

# North York Moors National Park Authority

## 14 May 2026 Planning Committee members update sheet

### Item 1, NYM/2024/0877

Please note addition recommended condition set out below:

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

### **Additional consultee correspondence**

The following additional comments have been provided by the **Local Highways Authority (LHA)** following the Committee site visit in relation to the application (case officer comments in black, local highways authority responses to queries are in bold):

### **Parking standards**

An objector raised concerns that the development would not comply with North Yorkshire Council's Parking Standards, suggesting these constitute a statutory requirement. While it was acknowledged that the proposed new dwelling would meet the identified parking standards, concern was expressed that the proposed garage and access arrangements for the existing dwelling, Thorpe Cottage, would not. Could you please clarify whether the Parking Standards are a statutory requirement, and whether existing dwellings are required to meet the same parking provision standards as new development?

**The Local Highway Authority only has to consider the submitted information included within the red line boundary when assessing applications like this. However, the Local Highway Authority has also assessed the impact of the proposal on the parking for the existing dwelling. The Local Highway Authority is not aware of the scale of the host dwelling however the maximum number of spaces required as per the currently enforceable parking standards is three. The submitted information shows that three vehicles can be parked within the area made available for the host dwelling. This can include parking in tandem with a vehicle being able to park outside of the garage or behind the car next to the garage area.**

### **Access width and turning arrangements**

A Member raised concerns regarding the tight nature of the accesses on both sides of the development and queried whether it would be feasible for a vehicle to turn within the site on the garage side in order to exit in forward gear.

I would be grateful if you could confirm whether the proposed accesses meet the required width standards, and whether the access arrangements would remain acceptable in the event that vehicles were unable to turn on the garage side and instead had to reverse like the access for the new dwelling?

**There is no requirement for the vehicles to have to turn within the site boundary to exit onto a road of this nature. Brook Lane is an unclassified road (i.e. Not an A, B or C road) which is standard for housing estates/areas. The applicant has provided and shown that vehicles are able to turn within the site which the LHA supports. The LHA does not believe that the width of the driveway is likely to cause issues with the minimum usable width in excess of 2.4m. It is unlikely that a car and pedestrian will use the access from the same property simultaneously and thus not likely to create conflict.**

#### **Impact of larger vehicles and highway safety**

A number of objectors raised concerns about the use of Brook Lane by large vans and wagons, and the potential impact the two proposed accesses could have on highway safety. It was stated that some larger vehicles currently have to reverse along the lane due to constraints at the far end. Please could you confirm whether you remain satisfied that the proposals would not result in an unacceptable impact on highway safety in this regard?

**The Local Highway Authority in these circumstances are only assessing if the intensification directly caused by the application would create a detriment to highway safety or vastly affect the existing road network. The LHA does not believe that the introduction of a single three-bedroom property is likely to vastly change the number of vehicles using this road and not create a detriment to highway safety.**

#### **Item 3, FL/2026/00032**

**This application has been deferred at the request of the applicant.**

#### **Item 4, NYM/2026/0001**

In response to the Highway Authority's concerns regarding the loss or obstruction of parking to neighbouring properties, the agent has confirmed that the applicant owns the land to the south (to the rear of Holly Brook and Holly Garth) which provides vehicle access to the property from the public highway. Parking and a rite of passage over this land is made available to neighbouring properties by way of a lease and the proposals will not result in a net loss of available parking to neighbouring residents.

#### **Item 6, NYM/2021/0320**

Please note amendments to conditions 4 and 5 as set out below:

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

access and egress). Noise from the premises shall not give rise to a statutory nuisance at nearby residential properties.

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

### **Additional information**

Further advice has been sought from Environmental Health with regard to the concerns raised by neighbouring residents to noise arising from the premises. They advise that the restriction on no live, amplified or recorded music within the external seating area is both reasonable and commonly applied, particularly where there are nearby noise-sensitive receptors. In order to offer further protection, they suggest that the restriction on no external music could be combined with a requirement to control noise breakout from within the premises, e.g.: No live or amplified music shall take place in any external areas of the premises. Live or amplified music within the premises shall only take place with all external doors and windows closed (except for immediate access and egress). This type of condition is clear and straightforward to monitor and aligns with standard Environmental Health practice for managing entertainment noise.

Furthermore, if Members are particularly concerned about potential disturbance, a further general safeguarding condition could be included, such as: Noise from the premises shall not give rise to a statutory nuisance at nearby residential properties.

This allows for action under existing legislation if problems arise.

The Licencing Team at North Yorkshire Council have confirmed receipt of an application to vary the brewery's licence which differs slightly to this current planning application with 09:00 – 23:00 proposed daily for the shop/bar and 21:00 proposed for the external seating area Monday to Saturday (19:00 on a Sunday). Furthermore, the applicant has stated that a clear boundary (chained fence) will be created around the seating area, to clearly show the limits of the licenced area.

### **Consultation Responses**

#### **Environmental Health**

Further advice has been provided with regard to the concerns raised by neighbouring residents to noise arising from the premises. They advise that the restriction on no live, amplified or recorded music within the external seating area is both reasonable and commonly applied, particularly where there are nearby noise-sensitive receptors. In order to offer further protection, they suggest that the restriction on no external music could be combined with a requirement to control noise breakout from within the premises, e.g.: *No live or amplified music shall take place in any external areas of the premises. Live or amplified music within the premises shall only take place with all external doors and windows closed (except for immediate access and egress).* This type of condition is clear and straightforward to monitor and aligns with standard Environmental Health practice for managing entertainment noise.

If Members are particularly concerned about potential disturbance, a further general safeguarding condition could be included, such as: *Noise from the premises shall not give rise to a statutory nuisance at nearby residential properties*. This allows for action under existing legislation if problems arise.

Furthermore, the original approved ground floor plans had no seating just retail/display area with only seating at first floor (approx. 20 seats). However they primarily operate as a pub, and this extension into the outside area brings the numbers up to around 50-60 people, with one toilet for staff, male, female and disabled provision, which is clearly inadequate. As the number of customers is more than doubling in size and the nature of their stay has changed, improved sanitary provision should be provided in accordance with the BS standard.

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### **Third Party Responses**

**Charles Obank, 14 Bridge Street, Helmsley, YO62 5DX**

**Mr Salvatore Giacalone, 1 Quarry Cottages, Spring Hill, Stonegrave, YO62 4LL**

**Claudia Robinson, 28 Bridge Street, Helmsley, YO62 5DX**

**Bruce Allen, Westminster House, Buckingham Square, Helmsley, YO62 5DZ**

Have reiterated their original objections which are summarised in the committee report.

**Mr Simon Ravis, 1 Buckingham Square, Helmsley, YO62 5DZ**

Wishes to add further comments to his original objection accompanied by video footage from his rear garden which, from the audio, indicates a pub quiz being conducted from the outside seating area using the speaker in the pergola plus loud music until 9.30pm and a bingo night with the back doors to be brewery being left open:

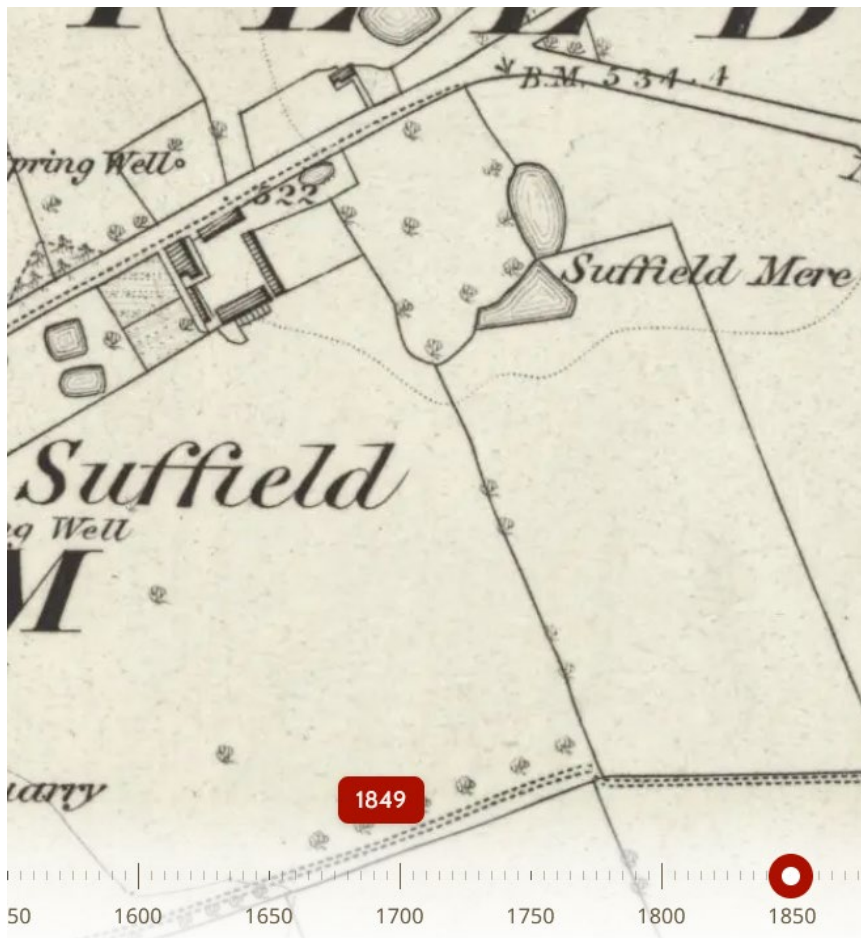
- Noise from within the brewery and from the outside seating area is clearly audible from garden and inside property.
- Fearful that if approved, will not adhere to the proposed conditions regarding opening hours and outside music.
- Also has experienced litter such as a gas cannister, thrown over into garden.
- There is also a shed adjoining my wall which is used an outdoor bar.
- If allowed, please enforce compliance with the proposed conditions.

## Item 7, FL/2026/00062

### Additional consultee correspondence

Council supports this application. As the proposal is retrospective, some of the benefits of the proposal are already evident, namely that it has resulted in a much tidier appearance of an overgrown piece of land which is highly visible when entering the village and forms an integral part of the street scene. Once planting has matured then the general appearance will be softened and the streetscene further enhanced. The timber structure on site replaced a very dilapidated one.

The Yorkshire 77 - OS Six-Inch Map of 1849 (1:10 560) available [online](#) (screenshot below) clearly shows that the land the subject of the current planning application formed part of the curtilage associated with the barn which forms part of the building now known as Swallows Nest. It also clearly shows that Suffield Mere is not associated with the current application and also brings into question the Building Conservation Officers comments "Historic Map regression dating back to 1853 (OS maps) shows what appears to be a neatly squared garden to the front of the farmhouse. The land in question was directly connected to the foldyard but separate from the garden curtilage of the farmhouse. 'This was presumably so animals in winter had direct access to the mere on site.'"



The Planning Officer's report says "In this context, the principle of extending the domestic curtilage of Swallows Nest is considered to be unacceptable. Even with 14 May 2026 Planning Committee members update sheet

additional landscaping, the proposal would undermine the historic layout of the farmstead by eroding the historic and spatial distinction between domestic curtilage and agricultural land and would result in harm to the rural character of the locality. Approval would also risk setting an undesirable precedent whereby all the barns in the group could extend their domestic curtilage which would further increase landscape harm."

The Council would suggest that the erosion of historic and spatial distinction took place once consents were given to change the original farm and buildings from agricultural use to domestic use (applications 40190001G and 40190001H submitted 19/7/2000 refer). Any landscape harm has already taken place. The risk of setting a precedent is not a reason for refusal of an application.

The listed building mention is confusing since Swallows Nest is not a listed building - the listing mention comes about because the original farmhouse (Northfield) is listed and the donor property was originally a barn associated with the farm. The roadside elevation of Northfield farmhouse is a quarter of the roadside elevation of Swallows Nest and makes a far less significant contribution to the street scene. The same cannot be said of Swallows Nest and the small area of land associated with this application - both are highly visible and form an integral part of the street scene. The private access track referred to in the officer's report isn't there on the 1849 map.

Council would say there is there is no adverse impact on landscape character (Policy CO19) and the application does not negatively impact conservation and enhancement. Accordingly, it supports the application.

### **Additional third party correspondence**

#### **Photos submitted by Christine Maw, Northfield Granary**





**Item 8, NYM/2026/0077**

The following additional information regarding the sites energy consumption vs the energy generated by the solar array has been received from the agent for the application:

14 May 2026 Planning Committee members update sheet

*‘The solar PV system will generate approximately 83,600 kWh annually (subject to weather conditions). When paired with the battery storage, this will help offset peak daytime usage and provide power to the premises overnight using stored energy.*

*The current annual consumption of the premises is 140,000 kWh. The system has therefore been sized so that all generated energy is consumed on site.”*