

North York Moors National Park Authority

Item 5, Public minutes of the meeting held on Thursday 03 September 2026, 10.00am

Present:

Jim Bailey, Malcolm Bowes, Michelle Donohue-Moncreiff, David Hugill, George Jabour, David Jeffells, Bob Marley, Steve Mason, Paul McInnes, John McCue, Heather Moorhouse, Abida Nayyar, Clive Pearson, John Richie, Janet Waggot, Colin Williamson

Apologies:

Jane Harper, Arnold Warneken

Copies of all documents considered are in the minute book

38/2026 Livestreaming and recording

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

39/2026 Microphones and devices

The Chair reminded Members to use their microphones correctly and only use electronic devices to access information that is available during the meeting. The chair informed members of the public that Committee Members are encouraged to use electronic devices in this way.

40/2026 Emergency evacuation procedure

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

41/2026 Minutes

That the public minutes of the meeting held on Thursday 09 July 2026, having been printed and circulated, and with the inclusion of Michelle Donohue-Moncreiff in the list of apologies as set out on the Members update sheet, be taken as read and be confirmed and signed by the Chair as a correct record.

42/2026 Public question time

There were no questions from members of the public.

43/2026 Members interests

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

44/2026 Miscellaneous items

Considered: The report of the Director of Planning

Resolved: That the report be noted.

45/2026 Guisborough Civil Parish Neighbourhood Plan Adoption

Considered: The Report of the Head of Strategic Planning

Resolved: Members agreed to 'make' (i.e adopt) the Guisborough Civil Parish Neighbourhood Plan as part of the Development Plan for the North York Moors National Park.

46/2026 Applications for planning permission

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

Plans list item 1: Jonathan Brown spoke as the applicant and Abigail Rolling spoke against the application.

Plans list items 2 and 3: Steve Barker spoke as the Agent.

Plans list item 4: Graham Kemp spoke in favour of the application.

Plans list item 5: Catherine Renfrew 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

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

Declaration of Interest: David Hugill declared a non-prejudicial interest in this item as he was lobbied by an objector against the application.

Resolved: Approved as recommended with the omission of condition 14 and addition of a new condition 14, as set out on the Members Update Sheet:

Condition 14, No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. Details of access route for construction traffic any details of any temporary construction access to the site including measures for removal following completion of construction works;
2. Wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
3. The parking of contractors' site operatives and visitor's vehicles;
4. Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Plans list item 2

NYM/2026/0010 - demolition of lean-to, conversion of barn to form managers accommodation, construction of gabion wall, creation of patio, erection of pergola and landscaping works at Former Stape Inn, Keys Beck Road, Stape.

Resolved: Approved as recommended.

Plans list item 3

NYM/2025/0801 - use of land for siting of eight lodges for holiday letting purposes, one lodge for use as reception together with associated access, parking, paths and landscaping works at land at Stape Inn, Keys Beck Road, Stape.

Resolved: Approved as recommended.

Plans list item 4

LB/2026/00229 - Listed Building consent for alterations to existing dwellinghouse and Holiday Cottages A and B, alterations to farmworkers accommodation, conversion of barns to two holiday letting cottages, two storage buildings providing laundry/cleaning facilities and cycle storage and guest health suite together with demolition of barns and construction of one dwellinghouse at Farsyde House Farm Mark Lane Fylingthorpe Whitby.

Resolved: Refused as recommended.

Plans list item 5

FL/2026/00307 - alterations to existing dwellinghouse and Holiday Cottages A and B, alterations to farmworkers accommodation and use as holiday letting cottage, conversion of barns to two holiday letting cottages, two storage buildings providing

laundry/cleaning facilities and cycle storage and guest health suite together with, demolition of barns, construction of one dwellinghouse with amenity space to provide managers accommodation, erection of timber refuse and recycling compound, creation of wildlife at Farsyde House Farm Mark Lane Fylingthorpe Whitby.

Resolved: Refused as recommended.