

North York Moors National Park Authority

15 October 2026 Planning Committee members update sheet

Item 5, Public minutes

Please note a correction in the minutes relating to the spelling of George Jabbour's surname.

Item 10, Plans list

Item 1, FL/2026/00349

Cllr David Jeffels would like to make the following comments:

I shall not be able to attend next Thursday's NP planning committee meeting, but I am writing to give your report my endorsement including the closure time to continue at 10 pm and not 11 pm as Spar had sought. If you could convey my endorsement of your recommendation to Members, it would be appreciated.

Item 2, FL/2026/00376

Policy update:

The new National Planning Policy Framework issued in August 2026 sets out the government's policies for plan making and for making decisions on development proposals in England.

It does not remove or weaken the statutory duties of National Park Authorities, and National Parks (and other Protected Landscapes) continue to benefit from specific national policy protection through Policy N4.

However, whilst the development plan remains the primary basis for determining planning applications, the NPPF is a significant material consideration. It advises that existing development plan policies that are "materially inconsistent" with NPPF policies should be given "very limited weight" in decision-making.

NPPF Policy S4 (Principle of development within settlements) is of particular relevance to this application. It advises that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.

Helmsley Local Plan Policy H2, as outline in the committee report, sets very tight development limits for Helmsley particularly on the western edge of the town and is at odds with the NYM Local Plan Policy CO6 in terms of where new housing should be targeted. Policy S4 of the NPPF is very clear that development proposals within settlements should be approved, supporting NYM Local Policy CO6. Therefore it is

considered that Helmsley Local Plan Policy H2 is materially inconsistent with the NPPF and should be given limited weight in the determination of this particular application.

Item 3, FL/2026/00104

Recommendation update:

Approval subject to the submission of a Unilateral Undertaking that the large agricultural building and attached lean-to will not be used for the permanent housing of livestock.

Background update:

The agent has advised that the applicant is reluctant to lose the entire lean-to shed as originally agreed with officers as it is well used and could result in the need for a replacement structure elsewhere. They advise that the northern most bay of the lean-to closest to Fulwood has already been removed; the remainder of the lean-to is used for short periods housing sheep when they first lamb and when the calves are on milk. This lean to abuts the stone barn to the southeast of Fullwood which provides a buffer between the residential accommodation of the lean-to.

They have requested that the lean-to is retained given that some of this building closest to Fullwood has already been removed (outlined in red on the aerial photo below); or at least not demolished in its entirety but reduced in size.



Officers consider that the retention of the lean-to, if subject to the same restrictions as the large agricultural building (i.e. not be used for the permanent housing of livestock) would still mitigate the amenity risk identified by Environmental Health and support the application.

Item 12, Any other business

- i. Exclusion of the public from the meeting during consideration of item 12(ii) on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1, 2, 6 & 7 of Part 1 of Schedule 12A to the Local Government Act 1972.
- ii. Private item, Silpho Brow Farm West - Members Update on Enforcement Action