one local occupancy dwelling and dual use residential annexe/holiday letting unit (no external alterations) at School House, Langdale End for James Hudson Builders Ltd.

Decided on 08/04/2024

Application reference: NYM/2024/0168

Verification check of condition 6 of planning approval NYM/2023/0265 at Westfield Lodge, Yan Brow, Hutton le Hole for Annabel Strickland.

Decided on 09/04/2024

Application reference: NYM/2024/0206

Overhead line exemption notification for erection of two poles, installation of transformer and underground cable at south of Duck House Farm, Daleside Road, Farndale East for Northern Powergrid (Northeast).

Decided on 10/04/2024

Application reference: NYM/2024/0108

Advertisement consent for the display of 7 no. signs (1 no. illuminated) (submission prior to expiration of consent NYM/2019/0065/AD) at Deep Blue, 6 Bridge Street, Helmsley for Deep Blue Restaurants.

Granted on 11/04/2024

North Yorkshire Council (Sca)

Application reference: NYM/2022/0476

Conversion of farm building to two holiday cottages and one residential annexe with associated parking and landscaping works at Beacon Farm, Beacon Brow Road, Scalby for Mr P Cass.

Approved on 09/02/2024

Application reference: NYM/2023/0300

Use of agricultural workers dwelling as a holiday let for a temporary period of ten years. at Island Farm House, Island Farm, Staintondale for Mr M Else.

Approved on 31/01/2024

Application reference: NYM/2023/0602

Construction of replacement single storey rear extension at Coble Cottage, Long Row, Port Mulgrave for Mr & Mrs Tremberg.

Approved on 26/01/2024

Application reference: NYM/2023/0755

Verification check of condition 9 and 12 of planning approval NYM/2023/0253 at North Moor Cottage East, North Moor, Wykeham for Mr Hutchinson

Decided on 30/01/2024

Application reference: NYM/2023/0760

Listed Building consent for partial removal of the wall between the kitchen and corridor at Red House, Storr Lane, Hackness for Mrs Ruth Gaskell.

Granted on 29/01/2024

Application reference: NYM/2023/0766

Verification check of conditions 6 of planning approval NYM/2023/0424 at North Bungalow, North Moor, Wykeham for Mr Stephen Wiles.

Decided on 30/01/2024

Application reference: NYM/2023/0781

Installation of replacement garage doors (retrospective) at East View, High Street, Staithes for Ms Jill Turton.

Approved on 25/01/2024

Application reference: NYM/2023/0798

Alterations, construction of new external steps and single storey side extension, erection of glass balustrade to patio area together with construction of replacement pitched roof to entrance porch and installation of replacement uPVC windows and doors at Hillcrest, Runswick Bay for Victoria Bannister.

Approved on 07/02/2024

Application reference: NYM/2023/0808

Construction of garden room to rear elevation and installation of solar panels to south and west facing roof slopes at Three Oaks, The Mill Green Way, Goathland for Mr Brian Loader.

Approved on 05/02/2024

Application reference: NYM/2023/0826

Construction of replacement detached garage at Weighbridge, Station Yard, Castleton for Mr Stuart Thompson.

Approved on 25/01/2024

Application reference: NYM/2023/0828

Demolition of porch and construction of two storey rear extension at 4 Park View, Glaisdale for Mr P Foster.

Approved on 30/01/2024

Application reference: NYM/2023/0829

Verification check of condition 7 of planning approval NYM/2020/0623/FL at Tofta Farm, Brown Rigg Road, Staintondale for Eric Matthew.

Decided on 30/01/2024

Application reference: NYM/2023/0831

Installation of one replacement timber door and ten double glazed timber windows at Dale View, Egton for Dr Elizabeth Marsh and Mr Ian Woodcock.

Approved on 06/02/2024

Application reference: NYM/2023/0835

Installation of ground mounted solar array (100 panels) at Thirley Cotes Farm, Waite Lane, Harwood Dale for P & G Durgin Properties Ltd.

Approved on 01/02/2024

Application reference: NYM/2023/0841

Demolition of existing conservatory and construction of single storey rear extension and decked area together with construction of replacement dormer window and one new dormer window at Stoneleigh, Church Lane, Fylingthorpe for Jacky Ellis.

Approved on 01/02/2024

Application reference: NYM/2023/0843

Alterations to dormer windows, construction of porch and single storey link extension together with enlargement of patio doors, installation of three rooflights and flue and creation of patio area at Beacon Hill Farm, Raw for Mr John Helliwell.

Approved on 08/02/2024

Application reference: NYM/2023/0848

Use of annexe as holiday let, local needs letting dwelling or annexe (triple use) (no external alterations) at Annexe at High Fairhead Farm, Grosmont for Nr D Hodgson.

Approved on 05/02/2024

Application reference: NYM/2023/0854

Conversion of buildings to two holiday cottages and rebuilding of attached store at Park Nook Farm, Langburns Bank, Castleton for Mr C and Mrs A Adamski.

Approved on 12/02/2024

Application reference: NYM/2023/0856

Erection of a covered manure storage building at Beacon Farm, Beacon Brow Road, Scalby for Mr Paul Cass.

Approved on 08/02/2024

Application reference: NYM/2023/0858

Dual use of existing holiday let as either a local occupancy dwelling or holiday let at Seaton Court, Seaton Hall, Staithes for Mr William Kidd.

Approved on 12/02/2024

Application reference: NYM/2023/0861

Advertisement consent for erection of non-illuminated timber sign (resubmission of expiring consent NYM/2019/0102/AD) at Millbry Hill, Selly Hill, Guisborough Road, Whitby for Sererna Harriman.

Granted on 12/02/2024

Application reference: NYM/2023/0867

Verification check of conditions 5, 6, 11 and 14 of planning approval NYM/2023/0705 at Partridge Hill Farm, Ugglebarnby Lane, Sneaton for Danny Tebbutt

Decided on 26/01/2024

Application reference: NYM/2024/0046

Trees in Conservation Area works comprising of potential removal of T1 - T9 at TPO 2018/1 Cedar Lodge, Egton Lane for Mr David Miller.

No objection on 30/01/2024

Application reference: NYM/2024/0073

Trees in Conservation Area works comprising of trimming T4 Horse Chestnut to prevent damage at TPO 1973/90 Commondale Chestnut Cottage, Commondale for Mrs Catherine Milner, AW & LJ Iredale.

No objections on 30/01/2024

Application reference: NYM/2023/0641

Erection of agricultural livestock building with feed passage and straw storage area (retrospective) at Eden House Farm, Guisborough Road, Whitby for Mr Ian Beeforth.

Approved on 14/02/2024

Application reference: NYM/2023/0660

Variation of condition 3 of planning approval NYM/2007/0193/FL (allowed on appeal) to change the local occupancy dwelling to a holiday let (resubmission following withdrawal of NYM/2022/0594) at 63 High Street, Hinderwell for Mr Michael Holyle.

Refused on 29/02/2024

Application reference: NYM/2023/0708

Demolition of livestock building, landscaping works and use of land as 15 pitch caravan and camping site along with the siting of one camping pod at Meeting House Farm, Staintondale for Mr Ben Pullen.

Approved on 19/02/2024

Application reference: NYM/2023/0745

Change of use of land to provide an additional 12 no. touring caravan pitches to existing caravan site at Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales for Mr and Mrs Butterfield.

Approved on 01/03/2024

Application reference: NYM/2023/0825

Erection of field shelter for horses (retrospective) at land to the rear of The Forge, High Street, Egton for Mrs Ruth Grayson.

Approved on 20/02/2024

Application reference: NYM/2023/0838

Construction of dormer and two rooflights and installation of chimney to rear elevation together with insertion of two new windows to south-west elevation at 22 Rosedale Lane, Port Mulgrave for T and J Gjertsen.

Approved on 20/02/2024

Application reference: NYM/2023/0847

Trees in Conservation Area works comprising of removal/felling of five Leylandii trees, T1, T2, T3, T5 and T5. at Cross Pipes, Beck Hole Road, Goathland for Mr Colin Chinn.

No objections on 13/02/2024

Application reference: NYM/2023/0873

Verification check of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95 of planning approval NYM/2017/0505/MEIA at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe

(minehead); underneath 252 km² of the NYMNP (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal) for Anglo American Woodsmith Ltd.

Decided on 27/02/2024

Application reference: NYM/2023/0875

Change of use of unit from Class B2 to Use Classes B2, B8, Ec and Eg (no alterations) at Stainsacre Lane Industrial Estate, Unit 16a Fairfield Way, Whitby for Robis Property Ventures Limited.

Approved on 29/02/2024

Application reference: NYM/2024/0006

Verification check of conditions 7 and 8 of prior notification approval NYM/2022/0675 at Hodgson Moor Farm, Gowland Lane, Cloughton for DW & NW Fenby.

Decided on 27/02/2024

Application reference: NYM/2024/0007

Construction of front porch extension and widening of dropped kerb to front of driveway at 6 Runswick Lane, Hinderwell for Mr S Mather.

Approved on 28/02/2024

Application reference: NYM/2024/0015

Verification check of condition 3 of planning approval NYM/2023/0506 at The Nurseries, Egton Lane, Egton for Mr Anthony Stocking.

Decided on 26/02/2024

Application reference: NYM/2024/0022

Formation of internal access track with steps at Meadowcroft Cottage, Ugthorpe for Meadowcroft Ugthorpe Ltd.

Approved on 04/03/2024

Application reference: NYM/2024/0042

Verification check of conditions 6 and 7 of planning approval NYM/2022/0079 at Leith Rigg Farm, Fylingdales for Mr Philip Turford.

Decided on 26/02/2024

Application reference: NYM/2024/0066

Non material amendment to planning approval NYM/2019/0021/FL to allow alterations to fenestration and door details and change of materials to a mix of oak surrounds and doors with aluminium frames along with provision of lean-to store housing external boiler and oil storage tank at The Old Coach House, Broxa Lane, Hackness for Mr Andrew Stevenson.

Approved on 29/02/2024

Application reference: NYM/2024/0072

Trees in Conservation Area works comprising of reducing crown of T1 Beech and T2 Beech at 27 Pickering Road, West Ayton for Miss R Whatling.

No objections on 13/02/2024

Application reference: NYM/2024/0086

Verification check of condition 10 of planning approval NYM/2018/0164/FL at School House Farm, Egton for Mrs Sally Mead.

Decided on 19/02/2024

Application reference: NYM/2024/0089

Verification check of condition 3 of planning approval NYM/2023/0668 to confirm compliance with local occupancy condition at Willow Cottage, Postgate Way, Ugthorpe for Thomas Firth.

Decided on 13/02/2024

Application reference: NYM/2024/0114

Trees in Conservation Area works comprising of trimming lower branches of Three Oaks at TPO 2006/4 Mansfield, Beckhole Road, Goathland, YO22 5NA for Mr Brian Loader.

No objections on 29/02/2024

Application reference: NYM/2024/0120

Verification check of condition 3 of planning approval NYM/2023/0798 at Hillcrest, Runswick Bay for Victoria Bannister.

Decided on 27/02/2024

Application reference: NYM/2024/0125

Trees in Conservation Area works comprising of permission to fell and remove one Sycamore tree overhanging the road and footpath. at Low Hall Cottage, Hackness Road, Scalby for Mrs Jenny Fell.

No objections on 29/02/2024

Application reference: NYM/2022/0837

Listed Building consent for replacement of rooflight and internal alterations including reinstatement of stone surround to range, creation of habitable space in basement including installation of staircase and replacement window and reinstatement of fire surround and installation of log burner at The Cranny, King Street, Robin Hoods Bay for Graham & Jane Glossop.

Granted on 08/03/2024

Application reference: NYM/2024/0131

Overhead line exemption notification for installation of pole mounted substation at land north east of Moor Bungalow, North Moor, Wykeham for Northern PowerGrid (Northeast) PLC.

Decided on 05/03/2024

Application reference: NYM/2024/0160

Removal of six ash trees with ash dieback to west of the North York Moors overflow carpark at Overflow car park next to Brereton Lodge.

No objections on 05/03/2024

Application reference: NYM/2023/0749

Alterations, reinstatement of door to front elevation, demolition of existing extension and construction of two single storey rear extensions with glass link together with construction of garden room, siting of air source heat pump and landscaping at Chapel Cottage, Main Street, Hutton Buscel for Dr and Mrs Ames.

Approved on 06/03/2024

Application reference: NYM/2024/0029

Demolition of front porch and rear conservatory and construction of front and rear extensions including replacement projecting balconies and alterations to windows at Skell Dikes Lodge, Riggs Head, Scarborough for Mr and Ms Barrett.

Approved on 07/03/2024

Application reference: NYM/2024/0030

Variation of condition 2 (material amendment) of planning approval NYM/2018/0653/FL to allow the changing of W16 (window) to a door, partial alteration to levels including removal of ramps and installation of steps and change of turret design at St Athanasius Monastery, Langdale End for Coptic Orthodox Monastery.

Approved on 07/03/2024

Application reference: NYM/2024/0037

Installation of air source heat pump at 26 Mulgrave View, Stainsacre for Mr John Scottorn.

Approved on 07/03/2024

Application reference: NYM/2023/0515

Conversion of outbuilding to holiday let at The Cottage, Glaisdale for Mr Simon Hughes.

Approved on 11/03/2024

Application reference: NYM/2023/0819

Demolition of existing conservatory and construction of replacement orangery at Box Hall, Commondale for Mr N Harvey.

Approved on 11/03/2024

Application reference: NYM/2024/0087

Application under Regulation 3 (Town and Country Planning General Regulations 1992) for erection of willow playground structure at Danby Lodge, Lodge Lane, Danby for North York Moors National Park Authority.

Approved on 11/03/2024

Application reference: NYM/2023/0859

Listed Building consent for installation of seven 'like for like' replacement timber windows at The Old Dairy, 2B Ryeland Lane, Ellerby for Mrs Sarah Arnold .

Granted on 12/03/2024

Application reference: NYM/2024/0055

Variation of condition 2 (material amendment) of planning approval NYM/2022/0249 to allow alterations to Plot 4a/b comprising changes to roof height at Low Farm, Beacon Way, Sneaton for Richardson Lonsdale Ltd.

Approved on 14/03/2024

Application reference: NYM/2023/0763

Verification check of condition 7 of planning approval NYM/2011/0290/FL at 25, 27, 29, 31, 33, 35, 37 and 39 Hinderwell Lane, Runswick Bay for Broadacres Housing Association.

Decided on 13/03/2024

Application reference: NYM/2023/0591

Installation of replacement railings at Ocean View, Seaton Garth, Staithes for Ms & Mr Hobson & Lambert.

Approved on 14/03/2024

Application reference: NYM/2023/0876

Alterations to the hotel facade comprising additional dormer windows, changes to the recessed roof terraces and additional roof plant, installation of glazed rooflight to conservatory and alterations to the spa facade at Raithwaite Estate, Sandsend Road, Whitby for GHL (Whitby) Limited.

Approved on 14/03/2024

Application reference: NYM/2024/0019

Demolition of porch, alterations and construction of two dormer windows at 3 Valley View, Ainthorpe for Mr Jamie Windows.

Approved on 14/03/2024

Application reference: NYM/2024/0055

Variation of condition 2 (material amendment) of planning approval NYM/2022/0249 to allow alterations to Plot 4a/b comprising changes to roof height at Low Farm, Beacon Way, Sneaton for Richardson Lonsdale Ltd.

Approved on 14/03/2024

Application reference: NYM/2023/0292

Certificate of lawfulness for the use of land as a holiday park comprising six static caravans in excess of ten years (resubmission following withholding of certificate under NYM/2022/0780) at Haggit Howe Caravan Site, Saltwick for Ms Lisa Trotter.

Refused on 15/03/2024

Application reference: NYM/2024/0016

Listed Building consent for installation of replacement rooflight to front elevation at 7 Bloomswell, Robin Hoods Bay for Mrs R King.

Granted on 15/03/2024

Application reference: NYM/2024/0063

Erection of glazed verandas, removal of steps and replacement with access ramp and installation of replacement door (resubmission of planning approval NYM/2020/0720/FL due to expire 10 March 2024) at The Cod and Lobster, 61 High Street, Staithes for Mr and Mrs Moore.

Approved on 15/03/2024

Application reference: NYM/2023/0387

Erection of agricultural manure storage building at New House Farm, Glaisdale for R G and K Mortimer.

Approved on 18/03/2024

Application reference: NYM/2024/0123

Verification check of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95 of planning approval NYM/2017/0505/MEIA at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km² of the NYMNPA (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal) for Anglo American Woodsmith Ltd.

Decided on 18/03/2024

Application reference: NYM/2024/0036

Demolition of existing rear extension and construction of replacement rear extension together with alterations to retaining wall and construction of steps at Fern Cottage, Greenhouses, Lealholm for Mr Colin Farrington and Mrs Sarah Horne.

Approved on 19/03/2024

Application reference: NYM/2024/0067

Installation of replacement rooflight at 7 Bloomswell, Robin Hoods Bay for Mrs R King.

Approved on 19/03/2024

Application reference: NYM/2024/0105

Certificate of lawfulness for confirmation of the lawful implementation of planning permission NYM/2020/0605/FL before 12 October 2023 at Cross Farm Buildings, High Street, Egton for The Mulgrave Estate.

Issued on 19/03/2024

Application reference: NYM/2024/0057

Variation of conditions 2 (material amendment) and 4 of planning approval NYM/2022/0499 to allow a change to the internal layout to create two holiday lets instead of one and the addition of a rooflight and flue at Oak Tree House, Egton Bridge for Mr & Mrs Simon & Julie Money.

Approved on 20/03/2024

Application reference: NYM/2024/0043

Construction of replacement dormer window at Bay Bank House, Station Road, Robin Hoods Bay for Mrs Linda Torpey.

Refused on 21/03/2024

Application reference: NYM/2024/0070

Listed Building consent for construction of replacement dormer window at Bay Bank House, Station Road, Robin Hoods Bay for Mrs Linda Torpey.

Refused on 22/03/2024

Application reference: NYM/2024/0077

Construction of extension to existing studio building to house home gym and use of land for the siting of timber pod to provide overflow accommodation to the dwelling at Windy Ridge, Egton for Ms Rachel Barker.

Refused on 27/03/2024

Application reference: NYM/2024/0085

Erection of general purpose agricultural building with occasional use for lambing at The Grainary, Keasbeck Hill Farm, Harwood Dale for The Grainary Harwood Dale Ltd.

Approved on 28/03/2024

Application reference: NYM/2024/0099

Listed Building consent for erection of timber raised terrace and alterations including installation of four rooflights to facilitate the subdivision of existing dwelling to two dwellings at Brereton Lodge, The Green, Goathland for James Townend Fearnley and Jacqueline Fearnley.

Granted on 28/03/2024

Application reference: NYM/2023/0690

Demolition of agricultural building and change of use of and extension to already converted building to form farm workers dwelling/ancillary annexe accommodation (dual use) at Foulseyke Farm, Fylingdales for Mr K and Mrs S Roche.

Approved on 04/04/2024

Application reference: NYM/2023/0723

Listed Building consent for construction of extension to already converted building to form farm workers dwelling/ancillary annexe accommodation (dual use) at Foulseyke Farm, Fylingdales for Mr K and Mrs S Roche.

Granted on 05/04/2024

Application reference: NYM/2024/0096

Verification check of condition 5 of planning approval NYM/2023/0841 at Stoneleigh, Church Lane, Fylingthorpe for Jacky Ellis.

Decided on 05/04/2024

Application reference: NYM/2024/0097

Installation of replacement windows and doors to holiday cottages (part retrospective) at St Hilda's Complex, 3 High Street, Hinderwell for St Hilda's Complex.

Approved on 05/04/2024

Application reference: NYM/2024/0116

Erection of replacement timber double garage (retrospective) at Grooms Cottage, High Hollins, Eskdaleside, Grosmont for Mr and Mrs T Shepherdson.

Approved on 09/04/2024

Application reference: NYM/2024/0238

Verification check of condition 15 of planning approval NYM/2023/0498 at Cliffemount Hotel, Runswick Bay for c/o Agent.

Decided on 11/04/2024

Redcar and Cleveland

Application reference: NYM/2023/0837

Change of use of annexe to one holiday let at 14 Cowbar Cottages, Cowbar for Mr T Benson.

Approved on 05/02/2024

Application reference: NYM/2023/0852

Improvements to existing (permissive) footpath to summit of Roseberry Topping including realignments, surface water drains and path restoration together with use of land south east of the site as temporary material storage and use of existing building at Aireyholme Farm as temporary site compound at Roseberry Topping, near Newton under Roseberry for National Trust.

Approved on 06/02/2024

Application reference: NYM/2023/0873

Verification check of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95 of planning approval NYM/2017/0505/MEIA at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km² of the NYMNPA (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites);

site within the eastern limits of the Wilton Complex, Teeside (tunnel portal) for Anglo American Woodsmith Ltd.

Decided on 27/02/2024

Application reference: NYM/2024/0123

Verification check of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95 of planning approval NYM/2017/0505/MEIA at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km² of the NYMNPA (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near

Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal) for Anglo American Woodsmith Ltd.

Decided on 18/03/2024

Application reference: NYM/2024/0118

Installation of air source heat pump to rear at 11 Abingdon Road, Easington for Dawid Chedogi.

Approved on 26/03/2024

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

North Yorkshire Council (Ham)

None

North Yorkshire Council (Rye)

Application reference: NYM/2023/0818

Prior notification for erection of 20 metre high lattice mast with antennas, dishes and remote radio heads together with associated ground based equipment, RRV area, off-grid power generator, fencing, landscaping, access track and welfare/lay-down area under Part 16 at east of Duck House Farm, Daleside Road, Tenter Hill, Farndale East for Home Office on Behalf WHP Telecoms.

Approved on 25/01/2024

Application reference: NYM/2023/0611

Prior notification for erection of muck store building and covered feed area together with concreting works under Part 6 at Woolhouse Croft Farm, Weathercote Lane, Hawnby for AW & SJ Caine

Approved on 31/01/2024

Application reference: NYM/2024/0135

Prior notification for installation of antennas, remote radio units, mast head amplifiers and GPS nodes to existing mast, siting of six ground-based equipment cabinets and associated apparatus and ancillary works under Part 16 at land located south east of Allotment Farm, on the east side of Hancow Road, Rosedale Abbey for The Home Office.

Not Required on 08/03/2024

Application reference: NYM/2024/0115

Prior notification for erection of extension for straw/hay storage purposes and cover over existing livestock handling area under Part 6 at High Farm, Beadlam Rigg, Pockley for Mr Ian Teasdale.

Approved on 8 April 2024

North Yorkshire Council (Sca)

Application reference: NYM/2024/0138

Prior notification for installation of antennas, remote radio units, mast head amplifiers and GPS nodes to existing mast, siting of three ground-based equipment cabinets and associated apparatus and ancillary works under Part 16 at land off Cockmoor Road, located west of Wykeham Nursery, Brompton Moor House, Scarborough for The Home Office.

Not Required on 08/03/2024

Application reference: NYM/2024/0112

Prior notification for erection of cover over existing livestock handling area together with concreting works under Part 6 at Finkle House Farm, Fryup for Mr Paul Adamski.

Approved on 08/04/2024

Redcar and Cleveland

None

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

None

Applications adjacent to the National Park (3024)

Application reference: ZB23/02579/FUL

Proposed double garage at School Farm, Lead Lane, Nether Silton, Thirsk

The authority assessed the details and made no comments.

Application reference: ZE24/00371/FUL

Change of use of agricultural land to form a secure dog walking field with associated car parking and turning area and footpath together with alterations to existing access at land West of Cropton Lane, Cropton.

The Authority assessed the details and made no objections, providing no external lighting is installed in the development.

Application reference: R/2023/0792/FFM

Change of use from mixed agricultural land to greenspace for holiday lets comprising of 10 portable self-contained shepherd's huts with associated hot tub and parking; private access road; landscaping and associated works at High Farm, A173 Windlebridge to Newton Under Roseberry, Guisborough, TS14 8HG

The Authority has assessed the details of the proposed development and has objected as the proposed development would be visible from the National Park boundary, would represent harmful ribbon development into the open countryside and would be detrimental to the setting of the National Park. The Authority recommended that the Council have regard to para 182 of the NPPF which states that “the scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”. Concerns were also raised that there would be dark skies implications from any lighting associated with the development.

Application reference: ZF24/00025/FL

Erection of a large shed in the rear paddock of Aislabry House, 3 Eskdale Close, Staithes

The Authority has assessed the details of the proposed development and raised no objections, however advised that the case officer assesses impact of and need for a building of the size and scale proposed.

Application reference: NY/2023/0232/FUL

Retrospective change of use from agricultural to use class B2 to allow use for agricultural plastics recycling at Givendale Head Farm, Malton Cote Road, Ebberston

The Authority has raised significant concerns regarding the proposal. The Officer's full response can be found at appendix C.

Application reference: ZF23/02116/FL

Alterations to the entrance approach with re-provision of parking spaces. Installation of new dormer windows and amendments to existing roof terraces to the existing hotel building at Raithwaite Estate, Sandsend Road, Sandsend, Whitby

The Authority has assessed the details of the proposed development and raised no objections.

Application reference: ZB23/02461/FUL

Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.99MW(AC), including mounting framework, inverters,

underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain, permanent grid connection hub and environmental enhancements for a temporary period of 50 years at land to the South of Pilmoor Grange, Pilmoor, York

The Authority has assessed the details of the proposed development and raised no objections.

Application reference: ZF24/00240/FL

Erection of maintenance store (B2/B8) at land and buildings South of Caedmon, New Gardens, Green Lane, Whitby

The Authority has assessed the details of the proposed development and raised no objections.

Application reference: ZF24/00191/FL

Installation of ground mounted photovoltaic arrays with associated infrastructure, access track, fencing and landscaping (solar farm) land at Carr House Farm, Carr House Lane, East Heslerton

The Authority has assessed the details of the proposed development and raised no objections.

North Yorkshire Council
fao Amy Taylor
Planning
Community Development
County Hall
Northallerton
DL7 8AH

Your ref: NY/2023/0232/FUL
Our ref: NYM\2024\ENQ\20349
Date: 04 March 2024

Dear North Yorkshire Council

2024 consultancy on planning application NY/2023/0232/FUL for the purposes of the retrospective change of use from agricultural to use class B2 to allow use for agricultural plastics recycling at Givendale Head Farm, Malton Cote Road, Ebberston

Thank you for consulting this Authority on the above planning application.

The proposed development contains two main elements; the open storage of imported waste agricultural plastic (mainly silage wrap) awaiting processing prior to recycling, and; the use of an existing building for the processing of the waste plastic for export of site. The National Park Authority has no objection to the latter element of the development.

The Authority does have significant concerns about the open storage element of the proposal which, in its current exposed location and configuration, gives rise to a substantial visual impact, including from well-used public rights of way and other open access routes within the National Park and which is considered to be harmful to the setting of the National Park. This concern is exacerbated by the nature of the plastic in storage, which contains a large element of white and relatively reflective material, as well as the quantity and height of the materials currently stored, which at the time of the site visit had a maximum height of approximately 5 to 6 meters above adjacent ground level.

Policy D02 of the Minerals and Waste Joint Plan (2022) states that proposals for minerals and waste development will be permitted where it can be demonstrated that there would be no unacceptable impacts on the amenity of (amongst other matters) users of the public rights of way network and public open space as a result of visual intrusion and the effect of the development on opportunities for enjoyment and understanding of the special qualities of the National Park. The Policy also requires that proposals will be expected as a first priority to prevent adverse impacts through avoidance, with the use of robust mitigation measures where avoidance is not practicable.

Furthermore, Minerals and Waste Joint Plan Policy D04 (Part 3) states that proposals for development outside of the National Parks and AONBs will not usually be permitted where it would have an unacceptable harmful effect on the setting of the designated area.

This Policy is further supported by the National Planning Policy Framework para. 182, which requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. Importantly, it also states that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

In the absence of effective mitigation it is considered that the development would be in conflict with the above local and national policies.

It is noted that the applicant proposes mitigation in the form of a 2.5m high screening mound, to be planted with trees, located on agricultural land to the west of the site. Whilst this would be of some assistance in screening the storage area from some views from the PROW/access tracks which run along the National Park boundary to this side of the site, a site visit has indicated that there would still be the potential for views of the storage area from publicly accessible locations in this direction. It is therefore considered that the proposed bund should be extended southwards to a point where it would overlap with the position of existing trackside trees and shrubs, and for the northern end of this bund to be extended as far as possible into the field corner (potentially wrapping round a short distance along the northern edge of the field) to provide effective screening from this direction.

It was further noted that significant open views of the storage area are available from locations along the track/PROW located within the National Park to the northeast of the site. The application does not propose any mitigation for the impact on views or National Park setting from this direction. The applicant should therefore be asked to bring forward proposals for effective screening (potentially additional screen mounding and tree planting) to address this issue.

A further concern is that the applicant does not appear to propose any specific limits on the height to which waste plastic could be stored. It is understood that the current volume of material in open storage significantly exceeds that expected during routine operations, and is a result of the need to store accumulated waste pending the resolution of technical 'teething' issues with the related processing plant. However, if permission is granted for the development, it is considered important that a planning condition be imposed limiting the maximum height of stored waste plastic, to a suggested maximum of two metres. Such a limit would complement the use of boundary screen mounds and planting, in order to provide effective mitigation.

The National Park Authority would wish to be consulted on any revised proposals that may be submitted by the applicant. Please also note that in the absence of effective mitigation measures coming forward, the National Park Authority objects to the proposal on the basis of the significant harm caused by reason of visual impact and impact on the setting of the National Park.

Finally, the National Park Authority would like to draw to your attention the requirements of the Levelling Up and Regeneration Act 2023 s.245, which has recently strengthened the former duty on other relevant authorities, in carrying out their functions, to have regard to the purposes of National Parks, by introducing a new requirement that such Authorities must seek to further such purposes and if it appears that there is a conflict between those purposes, must attach

greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park.

Should you have any questions relating to this matter, please do not hesitate to contact me.

Yours sincerely

Mr Rob Smith
Planning Officer

Appendix D

List of enforcement matters determined by the Director of Planning in accordance with the scheme of delegation for the period of 22 January 2024 to 12 April 2024

Reference number	Development description and site address	Decision taken
0006/2023	Breach of conditions at Easington Car Wash, Whitby Road, Easington.	Conditions being adhered to.
11664	Use of land as tea garden following expiration of temporary consent together with construction of side/front extension to provide tea room at Dale Head Farm, Rosedale.	The Tea hut has been sited there for a lawful passage of time. Site has been tidied up and open storage has improved. Site being taken over by the son in law.
14201	Unauthorised change of use of agricultural field to garden at Land to the north of Eller House, Farndale.	Lawful immunity.
15217	Alleged unauthorised works to driveway at Fieldside, Church Lane, Thornton-Le-Dale.	Permitted Development under Class F of GPDO.
15438	Alleged unauthorised beach huts at Runswick Bay.	Closure of enforcement enquiry is required to enable the opening of an enforcement case to take formal enforcement action through the service of Planning Contravention Notice and Enforcement Notice.
15827	Alleged unauthorised tarmac road and works at The Gas House, Goathland.	Not expedient to pursue.
16121	Use of land for the siting of shepherds huts and caravans as well as the change of use of building to holiday cottage at Bickley Rigg, Langdale End.	Planning permission granted 23/02/24 under reference NYM/2023/0836 for subdivision of property to create one additional dwelling for holiday letting purposes and use of land for the siting of three glamping wagons, one caravan and one shepherds hut for holiday letting purposes (retrospective).
16277	Siting of Caravan at Wilks Farm, Lealholm.	Situated on site in excess of ten years.
16355	Alleged unauthorised erection of structure at rear of 29 Brook Lane, Ainthorpe.	Case to be closed as deemed that further enforcement action is necessary. Planning Contravention Notice to be served.

Reference number	Development description and site address	Decision taken
16428	Possible reroofing/roof light and use of building at High Hamer, Hartoft.	No breach found.
16585	Untidy land at Dalehead Farm, Rosedale.	Harm removed.
16601	Alleged unauthorised siting of three touring caravans at land to south of Hinderwell waste water treatment works, Hinderwell Lane, Staithes.	Breach rectified – caravans removed.
16629	Alleged unauthorised engineering works at Nettle Dale, Scawton.	Works repair and maintenance and surrounding ground now restored to former condition.
17012	Access track not in accordance with NYM/2017/0483/FL at Hollins Farm, Westerdale.	Not expedient to pursue.
17284	Alleged unauthorised removal of Flood Gate at Land off Hinderwell Lane, Runswick Bay.	Not a planning matter – referred to another agency.
17616	Dumping of waste close to Public Right of Way at Partridge Hill Farm, Fylingthorpe.	Not deemed to be a planning matter.
17642	Replacement of timber fence with larger, industrial fence at Castle Road, East Ayton.	No address left, breach cannot be located.
17881	Alleged removal of historic stone trods at Green End Farm, Goathland.	Not expedient to pursue.
17895	Construction of wooden summerhouse in Garden at 1 Palmers Square, Hinderwell.	Development removed.
17905	Replacement non-Welsh slate roof tiles at Fern House, 7 Pease Court, Guisborough.	Material changed for more appropriate choice.
17948	Alleged breach of conditions of NYM/2009/0593/OU/FL and NYM/2012/0585/FL at land on Easton Lane, Ainthorpe.	Application for variation of condition approved December 2023.
18024	Shooting of ducks possibly being brought onto ponds at Stape.	Further enforcement action taken.
18041	Alleged breach of planning permission- housing of livestock in a storage building at barn next to Brick Kiln Cottages, Ruswarp.	No breach found.
18172	Alleged unauthorised installation of satellite dishes at Elmslac Close, Helmsley.	Satellite dishes removed – breach rectified.
18218	Alleged unauthorised signage at Hip 'n' Square, Maltongate, Thornton le Dale.	Signage removed and business closed.

Reference number	Development description and site address	Decision taken
18222	Notification of commencement form for planning approval NYM/2020/0466/CVC and NYM/2021/0014/FL at St Athanasius Monastery, Langdale End.	Works in accordance with planning approval, no further action required
18233	Alleged unauthorised works to create access road at land at Hawkness, Cowbar.	Breach rectified.
18301	Alleged unauthorised pergola and summerhouse, together with conditions on NYM/2013/0574/FL and NYM/2013/0575/LB not discharged at Manor Farm Cottages, Newholm.	Application requested. Not expedient to pursue further.
18479	Alleged unauthorised works at Blea Wyke Lodge, Ravenscar.	Not expedient to pursue/development being used in accordance with permission.
18514	Alleged unauthorised works at Blue Bank Quarry, Sleights.	No unauthorised development.
18674	Alleged unauthorised excavation to create gravel path, land at Heathwold, The Common, Goathland.	No development found. Maintenance to path.
18889	Damage to public right of way at Hackness to Thirlsey Bridleway and Highdales Rice Gate Bridleway.	Concerns no longer ongoing – passed onto the ranger team.
19140	Building potentially not in accordance with approved plans and installation of potentially unauthorised tracks and buildings at field 271, field south of Boltby.	Buildings are built/in use in accordance with planning approval NYM/2023/0264.
19182	Alleged unauthorised siting of shipping container, caravan and field shelter at land north of Ghyll Brow & Thorn Hill View, Glaisdale.	Further enforcement action required.
19204	Potential breach of condition 16 (landscaping) of planning approval NYM/2018/0719/FL., also salon opening hours and possible joinery business at Meadowcroft, Ugthorpe.	All concerns resolved and no breach of planning occurring.
19332	Monitoring - NYM/2022/0704/FL at Grinkle Lodge, Snipe Lane, Easington.	Monitoring not requested.
19376	Alleged unauthorised works to Listed Building at The Cottage, Sneaton Hall.	Insufficient harm.
19398	Alleged unauthorised building of two new stable blocks and hardstanding at Thwaites House, Chop Gate.	Stable has been removed from unauthorised location, planning permission granted for construction of stable block in

Reference number	Development description and site address	Decision taken
		alternative location (NYM/2023/0505).
19532	Internal works to Listed Building and siting of tables and chairs on pavement at Moon House, 11 South End, Osmotherley.	No works undertaken, just cosmetic and no change of use.
19558	Potential breach of planning application NYM/2021/0976/FL	Condition verification check approved for discharge of condition 4 relating to lighting.
19562	Alleged unauthorised holiday letting and building potentially not built within approved plans NYM/2022/0115 at Suffield Cottage, Suffield.	Permission granted on appeal (APP/W9500/W/23/3331567)
19563	Monitoring of NYM/2022/0917 at Rose Cottage, Wass.	Tent removed from the site – breach rectified. Works undertaken are in accordance with planning approval NYM/2022/0917.
19567	Alleged breach of local occupancy condition at Joiners Yard, Castleton Station, Castleton.	No breach of occupancy found.
19605	Alleged unauthorised outside seating and advertising banners at Queen Catherine Hotel, Osmotherley.	Adverts removed from banners.
19633	Alleged unauthorised demolition of dry stone boundary wall at No2 Springhouse Cottage, Easington.	Works are permitted development.
19648	Alleged unauthorised glamping site at Freespirit Glamping, Cliff Stud Retreat, Helmsley.	Tents have been removed.
19659	Alleged unauthorised two storey structure at rear of New Inn Farmhouse, Halls Ing Lane, Spaunton.	Further enforcement action required – Enforcement record to be opened so that a planning contravention notice can be served/allow for further enforcement action.
19678	Alleged unauthorised flag signage at Kangaroo Hand Car Wash, Easington.	Limited impact on any public safety or amenity.
19700	Alleged unauthorised removal of fireplace at Selbourne House, Robin Hoods Bay.	No further enforcement action required – to inform the landowner that the works require Listed Building consent so they are aware to seek Listed Building consent in the future.
19801	Alleged breach of planning approval NYM/2014/0469 and	Planning permission has been sought under planning reference NYM/2023/0642.

Reference number	Development description and site address	Decision taken
	NYM/2019/0398 at Valley View, Golden Grove.	
19802	Alleged unauthorised removal of stone at top of Harland Moor, Farndale.	Not deemed to be a planning matter/permitted development.
19820	Alleged unauthorised farmhouse being built behind straw bales at Biller Howe Farm, Fylingdales, Whitby.	Further enforcement action required.
19839	Alleged unauthorised change of use of agricultural barn to stables, possible livery and storage of horse trailers, agricultural vehicles and manure on grass verge.	No breach found.
19857	Various concerns regarding use of land at Seavegate Farm, East Ayton.	Planning breach rectified – unauthorised development now removed.
19877	Alleged unauthorised static caravan at field adjacent to Smay Lane, Robin Hoods Bay.	Caravan and associated decking have been replaced like for like, in relation to planning permission 40290075A- established use of four caravans (allowed on appeal).
19880	Alleged unauthorised clearing of land, permanent patio furniture at land to south of flagstaff steps, Robin Hoods Bay.	Furniture removed – breach rectified. No further action necessary.
19914	Alleged unauthorised dumping of old tarmac at Hammond Road, Ravenscar.	Not deemed to be a planning matter.
19958	Alleged unauthorised works to building at Cobweb Cottage, Helmsley.	Not expedient to pursue.
19963	Alleged unauthorised agricultural building at Stay Farm, Kewwick.	Planning permission sought under planning reference NYM/2024/0088 – breach rectified.
19988	Alleged unauthorised glazed balustrade at Honeybee House, Egton.	Planning permission for retention of development approved without conditions.
19993	Alleged unauthorised garage door change to Listed Building at East View, 86 High Street, Staithes.	Breach remedied through retrospective applications.
19996	Alleged unauthorised shed at Gunn Gutters Street, Staithes.	Shed is permitted development.
19999	Alleged unauthorised satellite dishes on a Listed Building at Greystones, High Street, Staithes.	Not expedient to pursue.

Reference number	Development description and site address	Decision taken
20009	Alleged unauthorised static caravan within grounds of Listed Building at Mount Misery Farmhouse, Hackness.	Static caravan and sheds have sited there for a lawful period. No damage being undertaken to the scheduled monument.
20025	Alleged unauthorised removal of internal walls and staircase at Comber House, Thornton le Dale.	Further enforcement action required.
20050	Alleged unauthorised parking on grass verge and installation of electric vehicle charging point on front wall at 2 Toftly View, High Street (Yatts Road), Newton on Rawcliffe.	Not expedient to pursue.
20057	Alleged unauthorised works to Listed Building at 2 The Bolts, Robin Hoods Bay.	No unauthorised works have taken place. Advised should they require any works to make the property firesafe in the future – to contact the Authority/apply for Listed Building consent.
20091	Alleged breach of planning approval NYM/2021/0472/FL at land off Sutherland Road, Sutherland Road.	Breach rectified through planning approval – no further enforcement action required.
20098	Alleged unauthorised horse shelter in field at land belonging to Forge Cottage, Egton.	Planning permission granted for the works.
20115	Siting of unauthorised touring caravan at Green Garage, Glaisdale.	Planning breach rectified - caravans removed.
20128	Alleged unauthorised change of use at Blacksmiths Bed & Breakfast/Cafe (The Flask), Whitby Road, Fylingdales.	Further formal action required.
20147	Alleged unauthorised shed building to house milk vending machine at Pexton Moor Farm, Dalby Forest.	Breach regularised – planning permission now obtained.
20188	Unauthorised replacement uPVC windows in Grade II Listed Building at Cleveland House, Goldsborough.	Formal enforcement action to be taken.
20201	Concerns regarding burning and burying of commercial waste and asbestos at Abbots House Farm, Goathland.	Not a planning matter- referred to Environmental Health/Environment Agency.
20239	Alleged unauthorised internal and external works to dwelling at Faddell Rigg, Gillamoor.	Permitted development.
20245	Alleged unauthorised removal of render and pointing to Grade II Listed Building and removal of cement pointing from public steps at	Small maintenance with advice now received from Building Conservation.

Reference number	Development description and site address	Decision taken
	Friendship Cottage, Gun Gutter, Staithes.	
20247	Alleged unauthorised works to building at Bonito Farm, Great Broughton.	Works are permitted development.
20259	Alleged unauthorised conversion of lounge areas to bedrooms and concerns regarding traffic/parking and bin store at Boggle Hole.	No breach of planning has taken place. Some concerns are highway related matters, and some are a civil matter.
20263	Concerns regarding removal of sandstone from pier gabions to build a structure on site of old harbour at Port Mulgrave Harbour.	Site not accessible. No obvious signs of development.
20270	Alleged unauthorised car port at 65 Farmanby Close, Thornton le Dale.	Not expedient to pursue.
20285	Alleged unauthorised works at Waites House, Westerdale.	No unauthorised development.
20288	Monitoring of planning approval NYM/2020/0714/FL at Ellerby Lane, Runswick Bay	Highways approved procedure.
20308	Alleged unauthorised use of domestic outbuilding as a yoga studio at Valley View, Golden Grove.	Breach has now ceased. No further action necessary.
20312	Concerns regarding land drainage at Grove Cottage, Thorpe Bank, Fylingthorpe.	No breach of planning has taken place.
20315	Alleged unauthorised business near Captain Cooks Close, staithes.	Location not clear, no breach found.
20327	Concerns regarding untidy land at White Horse, Daleside Road, Rosedale Abbey.	Land no longer untidy.
20328	Alleged unauthorised static caravans and extensions to sited caravans at Cleveland Inn, Commondale.	Immune from enforcement action due to passage of time.
20339	Alleged unauthorised signage change to Listed Building at Osmotherley Tea and Coffee Shop.	Works have Listed Building consent and are in accordance with approval.
20343	Alleged unauthorised fencing at Yorkshire Housing land, Feversham Road, Helmsley.	Works are permitted development.
20355	Concerns regarding disrepairs to steps to the rear at Bert's Cottage, Robin Hoods Bay.	Civil matter – no further action necessary.
20386	Concerns regarding untidy land at unknown cottage, Lealholm Lane, Lealholm.	Location unclear and no breach found.

Reference number	Development description and site address	Decision taken
20417	Alleged unauthorised digging up of land to the front at The Thatched Cottage, Thornton le Dale.	Not a planning matter. No further action.
20418	Concerns regarding untidy land at land behind Wheathill, Goathland.	Not development, concerns passed to Environmental Health.
20419	Alleged unauthorised internal works to outbuildings at Middle Farm House, Cold Kirkby.	Not expedient to pursue.
20423	Car park lighting in relation to planning permission NYM/2022/0515 at car park, Bank Top Lane, Runswick Bay.	Lighting installed in accordance with Dark Sky specification.
20434	Unauthorised fence at Blacksmiths Bed and Breakfast/The Flask Holiday Park, Fylingdales.	Permitted development – Part 2 Class A.
20453	Alleged unauthorised works to Listed Building at 33 Bondgate, Helmsley.	Removal of shed – civil matter. Chimney breast works – planning permission/listed building consent not required. Wood burning stove – not expedient to pursue. Cladding to stairs – not expedient to pursue.

Enforcement Notices served

Reference number	Development description and site address	Decision taken
NYM/0002/2024	Alleged unauthorised hospitality lodge with decking at land to north of Scawton Park Farm, Scawton.	Planning Contravention Notice (served 06 February 2024) and Enforcement Notice – Operational Development issued (served 06/03/2024)
NYM/0003/2024	Alleged unauthorised change of use at Blacksmiths Bed & Breakfast/Cafe (The Flask), Whitby Road, Fylingdales.	Planning Contravention Notice issued. (served 29/02/2024)
NYM/0004/2024	Alleged unauthorised farmhouse being built behind straw bales at Biller Howe Farm, Fylingdales.	Planning Contravention Notice issued. (served 29/02/2024)
NYM/0005/2023	Alleged unauthorised silo at Oscar Park, Farm, Rievaulx Bank to Newgate Bank, Rievaulx.	Planning Contravention Notice issued (served 19/01/2024)
NYM/0005/2024	Alleged unauthorised siting of shipping container, caravan and field shelter at land north of Ghyll Brow and Thorn Hill View, Glaisdale.	Planning Contravention Notice issued (served 15/02/2024)

Reference number	Development description and site address	Decision taken
NYM/0006/2024	Alleged unauthorised two storey structure at rear of New Inn Farmhouse, Halls Ing Lane, Spaunton.	Planning Contravention Notice issued. (29/02/2024)
NYM/0007/2024	Unauthorised structures at rear of 29 Brook Lane, Ainthorpe.	Planning Contravention Notice issued (served 23/01/2024)
NYM/0008/2023	Alleged unauthorised use as commercial dog breeding and dog boarding at Low Ellermire Farm Cottage, Chop Gate.	Planning Contravention Notice issued (served 23/01/2024)
NYM/0008/2024	Alleged unauthorised beach huts at Runswick Bay.	Planning Contravention Notice issued. (served 26/03/2024)

Appendix E

**A list of the number of planning applications which were validated over 13 weeks ago.
Position as of 15 April 2024**

Case officer: Hilary Saunders

Application reference number: NYM/2011/0800/CLE

Certificate of lawfulness for use of land for the siting of a static caravan for holiday use in excess of ten years at Summerfield Farm Hawsker

Reason: Awaiting Section 106 Agreement

Application reference number: NYM/2018/0039/FL

Construction of 4 no. dwellings with associated access, parking, garage/car ports, amenity space and landscaping works at land to the west of Byland Road, Coxwold

Reason: Awaiting Section 106 Agreement

Application reference number: NYM/2023/0481

Conversion of two outbuildings to provide six en-suite holiday letting bedrooms (revised scheme following refusal of NYM/2023/0222) at Low Laithes Farm, Hawsker

Reason: Trying to sort archaeological issues and bat surveys.

Application reference number: NYM/2023/0822

Conversion of and extensions to former agricultural buildings to two local occupancy dwellings with associated amenity space and parking together with demolition of steel framed buildings and erection of garage/storage building at Low Farm, Cleveland View, Faceby

Reason: Trying to resolve Nutrient Neutrality issue

Case officer: Miss 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) at Land north of Southview Farm, Yatts Road, Pickering

Reason: Awaiting Section 106 Agreement

Case officer: Miss Lucy Gibson

Application reference number: NYM/2023/0220

Prior notification for demolition of existing building and erection of replacement agricultural building for storage and lambing purposes under Part 6 at Plane Tree Farm, Snilesworth

Reason: Awaiting the submission of a bat survey

Application reference number: NYM/2023/0603

Installation of replacement slimline double glazed sliding sash windows to front elevation (retrospective) at School Farm, Main Road, Aislaby

Reason: Awaiting Section 106 Agreement

Application reference number: NYM/2023/0605

Listed Building consent for installation of replacement slimline double glazed sliding sash windows to front elevation at School Farm, Main Road, Aislaby

Reason: Awaiting Section 106 Agreement

Case officer: Miss Megan O'Mara

Application reference number: NYM/2019/0668/LB

Listed Building consent for installation of French drainage system together with the installation of replacement windows at Queen Catherine Hotel, 7 West End, Osmotherley

Reason: Awaiting acceptable window details.

Application reference number: NYM/2020/1017/FL

Conversion of domestic store to holiday cottage, erection of fence, location of an oil boiler and tank and construction of detached store (revised scheme to planning approval NYM/2019/0393/FL) (part retrospective) at The Old Blacksmiths, Bank Bottom, High Street, Staithes

Reason: In communication with agent for final clarification on details

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) at land at Stonebeck Gate Farm, Little Fryupdale

Reason: Awaiting outcome of applicants meeting with Local Highways Authority

Application reference number: NYM/2022/0836

Certificate of lawfulness for the existing use of farmhouse as a Bed and Breakfast (Use Class C1), use of part of field number 8325 as 20 pitch camp site and use of land adjacent to existing amenity block as five pitch camp site in excess of ten years at Beak Hill Farm, Chop Gate

Reason: Awaiting confirmation from agent to change description

Application reference number: NYM/2023/0158

Demolition of hay store and conversion of and extension to stone barn to form one agricultural workers dwelling at High Farm, Ugglebarnby

Reason: Awaiting revised plans to satisfy recommended conditions from Highways Authority

Application reference number: NYM/2023/0174

Listed Building consent for structural works to farmhouse and stable building comprising reinforcement of foundations and underpinning of walls and floors together with reinstatement of window opening, installation of lintels and two replacement windows at Scarth Wood Farm, Swainby

Reason: Awaiting amended plans.

Application reference number: NYM/2023/0254

Excavation of land to create slurry lagoon at Wilks Farm, Shortwaite, Lealholm

Reason: Awaiting SCAIL assessment.

Application reference number: NYM/2023/0393

Removal of agricultural building and siting of three holiday lodges with associated parking and landscaping at Raven Hill Farm, Dunsley Lane, Dunsley

Reason: Officer to write up for recommendation following submission of amended plans.

Application reference number: NYM/2023/0447

Use of land for the siting of 1 no. cabin and 2 no. shepherds huts for use in connection with equestrian holidays with associated parking and package treatment plant at Ugthorpe Grange, Guisborough Road, Ugthorpe. at Ugthorpe Grange, Guisborough Road, Ugthorpe

Reason: Officer to write up for recommendation following submission of amended plans.

Application reference number: NYM/2023/0550

Demolition of side extensions, construction of replacement two storey and single storey side extensions to create annexe accommodation with balcony and decking together with construction of single storey rear extension with flue at East End Farm, East End, Egton

Reason: Awaiting amended plans.

Application reference number: NYM/2023/0695

Advertisement consent for the display of three non-illuminated post mounted signs at Hill Farm, Beck Hole

Reason: Awaiting amended details.

Application reference number: NYM/2023/0719

Demolition of conservatory and outbuildings and construction of two storey side and rear side extension at Dilston House, The Green, Goathland

Reason: Awaiting amended plans.

Application reference number: NYM/2023/0769

Demolition of agricultural building, conversion of redundant outbuildings to two principal residence dwellings with associated access, parking and landscaping at Browside Farm, Common Lane, Glaisdale

Reason: Awaiting Bat Surveys.

Application reference number: NYM/2023/0771

Erection of five cabins for holiday letting purposes with associated access, parking and landscaping works at land at Westlands Farm, Osmotherley

Reason: Under consideration at May Planning Committee.

Application reference number: NYM/2023/0794

Demolition of lean-to, conversion of and extension to barn to create one local occupancy dwelling, two holiday letting cottages and one holiday let/annexe with associated parking at Ajalon House, Fryup

Reason: Awaiting amended plans.

Application reference number: NYM/2024/0041

Demolition of existing tractor shed and storage buildings and erection of extension to existing agricultural building and detached building for livestock and storage purposes at Postgate Lodge, Common Lane, Glaisdale

Reason: Awaiting SCAIL assessment.

Case officer: Mr Mark Hill

Application reference number: NYM/2020/0500/FL

Variation of conditions 2 (material amendment), 4, 5 & 6 of planning approval NYM/2015/0826/FL to allow revisions to internal layout in relation to shop, cafe and multi-use/training room and change of external window to door, the sale of new bikes and local goods (part retrospective) at Fryup Gill Farm, Yorkshire Cycle Hub, Fryup

Reason: Awaiting associated Section 106 Agreement to be varied, solicitors negotiating.

Case officer: Mr Rob Smith

Application reference number: NYM/2023/0437

Retention of temporary electronic communications mast, ground based equipment and fencing (originally installed under emergency permitted development rights) until 30 September 2024 at existing temporary electronic communications installation, Bilsdale West Moor

Reason: Awaiting completion of updated Habitats Regulations Assessment for consultation with Natural England.

Case officer: Mrs Jill Bastow

Application reference number: NYM/2019/0832/FL

Proposed repairs to roads and tracks and creation of new tracks for agricultural and forestry purposes (part retrospective) at land at Newgate Farm, Hackness

Reason: Negotiating Public Right of Way diversion orders.

Application reference number: NYM/2021/0320/FL

Erection of pergola to provide covered outdoor seating area, change of operating hours of premises and siting of chiller unit with timber screening (retrospective) at 18 Bridge Street, Helmsley

Reason: Awaiting amended details to covered seating area and timber screen.

Application reference number: NYM/2021/0764/LB

Listed Building consent for consolidation of the redundant and dilapidated buildings comprising reduction in height to a structurally safe level, minor repair works, soft capping and removal of surplus stone and other materials at Bumper Castle, Hawnby

Reason: Awaiting further response in relation to Historic England's objection.

Application reference number: NYM/2022/0541

Proposed creation of track, turning point and borrow pit to facilitate the harvesting of commercial timber on the site and reinstatement of twin-trod track and restoration works no later than eight years following road construction (revised scheme following withdrawal of NYM/2016/0438/FL) at land located west of Bransdale Road and Scot Ridge/Clegret Bank, Bransdale

Reason: Negotiations between Natural England and Forestry England ongoing.

Application reference number: NYM/2022/0834

Conversion and extension to outbuilding to provide residential annexe/holiday letting accommodation (dual use) and covered walkway together with extension of domestic curtilage, siting of oil tank and widening of existing vehicular access at Mowthorpe Cottage, Mowthorp Road, Hackness

Reason: Awaiting Flood Risk Assessment to address Environment Agency objection.

Application reference number: NYM/2023/0525

Subdivision of property to create one additional dwelling for holiday letting purposes including installation of rooflight at Burleigh Cottage, Brig Garth, Robin Hoods Bay

Reason: Negotiations ongoing regarding proposed works.

Application reference number: NYM/2023/0527

Listed Building Consent for internal alterations and installation of rooflight to facilitate the subdivision of property to create one additional dwelling for holiday letting purposes at Burleigh Cottage, Brig Garth, Robin Hoods Bay

Reason: Negotiating ongoing regarding proposed works.

Application reference number: NYM/2023/0629

Construction of stable block with vehicular access and parking at Hall Farm, Stainsacre Lane, Stainsacre

Reason: Awaiting amended plans in response to officer concerns regarding siting and size.

North York Moors National Park Authority

Planning Committee

Date 28 March 2024

Item 9, Government announcement on a new use class covering short-term lets

1. Purpose of the report

- 1.1 To inform Members of a recent Government announcement on the introduction of the new use class covering short-term letting accommodation.
- 1.2 To ask for Members' agreement for Officers explore the potential to serve Article 4 Directions where the Authority has evidence that residential properties may be changed to short-term lets in the future and that such a change is likely to undermine the ability of local people to access the housing market.

2. Introduction

- 2.1 The Department for Levelling Up, Housing and Communities (DLUHC) announced on 19 February that a new use class will be created for short-term lets this summer. A planning application however is not required for this new use. The Government's stated intention is to "prevent a "hollowing out" of communities, address anti-social behaviour and ensure local people can continue to live in the place they call home." The change is the consequence of a big rise in short-term lets in recent years facilitated by firms such as Airbnb, Vrbo and Booking.com. The Government also intends to introduce associated permitted development rights allowing the change of use between this new use class and a standard residential dwelling and vice versa.
- 2.2 The Government consulted on the forthcoming change in the Spring of last year, and the Authority's response was reported to Planning Committee on 18 May 2023. In short, whilst supportive of any approach to prevent the further loss of permanent accommodation to short-term lets the response argued that the proposed use class should be broadened out to include second homes as well as short-term lets. Second homes used occasionally by their owners not only reduce the availability of housing for permanent living but unlike holiday lets do not contribute to the tourism economy nor support the second National Park purpose.
- 2.3 A separate consultation on a registration scheme for short-term lets (either by the local authority or other competent authorities) was also undertaken, and the Government has now confirmed that this will be put in place.

3. Details

- 3.1 The national use class order divides distinct types of development into different 'use classes' within planning law. Unless changes between classes are specifically permitted by the Use Class Order (UCO), any other development changing from one class to another then requires planning permission as it would be classed as a change of use and therefore development. Further legislation (the General Permitted Development Order (GPDO)) then allows development that would otherwise require planning permission to go ahead without such permission.
- 3.2 At the moment, a holiday let and a residential dwelling, as well as a second home all fall within the same use class (C3). The new class, (C5- short-term let, defined as "the use of a dwellinghouse that is not a sole or main residence for temporary sleeping accommodation for the purpose of holiday, leisure, recreation, business or other travel"), is expected to be introduced in the summer and will 'reclassify all existing short-term lets. It will not, however, apply to properties let on a short-term basis for up to 90 nights a year.
- 3.3 A new permitted development right allowing a change of use from C3 (dwelling house) to C5 (short-term let) and vice versa will also be created, meaning that permission would not be required to change use between C3 and C5 uses. It would then be open to local planning authorities to remove this permitted development right in some areas, using an Article 4 direction, so that planning permission is required. The Authority would then need to introduce its own planning policies on how such applications would be assessed and prepare its own evidence to justify the use of such a direction.

4. Discussion

- 4.1 Whilst this is a step in the right direction and has been called for by many local authorities in areas subject to high tourism pressure for many years (including National Park Authorities) officers consider that the changes to be introduced will not provide a fully effective mechanism for preventing the loss of homes to other purposes.
- 4.2 Firstly, it is unfortunate that the Government has not included second homes within its proposed change. The last reliable information we have on the presence of second homes (the 2011 Census – the 2021 Census does not cut second home data to National Park geographies) indicated that 17.3% of homes in the North York Moors were being used as second homes. These homes not only remove permanent living spaces from the dwelling stock they are also likely to generate less revenue for the local tourism economy. It is also unfortunate that the Government has left it to Local Planning Authorities to introduce the need for permission through Article 4 Directions by creating a new permitted development right, especially as Government advice states that such directions should be used sparingly.

- 4.3 Secondly, if Article 4 Directions are to be produced then any subsequent application for change of use would need to be decided in accordance with the development plan. The current 2020 Local Plan does not make a distinction between short-term letting units and dwelling houses so a policy would need to be introduced to prevent the change of use. The Local Plan is due to start its review process late this year, but it is likely that a policy would be in operation in three to four years' time.
- 4.4 Thirdly, the Authority would require evidence for the preponderance of short-term letting properties in localities. This is not currently collected. New registers will eventually provide that evidence, but these will take some time to introduce and yield information.
- 4.5 Finally, we know from talking to local communities that holiday lets are often focussed into certain 'hot spots' particularly along to the coast in places such as Runswick Bay, Robin Hood's Bay and Staithes (lower parts) where most of the housing stock is a second home or holiday let. These changes will not lead to any existing short-term lets being changed to dwelling houses

5. Conclusion

- 5.1 Whilst welcome, Officers consider that the changes could have gone farther in tackling the loss of housing stock (and subsequent depopulation) in this National Park. They will also take some years and Officer's time to introduce. Nevertheless, we will review the situation once more details and evidence are available and will work with other National Parks on whether to serve Article 4 Directions. If the introduction of such directions helps meet the Authority's policies of maintaining housing stock and preventing population loss officers are asking that Members give their support for them to investigate the possibility of their use.

6. Financial and staffing implications

- 6.1 None at present. Free planning applications for article 4 development were removed a few years ago.

7. Contribution to National Park Management Plan

- 7.1 There are no direct links but if the introduction of Article 4 Directions prevents the loss of existing homes to short-term lets this would help support Objective 23 – enabling resilient communities where residents can meet their basic needs.

8. Legal and sustainability implications

- 8.1 None at present.

9. Recommendation

- 9.1 That Members note that the changes to permitted development rights outlined in this report will be put in place this summer.

9.2 That Members agree that Officers investigate the potential to serve Article 4 Directions in some areas once changes are in place.

Contact Officer:

Paul Fellows

Head of Strategic Planning

01439 772700

Background documents to this report

None.

Item 10, 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 Conservaton Area Appraisal & Management Plan SPD (2011)
- j) Hutton Buscel Village Design Statement (2010)

North York Moors National Park Authority

Plans list item 1, Planning Committee report 16 May 2024

Application reference number: NYM/2024/0102

Development description: Alterations, construction of porch, removal of two rear dormer windows and construction of two storey extension, alterations to one rear dormer window to form balcony together with installation of air source heat pump

Site address: Hill Top, Clack Lane, Osmotherley

Parish: Osmotherley

Case officer: Miss Megan O'Mara

Applicant: Sara and James Redmayne, Hill Top , Clack Lane, Osmotherley, North Yorkshire, DL6 3PW

Agent: JR Planning, fao: Mr Tom Shiels, Velocity Point, Wreakes Lane , Dronfield, S18 8XJ

Director of Planning's Recommendation

Refusal for the following reason:

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The proposed extension by reason of its bulk, scale and position, in combination with the top heavy appearance of the proposed Juliet balcony, would be detrimental to the character and form of the host dwelling south elevation and as such the development is considered to be contrary to Strategic Policy C and Policy CO17 of the Authority's adopted policies, as set out within the Local Plan, and Part 2 of the Authority's Design Guidance.

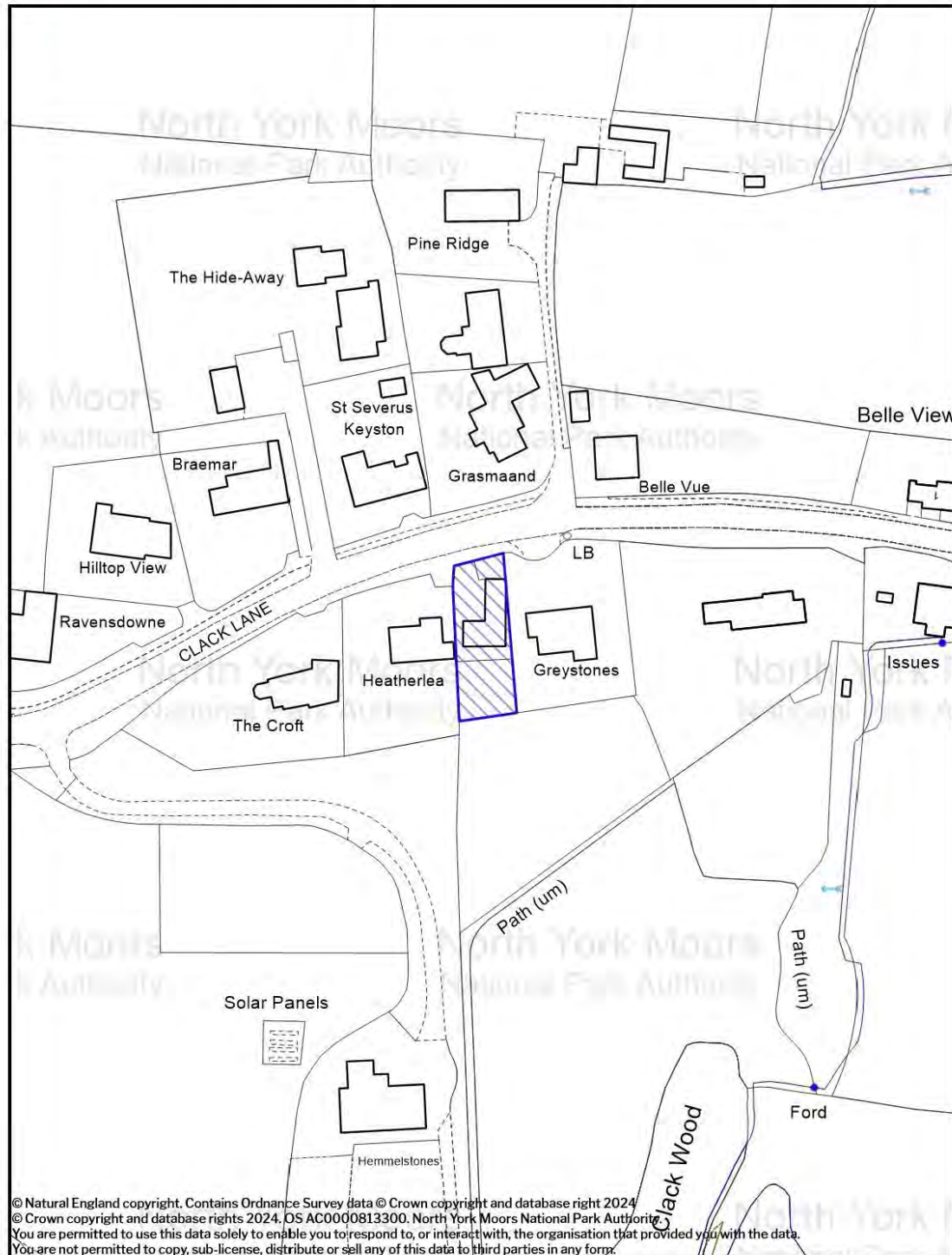
Map showing application site



**North York Moors
National Park**

Application Number: NYM/2024/0102

Scale: 1:1250



Consultation responses

Parish

The council supported this application as it felt that the design and appearance would be enhanced and that the air source heat pump would be an environmental improvement to be championed.

Highways

No objection

Environmental Health

No objection - The applicant has provided very little information on the noise impact of the air source heat pump beyond the manufacturer's specification, which indicates that at 1m the measured sound level was 53dBA. However, the location of the heat pump is away from adjacent properties and is unlikely to have an adverse impact from noise.

Third party responses

None received.

Consultation expiry

7 March 2024

Background

Hill Top is a one and half storey dwelling on Clack Lane, Osmotherley. The dwelling has been significantly altered over the years and originated as a very modest bungalow; however, the overall appearance of the dwelling has been enhanced by the existing alterations by incorporating design and materials that are reflective of the local vernacular.

This application seeks planning permission for a gabled extension on the rear southern elevation of the dwelling, together with the introduction of a Juliet balcony in the place of an existing dormer window on the rear roof slope which faces across open countryside towards the Vale of Mowbray.

Main issues

Local Plan

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 should 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.

NYM/2024/0102

Policy C017 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Discussion

Pre-application advice was sought by the applicants for the scheme that has been submitted under this application. The applicants were advised that it was Officer opinion that the scale, mass, form and position of the proposed development would be harmful to the host dwelling. It was also advised that the proposed gable extension and Juliet balcony would completely alter the appearance of the south elevation of the dwelling, which combined with existing extensions, would be detrimental to the original character and form of the dwelling. Despite this advice, the applicants have submitted the application with an identical scheme.

The dwelling originated as a very simple bungalow of basic design and construction. In 1989 planning permission was granted for various alterations and extensions to the dwelling which resulted in a significant improvement to the overall appearance of the dwelling, more in keeping with the surrounding area. In 2009, planning permission was granted for the construction of a garage off the front gable extension; in 2015, planning permission was granted for the garage to be converted into additional living accommodation. The property is unusual in that the 'front' of the property faces Clack Lane, its where an oil tank is located, the vehicle access and parking is located, there is a gated yard whereas the rear elevation contains the windows of the principal living rooms and a formal garden overlooking the landscape of the Vale of Mowbray and in planning terms has the character and appearance of a front elevation for planning purposes.

Policy C017 explains that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. The existing extensions have increased the total habitable floorspace by more than 100%, significantly beyond the 30% limit set out in the policy. As such, this element of the policy has not been applied given that the floorspace increase proposed is incredibly minimal and the dwelling has already been overdeveloped.

The recommendation for refusal is therefore based purely on design and the resultant impact of the proposed development on the host dwelling.

Part 2 of the Design Guide states that whilst the Authority acknowledges the desire to extend existing dwellings, it is concerned that cumulative extensions and incremental growth of a property can lead to an overdevelopment of the site. This can often be to the detriment of the character and appearance of the existing house and the wider area. The property has already been significantly extended, with the addition of a first floor and two extensions on the front elevation of the dwelling. The proposal to add a gable extension on the rear of the dwelling is considered to be overdevelopment of the site.

The proposed gable extension on the rear is of considerable bulk but creates very little additional floorspace; it is therefore considered that there is inadequate justification to demonstrate that the benefit of the extension would outweigh the visual harm to the host dwelling.

The Authority's design guidance and policies are clear that extensions must be clearly subservient to the host dwelling; this can be done through simple approaches such as lowered ridge and eaves heights. The ridge height of the proposed extension, whilst slightly lower than the host dwelling, sits much higher than the ridge height of existing extensions. The existing extensions therefore appear far more subservient than the proposed gable in terms of ridge and eaves height. It is also considered that by dominating more than half of the rear elevation, the extension would fail to appear subservient.

In addition to the proposed gable extension, the application also includes a Juliet balcony, which replaces the first of three small dormer windows on the rear roof slope. Juliet balconies are not a typical feature of the local vernacular and can create a top heavy or off balanced appearance to an elevation. It is important to note that a Juliet balcony of similar design was approved under the 2015 application which approved the front extension. This application was implemented and as such the approved Juliet balcony can be constructed. However, it is considered that the combined impact on the proposed gable extension and Juliet balcony would have a detrimental impact on the character of the host dwelling. The Authority has won design appeal in similar circumstances at Fylingdales where the Inspector agreed the rear elevation was more important than the front elevation given the orientation of the house to the wider landscape.

Overall, it is considered that, in addition to the existing extensions, the Juliet balcony and proposed gable extension would result in significant overdevelopment of what was once a very modest dwelling on an elevation which has the character of a 'front elevation.' The combined impact of the proposed gable extension and Juliet balcony would have a detrimental impact on the character of the southern elevation of the dwelling. It is therefore considered that the proposed development would be contrary to Strategic Policy C and Policy CO17 of the Authority's adopted policies and as such, the application is recommended for refusal.

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

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

Pre-commencement conditions

Not applicable.

Contribution to Management Plan objectives

Not applicable.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

North York Moors National Park Authority

Plans list item 2, Planning Committee report 16 May 2024

Application reference number: NYM/2024/0093

Development description: Conversion of and extension to redundant buildings to form one local occupancy dwelling with associated garage/workshop/store and amenity space (revised scheme to planning approval NYM/2020/0374/FL) (retrospective)

Site address: Rye Hill Farm, Great Ayton

Parish: Great Ayton

Case officer: Miss Megan O'Mara

Applicant: Mr John Grimes, Rye Hill Farm, Great Ayton, TS9 6HE,

Agent: Total Planning Solutions (UK) Ltd, fao: Mr Fahim Farooqui, 5 Roman Terrace, Linthorpe, Middlesbrough, TS5 5QF

Director of Planning's Recommendation

Refusal for the following reason:

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The cumulative impact of the alterations and extensions, together with poor quality materials, is considered to be detrimental to the character and form of the original buildings, contrary to Strategic Policy C and Policy CO12 of the Authority's adopted policies, Part 4 of the Authority's Design Guide and paragraph 182 of the National Planning Policy Framework.

Map showing application site



**North York Moors
National Park**

Application Number: NYM/2024/0093

Scale: 1:1500



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This photo shows the development as existing



This photo shows the buildings prior to works commencing



Consultation responses

Parish Council

No comments received

Highways

Concern must be raised with regard to the visibility available at the access road leading to the site and Station Road. There is likely to be an intensification of use of the access however this is unlikely to be a material increase in comparison to the existing use of the junction. Therefore, a highway refusal would be difficult to sustain on this occasion.

Environmental Health

No objections

Third party responses

Keith Caush, 63 Roseberry Crescent, Great Ayton TS96EW

Support – It has enhanced the area.

Angela Coates, 23 Marwood Drive, Great Ayton, TS9 6PB

Support – Improves the look of the buildings and in keeping with its surroundings.

Lisa Stephenson, 1 Oaklands, Great Ayton, TS96BB

Support – looks picturesque and a great addition to the village.

Michael Glew, 8 Sunnyfield, Great Ayton, TS9 6AB

Strongly support - In keeping with its surroundings which is not always the case with modern buildings. The mix and quality of the materials of wood, stone and brick have been tastefully designed, and I strongly support the application of the owner and the improvements made and proposed.

Mr Nick Tucker, Ryehill Farm Cottage, Station Road, Great Ayton, TS9 6HE

In my opinion the work to date has been done well. I have no wish to oppose the application for further extension.

Consultation expiry

6 March 2024

Background

Planning permission was granted in 2020 for the conversion of a group of redundant agricultural buildings at Rye Hill Farm to form one local occupancy dwelling. There were five barns on site, four of which are interconnected and approved to be used as the main dwelling and the fifth is more isolated and has been approved to be used as a garage and store. The buildings are constructed in a mix of stone and brick under pantile.

Works have commenced and nearing completion, prior to the necessary discharge of relevant conditions requiring approval of details and materials. It was also observed during a site visit by an Officer that the development has not been carried out in accordance with the approved plans.

The applicant recently submitted an application for planning permission, seeking approval for the construction of an extension on the northern end of the conversion to form annexe accommodation. This application was refused on the grounds that the annexe extension would be detrimental to the character and form of the original agricultural buildings, in addition to the failure to comply with Policy CO12 which clearly states that buildings should be capable of conversion without the need for significant alteration or extensions.

This application seeks approval for a revised scheme of the original approval (NYM/2020/0374/FL) in order to regularise the unauthorised elements of the conversion development.

The agent has written in support of the application to retain the unauthorised changes to the approved plans, in brief he states :

The projecting stone piers cover the existing mix of brickwork which did not reflect the rest of the farm. Bamboo cladding was chosen over the approved larch cladding as it is a new sustainable product which is more durable and increasingly being used. The new eaves height and new roof were required as there was significant decay and deflection, and a new roof was needed. New stone kneelers and water tabling were introduced as they are a feature in the wider area. The increased size glazed opening was undertaken by the builder without the applicant's knowledge to use standard size blocks rather than bespoke cut stone. Additional roof lights were installed to provide more light as they are not particularly visible. The glazed roof was changed to reduce heat loss for building regulation purposes. The use of 45 degree timber post fencing is considered acceptable as there is a variety of fencing types in the locality.

Main issues

Local Plan

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 should 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.

Policy CO12 relates specifically to the conversion of existing buildings in the open countryside. The policy states that development will only be permitted where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park. The building must be structurally sound and capable of conversion without substantial rebuilding and the building must be appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings. The development must be of high-quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.

The National Planning Policy Framework, at para 140, advises Local Planning Authorities against the approval of subsequent design changes which materially diminish the quality of the development between approval and completion, e.g., design details and materials.

Discussion

The principle of converting the original traditional rural outbuildings within the open countryside for the use as a local occupancy dwelling was assessed and deemed acceptable under the previous application. As such, the principle of use of the buildings as a dwelling is not being considered under this application.

What is being assessed under this application is the scheme of conversion that has been completed. As the scheme of conversion is not in accordance with previous approval NYM/2020/0374/FL, planning permission is required to regularise the unauthorised development.

Whilst permission should have been sought before changes were implemented, there are some elements within the scheme that are considered to be acceptable, such as the revisions to the garden room infill extension, revisions to the fenestration on the west and north elevations of Barn D, revisions to fenestration on north elevation of Barn B, the introduction of additional rooflights and the revised openings to the garage/outbuilding.

It is also appreciated that since the initial site visit, the applicant has agreed to rectify some elements of the unauthorised work, such as removing the overhang created on Barn D, correcting the flat top water tabling to Barn B back to a ridge and the removal of poor-quality faux pin back on east (front) elevation. The applicant also states that they intend to replace poor quality windows that have been installed with units with structural glazing bars and of appropriate design, however plans and sections have not been submitted with this application. Amended window details and the principle of use of aluminium were approved under application NYM/2023/0192, but again, what has been installed is not strictly in accordance with the approved details.

The following elements, however, are considered to be contrary to the Authority's adopted policies and design guidance. The applicant has been clear that he is not willing to amend these elements and requested that the application be determined as submitted.

Alterations and extensions

There is little doubt that conversion for residential purposes remains the most popular option for the re-use of traditional rural buildings. However, as Part 4 of the Authority's Design Guide highlights, it is also the most difficult and challenging - as well as potentially the most harmful. This is due to the inherent need to adapt the physical fabric of the building to provide habitable accommodation through internal subdivisions, the creation of upper-floors, attendant openings in walls for windows and doors and the need for domestic flues and other pipe work. This can be seen at Rye Hill Farm with the introduction of a number of flues and rooflights, including one flue and one rooflight on the roadside elevation of the conversion – neither of which were included in the approved plans. These features on a front or prominent elevation are typically negotiated out of a scheme during the decision-making process and are better located on a more discrete roofslope.

The applicant has also introduced two additional openings on the east (roadside) elevation of Barn D. This barn was of brick construction and the elevation facing the roadside was entirely blank and remained as such in the approved plans. Policy CO12 is very clear that existing openings should be utilised in favour of creating new openings, due to the negative impact this can have on the original character of the building. Traditional rural buildings are often characterised by long, uninterrupted elevations of masonry. Where openings do exist, they are usually small and functional: ventilation slits; stable and byre doors and windows; hayloft loading doors and the like and form an important element of the building's character. The pattern of openings is a direct product of the historic function of the building over time, its size and character. Traditional rural buildings were essentially cheap and functional with openings and other features provided only where they were essential. Given that many buildings were used as a means of shelter or for storage, openings were generally kept to a minimum with more exposed elevations having fewer openings than those which provided light, ventilation or access.

The applicant contacted the Authority regarding the principle of adding openings to the east elevation of Barn D. It was advised that the Authority could potentially support the introduction of two ventilation slit style openings, which are visually unobtrusive and agricultural in character, alternatively, one small square opening could be introduced on this elevation, off centred and matching the proportions of existing windows. An existing blocked opening on the north elevation of Barn D was approved to be re-opened and would have provided light to the hallway serving the two bedrooms in this element of the conversion. However, instead of utilising the existing opening or following the Authority's advice, two horizontal openings have been introduced that fail to reflect the character of the original building, appearing overly domestic and therefore considered to be harmful. As such, the Authority does not support the retention of these openings.

Part 4 of the Authority's Design Guide states that a sensitive scheme of conversion is more likely to be achieved if the development respects the basic shape and traditional design of the original building; extensions will rarely be supported. It also states that a scheme should make as few alterations as possible to external walls. If changes are required, they must be located away from main elevations. The Design Guide also states that sensitive schemes will maintain the character of the roof by limiting the number of alterations.

The completed scheme at Rye Hill Farm includes an extension to the footprint of Barn C, together with an extension to the roof structure to join the roof of Barn A. Policy CO12 and Part 4 of the Design Guide clearly state that rural buildings should be capable of conversion without the need for significant alterations or extensions. The extension of the footprint of Barn C is contrary to policy, and whilst not particularly harmful in terms of the appearance of the building, it does set a harmful precedent of extending traditional agricultural buildings in the open countryside. In addition to the extension of Barn C, the roof structure has been altered to extend the ridge to meet Barn A, in-filling the gap between the original roof structures. Prior to these alterations, the buildings were readable as individual units, but Barn C and Barn A now appear as one. The combination of the extension and roof alterations contribute towards the loss of the original character, identity and specifically the form of the original buildings, contrary to Policy CO12 and Part 4 of the Design Guide. As such, the Authority cannot support these elements of the development.

Barn C did not feature water tabling originally, but this has since been introduced. There is no objection to the retention of features such as this where originally present, however the introduction of a new element like water tabling on a building where it was not previously present can harm the original character of the building. Both Barn C and Barn D were very simple and utilitarian in appearance, whilst Barn A had a little more detail incorporated into its original construction. Stone kneelers have also been added to Barn A, B and C; stone kneelers were not present in the original buildings, nor does the adjacent farmhouse feature kneelers. Part 4 of the Authority's Design Guide states that the relationship between a building and the immediate locality can make the difference between a good scheme and poor one – particularly within a protected landscape like a National Park. A sensitive conversion respects the ties that a building has with its farmstead. In this instance, adding features that are not present on the adjacent main farmhouse (formally associated with the converted agricultural buildings) affects the readable hierarchy of the buildings with the surrounding setting.

The introduction of the carved stone kneelers has resulted in the appearance of a raised eaves height, and one at a particularly awkward height on Barn C. It is considered that the combined impact of the introduction of carved stone kneelers and additional stone water tabling contributes towards the dilution of the original character and form of the former agricultural buildings, and general domestication of the buildings. As such, the Authority cannot support the retention of these elements.

Barns A, B and C are constructed of stone; however, Barn D was constructed of brick; the differing materials contributes towards the character and legibility of these buildings.

Barn D has now been covered entirely with short individual strips of composite bamboo cladding. Typically, in order to reflect the local vernacular, when the cladding of a building is permitted, it should be full length boards of larch, usually left to weather naturally. The dark stained composite bamboo has been applied in short boards, resulting in an incoherent and overly modern finish. Not only is the material of poor quality and appearance, the cladding of this building has also resulted in the loss of the original character of the building by completely obscuring the original brick walls. It is possible that the Authority could have supported the partial cladding this building in larch, so that some of the brick was left visible. However, the composite cladding is considered to be harmful in this instance and therefore this element of the development cannot be supported by the Authority.

Outbuilding

There is a small outbuilding that runs parallel with the road and is identified on the plans as Barn E. It was observed during the Officers site visit that this building has been rebuilt without permission. The applicant has, in his view, replaced the building to match but with the addition of cladding. The replacement building has a pantile roof, which is considered to be an enhancement on the original concrete tile, however it has been clad with the same composite bamboo cladding on Barn D. The cladding cannot be supported on the outbuilding for the same reasons as those given for Barn D above. The eaves height of the building has also increased; this in itself is not an issue but in doing so, a gap has been created between the stone posts and the roof structure. Instead of filling this gap with stone to match it has been capped; a feature of which is not typical of such buildings within the National Park. The original outbuilding appeared to have been a stone post shelter, which has brick walls added at a later date to fill in the openings between the stone posts. The brick walling sat flush with the stone posts, however the replacement building has the stone posts projecting and infilled with the composite cladding.

The harm in this instance is considered to be caused by the capped stone posts and the cladding. The harm could be minimised by infilling the gap between the eaves and post with stone to match and the cladding replaced with vertical larch cladding left to weather naturally.

Conclusion

The National Planning Policy Framework advises Local Planning Authorities against the approval of subsequent design changes which dilute the character and appearance of approved schemes. Part 4 of the Design Guide sets out that seemingly small-scale changes to traditional rural buildings, such as door and window alterations, or the change of use of former open countryside into domestic garden can all result in the gradual suburbanisation of villages and the countryside. Cumulatively, the changes incurred as a result of these pressures can have a harmful visual impact on the otherwise unspoilt character of individual settlements and the wider landscapes of the National Park.

It is considered that whilst some elements of the scheme are acceptable, there are a number of elements that when present in conjunction with one another result in a

NYM/2024/0093

culmination of seemingly minor alterations that ultimately have a detrimental impact to the original character and form of the original rural buildings.

What once was a cluster of utilitarian buildings within the open countryside, is a development more akin to a modern new build single storey dwelling. It is considered that a number of elements within the scheme fail to comply with the Authority's adopted policies and Design Guidance, development of which the Authority has a duty to resist. As such, in view of the above, the application is recommended for refusal.

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

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

Pre-commencement conditions

Not applicable.

Contribution to Management Plan objectives

Not applicable.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

North York Moors National Park Authority

Plans list item 3, Planning Committee report 16 May 2024

Application reference number: NYM/2023/0771

Development description: Erection of five cabins for holiday letting purposes with associated access, parking and landscaping works

Site address: land at Westlands Farm, Osmotherley

Parish: Osmotherley

Case officer: Miss Megan O'Mara

Applicant: Mr Keith Austin, Westlands Farm, Osmotherley, North Yorkshire, DL6 3AR

Agent: Total Planning Solutions, fao: Fahim Farooqui, Roman Terrace, Linthorpe, Middlesbrough, TS5 5QF

Director of Planning's Recommendation

Refusal for the following reason:

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	It is considered that the proposed development, by reason of the overly formal semi circle siting and design of the proposed units, together with a distinct lack of existing natural screening, would be visully intrusive and overly suburban in appearance, therefore resulting in a harmful visual impact on the surrounding open landscape. The development would therefore be contrary to Strategic Policy A, Strategic Policy C and Policy UE2 of the Authroity's adopted policies, as set out within the Local Plan, together with Paragraph 182 of the National Planning Policy Framework.

Map showing application site



**North York Moors
National Park**

Application Number: NYM/2023/0771

Scale: 1:2500

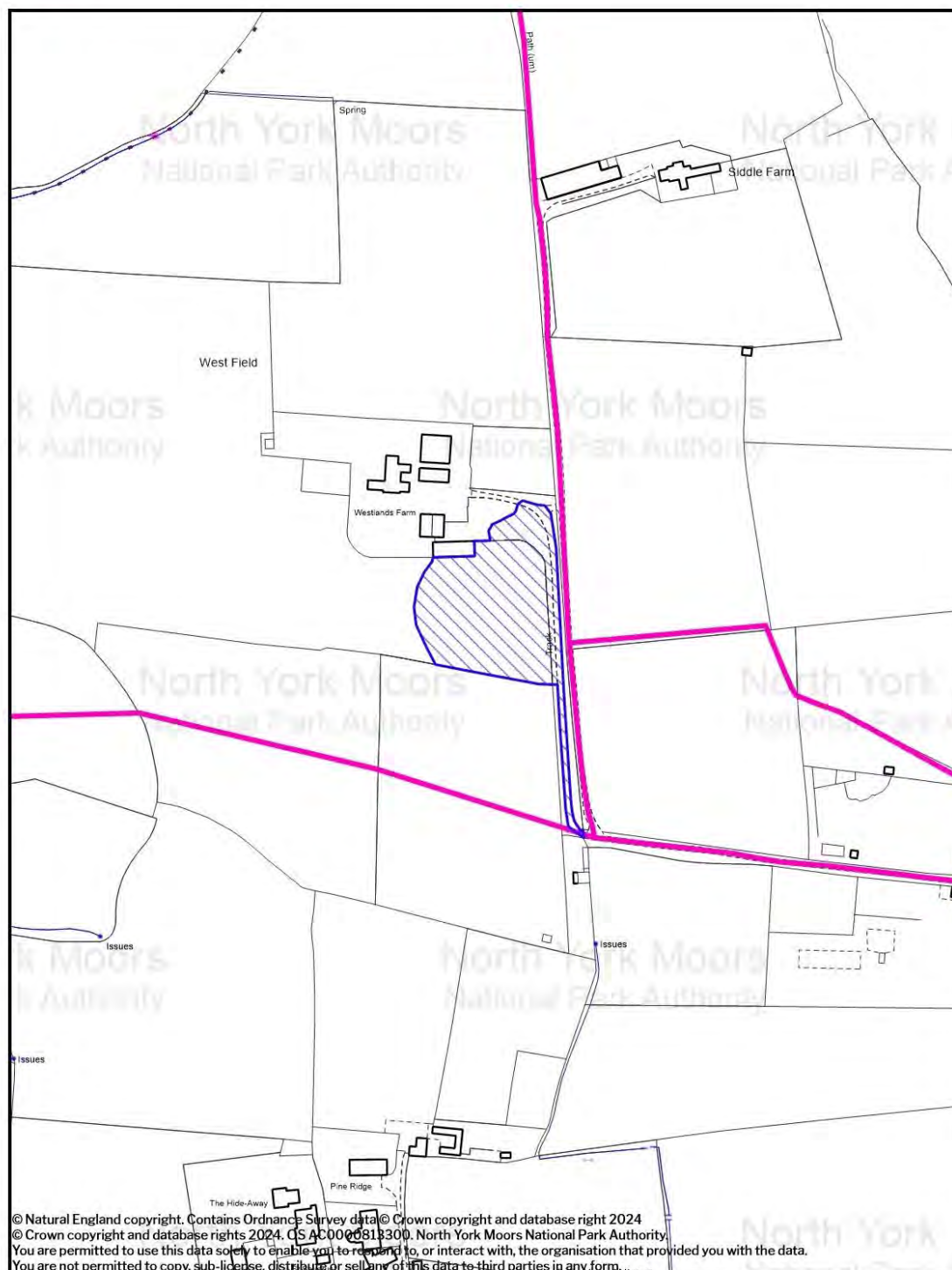


Photo showing the site as existing, looking towards the public footpath. The gate in the bottom right of the photo indicates the site access. the proposed parking would sit within the curve of the post and rail fence



This photo shows the view on approach to the site. The public footpath runs parallel to the right of the hedge



This photo shows the view from the access track across the development site, towards the farmhouse



Consultation responses

Parish

The applicant set out the quality of the proposal and the impact he hoped would be had on both the village traffic and the traffic on Cuddy Lane. The objector had concerns on the entrance and exit to Cuddy Lane and the pedestrian access to the play area, approx.100 metres from the gate. It appears there are two farms served by the road and they have helped maintain the road over the years. It has not been possible to identify the owner of the road. The Parish Council raised concerns over the increase in traffic to and from the proposed development and also the impact on the road surface, as well as pedestrians, mostly young children and parents, walking to the play area. That being said we felt that the application was a good business for the village and if conditions could be met regarding road safety and surface quality then the council had no objection to the application.

Highways

Concern must be raised with regard to the visibility available at the access from Cuddy Lane onto Clack Lane. The Highway Authority is aware that parking in the visibility splays is common especially in busier times however parking in visibility splays could not be used as a reason for refusal given the advice in Manual for Streets. There is likely to be an

intensification of use of the junction however this is unlikely to be a material increase, and the figures shown in the Transport Statement that has been submitted to support the application indicate the levels associated with the proposal to be modest. The Transport Statement goes on to describe the opportunities to pass each other on Cuddy Lane however this is a private road and not in the control of the Highway Authority.

Having considered the contents of the Transport Statement and the advice in the National Planning Policy Framework in terms of only refusing development if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, a highway refusal would be difficult to sustain on this occasion.

Environmental Health

No objection subject to an informative.

Forestry Commission

No comments received

Police – Traffic

No comments received

Third party responses

The following people **support** the application:

Ian Sinclair, 4 Grant Close, Osmotherley, DL63BD

Andrew Sharpe, 34 West End, Osmotherley, DL6 3AA

H Webster, 8 Oswaldene, Osmotherley, North Yorkshire, DL6 3AD

N & M Young, Osmotherley Fish and Chip Shop, West End, Osmotherley, DL6 3AG

Osmotherley Coffee Shop, 4 West End, Osmotherley, DL6 3AA

M Brown, Keepers Cottage Thimbleby, DL6 3PY

C Connelly, Golden Lion, Osmotherley

The comments received support the application for one or more of the following reasons:

- The proposed development appears to be of a high build quality and high-quality appearance.
- The proposed development would provide much needed additional holiday letting accommodation to the village for walkers and cyclists.
- The proposed development would lead to an increase in tourism to the area which would support and boost local businesses in the area.

The following people **object** to the application:

Occupier of 83 South End, Osmotherley

T Hobbs, The Old Police House, 58 West End, Osmotherley

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C Dennison, 56 West End, Osmotherley, DL6 3AA
S Pitts, 40 West End, Osmotherley, DL6 3AA
Mr & Mrs J. A. Blythe, Siddle Farm, Osmotherley, DL6 3AR
S Allan, 52 West End, Osmotherley
R Wright, 8 North End, Osmotherley, DL6 3BB
A Pinkney 33 West End, Osmotherley, DL6 3AE

The comments received object to the application for one or more of the following reasons:

- The proposed site access would lead to an intensification of traffic on Cuddy Lane which is a single-track lane with no passing places.
- Cuddy Lane leads to a play area and therefore increased traffic levels would be dangerous for pedestrians entering/exiting the play area.
- The surface of Cuddy Lane is not suitable for increased levels of traffic and frequently floods.
- The entrance to Cuddy Lane from the main road is dangerous due to its location on the brow of the hill which leads to poor visibility and is exacerbated by high levels of car parking on West End.
- There is already a large quantity of holiday accommodation in the village, including caravan park and holiday cottages.
- Noise pollution and littering arising from the site would impact the tranquillity of the village.
- Light pollution from the site would impact the dark skies qualities of the area.
- Cuddy Lane has a "no bridleway or cyclists" sign and therefore walkers/cyclists are prohibited from using the private lane.

The following comments were received following the submission of an additional Landscape Assessment and Highway Technical Statement:

Ms Christine Dennison of 56 west end, Osmotherley, Northallerton, DL6 3AA

There are several discrepancies within the additional documentation submitted. There are no passing places on Cuddy Lane, these are private accesses/land/property and not permitted to be used as passing places. The entrance onto and off Cuddy Lane is onto a 40mph road not a 20mph as stated. This is also on the brow of a hill with limited access onto the main road. Mr Keith Austin does not own the bottom part of this lane and has private access to his farm on the track only

Margaret and Tony Hobbs, The Old Police House, 58 West End Osmotherley DL6 3AA

There are no passing places on Cuddy Lane. The five 'passing places' as identified by the applicant on drawing 2400801 in Appendix B consist of: a private residential driveway (I note the applicant uses an incorrect photo here to support their application), access to the children's play area, private access to field (located on blind corner), private access to field (too narrow of a strip to facilitate any passing) and a junction of lanes on a blind corner. Cuddy Lane connects to the highway network at Clack Lane within a 30mph

NYM/2023/0771

speed restriction not a 20mph limit. Concern that development will result in danger to the mix of pushchairs, prams and young children created by a 280% increase in traffic along Cuddy Lane to the children's play area.

Occupier of 83 South End, Osmotherley

There are no passing places on Cuddy Lane. One passing place shown in the supporting information is an access to my private field and I do not give permission for it to be used in this way.

Tony Blythe, Siddle Farm, Osmotherley, Northallerton, North Yorkshire, DL6 3AR

Highlights a number of discrepancies within the supporting information and adds that visibility from Cuddy Lane is very often extremely restricted due to parked cars, buildings, the brow of the hill and made dangerous because of the speed of passing traffic. The speed limit on West End at the junction with Cuddy Lane is 30mph. Cuddy Lane is a public footpath, which is not permitted to be used for horse riding or cycling.

Miss Lauren Dennison (on behalf of Mr & Mrs R Pattison) of 56 West End, Osmotherley, North Yorkshire, DL6 3AA

I wish to highlight the "restricted" rights of access the applicant has to their property across our section of the lane (see map attached of our ownership highlighted in red). Furthermore, the lane has never been used for leisure purposes and only for residential and agricultural use. The information submitted regarding the proposed passing places is incorrect and unjustifiable. The increase in traffic will result in the lane requiring significant upgrading which would destroy the natural image of the track, which would be unsightly for the National Parks.

Consultation expiry

31 January 2024

Background

Westlands Farm is located within the open countryside accessed off Cuddy Lane, approximately 0.5km northwest of the main built-up area of Osmotherley. The approach to the site is down a long single width track. The development site to which this application relates comprises a piece of land south of the farmhouse. The development site is currently an open field, with a lawful use for agricultural purposes.

The farmhouse, associated buildings and development site are surrounded by open fields, with a public footpath running parallel 7m west of the of the development site, and another running perpendicular 70m south of the development site. The Cleveland Way also sits in an elevated position approximately 300m northeast of the development site.

This application seeks planning permission for the siting of five cabins for holiday letting purposes with associated access, parking and landscaping works. It is proposed that five, one-and-a-half storey cabins, would be sited in a semi-circle with associated access track and parking area. Each cabin will measure 3.4m high from ground level and 7m long with a width of 3.2m. Internally, the cabins will provide a lounge area, two bedrooms (one at mezzanine level), kitchen and bathroom. Externally, each cabin will have a timber

decking area with glazed balustrades. Each cabin will have a maximum occupancy level of two-three people.

Main issues

Local Plan

Strategic Policy A relates to Achieving National Park Purposes and Sustainable Development. Within the North York Moors National Park, a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes. New development should conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and also promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied, and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Strategic Policy 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 should 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.

Policy UE2 relates specifically to Camping, Glamping, Caravans and Cabins. The policy states that development will only be permitted for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) where it is within Helmsley or the main built up area of a settlement listed in the hierarchy outlined in Strategic Policy B and it is in close proximity to an existing residential unit which will be used to manage the accommodation, or; where it is in Open Countryside and is not isolated from an existing business or residential unit which will be used to manage the accommodation. 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. The accommodation should be of a high-quality design which complements its surroundings.

Paragraph 182 of the National Planning Policy Framework states that Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development

within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Discussion

Principle of development

Policy UE2 relates specifically to small scale holiday accommodation such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc. The intention of this policy is to allow for small scale and sensitively designed holiday accommodation to support local businesses and allow people to enjoy the special qualities of the National Park whilst avoiding sporadic development in unsuitable and unsustainable locations. The policy directs new holiday accommodation to the main built-up area of listed settlements or areas where there is already an existing business or dwelling which can be used to manage the site. This could include on a farm or at a public house for example. This is to ensure there is adequate and active management of the site to prevent any local amenity issues such as noise or other disturbance from occurring. A key criteria is that the units would be screened by existing buildings, topography or vegetation.

The policy states that development can only be supported where the units of accommodation would not be isolated from an existing business or residential unit which will be used to manage the accommodation. In this instance, the development site is located within the open countryside and as such, the principle of sensitively siting a small number of units, of appropriate scale and design, could be acceptable. Therefore, it is important to clarify that with this particular application, the Authority is not objecting to the proposed introduction of holiday accommodation at Westlands Farm. The Authority is objecting to the scale, design and siting of the proposed accommodation and the resultant harm that would have on the surrounding landscape.

It is Officer opinion that a reduced number of cabins or pods in an alternative, better layout and siting tucked into the track hedge or close to the existing buildings, could be acceptable. The proposed semi-circle arrangement is overly formal and jarring in landscape terms

Wider landscape impact

This application has been brought to Members with a recommendation for refusal due to the wider visual impact of the proposed development (in the context of the level of support for the scheme). It is considered that the proposed development fails to meet the requirements of Strategic Policy A, Strategic Policy C, Policy UE2 and Paragraph 182 of the National Planning Policy Framework.

Policy UE2 clearly states that in order to respect the sensitivity of the local landscape character type all sites must be screened by existing topography, buildings or adequate well-established vegetation which is within the applicant's control and where arrangements for its long-term maintenance can be demonstrated. The supporting information and visuals submitted show the site to be well screened with vegetation and

trees, however this is not the case. There are sporadically placed large mature trees that offer no screening below the crown, together with hedgerows that run along the site boundaries. There is a hedgerow that sits between the development site and the adjacent public footpath; however, it was clear from the Case Officer's visit that the views above and between gaps of this hedgerow towards the site were uninterrupted and therefore walkers would have a clear view of the site. It was also clear from the site visit that a number of young trees have been planted along the site boundary, but again, these young trees offer little screening. Due to the sparsity of natural screening, the development site is also visible from the Cleveland Way National Trail due to its elevated position above the site.

It is appreciated that the applicants have proposed a landscaping scheme in order to better screen the proposed development in the future, however in order that the visual impact can be appropriately assessed, the vegetation and planting must be existing as the screen could take years to establish and there is the uncertainty of the quality of the planting and its survival rate in this area. As such it is not possible to guarantee that the proposed screening would sufficiently screen the site from the views from the Cleveland Way footpath. It is also noted that the Authority's Woodland Officer has concerns regarding the level of the proposed planting and the impact this would have on the character of the surrounding area. The landscape immediately surrounding the development site is characterised by open fields with intermittent trees and hedgerows along the boundaries.

The proposed layout of the cabins results in an overly suburban appearance, within a very agricultural setting. Features such as the decked areas and glazed balustrading, together with the semi-circular layout, pathway and formal parking area results in a scheme that has a very formal, suburban feel and appearance. It is expected that cabin or pod development within the National Park would reflect the surrounding setting in terms of materials, siting and scale. Formal layouts such as the proposed semicircle can appear alien within a landscape characterised by its historic irregular open field system. The applicants have declined to amend the layout.

The design of the units themselves is also rather suburban, with pale grey roof, light coloured timber cladding, circular windows and large glazed openings. The height of the proposed units, which is a result of the internal mezzanine bedroom, is also considered to be excessive and due to the undulating topography of the land, would sit particularly high within the landscape. It is therefore considered that cabins of this design and height would fail to sit comfortably or sensitively in the natural setting of the open agricultural fields. The light-coloured surface of the proposed pathway and parking area would also be visually intrusive.

Other matters

There has been a number of objections submitted in response to the application. The objectors consistently raise concerns regarding the impact that the development will have on highway safety, on West End and Cuddy Lane. It is considered by third parties that the development would result in increased traffic levels and activity and whilst the

Authority can appreciate these concerns, the Local Highways Authority have explained that it would be difficult to sustain a refusal in this instance following consideration of the additional highways assessments submitted by the applicants.

Conclusion

As set out previously, the principle of introducing small scale holiday accommodation of appropriate design and siting is not objected to at Westlands Farm. However, it is considered that due to the design, scale and siting of the development, the proposed cabins would be visually intrusive, overly suburban and inadequately screened resulting in unacceptable harm to the surrounding landscape and this is therefore not a suitable site.

In view of the above, it is considered that the proposed development fails to adhere to the Authority's adopted policies, as set out within the Local Plan and as such, the application is recommended for refusal.

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

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

Pre-commencement conditions

Not applicable.

Contribution to Management Plan objectives

Not applicable.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

North York Moors National Park Authority

Plans list item 4, Planning Committee report 16 May 2024

Application reference number: NYM/2024/0092

Development description: Siting of one log cabin for holiday letting purposes

Site address: Land off High Street, Hinderwell

Parish: Hinderwell

Case officer: Hilary Saunders

Applicant: Mr Harry Thompson, Mooredge, Grinkle Lane, Easington, TS13 4NT

Agent: Rob Sunley, Lowfields View, Gladstone Street, Brotton, TS12 2TUDirector of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.												
2	PL01	The development hereby permitted shall be carried out in accordance with the following approved plans: <table><tr><td>Document Description</td><td>Drawing No..</td><td>Date Received</td></tr><tr><td>Site location plan</td><td>----</td><td>01/02/2024</td></tr><tr><td>Proposed site plan</td><td>LHS02</td><td>01/02/2024</td></tr><tr><td>Proposed three bedroom Log Cabin</td><td>LHS 03A</td><td>15/04/2024</td></tr></table>	Document Description	Drawing No..	Date Received	Site location plan	----	01/02/2024	Proposed site plan	LHS02	01/02/2024	Proposed three bedroom Log Cabin	LHS 03A	15/04/2024
Document Description	Drawing No..	Date Received												
Site location plan	----	01/02/2024												
Proposed site plan	LHS02	01/02/2024												
Proposed three bedroom Log Cabin	LHS 03A	15/04/2024												
3	PDR09	Notwithstanding the provisions of Class B, Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking and re-enacting that order, no development required by the conditions of a site license shall be permitted without the granting of planning permission by the Local Planning Authority.												

Condition number	Condition code	Condition text
4	UOR12	The unit of accommodation hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
5	MC00	The holiday lodge hereby permitted shall only be occupied whilst there is a comprehensive 24 hr, seven days a week local management contract in place. The owner/operators shall provide details of the management arrangement on request at all reasonable times to the Local Planning Authority. The managing company's contact details shall be physically displayed at the site for the local community's information.
6	AC20	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7	GPMT05	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.
8	GPMT06	The external elevations of the holiday lodge hereby approved shall, within three months of first being brought into use, be clad with timber boarding to be either dark stained or left to weather naturally and shall thereafter be so maintained.
9	MC00	Prior to the development hereby approved being first brought into use an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing

Condition number	Condition code	Condition text
		of the Local Planning Authority. The report of the findings must include: (i) A survey of the extent, scale and nature of contamination; (ii) An assessment of the potential risks to: a. Human health b. Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service line pipes, c. Adjoining land, d. Groundwaters and surface waters, e. Ecological systems, f. Archaeological sites and ancient monuments (iii) An appraisal of remedial options, and proposal of the preferred option(s) This must be conducted in accordance with Defra and the Environment Agency's 'Model procedures for the management of land contamination CLR11'
10	MC00	Prior to the development hereby approved being first brought into use a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable for works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
11	MC00	The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation,

Condition number	Condition code	Condition text
		unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
12	MC00	Prior to the development hereby approved being first brought into use a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be determined and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11'.
13	MC00	Prior to the commencement of the development hereby approved, a Biodiversity Enhancement Strategy that demonstrates how a minimum 10% net gain in biodiversity habitats will be achieved on site, shall be submitted to approved in writing by the Local Planning Authority. The contents of the Biodiversity Enhancement Strategy shall include the following: a) purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) details of initial aftercare and long-term maintenance (which should be for a minimum period of 30 years).

Condition number	Condition code	Condition text
		The works shall be implemented in accordance with the approved details and shall be maintained in that manner in perpetuity.
14	LD07	No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the Local Planning Authority. The scheme for the protection of the retained trees shall be carried out as approved. In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars.
15	MISC00	If the use of the unit of accommodation hereby approved permanently ceases, the unit shall be removed from the site within 12 months of that cessation and the site previously occupied by that unit shall, as far as practical, be restored to its condition before development took place.

Map showing application site



**North York Moors
National Park**

Application Number: NYM/2024/0092

Scale: 1:1250



Photo showing application site to the rear of the main road through Hinderwell



Consultation responses

Parish

Objects to this application as Hinderwell Parish Council and residents do not want any more holiday accommodation in the village. We see that this was originally applied for as 'permanent residential occupation'. This would be supported as we need accommodation for permanent residents.

Highways

The access off the A174, Hinderwell High Street provides suitable visibility for drivers to see oncoming vehicles, although parked vehicles on the High Street frequently obstruct this vision splay. The Local Highway Authority (LHA) has previously expressed concerns that over development of the area accessed from the same point could result in vehicles being stationary on the A174 whilst waiting for other vehicles to exit onto the A174 because the access is not wide enough for two way traffic of vehicles towing caravans. In a recent consultation proposing to introduce additional double yellow lines along sections of Hinderwell High Street, some people asked for more restrictions near this access point to avoid the vision splay being obstructed by parked vehicles.

Taking into consideration the size of this application compared with the permissions that are already granted to use the access, the LHA would not view the intensification of traffic anticipated with this development as being significant.

It is noted that the access from the A174, Hinderwell High Street is not included within the blue line area as being within the applicant's control. As the site is currently vacant, the LHA cannot assume that the applicant, residents, and visitors to the site will have a right of access to this site. Evidence would be required to show that this would be permitted.

Environmental Health

The development site has a history of contaminative industrial use, in this case agricultural land, with a sensitive end use. As such, conditions should be attached to any consent to ensure that the site is suitable for its intended use in terms of land contamination.

Police – Traffic

No comments received

Third party responses

None received.

Consultation expiry

6 March 2024

Background

The application site comprises a small parcel of land between Serenity Caravan site and a mix of agricultural and residential land uses fronting onto the High Street.

The site is located immediately behind a large agricultural building and is not adjacent any residential properties and at present forms a fairly unkempt area that does not appear to have an established use.

This application seeks planning permission for the siting of one three bed log cabin style building, to be used as a single holiday letting unit.

The proposed timber cabin would measure 15.42m long x 6.7m deep with an approximate height of 4m. it would be located fairly centrally within the site, with parking and turning provided within the site. Additional boundary planting would be undertaken along the northwestern boundary.

In support of the application the agent has confirmed that the applicant lives 3 miles away, and available for emergencies, but also that but the holiday accommodation would be maintained by a management company.

Main issues

Local Plan

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

Policy UE2 - Camping, Glamping, Caravans and Cabins – seeks to permit small scale holiday accommodation (such as chalets) where if within the main built up area of a settlement is close to an existing residential unit which will be used to manage the accommodation and has a low environmental impact, not lead to unacceptable harm in terms of noise and activity on the immediate area; does not detract from the character, tranquillity, or visual attractiveness of the area; and is of a high-quality design which complements its surroundings.

In addition, for cabin and chalet proposals the development should be in close proximity to and adequately accessible to the existing road network; and provide adequate levels of car parking that is sympathetically designed to complement the site and its surroundings.

Sites should be screened by existing topography, buildings or adequate well-established vegetation which is within the applicant's control and applications will be expected to

provide details outlining the proposed management arrangements for the accommodation.

Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity - seeks to ensure the conservation, restoration and enhancement of habitats, wildlife, biodiversity, and geodiversity in the North York Moors National Park is given great weight in decision making.

Policy C02 - Highways - only permits new development where it is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety.

Material considerations

Suitability of location for siting of lodges

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

In this case, the site is extremely well screened by boundary planting and existing agricultural buildings. Furthermore, it is considered that due to the location, immediately adjacent the existing large well established caravan site, the proposed use of the site to provide a single timber lodge would not be visually intrusive or out of character with the area and would not have an adverse impact on tranquillity or residential amenity.

Management

It is stated within Policy UE2 that parcels of land isolated from the managing unit will not be considered to be suitable locations for development. This is in order to avoid both the development of isolated parcels of land away from other development but also, to avoid issues of noise and disturbance arising. In this instance, the proposal does not meet this criterion, however, the applicants have confirmed that they will secure the services of a local management company (which the Authority has accepted in other specific instances), and it is recommended that this is secured by planning condition.

Furthermore, the applicant lives only three miles away. In addition, in this case, the site is adjacent an existing substantial caravan site and not adjacent residential properties and therefore in this case it is not considered activity levels would be out of character with the locality or have a detrimental impact on residential amenity.

A condition regarding 24 hr management would also overcome concerns regarding potential noise nuisance being unresolved.

Habitat and biodiversity

Whilst the development will result in the hard surfacing of part of this area, a large area of the ground is already compacted, and it proposed to retain all the boundary trees and undertake additional planting. It is considered that an improvement to biodiversity is achievable on this site. The applicant has agreed to a pre-commencement condition

requiring the submission of a Biodiversity Enhancement Plan before development commences.

Parish Council comments regarding use

The Parish Council have objected to the proposal as they consider that no additional tourism accommodation is needed in Hinderwell. However, Strategic Policy J of the adopted Local Plan, supports tourism development within villages and it is considered that this proposal is in accordance with the aims of that policy.

Furthermore, whilst impermanent development such as timber lodges are considered an acceptable form of tourism accommodation for short term lets, they are not considered appropriate for permanent residential units, both in terms of design and amenities. In this case due to the nature of the plot, in this backland location and nature of plot, which is tucked between a large well established caravan site and modern profile sheet agricultural/industrial building, it is not considered a suitable plot for permanent housing development.

The Parish's comments about having a preference for residential over holiday letting use is something raised by other Parishes and Town Councils and has been noted for the next revision of the Local Plan.

Conclusion

The proposals are considered to meet the aims of Strategic Policy J and Policy UE2 and CO2 and consequently, approval is recommended.

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

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

Pre-commencement conditions

Conditions 13 and 14 is a pre-commencement conditions and has been agreed in writing with the applicant/agent.

Contribution to Management Plan objectives

Approval is considered likely to help meet Outcome 04 which seeks to improve opportunities for visiting the National Park in order to be a place to lift the nation's health and wellbeing.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including changing from an outline application to a full application and to improve the design of the lodge, so as to deliver sustainable development.