



**North York Moors  
National Park**

# Agenda

**Meeting: Planning Committee**

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

**Date: Thursday, 2 December 2021, 9.30am**

## Business

1. Apologies for absence
2. Public minutes of the meeting held on 14 October 2021
3. Public question time (an opportunity for members of the public to ask questions)
4. 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.
5. Emergency evacuation procedure – The chair to inform members of the public of the emergency evacuation procedure.
6. 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)
7. Ingleby Arncliffe Neighbourhood Plan adoption
8. Fryup Gill Farm, Yorkshire Cycle Hub, Fryup variation to Section 106 Agreement

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

<b>Plans List Item Number</b>	<b>Application Reference</b>	<b>Development description and site address</b>
1	NYM/2020/0990/FL	Re-sheeting, re-cladding, installation of roller shutter door and enlargement of second access to agricultural building (Building 1), erection of replacement building to form stables (Building 2) together with removal of greenhouse and erection of general purpose agricultural building (Building 3) (part retrospective) at Land south of Wardles Farm, Egton
2	NYM/2021/0524/FL	Use of land for the siting of 4 no. camping pods with associated access, parking area and linkage paths at land adjacent The Old Carriage House, Mowthorpe Road, Hackness
3	NYM/2021/0670/FL	Construction of single storey in-fill extension to rear at 16 The Mount, Thornton-Le-Dale

Commencing at approximately 11.15am

<b>Plans List Item Number</b>	<b>Application Reference</b>	<b>Development description and site address</b>
4	NYM/2019/0764/MEIA	Application in respect of the winning and working of polyhalite and salt over a 25 year period from 2023, temporary importation of muriate of potash (MOP) to allow the production of fertiliser products until 2027, retention and operation of all surface installations, buildings, plant etc subject to a phased deconstruction plan within the 25 year period and a three year period for site decommissioning and restoration at the end of the 25 year period at Boulby Mine, Loftus

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).

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

Chris France  
Director of Planning

**Press Contact: Nina Beadle, Media and Communications Officer, 01439 772700**

**Note:**

- The meeting will be live streamed to the public. A link will be published under the relevant planning committee heading on the Meetings and Agenda's section of the Authority's website.
- The Authority allows the recording and reporting of public meetings but asks that any party wishing to do so informs the Authority in advance of the meeting. Recording and reporting 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 recording and reporting 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 will be adjourned following the public speaking and officer presentation for item 9, plans list item 4 to enable Members and Officers to have an appropriate lunch break. 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](http://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](mailto:planning@northyorkmoors.org.uk)
- **This agenda is available in large print on request.**

# North York Moors National Park Authority

## Item 2, Public minutes of the meeting held on Thursday 14 October 2021, 10am

### Present:

Jim Bailey, Peter Berry, Malcolm Bowes, Ena Dent, Janet Frank, Alison Fisher, David Huggill, Patrick James, David Jeffels, Heather Moorhouse, Abida Nayar, Caroline Patmore, Clive Pearson, Andrew Scott, Subash Sharma

### Apologies:

Jim, Bailey, Sarah Oswald, Colin Williamson

## Copies of all documents considered are in the minute book

### 48/2021 Minutes

That the public minutes of the meeting held on Thursday 2 September 2021, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

### 49/2021 Site visit minutes

That the public minutes of the site visit held on Friday 1 October 2021, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

### 50/2021 Public question time

There were no questions from members of the public.

### 51/2021 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.

### 52/2021 Emergency evacuation procedure

The Chairman informed members of the public of the emergency evacuation Procedure.

### 53/2021 Miscellaneous items

Considered: The report of the Director of Planning

**Resolved:** That the report be noted.

### 54/2021 Applications for planning permission

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

Plans list item 1: Katie Atkinson spoke as the applicant's agent, Mrs Stripling Scott spoke as the applicant and Miriam Alcock spoke against the application.

Plans list items 2 and 3: Gemma Edwardson spoke as the applicant's agent.

Plans list item 4: Sonja Swift spoke as the applicant's agent, Mr Bishop spoke against the application and Heather Philips spoke on behalf of the Parish Council.

Plans list item 5: Gary Oldershaw spoke as the applicant and Sue Ogilvy spoke on behalf of the Parish Council.

Plans list item 6: Stephen Courcier spoke as the applicant's 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; updated recommendations 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:

- i. the amendments specified below; and
- ii. 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/2021/0472/FL - Use of land for the siting of 3 no. shepherd's huts for holiday letting purposes and associated parking at land off Sutherland Road, Cropton.

**Decision:** Approved contrary to officer recommendation as members considered that whilst there is a conflict with the spatial requirements of Local Plan Policy UE2, due to the low key and off grid nature of the proposal, limited to three shepherd's huts which are to be removed from site for six months of the year and the existing screening of the site, there will be little landscape harm and the development will bring tourism and economic benefits.

### **Plans list item 2**

NYM/2019/0684/FL - Removal of modern agricultural building at the rear, conversion of redundant agricultural building to 1 no. principal residence dwelling with associated access, parking, amenity space and landscaping works at Centre Farm, Battersby.

**Decision:** Approved as recommended.

### Plans list item 3

NYM/2019/0686/FL - Removal of modern agricultural buildings, conversion of redundant agricultural buildings to 1 no. principal residence dwelling with annexe and associated parking, turning area, amenity space and landscaping works at Centre Farm, Battersby.

**Decision:** Approved as recommended.

### Plans list item 4

NYM/2021/0518/FL - Construction of single storey rear extension to convenience store to form additional holding stock area and single storey rear extension to post office building to form additional staff room at 12 - 14 Main Street, East Ayton.

**Declaration of interest:** David Jeffels, Subash Sharma and Clive Pearson declared a non prejudicial interest in this item as the speaker representing the Parish Council is known to them as a member of Scarborough Borough Council.

**Decision:** Deferred for officers to request a noise assessment report and reconsultation with Environmental Health.

### Plans list item 5

NYM/2021/0543/FL - Proposed additional pitches with associated internal access roads and reconfiguration of existing pitches, siting of replacement play equipment and multi-use games area along with construction of 2 no. replacement amenity blocks, tractor store/workshop building, warden's utility building and calor gas compounds, and alterations to existing games room at West Ayton Caravan Club, Cockrah Road, West Ayton.

**Decision:** Approved as recommended.

### Plans list item 6

NYM/2021/0592/FL - Construction of access road and associated landscaping to serve zone 2 of the residential development at Broomfield Farm, Whitby (residential development outside National Park boundary) at land off Stainsacre Lane, Whitby.

**Declaration of interest:** Subash Sharma and Clive Pearson declared a personal but non prejudicial interest as members of Scarborough Borough Council whose responsibility it was to consider and determine the associated housing scheme, however both members confirmed that they had no involvement.

**Decision:** Approved with the decision delegated to the Director of Planning to clear highway conditions.

# North York Moors National Park Authority

## Item 3, Public question time for all planning committee agenda items excluding the list of planning applications together with the Director of Planning's recommendations

### 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](mailto:planning@northyorkmoors.org.uk).

# North York Moors National Park Authority

## Item 6, 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

Reference number	Appellant's name and location	Development description	Date, time and venue
NYM/2019/0431/FL	Edwards, Silpho Brow Farm West, Silpho, Scarborough YO13 0JP	Change of use of agricultural buildings for the purposes of stabling horses and commercial storage in connection with the use of the site as a horse rescue, rehabilitation and horse rehoming charity, retention of touring caravan for workers rest room, retention of portacabin for use as workers accommodation, siting of toilet block, replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area (part retrospective)	To be confirmed

Appeals received

None

Appeals determined

Reference number	Appellant's name and location	Development description	Decision
NYM/2020/0583/FL	Mr & Mrs Morley, Newlands Farm, Newlands Road, Cloughton	Formation of a vehicular farm access and associated track (part retrospective)	Appeal dismissed. Decision attached at appendix 1



<b>Reference number</b>	<b>Appellant's name and location</b>	<b>Development description</b>	<b>Decision</b>
NYM/2021/0147/CU	Mrs Lorraine Howell, 21 Dalehouse, Staithes	Change of use of part of domestic garden to form commercial tea garden for walkers and cyclists (revised scheme to NYM/2020/0431/CU)	Appeal dismissed. Decision attached at appendix 2
NYM/2020/1000/FL	Mr Richard Birch, Verdun House, Bank Lane, Faceby	Demolition of garage/stable building and construction of detached annexe building (part retrospective)	Appeal dismissed. Decision attached at appendix 3

(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

<b>Reference number</b>	<b>Appellant's name and location</b>	<b>Development description</b>	<b>Date, time and venue</b>
NYM0001/2021	Edwards, Silpho Brow Farm West, Silpho, Scarborough YO13 0JP	Alleged unauthorised earth works; siting of a caravan; siting of a portacabin; use of agricultural barn to store waste; use of land for the keeping of rescue animals; and use of land for the keeping of horses	To be confirmed
NYM0001/2021	All for Horses Rescue and Rehoming, Silpho Brow Farm West, Silpho, Scarborough YO13 0JP	Alleged unauthorised earth works; siting of a caravan; siting of a portacabin; use of agricultural barn to store waste; use of land for the keeping of rescue animals; and use of land for the keeping of horses	To be confirmed

Appeals received

None

Appeals determined

None

(c) 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 4.

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.

(d) 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 5

(e) Number of planning applications outstanding

A list of the number of planning applications which were validated over 13 weeks ago is attached at appendix 6.

(f) Numbers of planning applications determined

A graph indicating the number of applications determined within 8, 13 and 16 weeks is attached at appendix 7.

Tom Hind  
Chief Executive

Chris France  
Director of Planning

Background documents to this report

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




---

## Appeal Decision

Site Visit made on 1 September 2021

**by J Hunter BA(Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 6<sup>th</sup> October 2021**

---

**Appeal Ref: APP/W9500/W/21/3272597**

**Newlands Farm, Newlands Road, Cloughton, Scarborough YO13 0AR**

- 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 Mr & Mrs Morley against the decision of North York Moors National Park Authority.
- The application Ref NYM/2020/0583/FL, dated 12 August 2020, was refused by notice dated 8 October 2020.
- The development proposed is formation of a vehicular farm access and associated track.

### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issues are i) the effect of the proposal on the character and appearance of the area and ii) the effect of the proposal on highway safety.

### Reasons

#### *Character and appearance*

3. The appeal site is a working farm with associated agricultural shed, holiday lets and a farm shop forming a relatively tightly knit collection of buildings. The site and surrounding area lie within the North York Moors National Park and as such is predominantly characterised by open countryside.
4. The existing entrance to the site is positioned in a relatively flat location, it is a wide entrance flanked by dry stone walling and a relatively wide grassed verge on either side. I saw during my site visit that whilst standing in a central location at the existing point of entry there is very good visibility both north and south.
5. The proposal is to create a new access approximately 100m north of the existing entrance. The appellants submit that the new entrance would facilitate an additional track which would serve the farm, whilst the original access would serve the farm shop and holiday cottages.
6. Policy BL6 of the North York Moors National Park Authority Local Plan July 2020 (LP) seeks to protect the intrinsic openness of the National Park by limiting the circumstances in which new tracks can be formed. The Council consider that there is no compelling evidence to justify the need for the new track and that it has not been demonstrated that there are no suitable existing roads or tracks.

7. The existing entrance and driveway lead up to a parking area which is immediately adjacent to the holiday cottages and farm house. A relatively narrow pedestrian route to the rear of the holiday cottages allows access to the farm shop.
8. The existing vehicular access to the agricultural sheds and working farmyard passes directly in front of the holiday cottages. The appellants submit that the shared nature of the access and driveway coupled with the proximity of the farm access to the windows of the holiday cottages raises both safety and amenity issues for users of the site. I have not been provided with any accident records, customer complaints or other evidence in relation to the existing arrangement and whilst I appreciate that the proximity of passing farm vehicles to the holiday accommodation could lead to some disturbance, I am mindful that upon booking, users will be aware of the location of the cottages and indeed that they are part of a working farm.
9. I saw during my site visit that there is a secondary track originating from a spur close to the site entrance. This track passes in front of the holiday cottages at a distance of around 15 metres and opens into an area of hardstanding immediately south of the farmyard. It is not clear from the evidence before me what this secondary track is used for or indeed why it could not be upgraded in order to provide a separate access to the working farm without the need for a secondary access point onto the main road.
10. The proposed access and track would offer a direct route from the main road to the working farm thus negating the need for farm traffic to pass in front of the holiday cottages. The access would be relatively short but due to the topography of the land, and in particular the natural ravine that lies between the farmyard and the road, its construction would require a significant amount of engineering works. In addition, there would be a need to remove part of the dry-stone boundary wall and some vegetation. Although the proposed development would be relatively well screened due to existing tree cover and topography, I consider that it would introduce urbanising development that would be detrimental to the open character of the location.
11. In the absence of any evidence in relation to the suitability of the existing secondary track or indeed any other options explored I am not convinced that the need for the proposed track and associated access has been justified. Consequently, the proposal would be contrary to the requirements of Policy BL6 of the LP which seeks to protect the openness of the national park by ensuring that proposals for new tracks are accompanied by evidence in relation to potential alternatives and need.

#### *Highway safety*

12. Craven's Hill is a rural road with a 60mph speed limit. There are no pedestrian footways or lighting. The topography of the area is such that the carriageway along the western boundary of the appeal site lane is of a gradient falling from northwest to southeast. There is a natural ravine within the site boundary which means that part of the land that would be required to create the required visibility splays is at a much lower level than the existing highway verge. There is relatively heavy tree and foliage cover on both sides of the proposed access point and a length of dry-stone walling.

13. The combination of these features means that the inter-visibility between a vehicle using the proposed access to the site and users of the adjacent highway would be significantly constrained without the provision of sufficient visibility splays. To address this, the proposal includes works to remove a section of the adjacent walling, hedgerow, trees and embankment along the proposed south easterly splay. The Council states that this land is outside of the appellants' control and consequently they question the appellants' ability to deliver the proposed visibility splays.
14. There is some dispute between the parties with regard to the status of the main road serving the site and the most appropriate visibility splays for the proposed junction.
15. Notwithstanding the above, the main parties agree that the road is in a rural location and therefore subject to a 60mph speed limit. The appellants have submitted a speed survey which provides a total of 106 speed readings over a 2-hour time slot during February 2020. The data indicates that at 32.2mph and 29.6mph vehicle speeds in both directions are significantly lower than the 60mph speed limit.
16. Notwithstanding the above, I consider the scope of the speed survey having only covered one two hour, mid-morning period to be fairly limited and consequently I am not convinced that the data provides sufficient justification for shorter visibility splays suggested by the appellants. However, even if I were to accept that the appellants' suggested visibility splays would be appropriate, the evidence before me indicates that the removal of the wall, vegetation, and trees, which are necessary to provide a visibility splay, would significantly impose on third party land requiring a new boundary treatment and works to the verge. In the absence of a legal agreement to secure and maintain these works, it is not certain that either of the suggested visibility splays can be achieved and therefore the driver of a vehicle would have severely restricted views along the road when exiting from the site onto Craven's Hill.
17. I have considered whether the use of planning conditions could achieve the required visibility splays. However, the Planning Practice Guidance is clear that conditions requiring works on land that is not controlled by the applicant, or that requires the consent or authorisation of another person or body often fail the tests of reasonableness and enforceability. I have also considered the use of a 'Grampian' style condition, prohibiting development until adequate visibility splays can be provided. In this case such a condition would not secure the ongoing provision and maintenance of the splays, rendering the condition unreasonable and unenforceable.
18. Consequently, the development would pose an unacceptable risk to users of the highway along Craven's Hill. Thus, it conflicts with Policy CO2 of the LP which seeks to ensure that new development does not have a significant adverse effect on road safety.

**Conclusion**

19. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. Therefore, for the reasons given above I conclude that the appeal should be dismissed.

*J Hunter*

INSPECTOR




---

## Appeal Decision

Site visit made on 23 September 2021

**by David Cross BA(Hons) PgDip(Dist) TechIOA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 18 October 2021**

---

**Appeal Ref: APP/W9500/W/21/3277410**

**21 Dalehouse, Staithes TS13 5DT**

- 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 Mrs Lorraine Howell against the decision of North York Moors National Park Authority.
  - The application Ref NYM/2021/0147/CU, dated 2 March 2021, was refused by notice dated 26 April 2021.
  - The development proposed is change of use of part of domestic garden to form commercial tea garden for walkers and cyclists (revised scheme to NYM/2020/0431/CU).
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matter

2. A revised version of the National Planning Policy Framework (the Framework) was published on 20 July 2021. Both main parties have had the opportunity to comment on any relevant implications for this appeal, and I have had regard to the revised Framework in reaching my decision.

### Main Issues

3. The main issues in this appeal are the effect of the proposal on the:
  - Living conditions of nearby residents with regards to noise, disturbance and privacy; and
  - Highway network and road safety.

### Reasons

#### *Living Conditions*

4. The appeal site is located at the end of a terrace of residential properties, within the hamlet of Dalehouse. It is proposed to change the domestic garden of the property to a tea garden, with 4 tables catering for up to 16 customers.
5. The site is in close proximity to the rear gardens of other properties extending along the terrace. Even within the quiet character of this hamlet, the rear gardens play an important role in providing a secluded and private area for residents.

6. Within this context, the appeal proposal would introduce a use which would be of a significantly different character and intensity compared to a domestic garden. The noise from customers talking and other associated activity would be readily apparent to nearby residents, as would the comings and goings of customers as they access and egress the tea garden. Even allowing for the limited scale of the proposal, the associated noise and disturbance would lead to significant harm to the enjoyment of rear gardens that neighbouring residents could reasonably expect.
7. The Authority has not asked for the issue of noise to be quantified through further assessment. However, due to the character of the rear gardens as a secluded amenity area for neighbouring residents, a more subjective assessment is appropriate.
8. Comments made locally also refer to the potential effect on the privacy of nearby properties. I saw that the proposal would enable unduly intrusive direct views for customers into the garden of an adjoining property, as well as other gardens along the rear of the terrace, particularly when customers are standing. The access to the proposal would also provide direct views of neighbouring gardens as well as along the communal rear access of the terrace, with commensurate harm to the privacy of nearby residents.
9. The tea garden would be set some distance to the rear of the terrace and is partially enclosed by outbuildings. However, even allowing for this layout, the proximity of the proposal and its relationship to nearby residential properties would lead to unacceptable harm to the living conditions of residents for the reasons I have identified.
10. The appellant refers to noise from a nearby beck. However, the noise from the beck was limited at the time of my site visit, and even when the flow of water is greater I am not persuaded that this would be sufficient to mask noise from customers and associated activity. Similarly, the means of enclosure would not be sufficient to suitably screen neighbouring properties from the noise and disturbance arising from the proposal. Even with the best intentions of the appellant with regards to maintaining the tranquil environment for customers, I consider that noise and disturbance from activity associated with the proposal would be unacceptably intrusive to nearby residents.
11. I therefore conclude that the proposal would lead to significant harm to the living conditions of nearby residents in respect of noise, disturbance and privacy. The proposal would therefore conflict with Strategic Policy J and policies CO17 and BL8 of the Local Plan<sup>1</sup> with regards to the harm to the immediate neighbourhood and the amenity of local residents.

#### *Highway Network and Road Safety*

12. The roads leading through the hamlet are not subject to traffic regulation orders and there was some on-street parking available at the time of my visit. However, despite the lack of on-street parking restrictions, the highway is relatively constrained and much of it is shared between vehicles, cyclists and pedestrians. The amount of on-street parking space is limited, and I am mindful that my visit took place during the day, when the peak demand for parking for residents of the hamlet is likely to be in the evening and at

---

<sup>1</sup> North York Moors National Park Authority Local Plan 2020



- weekends. Furthermore, the level of custom and traffic associated with the proposal, as well as general tourist traffic, is likely to be greatest at weekends and holiday periods.
13. Within that context, there is a significant possibility that further on-street parking at peak times would increase collisions between vehicles as well as between pedestrians, cyclists and vehicles as a result of inconsiderate parking and convoluted manoeuvres due to the constrained nature of the highway. Similarly, an increase in on-street parking would also be likely to unduly limit the flow of vehicles and other road users through the constrained highway network of this hamlet. This would be the case even allowing for the limited scale of the proposal.
  14. There is a large car park in the village of Staithes. However, this would not be a convenient alternative sufficient to deter many customers parking in Dalehouse due to the distance involved and the nature of the route, including the sloping topography.
  15. The appellant emphasises that the proposal is aimed to cater for walkers and cyclists, and that customers would be discouraged from parking in the immediate area. However, this would be difficult to enforce, and I consider that it is inevitable that some customers would access the business by car and seek to park in the vicinity of the site for reasons of convenience.
  16. For the reasons given above, I conclude that the proposal would lead to unacceptable harm to the highway network in this hamlet as well as road safety. The proposal would therefore be contrary to the highway capacity and safety requirements of policy CO2 of the Local Plan.

### **Other Matters**

17. The appellant refers to activity which could be generated by the use of the site as a domestic garden as well as, potentially, a bed and breakfast. However, the intensity of activity and the turnover of customers of the proposal would be materially greater than the uses identified by the appellant.
18. I am mindful that the proposal would create employment, as well as the circumstances of the appellant's business as a result of Covid-19 including an informal operation on a limited takeaway basis. I have also had regard to the comments which have been made in support of the proposal. However, the employment benefits and level of support are not sufficient to outweigh the harm that I have identified.
19. The appellant refers to other cases in the National Park which they consider to be similar to the appeal proposal. However, it has not been demonstrated that the circumstances of those cases are a direct parallel to the appeal proposal, including in respect of the relationship with nearby residential properties, the characteristics of the area or the nature of the highway. In any event, I have determined this appeal on its own merits.
20. I have had regard to the appellant's concerns regarding the Authority's handling of the planning application, including consultation with the Highway Authority. However, this is not a matter for this appeal which I have determined on its planning merits.

21. The Framework sets out that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. However, even allowing for the potential to encourage access on foot and by cycling, the proposal would not be sensitive to its surroundings and would have an unacceptable impact on local roads, contrary to the provisions of paragraph 85 of the Framework.

**Conclusion**

22. The proposal would lead to unacceptable harm to the living conditions of nearby residents as well as the highway network and road safety, and would therefore conflict with the policies of the development plan. There are no material considerations that indicate the decision should be made other than in accordance with the development plan. Therefore, for the reasons given, I conclude that the appeal should be dismissed.

*David Cross*

INSPECTOR




---

## Appeal Decision

Site Visit made on 1 September 2021

**by J Hunter BA(Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 22<sup>nd</sup> October 2021**

---

**Appeal Ref: APP/W9500/W/21/3273384**

**Verdun House, Bank Lane, Faceby, Middlesbrough TS9 7BW**

- 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 Mr Richard Birch against the decision of North York Moors National Park Authority.
  - The application Ref NYM/2020/1000/FL, dated 17 December 2020, was refused by notice dated 3 February 2021.
  - The development proposed is Demolition of garage/stable building and construction of detached annexe building (part retrospective) at Verdun House, Bank Lane, Faceby.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. During the course of the appeal the revised National Planning Policy Framework was published (20 July 2021). The main parties have been given the opportunity to comment and my decision is made in the context of the revised Framework.
3. I saw during my site visit that the garage/stable building has already been demolished and consequently I am determining this appeal part retrospectively.

### Main Issues

4. The main issue is whether the proposal would constitute an annexe to the Verdun House and whether the development has been sufficiently justified on the grounds of need.

### Reasons

5. The appeal site is located to the rear of Verdun House, a detached, two-storey house in a predominantly residential location. The house has a long linear rear garden, and the appeal site is located approximately half way down the plot. I understand from the submission material that there was previously a detached garage and stable block on the appeal site however, this has since been demolished and only the concrete slab and limited brickwork remains.
6. The proposed annexe would be one and a half storeys in height and would possess self-contained facilities including a kitchen, lounge/dining area, utility room, pantry, wc, two bedrooms, a sauna and a large walk-in wardrobe. The plans indicate that the proposed annexe would not have any associated private

- external amenity space or landscaping but would share the existing access from Bank Lane.
7. It is common ground between the main parties that there was a previous planning consent to the convert the previously existing garage/stable building into a residential annexe. However, during the course of the works required for the conversion, the appellant took the decision to demolish and rebuild the building due to stability concerns. I have not been provided with any evidence in regard to the stability of the building prior to its demolition.
  8. Policy CO18 of the North York Moors National Park Authority Local Plan 2020 (LP) seeks to control incremental development that leads to new independent dwellings with unsuitable amenity, access or landscape impacts becoming established. The policy requires that proposals for residential annexes meet three criteria. They are; 1) The development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use; 2) A clear functional need for the ancillary accommodation is demonstrated; and 3) In the case of a new build annexe, it is physically attached to the main dwelling with an interconnecting door.
  9. It is clear that the proposed annexe would be within the residential curtilage of the host property and be subservient to it in terms of scale and I am mindful of the supporting wording within Policy CO18 which states that annexes may be self-contained and provide all the facilities needed. Nonetheless, the building's physical separation and distance from the host dwelling coupled with its lack of dependency on the main dwelling, means that I am of the opinion that it could readily be used as either an annexe or a completely separate dwelling.
  10. I note that the appellants would be willing to accept a planning condition that would restrict the occupancy of the annexe. However, taking into account the divorced nature of the building and the limited shared facilities it would be difficult to prevent the separation of the building from Verdun House. Furthermore, given the back land location of the building it would be difficult for the Council to monitor and enforce such a condition. Consequently, I do not consider that in this case a restrictive condition would be reasonable or enforceable and therefore it would fail to meet the six tests as set out in the Planning Practice Guidance. In this regard, I find that the proposal would not be ancillary to the main dwelling in terms of its proposed use and it would therefore fail to meet criterion 1 of Policy CO18.
  11. The appellant submits that the proposed annexe is required to accommodate family members. However, it is common ground between the parties that the appellant does not reside at Verdun House on a full-time basis. Indeed, there is evidence in the form of lettings advertisements which suggests that the property there was at least the intention to rent the property out to a third party. There is further correspondence from the appellant which states that they are currently residing overseas on a permanent basis. I accept that neither the renting of the property or the appellants living arrangements are subject to any planning control however, based on the information I have before me a clear functional need for the annexe has not been demonstrated. Criterion 2 of Policy CO18 would not therefore be met.
  12. The supporting wording of Policy CO18 states that detached new build residential annexes within the domestic curtilage will not be permitted although the conversion of an existing detached outbuilding would be acceptable,

provided it is sufficiently close to the main building and the structure is worthy of retention. I have considered the appellants points in relation to whether or not the proposal constitutes conversion or new build and even if I were to accept that there was any element of conversion, I do not consider that the presence of a concrete slab and very limited walling materials would be a structure worthy of conversion.

13. In the context that the proposal would constitute a new build annexe, the physical detachment of the annexe from the main house means that it would fail to accord with criteria 3 of Policy CO18.
14. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. I note the appellant's submissions in relation to the previous planning permissions, and the sustainability considerations linked to the remnants of the previous building. I also sympathise with the appellant's regret with regard to the demolition of the garage/stable building. Nonetheless, these matters do not outweigh the conflict I have identified in regard to the development plan.
15. Accordingly, I conclude that by virtue of its scale, position and lack of physical and functional connection, the proposal would not constitute an annexe to Verdun House and furthermore the need for an annexe has not been sufficiently justified. On that basis, the building would be likely to be or become an independent dwelling contrary to the aims of Policy C018 of the LP.

### **Conclusion**

16. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. Therefore, for the reasons given above I conclude that the appeal should be dismissed.

*J Hunter*

INSPECTOR

## Appendix 4

### List of applications determined by the Director of Planning in accordance with the scheme of delegation for the period of 28 September 2021 to 05 November 2021.

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.

#### Hambleton

**Application reference:** NYM/2020/0112/FL

Variation of conditions 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12 of planning approval NYM2009/0091/FL to allow full time residential use of the chalet by someone employed or last employed in farming, forestry or other essential land management activities (retrospective) at Bank House Farm, Chop Gate for Mr & Mrs O and J Reynolds

Approved on 03/11/2021

**Application reference:** NYM/2020/0157/FL

Erection of office/domestic store, wood store and associated hard standing at Chalet at Bank House Farm, Chop Gate for Mr & Mrs O and J Reynolds

Approved on 04/11/2021

**Application reference:** NYM/2021/0231/FL

Laying of block pavements to drive at Cedar Cottage, Carlton in Cleveland for Mr Peter Caswell

Approved on 29/09/2021

**Application reference:** NYM/2021/0413/FL

Installation of replacement ground floor windows on front elevation, replacement door and two new windows to adjoining barn and creation of parking area at Middle Cottage, Thimbleby for Mr & Mrs J Tones

Approved on 27/10/2021

**Application reference:** NYM/2021/0416/LB

Listed Building consent for internal and external alterations together with installation of rooflights at Middle Cottage, Thimbleby for Mr & Mrs J Tones

Granted on 27/10/2021

**Application reference:** NYM/2021/0437/FL

Alterations and construction of two storey side and single storey rear extensions following demolition of existing conservatory and outbuilding at Hambleton House, Over Silton for Mr Cameron Choules

Refused on 18/10/2021

**Application reference:** NYM/2021/0549/FL

Demolition works, conversion of remaining buildings to form 9 no. holiday units and 1 no managers unit together with associated access improvements, parking areas and landscaping works (revised scheme to NYM/2018/0843/FL) at Faceby Lodge Farm, Faceby for Mr S.J. and Mrs J Monk Stuart Monk

Refused on 25/10/2021

**Application reference:** NYM/2021/0636/FL

Construction of single storey extension to create entrance/reception area at Cote Ghyll Mill Youth Hostel, Osmotherley for Mr J and Mrs H Hill

Approved on 14/10/2021

**Application reference:** NYM/2021/0684/FL

Installation of air conditioning unit to garage at Manor Barn, Over Silton for Mr Chris Veitch

Approved on 26/10/2021

**Application reference:** NYM/2021/0754/FL

Erection of 80m lattice broadcasting mast together with 10 no. equipment cabinets, access improvement works and ancillary development thereto for a temporary three year period at Bilsdale Transmitting Station, Bilsdale Moor for Arqiva Limited

Approved on 25/10/2021

**Ryedale**

**Application reference:** NYM/2020/0483/FL

Conversion of former agricultural building to residential annexe accommodation, demolition of stable, alterations to garage and outbuilding to form ancillary living accommodation and construction of single storey link extension to dwelling at Laverock Hall, Chop Gate for Mr and Mrs M Roberts

Approved on 12/10/2021

**Application reference:** NYM/2021/0430/FL

Demolition of garden room, alterations and construction of two storey extension at Lower Farm, Stoney Moor, Newton upon Rawcliffe for Mr and Mrs Matthew

Approved on 07/10/2021

**Application reference:** NYM/2021/0484/FL

Demolition of existing outbuilding and siting of 2 no. log cabins/summerhouses for holiday accommodation and creation of car park at The White Swan, High Street, Newton On Rawcliffe for Mr and Mrs Katie Hornby

Approved on 06/10/2021

**Application reference:** NYM/2021/0517/FL

Variation of condition 2 (material amendment) of planning approval NYM/2020/0928/FL to allow alterations to design of garage and raising of roof height at Hollins Lodge Farm, Lodge Road, Church Houses for Mr & Mrs R Lucas

Approved on 18/10/2021

**Application reference:** NYM/2021/0557/FL

Alterations and construction of single storey extension following removal of conservatory at Hazel Cottage, Westgate, Thornton Le Dale for Carol Fitton

Approved on 14/10/2021

**Application reference:** NYM/2021/0584/FL

Erection of general purpose agricultural building at High Curragh, Ampleforth for Mrs Jill White

Approved on 06/10/2021

**Application reference:** NYM/2021/0588/FL

Use of land for the siting of 3 no. glamping pods for holiday letting purposes with associated parking and landscaping works together with erection of bin store (resubmission following withdrawal of NYM/2020/0566/FL) at land adjacent to St John Church, Yatts Road, Newton on Rawcliffe for Mr S Sellars

Refused on 07/10/2021



**Application reference:** NYM/2021/0607/FL

Demolition of existing pool house and erection of replacement pool house building adjacent existing open air swimming pool at Helmsley Open Air Swimming Pool, Helmsley Sports and Social Club, Baxtons Sprunt, Helmsley for Helmsley Open Air Swimming Pool

Approved on 06/10/2021

**Application reference:** NYM/2021/0621/FL

Removal of conservatory and construction of garden room at Orchard Dene, Hutton le Hole for Mr & Mrs Monaghan

Approved on 28/09/2021

**Application reference:** NYM/2021/0630/FL

Removal of conservatory to rear and construction of garden room extension, alterations to existing balcony and replacement garage roof covering at Green Cottage, Main Street, Levisham for Mr & Mrs Hannah

Approved on 01/10/2021

**Application reference:** NYM/2021/0633/FL

Installation of air source heating system within timber enclosure (retrospective) at Beck House Farm, Cropton for Mr Andrew Rogers

Approved on 15/10/2021

**Application reference:** NYM/2021/0649/FL

Construction of single storey extension at Rigg Cottage, Green Lane, Farndale for Mr G Bradley

Refused on 12/10/2021

**Application reference:** NYM/2021/0661/FL

Demolition of shed and construction of a single storey extension to dwelling together with construction of replacement store/log store with workshop at Stape Head Farm, Stape Road, Stape for Colin Barker

Approved on 18/10/2021

**Application reference:** NYM/2021/0672/FL

Alterations to outbuilding to facilitate use as home office at Nab Farm, High Street, Thornton Le Dale for Mr & Mrs Morrison

Approved on 21/10/2021

**Application reference:** NYM/2021/0677/LB

Listed Building consent for alterations to outbuilding to facilitate use as home office at Nab Farm, High Street, Thornton Le Dale for Mr & Mrs Morrison

Granted on 21/10/2021

**Application reference:** NYM/2021/0689/CLP

Certificate of lawfulness for the commencement of development approved under planning reference NYM3/058/0115A/PA (formation of new shop and rebuilding of stores and garage) prior to 04 October 1988 at Land to the rear of 3 Church Street, Helmsley for Mr Richard Todd

Issued on 27/10/2021

**Application reference:** NYM/2021/0690/FL

Conversion of and extension to outbuilding to form dual holiday letting/annexe accommodation (revised scheme following withdrawal of NYM/2021/0209/FL) at Bracken Hill, Sand Lane, Oldstead for Mr S Cartwright

Approved on 21/10/2021

**Application reference:** NYM/2021/0696/FL

Demolition of porch and construction of single storey extensions at Raindale Head Farm, Heads Road, Stape for Ian Clough

Approved on 28/10/2021

**Application reference:** NYM/2021/0725/FL

Variation of condition 31 of planning approval NYM/2014/0808/FL to remove reference to Duncombe Park Estates at land off Carlton Road, Helmsley for Wharfedale Homes

Approved on 04/11/2021

## **Scarborough**

**Application reference:** NYM/2021/0048/FL

Conversion of barn to form single holiday letting cottage, creation of associated parking area following removal of covered store and installation of air source heat pump at Northfield Farm, Northfield Granary, Suffield for Mrs C Maw

Approved on 05/11/2021

**Application reference:** NYM/2021/0049/LB

Listed Building consent for conversion of barn to form single holiday letting cottage, removal of covered store and installation of air source heat pump at Northfield Farm, Northfield Granary, Suffield for Mrs C Maw

Granted on 05/11/2021

**Application reference:** NYM/2021/0144/FL

Erection of extension to existing agricultural building for workshop and storage purposes together with reroofing of a building (part retrospective) at Partridge Hill Farm, Ugglebarnby for Mr Trevor Hodges

Approved on 21/10/2021

**Application reference:** NYM/2021/0187/FL

Creation of fenced and surfaced enclosure for livestock at Chapel Farm, Harwood Dale for Mr Mark Pashley

Approved on 04/11/2021

**Application reference:** NYM/2021/0261/FL

Alterations and construction of single storey rear extension following demolition of existing extensions and outbuildings, construction of replacement garden store and repairs to stone bridge over pond at 34 Main Road, Aislaby for Helen Murray

Approved on 22/10/2021

**Application reference:** NYM/2021/0274/LB

Listed Building consent for internal and external alterations and construction of single storey rear extension following demolition of existing extensions and outbuildings, construction of replacement garden store and repairs to stone bridge over pond at 34 Main Road, Aislaby for Helen Murray

Granted on 22/10/2021

**Application reference:** NYM/2021/0343/LB

Listed Building consent for internal alterations, installation of timber framed secondary glazing, refitting of bathrooms and WC together with reserVICING and decorative works at Low House, Station Road, Castleton for Vivien Whitney

Granted on 03/11/2021

**Application reference:** NYM/2021/0344/FL

Erection of livestock/general purpose agricultural building at Church House, Danby Head, Danby for J H Hutchinson & Son Ltd

Approved on 18/10/2021

**Application reference:** NYM/2021/0370/FL

Installation of replacement window to existing dormer at Beeston Cottage, Tommy Baxter Street, Robin Hood's Bay for Dr Christine Kirk

Approved on 25/10/2021

**Application reference:** NYM/2021/0375/LB

Listed Building consent for installation of replacement window to existing dormer at Beeston Cottage, Tommy Baxter Street, Robin Hood's Bay for Dr Christine Kirk

Granted on 25/10/2021

**Application reference:** NYM/2021/0468/FL

Erection of stable building at Land adjacent 6 Lodge Lane, Danby for Mrs J Hodgeson

Approved on 06/10/2021

**Application reference:** NYM/2021/0489/FL

Erection of replacement agricultural storage building at Morra Head Farm, Harwood Dale for J.R. Cussons & Son

Approved on 13/10/2021

**Application reference:** NYM/2021/0508/FL

Demolition of existing garage and conservatory, alterations and construction of single and two storey extensions together with replacement front porch at Ivy Cottage, High Street, Egton for Mr G Withers

Approved on 03/11/2021

**Application reference:** NYM/2021/0512/FL

Change of use of land, construction of site access and 4 no. buildings together with associated parking and landscaping works to enable the relocation of existing waste recycling and skip hire operation at land at Fairfield Way, Hawsker cum Stainsacre for Nobles Recycling and Skip Hire Ltd

Approved on 12/10/2021

**Application reference:** NYM/2021/0538/FL

Conversion of buildings to form 1 no. dual use holiday letting cottage/annexe and 1 no. further holiday letting cottage together with home office at Mill Lane Farm, Lealholm for Mr John Smith

Approved on 04/10/2021

**Application reference:** NYM/2021/0548/FL

Removal of condition 4 of planning approval NYM/2020/0891/FL in order to sever the tie between the holiday cottages and Seaton Hall at Seaton Hall Farm, Whitby Road, Staithes for Mr W Kidd

Approved on 18/10/2021

**Application reference:** NYM/2021/0554/FL

Formation of access track with associated landscaping works at Hop House, Ellers Farm Lane, Fryup for Mr and Mrs Maisey

Approved on 28/10/2021

**Application reference:** NYM/2021/0558/FL

Alterations, enlargement of porch and installation of new window at The Hermitage, Guisborough Road, Ugthorpe for R Woodhouse + A Marshall

Approved on 04/11/2021

**Application reference:** NYM/2021/0562/FL

Landscaping to farmhouse, conversion of cart shed to form ancillary facilities, repair works to privy building and installation of ground source heat pump at Forest Lodge Farm, Station Road, Castleton for Mr Alex Jupp

Approved on 30/09/202

**Application reference:** NYM/2021/0565/LB

Listed Building consent for landscaping to farmhouse, conversion of cart shed to form ancillary facilities and repair works to privy building at Forest Lodge Farm, Station Road, Castleton for Mr Alex Jupp

Approved on 08/10/2021

**Application reference:** NYM/2021/0578/FL

Reduction in length of stone outbuilding, removal of agricultural building, erection of storage shed and greenhouse at Ainthorpe House, 1 Brook Lane, Ainthorpe for Mrs Alison Sayers

Approved on 06/10/2021

**Application reference:** NYM/2021/0585/FL

Installation of 2 no. replacement first floor windows at 161 Coach Road, Sleights for Mrs Julie Cownden

Approved on 04/10/2021

**Application reference:** NYM/2021/0586/FL

Installation of replacement windows at 6 Forge Cottages, Lealholm for Mr Lawrence Peirson

Approved on 30/09/2021

**Application reference:** NYM/2021/0587/FL

Construction of single storey side/rear extension to form storage area (revised scheme to planning approval NYM/2018/0256/FL) at 1 Main Street, East Ayton for Scarborough Flooring Ltd

Approved on 05/11/2021

**Application reference:** NYM/2021/0595/FL

Proposed glazed rear gable, construction of extension following removal of conservatory and parapet walls and extension of dual pitched central roof, together with replacement windows and erection of stable building at Bugle Cottage, Egton for Mr & Mrs McAndrew

Approved on 28/10/2021

**Application reference:** NYM/2021/0602/FL

Removal of lean -to, construction of extension to outbuilding and conversion to form holiday accommodation together with parking area, access (footpath) arrangements and landscaping works at Hajoles House, Ainthorpe Lane, Ainthorpe for Mr A and Mrs A Newham

Approved on 21/10/2021

**Application reference:** NYM/2021/0613/FL

Creation of footpath over common land at Woodworks Bank located south west of Under Hill Cottage, Glaisdale for Glaisdale Parish Council

Approved on 28/09/2021

**Application reference:** NYM/2021/0616/FL

Variation of conditions 6, 7, 9 and 11 of planning approval NYM/2021/0504/FL to allow the installation of uPVC doors and windows at Land at Toft House Caravan Site, Main Road, Aislaby for Mr Craig Hall

Approved on 04/10/2021

**Application reference:** NYM/2021/0623/FL

Demolition of existing side extension, alterations to existing building and construction of glazed link and two storey extension to provide function room and owners accommodation at The Wilson Arms, Beacon Way, Sneaton for Mr & Mrs Bentley

Approved on 05/10/2021

**Application reference:** NYM/2021/0626/LB

Listed Building consent for demolition of existing side extension, alterations to existing building and construction of glazed link and two storey extension to provide function room and owners accommodation at The Wilson Arms, Beacon Way, Sneaton for Mr & Mrs Bentley

Granted on 08/10/2021

**Application reference:** NYM/2021/0631/FL

Resurfacing of driveway, raising of ground level of existing path, construction of retaining wall and extension of paving with associated fencing at Chapel Garth, Egton Bridge for Mr Howard Dodds

Approved on 04/10/2021

**Application reference:** NYM/2021/0634/FL

Alterations, construction of first floor rear and side extensions together with alterations to roof to create balcony at Susanna Hill, Browside, Ravenscar for Mr D Bowes

Refused on 05/10/2021

**Application reference:** NYM/2021/0635/FL

Construction of single storey rear extension at 22 Summerfield Lane, Stainsacre for Mr Keith Attridge

Approved on 06/10/2021

**Application reference:** NYM/2021/0645/CU

Change of use of land from agricultural to domestic garden at Suffield Cottage, Suffield for Ms Frances Lockey

Approved on 19/10/2021

**Application reference:** NYM/2021/0646/FL

Demolition of existing garage and link to dwelling and construction of single storey side extension at 16 Oakfield Avenue, Goathland for Mr Ken Sawyers

Approved on 07/10/2021

**Application reference:** NYM/2021/0660/FL

Installation of replacement timber double glazed window to dormer at Green Bank House, Fisherhead, Robin Hoods Bay for Mr Gavin McDonald

Approved on 12/10/202

**Application reference:** NYM/2021/0663/LB

Listed Building consent for installation of replacement timber double glazed window to dormer at Green Bank House, Fisherhead, Robin Hoods Bay for Mr Gavin McDonald

Granted on 18/10/2021

**Application reference:** NYM/2021/0666/FL

Alterations, construction of single storey extension and first floor rear terrace with external access (revised scheme to NYM/2021/0063/FL) at Flushing Meadow, Egton for Mr and Mrs S & L Shaw

Approved on 19/10/2021

**Application reference:** NYM/2021/0673/FL

Erection of replacement agricultural storage/workshop building at Birchwood, Beck Hole Road, Goathland for Mr & Mrs Buckley

Approved on 21/10/2021

**Application reference:** NYM/2021/0679/FL

Construction of single storey side extension at Park Nook Farm, Langburns Bank, Castleton for Mr S and Mrs T Milner

Refused on 22/10/2021

**Application reference:** NYM/2021/0698/FL

Alterations, construction of replacement garden room with roof terrace above together with construction of single storey extension and pitched roof over existing flat roof to rear at 19-20 Castle Close, Castleton for Mr & Mrs W & K Stephens



Approved on 04/11/2021

**Application reference:** NYM/2021/0704/FL

Alterations to and change of use of outbuilding to form 1 no. holiday let/family annexe (dual use) at 2 Prospect Field, High Hawsker for J N Tindall

Approved on 05/11/2021

**Application reference:** NYM/2021/0709/FL

Variation of condition 2 (material amendment) of planning approval NYM/2015/0197/FL to allow amended design of detached dwelling at Ryefield, Hackness Road, Scalby for Mr Barry Ricketts

Approved on 25/10/2021

**Application reference:** NYM/2021/0716/LB

Listed Building consent for installation of replacement timber windows and door at 99 High Street, Hinderwell for Mr Matthew Simpson

Granted on 03/11/2021

**Application reference:** NYM/2021/0729/FL

Erection of replacement shed at Barnet House, Beck Hole Road, Goathland for Mr and Mrs Chris and Alison Hull

Approved on 03/11/2021

### **Redcar and Cleveland**

**Application reference:** NYM/2020/0780/OU/FL

Change of use, alterations and extensions to existing agricultural building to form an agricultural workers dwelling and associated garden and parking spaces at Grinkle Park Farm, Snipe Lane, Easington for Mr R Muir

Approved on 29/10/2021

**Application reference:** NYM/2021/0521/CLLB

Certificate of lawfulness for works to Grade II Listed Building comprising replacement of external doors, repointing, installation of rainwater downpipes and removal of vegetation growth at Cleveland House, 2 Pease Court, Guisborough for Mrs Sarah Duffield

Issued on 11/10/2021

**Application reference:** NYM/2021/0620/FL

Construction of first floor extension to enclose existing balcony at 25 Hutton Village, Guisborough for Mr Lee Scott

Approved on 07/10/2021

**Application reference:** NYM/2021/0749/FL

Construction of single storey side extension at Whitecroft, Roseberry Lane, Newton under Roseberry for Mr & Mrs Wheater

Refused on 03/11/2021

**Notifications under Schedule 2, Part 6, of The Town & Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order)**

### **Hambleton**

**Application reference:** NYM/2021/0707/AGRP

Prior notification for erection of extensions to 2 no. existing buildings to house livestock and provide storage under Part 6 at Rosewood, Paradise Road, Boltby for Mr M Todd

Approved on 28/10/2021

### **Ryedale**

**Application reference:** NYM/2021/0678/AGRP

Prior notification for erection of general purpose agricultural storage building under Part 6 at Holly Bower, Sproxton for D Russell Ltd

Approved on 21/10/2021

### **Scarborough**

**Application reference:** NYM/2021/0434/AGRP

Prior notification for forestry track under Part 6 at land west of Gatehouse Caravan Park, Porret Lane, Hinderwell for Newton Mulgrave Estate

Approved on 21/10/2021

**Application reference:** NYM/2021/0605/AGRP

Prior notification for erection of agricultural storage building under Part 6 at Overdale Farm, Goldsborough for Mr Paul Hogarth

Approved on 06/10/2021

**Application reference:** NYM/2021/0632/AGRP

Prior notification for erection of agricultural storage building under Part 6 at Hodgson Moor Farm, Gowland Lane, Cloughton for Mr David William Fenby

Approved on 01/10/202

**Application reference:** NYM/2021/0675/AGRP

Erection of extension to agricultural livestock building under Part 6 at Park House Farm Roxby for N Lecocq & Sons

Approved on 21/10/2021

### **Redcar and Cleveland**

**Application reference:** NYM/2021/0552/AGRP

Prior notification for erection of manure store building under Part 6 at Twizziegill Farm, Whitby Road, Easington for R Atkinson and Sons

Approved on 29/09/2021

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

**Application reference:** NYM/2020/0157/FL

Erection of office/domestic store, wood store and associated hard standing at Chalet at Bank House Farm, Chop Gate

The above planning application was approved by the Planning Committee on 21 May 2020. The decision notice has now been issued with the following conditions/informative:

#### **Conditions**

1. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Elevations	n/a	4 March 2020
Landscaping Details	Letter, Report & Plan	29 April 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes E (or any order revoking and re-enacting that Order), no erection, improvement or alteration of domestic outbuildings shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
3. The building hereby approved shall not be used other than as an office/domestic store relating to the Bilsdale Tree Services and the Chalet at Bank House Farm and shall not be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
4. If the use of the building for the purposes set out within condition 3 above permanently ceases for more than two years the building shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place.
5. No additional 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 installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6. All hard and soft landscape works comprised in the approved details for Area 17 or B of landscaping submitted on the 29 April 2020 shall be carried out no later than the first planting and seeding season following the determination of this application. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
7. All existing and proposed landscaping of Area 8 & 17 (Bank House Farm, Ecological Assessment, Habitat Management & Future Objectives submitted to the Authority on 29 April 2020) shall be maintained in perpetuity, replacing any elements as is reasonably required to maintain constant cover and screening, unless the Local Planning Authority gives written consent to any variation.

### **Informative**

1. For details of the access to the development hereby permitted, see associated Planning permission NYM/2020/0112/FL.

**Application reference:** NYM/2021/0472/FL

Use of land for the siting of 3 no. shepherds huts for holiday letting purposes and associated parking at Land off Sutherland Road, Cropton

The above planning application was approved by the Planning Committee on 14 October 2021 contrary to officer recommendation. The decision notice has now been issued with the following conditions/informative:

### **Conditions**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application (including the proffered additional new tree screening mitigation) hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. No more than three shepherds huts shall be sited within the application site at any one time and they 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.
4. The holiday units (3 no. shepherds huts) hereby permitted shall be managed from the existing dwelling known as 3 Forestry Bungalows, Sutherland Road, Cropton and shall not be managed, sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
8. No shepherds hut shall remain on the site between 30 September in any one year and 1 April in the succeeding year. The huts shall be stored off-site during that time period within the existing barn at 3 Forestry Bungalows as set out in the email from Katie Atkinson received 9 August 2021 or at a commercial storage facility. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
9. This permission relates to the siting of traditional style Shepherd's Huts for holiday use only. The huts shall not be replaced with any other structure for holiday use.
10. No external lighting shall be installed in the development hereby permitted. Any variation to this will require a new grant of planning consent from the Local Planning Authority.
11. The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 Rev A, access construction and standards Detail B2 Conservation kerbs (enclosed) and the following requirements.
  - Any gates or barriers must be erected a minimum distance of 2 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
  - The final surfacing of any private access within 2 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

- Measures to enable vehicles to enter and leave the site in a forward gear.  
All works must accord with the approved details.
12. Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification\\_for\\_housing\\_ind\\_est\\_roads\\_street\\_works\\_2nd\\_edition.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_ind_est_roads_street_works_2nd_edition.pdf)

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

13. The following schemes of off-site highway mitigation measures must be completed as indicated below:

- Installation of passing Place works at Sutherland road prior to the development being brought into use - locations to be agreed.  
For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

14. If the use of the Shepherd Huts hereby approved has ceased for a period of more than 18 months, they shall be removed from the site within Six months of the cessation and the land shall, as far as practical, be restored to its condition before development took place.

15. Foul sewage disposal shall be provided in the form of composting toilets as detailed in the email from Katie Atkinson dated 26 July 2021. The development shall not be brought into use until the drainage facilities have been provided in accordance with the approved details and shall thereafter be so maintained.

### **Informative**

1. Notwithstanding any valid planning permission for works to amend the existing highway, there must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and North Yorkshire County Council as the Local Highway Authority. To carry out works within the highway without a formal Agreement in place is an offence.

### **Application reference:** NYM/2021/0592/FL

The above planning application was approved by the Planning Committee on 14 October 2021 subject to the imposition of highway conditions and informative and an amendment to condition 3 to extend the length of the biodiversity net gain management agreement from 25 years to 30 years. The decision notice has now been issued with the following conditions:

3. The access road hereby permitted shall not be brought into use to serve any residential dwelling until a construction Environmental management plan (CEMP) has been submitted in writing and approved by the Local Planning Authority to satisfactorily demonstrate how the landscaped area surrounding the access road will be laid out and maintained for landscape screening of the adjacent housing site, provides open space for the local community and ecological connectivity. The landscaping shall be implemented in full in accordance with the approved CEMP and thereafter maintained for a period of 30 years unless otherwise agreed in writing with the Local Planning Authority.
5. No excavation or other groundworks or the depositing of material on site in connection with the construction of any road or any structure or apparatus which will lie beneath the road must take place on any phase of the road construction works, until full detailed engineering drawings of all aspects of roads and sewers for that phase, including any structures which affect or form part of the highway network, and a programme for delivery of such works have been submitted to and approved in writing by the Local Planning Authority. The development must only be carried out in compliance with the approved engineering drawings.
6. The following schemes of off-site highway mitigation measures must be completed as indicated below:
  - Relocation of the central refuge island located on the A171 between the proposed access and Fairfield Way planned with traffic management considerations
  - Relocation of the bus stop located on the south side of the A171 between the proposed access and Fairfield Way planned with traffic management considerations

- Footway width improvement on the south side of the A171 between the proposed access and the proposed roundabout prior to occupation of any of the 60 dwellings. For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site. Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

### **Informative**

1. It is assumed from section 8 of the application form and the updated drawing number AMA/21105/SK/004, Rev P1 that the extents of the application include the access across the existing A171 highway verge and the road layout across a field to the edge of the NYMNP / SBC boundary. This proposed road would be expected to be offered for adoption to the Highway Authority and should therefore be part of a section 38 agreement. This agreement needs to include drainage and lighting considerations and this is particularly relevant as this area of the A171 is prone to being flooded in heavy rainfall conditions.

### **Applications adjacent to the National Park (3024)**

**Application reference:** R/2021/0773/FF

Change of use and conversion of existing garage / outbuilding into separate unit of accommodation including detached oak framed garage at Newton Hall Newton Under Roseberry

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

**Application reference:** 21/01504

Retrospective erection of stables/storage buildings, installation of associated hardstanding and front entrance gate, change of use of site from private stables and



arena to commercial livery stables and arena (sui generis) at Three Acre Field at Limestone Road, Burniston

The Authority has assessed the details of the proposed development and has raised concerns that this comprises sporadic development in the open countryside having a resultant detrimental urbanising effect on this area, and views out of the National Park. However, more importantly there is concern that this site has excessive amounts of external lighting causing significant issues with light pollution, so it has been requested that if approved, the applicants are required to remove existing external lighting and if any lighting is required it must be Dark Night Sky compliant, such as no up-lighting and with any external lighting being of a style and luminance which minimises glare and light pollution, in order that the development does not detract from the National Park's status as an international dark sky reserve.

**Application reference:** 21/01380/HOUSE

Erection of garden store to existing garage, balcony over existing flat roof and alterations to windows and doors at North Cottage, Newton On Rawcliffe

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

**Application reference:** 21/00744/FUL

Change of use and conversion of chapel to form 1 no. three bedroom holiday cottage to include the installation of a mezzanine level and installation of replacement windows with associated parking at Newton Methodist Chapel, Newton On Rawcliffe

The Authority has assessed the details of the proposed development and commented that this proposal would result in the loss of a community facility. However, no reference appears to have been made within the application documents regarding whether the chapel has been marketed for an alternative community use. Consequently, in accordance with adopted RDC Planning Policy, recommended that evidence should be submitted with this application to support the loss of such a valuable facility.

**Application reference:** 21/01984/FL

Installation of 2 no. shepherds huts at Runners Post, The Carrs, Ruswarp

The Authority has assessed the details of the proposed development and has concluded that the proposed development would not have a detrimental impact on the character or setting of the National Park and consequently no objections are raised. However, recommended that a condition should be attached to any approval that existing tree and hedge planting on site be retained.

## Appendix 5

**List of enforcement matters determined by the Director of Planning in accordance with the scheme of delegation for the period of 30 September 2021 to 11 November 2021.**

<b>Reference number</b>	<b>Site address and development description</b>	<b>Decision taken</b>
15177	Meadowcroft Cottage, Ugthorpe Non-compliance with conditions	Now resolved and new application submitted.
16369	Partridge Hill Farm, Ugglebarnby Possible change of use for car sales and repairs	Planning permission granted.
16968	Serenity Caravan and Camping Park, Hinderwell Licensing notification consultation	No further action required, potential breach resolved.
17011	Highfield, High Hawsker Potentially unauthorised shepherd's hut	Planning permission granted, ref NYM/2021/0482/FL.
17101	Station Road Stores, Post Office, Station Road, Robin Hoods Bay Renewal of temporary consent NYM/2016/0001/AD, advertisement consent for the siting of touch screen information display	Not expedient to pursue.
17102	Visitor Centre, Peakside and Peak Alum Works, Ravenscar Renewal of Temporary Consent NYM/2015/0916/F/AD - advertisement consent for the display of signs and replacement interpretation panels	Not expedient to pursue.
17103	The Grapes, Scaling Renewal of temporary consent NYM/2017/0816/FL- use of ground floor as licensed tearoom and ice cream parlour and nine bedroom hotel at first and second floor levels, alterations to outbuilding to provide customer/staff facilities together with creation of adventure golf area, hard and soft landscaping works and use of land for the siting of 1 no. temporary site cabin	Cabin not present on site.
17104	Helmsley Community Primary School, Carlton Lane, Helmsley Renewal of temporary consent NYM/2015/0892/FL- variation of	Application approved for further five year renewal, ref NYM/2021/0029/FL.

	condition 1 of planning approval NYM/2010/0839/FL to allow the retention of the pre-fabricated classroom building for a further five year period	
17328	Water Building, Goathland Potentially dangerous building	No further action required- building secured.
17346	21 Market Place, Helmsley Renewal of temporary consent NYM/2016/0204/AD, advertisement consent for the display of non-illuminated fascia signage, projecting hanging sign, wall plaque and stencil signage along with repositioning of existing 'crown' sign	Not expedient to pursue.
17350	Badger Hounds Pub, High Street, Hinderwell Renewal of temporary consent NYM/2016/0234/AD for advertisement consent for the display of illuminated and non-illuminated signage together with erection of 1 no. lantern and 4 no. floodlights	Advertisement consent granted under NYM/2021/0196/AD and Listed Building consent under NYM/2021/0213/LB.
17601	Land opposite Greenfields, Goathland Erection of double garage	Not deemed expedient to pursue- lack of harm.
17673	Cropton Cabins, Moor Lane Material start to development	Development commenced lawfully.
17682	Former Windmill Site, rear of High Street, Hinderwell Potential erection of two dwellings	No development taking place.
17697	2 Spring Cottage, Guisborough Monitoring of application NYM/2018/0035/FL	Planning consent granted 23 March 2018
17704	Egton Manor, Egton Estate Licensing consultation	No breaches taking place.
17758	Elleron Lodge, Stape Potentially unauthorised spreading of rubble.	Permitted development.
17760	Partridge Hill Farm, Ugglebarnby Construction of a house and extension, potentially without permission.	No further action required as retrospective consent has been granted for the works.
17762	Holme Farm, High Street, Hinderwell Potential works to Listed Building	No breach found.
17775	Brook Cottage, Back Lane, High Hawsker Change of window colour, addition of velux rooflights, demolition of	Permitted development.

	outhouse and erection of outhouse in a different location	
17777	Gateway Centre, Staithes Potentially unauthorised cafe and awnings	No further action required.
17782	High Horcum Farm Potential unauthorised clay shooting business	No breach found.
17805	3 Roxby Gardens, Thornton le Dale Replacement external door (green colour) installed without consent	Not expedient to pursue.
17859	Cleveland Inn, Commondale Fishing ponds adjacent to pub. Works taking place and possible drainage of pond.	No development has taken place.
17989	4 Church Street, Castleton Unauthorised dormer window	Development is lawful.
18132	The Blackwell Ox, Carlton in Cleveland Potentially unauthorised lighting	No further action required.
18179	12 Bridge Street, Helmsley Consultation on premises licence application	Applicant contacted Authority and is aware can only open for hours in the condition.
18201	Lockton House, Bilsdale, Helmsley Potentially unauthorised shepherds hut.	Planning approval already received.
18214	La Trattoria, 17 Market Place, Helmsley Expiry of temporary consent NYM/2020/0907/FL for installation of 2 no. retractable awnings to front elevation	Permission was not implemented therefore no renewal is required.
18229	Englefield, Goathland Potentially unauthorised alterations including new window to front elevation and rear extension.	Permitted development.
18234	The Homestead Kitchen, Prudom House, Goathland Licensing consultation	No comments to make as planning approval for change of use does not affect opening hours.
18258	The Cleveland Inn, Commondale	No breach found.
NYM0010/2018	Land to west of Overscar Lane, Lockton Use of land for leisure purposes and erection of buildings	Enforcement Notice partially complied with to satisfaction of Authority. Notice to remain in force and no further action to be taken due to lack of harm.

## Appendix 6

### **A list of the number of planning applications which were validated over 13 weeks ago. Position as of 2 November 2021.**

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

**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

Case officer: Mrs Helen Stephenson

Reason: Being dealt with by the Authority's Solicitor

**Application reference number:** NYM/2017/0455/FL

Change of use and extension to existing agricultural building to allow use for livestock and siting of feed bin at Manor Farm, Gillamoor

Case officer: Mrs Jill Bastow

Reason: The need for a Section 106 Agreement is being considered by the case officer and the Authority's Solicitor

**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

Case officer: Mrs Hilary Saunders

Reason: Awaiting Section 106 Agreement

**Application reference number:** NYM/2019/0324/FL

Surfacing works to agricultural track (retrospective) at land serving Thorn Hill Farm, Commondale

Case officer: Mrs Helen Stephenson

Reason: Awaiting further information from applicant's agent. Final request issued

**Application reference number:** NYM/2019/0349/LB

Listed Building consent for alterations to enable subdivision of dwelling to form 1 no. additional dwelling together with erection of fence at High Farmhouse, High Farm, High Street, Lythe

Case officer: Mrs Hilary Saunders

Reason: No response from agent regarding negotiations. Applicant has completed works so awaiting enforcement and Building Conservation site visit

**Application reference number:** NYM/2019/0404/NM

Non material amendment to planning approval NYM3/007/0005C/MR to allow changes to the restoration plan to include the addition of restored contours, network of additional access tracks, additional labels and the retention of borehole building, former gun store, 2 water tanks and former electrician substation at Spaunton Quarry, Keldholme, Kirkbymoorside

Case officer: Mr Mark Hill

Reason: Ecology details now finalised, awaiting a revised plan to omit a quarry building before approval can be issued to realise restoration masterplan concept.

**Application reference number:** NYM/2019/0502/LB

Listed Building consent for installation of replacement windows to dwelling at High Leas, Hawsker Lane, Hawsker

Case officer: Mrs Jill Bastow

Reason: Awaiting amended plans

**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

Case officer: Miss Megan O'Mara

Reason: Awaiting amended plans

**Application reference number:** NYM/2019/0764/MEIA

Application in respect of the winning and working of polyhalite and salt over a 25 year period from 2023, temporary importation of muriate of potash (MOP) to allow the production of fertiliser products until 2027, retention and operation of all surface installations, buildings, plant etc subject to a phased deconstruction plan within the 25 year period and a three year period for site decommissioning and restoration at the end of the 25 year period at Boulby Mine, Loftus

Case officer: Mr Mark Hill

Reason: For consideration at 2 December Planning Committee

**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

Case officer: Mrs Jill Bastow

Reason: Amended plans received and under consideration; will be reported to a future Planning Committee

**Application reference number:** NYM/2020/0003/LB

Listed Building consent for installation of 4 no. replacement timber double glazed windows to rear elevation at Georgian House, King Street, Robin Hoods Bay

Case officer: Mrs Helen Stephenson

Reason: In negotiations – awaiting amendments

**Application reference number:** NYM/2020/0087/FL

Alterations, construction of replacement single storey rear extension and change of use from residential care facility (Use Class C2) to recording studio space with ancillary office and welfare facilities (Use Class B1) together with construction of bin store, revised access arrangement, creation of parking and landscaping works at The Bay Tree, Station Road, Robin Hood's Bay

Case officer: Mrs Jill Bastow

Reason: Amended plans requested and declined; delegated decision to be drafted

**Application reference number:** NYM/2020/0092/LB

Listed Building consent for alteration and construction of replacement single storey rear extension at The Bay Tree, Station Road, Robin Hood's Bay

Case officer: Mrs Jill Bastow

Reason: Amended plans requested and declined; delegated decision to be drafted

**Application reference number:** NYM/2020/0122/FL

Installation of 3 no. replacement timber double glazed windows to rear elevation at Georgian House, King Street, Robin Hoods Bay

Case officer: Mrs Helen Stephenson

Reason: In negotiations – awaiting amendments

**Application reference number:** NYM/2020/0162/FL

Construction of replacement boundary wall and associated landscaping works along with removal of unauthorised hardstanding and reinstatement of open ditch at Car park adjacent to the Village Hall, Hawnby

Case officer: Mrs Jill Bastow

Reason: Amended plans received; delegated decision to be drafted

**Application reference number:** NYM/2020/0443/FL

Conversion of existing redundant agricultural buildings to 2 no. cottages (dual use (holiday letting/local occupancy letting) with associated access, parking and landscaping works at Greenhills, High Lane, Robin Hoods Bay

Case officer: Mrs Hilary Saunders

Reason: Awaiting Section 106 Agreement

**Application reference number:** NYM/2020/0441/FL

Change of use of land to accommodate parking and turning areas at Skelder View, Fern Lea, Normanby

Case officer: Mrs Jill Bastow

Reason: Awaiting additional and amended plans

**Application reference number:** NYM/2020/0454/FL

Erection of agricultural livestock building at land west of Little Field Lane, Levisham

Case officer: Mrs Hilary Saunders

Reason: SCAIL Assessment – require Natural England advice which isn't forthcoming

**Application reference number:** NYM/2020/0488/FL

Construction of tree house for holiday letting accommodation at Stainsacre Hall, Stainsacre Lane, Whitby

Case officer: Mrs Jill Bastow

Reason: Awaiting Tree Survey and amended plans

**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

Case officer: Mr Mark Hill

Reason: Section 106 Agreement deed of variation being negotiated before Planning Permission issued. Likely to be considered at 2nd December Planning Committee.

**Application reference number:** NYM/2020/0598/FL

Demolition of 4 no. buildings and erection of an open fronted agricultural storage building at Taylor Hill Farm, Stape Road, Stape

Case officer: Mrs Jill Bastow

Reason: Awaiting Bat Survey

**Application reference number:** NYM/2020/0702/FL

Erection of 10 no. single storey lodges to provide woodland rooms ancillary to existing Hotel with associated linkage paths at Raithwaite Estate, Sandsend Road, Sandsend

Case officer: Mrs Hilary Saunders

Reason: Awaiting consultation responses on amended scheme

**Application reference number:** NYM/2020/0950/FL

Erection of cattle shed at Westfield Lodge, Yan Brow, Hutton le Hole

Case officer: Mrs Helen Stephenson

Reason: Awaiting advice from Natural England

**Application reference number:** NYM/2020/0951/FL

Creation of lake at land to the south of Newgate Farm, Rice Gate, Hackness

Case officer: Mrs Jill Bastow

Reason: Awaiting amended plans and additional information

**Application reference number:** NYM/2020/0990/FL

Re-sheeting, re-cladding, installation of roller shutter door and enlargement of second access to agricultural building (Building 1), erection of replacement building to form stables (Building 2) together with removal of greenhouse and erection of general purpose agricultural building (Building 3) (part retrospective) at Land south of Wardles Farm, Egton

Case officer: Mr Mark Hill

Reason: To be considered at 2 December Planning Committee due to number of neighbour concerns about potential commercial workshop use.

**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

Case officer: Miss Megan O'Mara

Reason: Awaiting Officer to write the delegated report

**Application reference number:** NYM/2021/0122/FL

Use of land for the siting of 5 no. glamping tents and erection of washroom/ancillary building at St Thomas Island, adjacent The Horseshoe Hotel, Egton Bridge

Case officer: Miss Megan O'Mara

Reason: Awaiting Tree Survey and amended plans

**Application reference number:** NYM/2021/0161/FL

Repairs/maintenance and alterations to and construction of agricultural buildings (part retrospective) at High Buildings, Fryup Dale Head, Fryup

Case officer: Miss Megan O'Mara

Reason: Amended plans and further negotiation needed

**Application reference number:** NYM/2021/0170/FL

Alterations and construction of rear dormer window at 27 High Street, Hinderwell

Case officer: Miss Megan O'Mara

Reason: Applicant has asked for application to be put on hold whilst they decide the next steps

**Application reference number:** NYM/2021/0175/FL

Alterations, construction of single storey side extension and replacement detached garage at 2 Railway Cottages, Goathland

Case officer: Mr Mark Hill

Reason: Negotiations ongoing to remove 'wrap around' element of extensions.

**Application reference number:** NYM/2021/0219/FL

Change of use of shop (Use Class E(a)) to cafe/bistro (Use Class E(b)) and installation of awnings (part retrospective) at Dotty's Vintage Tearoom, 28 High Street, Staithes

Case officer: Miss Megan O'Mara

Reason: Awaiting amended awning details

**Application reference number:** NYM/2021/0241/FL

Conversion of redundant farm building to form 2 no. holiday letting cottages with associated landscaping, parking and amended driveway at Thirlsey Farm, Suffield

Case officer: Mrs Hilary Saunders

Reason: Need to resolve Environment Agency issues

**Application reference number:** NYM/2021/0254/CLE

Certificate of lawfulness for use of land for the siting of 6 no. caravans for holiday purposes in excess of ten years at Bridge Farm, Langdale End, Scarborough

Case officer: Mrs Jill Bastow

Reason: Under consideration

**Application reference number:** NYM/2021/0257/FL

Erection of dairy cubicle building and milking parlour together with associated hardstanding at New Leys, New Leys Farm Road, Rievaulx

Case officer: Mrs Jill Bastow

Reason: Amended plans received; awaiting responses to consultations

**Application reference number:** NYM/2021/0263/LB

Listed Building consent for rebuilding of south-east spandrel wall using existing stone at Beck Hole Bridge

Case officer: Miss Megan O'Mara

Reason: Awaiting amended details and methodology

**Application reference number:** NYM/2021/0278/FL

Alterations and construction of two storey rear extension at Rose Cottage, Rievaulx Bank, Rievaulx

Case officer: Mrs Helen Stephenson

Reason: Final consultation on amended plans.

**Application reference number:** NYM/2021/0312/FL

Alterations and construction of two storey rear extension at Flither Cottage, 4 High Street, Staithes

Case officer: Miss Megan O'Mara

Reason: Awaiting amended plans – likely to be refused

**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

Case officer: Mrs Jill Bastow

Reason: Amended plans awaited

**Application reference number:** NYM/2021/0339/LB

Variation of condition 2 of Listed Building consent NYM/2020/0188/LB to allow relocation of approved skylight, omission of door and window and widening of opening to southern elevation of Building B at Scaling Farm, Mars Lane, Scaling

Case officer: Miss Megan O'Mara

Reason: Awaiting amended plans

**Application reference number:** NYM/2021/0330/FL

Variation of condition 2 (material amendment) of planning approval NYM/2020/0178/FL to allow relocation of approved skylight, omission of door and window and widening of opening to southern elevation of Building B (part retrospective) at Scaling Farm, Mars Lane, Scaling

Case officer: Miss Megan O'Mara

Reason: Awaiting amended plans

**Application reference number:** NYM/2021/0351/OU

Outline application for construction of up to 5 no. principal residence dwellings with associated access (matters reserved: appearance, landscaping, layout and scale) at Land west of Highfield, Sled Gates, Fylingthorpe

Case officer: Mrs Hilary Saunders

Reason: Awaiting traffic survey data

**Application reference number:** NYM/2021/0367/FL

Alterations to camping barn together with installation of package sewage treatment plant at Birch Hagg Barn, Off Lund Road, Farndale

Case officer: Mrs Helen Stephenson

Reason: Awaiting further information from the applicant's agent.

**Application reference number:** NYM/2021/0374/FL

Erection of notice board and name board at Sinnington Village Hall, The Green, Sinnington

Case officer: Miss Kelsey Blain

Reason: Awaiting amended plans.

**Application reference number:** NYM/2021/0384/FL

Erection of replacement agricultural livestock building at Toad Hall, Daleside Road, Farndale

Case officer: Mrs Helen Stephenson

Reason: In negotiation regarding SCAIL assessment.

**Application reference number:** NYM/2021/0446/FL

Reprofiling of land and construction of industrial storage building at Morgan Autosalvage Ltd, Slapewath, Guisborough

Case officer: Miss Megan O'Mara

Reason: Waiting for consultation responses on further investigative works

**Application reference number:** NYM/2021/0450/FL

Erection of agricultural livestock/machinery storage building at Butter Park Farm, Egton Grange, Egton

Case officer: Miss Megan O'Mara

Reason: SCAIL issues

**Application reference number:** NYM/2021/0477/FL

Construction of pavilion building following demolition of existing at Glaisdale Cricket Club, Glaisdale

Case officer: Miss Kelsey Blain

Reason: Out for full re-consultation.

**Application reference number:** NYM/2021/0498/FL

Erection of replacement shed at Ellermire View, Chop Gate

Case officer: Miss Megan O'Mara

Reason: Awaiting amended plans

**Application reference number:** NYM/2021/0524/FL

Use of land for the siting of 4 no. camping pods with associated access, parking area and linkage paths at land adjacent The Old Carriage House, Mowthorpe Road, Hackness

Case officer: Mrs Jill Bastow

Reason: Amended plans awaited.

**Application reference number:** NYM/2021/0518/FL

Construction of single storey rear extension to convenience store to form additional holding stock area and single storey rear extension to post office building to form additional staff room at 12 - 14 Main Street, East Ayton

Case officer: Mrs Helen Stephenson

Reason: Deferred at October Planning Committee for further noise assessment.

**Application reference number:** NYM/2021/0532/FL

Construction of storage/office building with associated parking and landscaping works at Windhill Farm, Bentley Buildings, Glaisdale

Case officer: Mrs Hilary Saunders

Reason: Awaiting amended plans

**Application reference number:** NYM/2021/0551/FL

Alterations and construction of two storey side extension following demolition of existing single storey extension at Finisterre, Mount Pleasant North, Robin Hoods Bay

Case officer: Mrs Jill Bastow

Reason: Amended plans awaited

**Application reference number:** NYM/2021/0561/LB

Listed Building consent for installation of 22 no. replacement windows, 6 no. replacement doors and 1 no. replacement concrete lintel together with re-pointing works at Forge Cottage, Lead Lane, Nether Silton

Case officer: Miss Kelsey Blain

Reason: Awaiting amended plans.

**Application reference number:** NYM/2021/0571/LB

Listed Building consent for replacement guttering, relocation of extractor, removal of exterior lighting (excluding lights above porch and back door), painting of front door and garage door, re-rendering works, repair/maintenance of stonework, installation of chimney pots to 3 no. stacks and repair works together with internal alterations including but not limited to opening up of boxing of truss and ceiling in utility, replacement door, works to fireplace in dining room, plaster works, reinstatement of wall and fireplace and removal of wall at Holme Farmhouse, Battersby

Case officer: Miss Kelsey Blain

Reason: Awaiting re-consultation response.

**Application reference number:** NYM/2021/0577/FL

Alterations and construction of two storey side and single storey rear extensions at 7 Seaton Close, Staithes

Case officer: Miss Kelsey Blain

Reason: Awaiting amended plans.

**Application reference number:** NYM/2021/0597/FL

Alterations and construction of single and two storey extensions together with first floor balcony following demolition of existing garage and conservatory at 6 Prospect Field, High Hawsker, Whitby

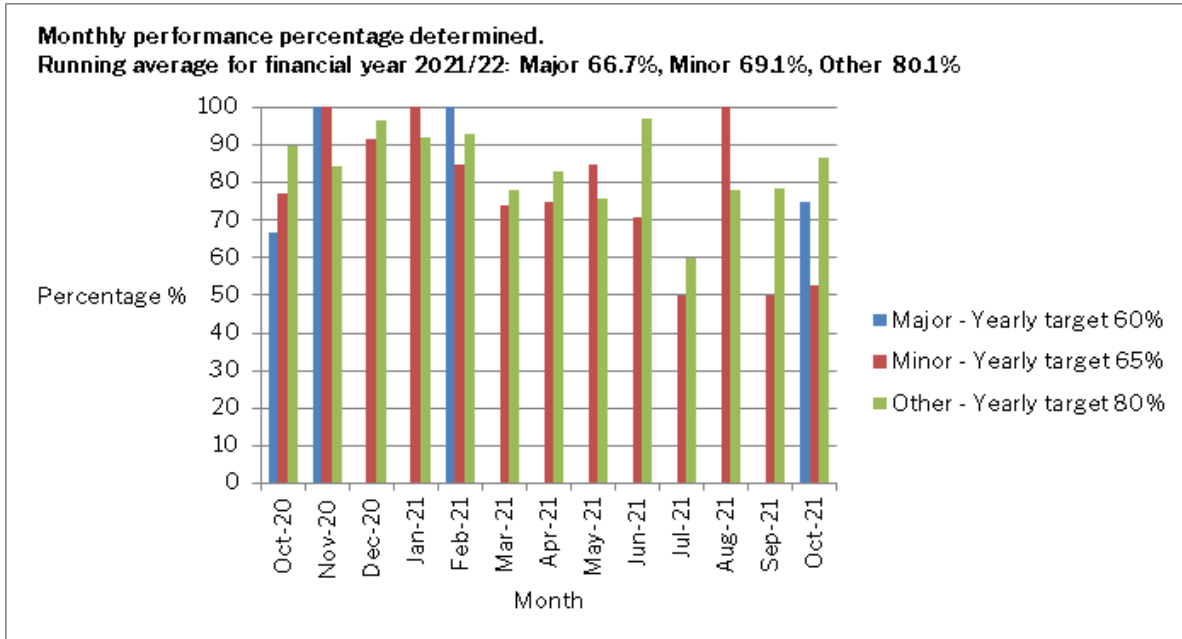
Case officer: Mrs Jill Bastow

Reason: Amended plans awaited

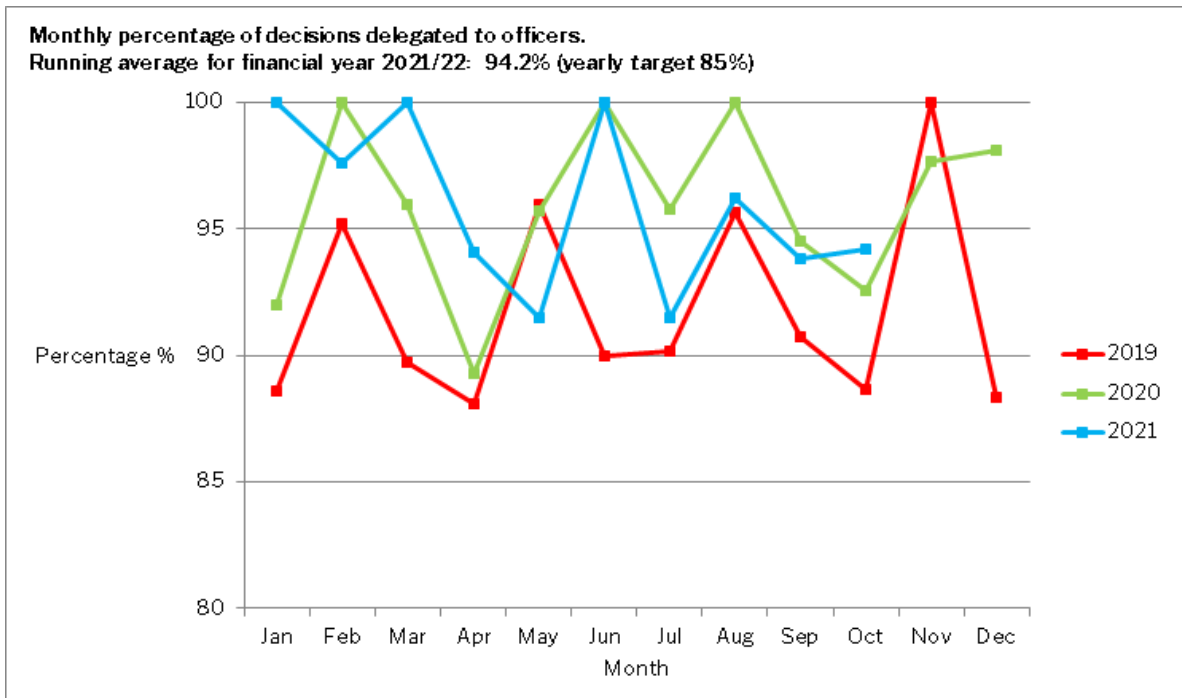
## Appendix 7

A graph indicating the number of applications determined within 8, 13 and 16 weeks.

### Monthly performance percentage of applications determined

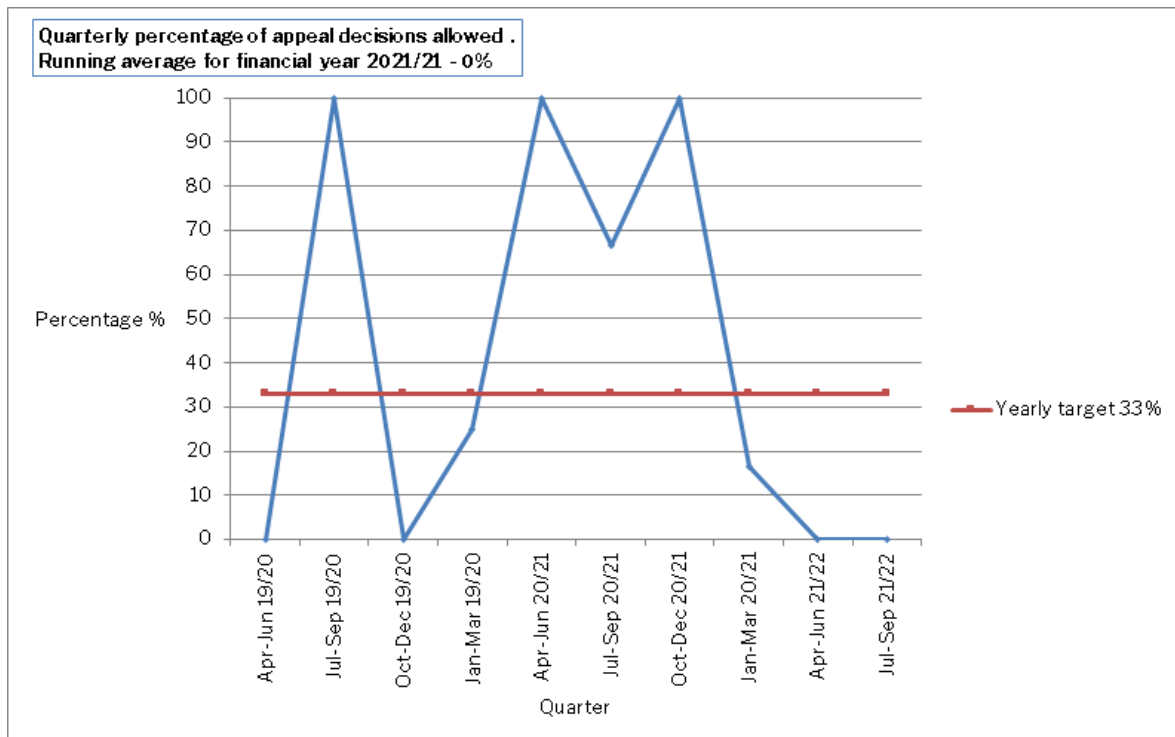


### Monthly performance percentage of decisions delegated to the Director of Planning





## Quarterly percentage of development management appeal decisions allowed



# North York Moors National Park Authority

## Planning Committee

Date 2 December 2021

### Item 7, Ingleby Arncliffe Neighbourhood Plan adoption

#### 1. Purpose of the report

- 1.1 To ask Members to formally 'make' the small part of the Ingleby Arncliffe Neighbourhood Plan part of the Development Plan for the North York Moors.

#### 2. Background

- 2.1 Ingleby Arncliffe Parish Council began to prepare a 'Neighbourhood Plan' covering their Parish in 2014. The Parish is split between the Local Planning Authority areas of the National Park and Hambleton District Council, with the vast majority of the village lying within Hambleton. Only a very small area (The Blue Bell Inn, two cottages and the modern farm buildings/grain store associated with Arncliffe Farm) is located within the National Park. No other Neighbourhood Plans have been or are being prepared covering land within the National Park.
- 2.2 Because a Neighbourhood Plan forms part of the 'development plan' it is necessary for all the relevant local planning authority areas to agree to the designation of the 'neighbourhood area' and 'make' or adopt the plan once completed. Members agreed to designate the area at Planning Committee on 18 September 2014.
- 2.3 Since then, several consultation and engagement exercises have been carried out. Hambleton District Council, as lead authority appointed an independent person to conduct the examination into the Neighbourhood Plan.
- 2.4 The independent examination concluded on the 6 August 2021. The Inspector's report stated that the Plan met a set of nationally prescribed 'Basic Conditions' but included a set of modifications. These modifications were approved by Hambleton District Council on the 14 September 2021 which allowed the Plan to proceed to the next stage of holding a referendum. The referendum was held on the 4 November 2021 with the polling station at Ingleby Cross Village Hall.
- 2.5 In summary, 154 residents casted a valid vote in the referendum, out of a potential 285 on the electoral roll, which represented a 54% turnout. 145 votes in support of the Plan with 9 votes opposing the Plan.
- 2.6 The Neighbourhood Planning Regulations (2012 as amended) now require that where over 50% of those voting in the referendum vote in favour of the Plan, the Authorities are then legally obliged to 'make' the Plan (i.e. bring it into force as part of the Development Plan).

- 2.7 Many of the policies and proposals relate to the area outside of the National Park, hence officers did not raise any objections or make specific comments on the contents of the Plan. The only housing allocation is the former primary school which lies outside the National Park. Text in the Plan earmarks the grain store site (within the National Park) as a potential future housing site and states that it will be promoted as an ‘Environmental Enhancement Site’ (Local Plan Policy ENV13) in the Authority’s Local Plan. Should the Parish Council and landowner wish to promote this site it will be assessed as part of the forthcoming Local Plan review.
- 2.8 The Plan must be made by the Authority within eight weeks beginning the day immediately following the day on which the referendum is held. As the referendum was held on the 4 November the start date of the eight week period starts from the 5 November until the 31 December. Hambleton District Council are due to make the Plan part of their development Plan at their Full Council meeting on 14 December.
- 2.9 Once the Plan is ‘made’, it forms part of the statutory development plan for the area and will sit alongside the Local Plan. In practice as only a very small area of the Parish within the National Park it is likely the Plan policies will be seldom used by this Authority.
- 2.10 More information can be found on Hambleton District Council website: [Neighbourhood planning – Ingleby Arncliffe neighbourhood plan \(hambleton.gov.uk\)](http://www.hambleton.gov.uk/Neighbourhood%20planning%20-%20Ingleby%20Arncliffe%20neighbourhood%20plan)

### **3. Financial and staffing implications**

- 3.1 None. All costs have been met by Hambleton District Council as the lead Authority. A small amount of officer time was needed to review and respond to the Plan.

### **7. Contribution to National Park Management Plan**

- 7.1 No direct contribution given the very small area of Ingleby Arncliffe within the National Park and given the absence of development proposals in the Plan within that part.

### **8. Legal and sustainability implications**

- 8.1 The Authority is legally obliged to ‘make’ the plan because it meets the legal requirements for plan making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

### **9. Recommendation**

- 9.1 That Members ‘make’ (i.e. adopt) the Ingleby Arncliffe Neighbourhood Plan and bring it into full legal force as part of the Development Plan for the North York Moors National Park.

Contact Officer:

Name: Paul Fellows

Title: Head of Strategic Planning

01439 772524

**Background documents to this report**

1. Appendix 1 - The Ingleby Arncliffe Neighbourhood Plan – Referendum Version
2. Appendix 2 - Hambleton District Councils’ Referendum Decision Statement.

# PARISH of INGLEBY ARNCLIFFE

## NEIGHBOURHOOD DEVELOPMENT PLAN FOR 2018-2036

### REFERENDUM VERSION



### YOUR PARISH - YOUR VIEWS - YOUR DECISIONS

Produced by the Neighbourhood Plan Steering Group  
on behalf of Ingleby Arncliffe Parish Council

# FOREWORD

This Neighbourhood Plan covers the linked villages of Ingleby Cross and Ingleby Arncliffe within the parish of Ingleby Arncliffe. The villages lie to the northeast of Northallerton and between the A19 to the west and the North York Moors National Park to the east. The parish of Ingleby Arncliffe has a number of assets of historical interest, giving the villages a distinctive character. Buildings such as Monk's House, All Saints Church, the Water Tower, the Blue Bell Inn and the Village Hall are all fine examples of Arts and Crafts period architecture. There is also a connection of Middle East explorer Gertrude Lowthian Bell with Arncliffe Hall. Nearby former Coaching Inn and Postal stopover of the Cleveland Tontine are also of historical interest.

The opportunity to prepare a Neighbourhood Plan is part of the Government's approach to planning, which aims to give local people more input into what happens in the area in which they live. Communities like ours have been granted this important new power through the Localism Act of 2011. Ultimately, we will all be able to decide whether or not to adopt this Neighbourhood Plan through a local referendum. The production of a Neighbourhood Plan for the parish of Ingleby Arncliffe provides an opportunity to involve the community in shaping the future of the area in which we live, and we are determined the Neighbourhood Plan will make a real difference to shaping the future of the community.

Progress to date has been driven by the Neighbourhood Plan Steering Group, but it could not have progressed to this stage without the consistent support of the community for which we are grateful.

The Neighbourhood Plan contains a handful of planning policies that focus upon the key issue of concern to the community, which is securing the delivery of small and affordable homes to help address local housing needs. The policies within the Neighbourhood Plan have evolved over time to the point where a suitable site for development is known to be available within the short term. Policies within the Neighbourhood Plan address the type of development the Neighbourhood Plan Steering Group would support, in order to deliver the number and type of houses needed to secure the immediate future of the community. In the event that the site cannot be secured or is not developed for the benefit of the community there are subsequent policies intended to provide a framework for the development of alternative sites.

All the policies within the Neighbourhood Plan have been drafted following considerable interaction and consultation with residents in the parish and other interested parties, over the last four years. In addition to holding regular steering group meetings, we have also held drop-in sessions and open evenings, publicised progress through the regular local newsletter and made a copy of the Neighbourhood Plan available to view either on paper or electronically at each stage. Progress is also discussed at parish council meetings and minuted. Views and comments received at each of the consultation stages to date have been most useful and form part of the evidence base that supports the Neighbourhood Plan and are expanded on in more detail in the Consultation Statement.

Our thanks go to all the members of our Steering Group, both past and present, who have worked hard to draft the policies and prepare the Neighbourhood Plan's supporting material. Thanks also to the other members of our community for taking the time to contribute their thoughts and views. The Parish Council gave its formal approval to this Final Neighbourhood Plan and its accompanying submissions in November 2020.

## **Steering Group (Past and Present Members)**

David Cook (from 2019, Parish Councillor), Sophia Cooper (from 2019), Ruth Eastham (from 2014, Parish Councillor), Kenneth Jones (from 2016 to 2019, Chairman from July to November 2019), George Hunter (from 2014, Chairman from April 2014 to July 2019, Parish Councillor), Susan Stephenson (from 2016), Jude Temple (from April 2016 to 2018), Hazel Warhurst (from 2016, Parish Councillor), Karen Wilde (from April 2014 to 2019), Clive Walley (from 2016, Parish Councillor).

# TABLE OF CONTENTS

<b>1. BACKGROUND TO THE NEIGHBOURHOOD PLAN</b>	<b>4</b>
<b>2. NEXT STEPS IN THE NEIGHBOURHOOD PLAN PROCESS</b>	<b>8</b>
<b>3. PARISH OF INGLEBY ARNCLIFFE PROFILE</b>	<b>9</b>
<b>4. CHANGING CHARACTER OF THE COMMUNITY</b>	<b>15</b>
<b>5. PARISH HOUSING NEEDS</b>	<b>20</b>
<b>6. SEARCH FOR AVAILABLE SITES</b>	<b>23</b>
<b>7. NATIONAL PLANNING POLICY CONTEXT</b>	<b>25</b>
<b>8. LOCAL PLANNING POLICY CONTEXT</b>	<b>25</b>
<b>9. VISION AND OBJECTIVES OF THE NEIGHBOURHOOD PLAN</b>	<b>28</b>
<b>10. POLICIES AND PROPOSALS</b>	<b>28</b>
<b>11. COMMUNITY PLAN</b>	<b>40</b>
<b>12. COMMUNITY ACTION POINTS</b>	<b>41</b>
<b>APPENDIX A1: PROPOSALS MAP: ORDINANCE SURVEY MAP SHOWING LOCATION AND SIZE OF SITE ALLOCATED UNDER POLICY P1 AND ASSESSED UNDER THE SEA/HRA REVIEW, SHOWING THE FORMER SCHOOL SITE AND THE AMOUNT OF THE PLAYING FIELD ALLOCATED FOR HOUSING DEVELOPMENT</b>	<b>44</b>
<b>APPENDIX A2: INDICATIVE LAYOUT OF THE SITE (6) FORMER SCHOOL SITE AND ITS ASSOCIATED LAND (PLAYING FIELD). AN INDICATIVE LAYOUT BY BEYOND HOUSING, LATEST UPDATE</b>	<b>45</b>
<b>APPENDIX B: HOUSING NEEDS SURVEY, NOVEMBER 2016 FINAL REPORT</b>	<b>46</b>
<b>APPENDIX C: SEARCH FOR AVAILABLE SITES</b>	<b>66</b>
<b>APPENDIX D: AFFORDABLE HOUSING – ILLUSTRATION OF A LOCAL LETTINGS POLICY FOR THE ALLOCATION OF AFFORDABLE HOUSING</b>	<b>70</b>
<b>KEY STAGES, DOCUMENTS AND SUPPORTING MATERIAL</b>	<b>75</b>
<b>GLOSSARY</b>	<b>78</b>

# 1. BACKGROUND TO THE NEIGHBOURHOOD PLAN

1. The proposal to prepare a Neighbourhood Plan that would shape the future development of the villages was first discussed by the parish council in 2011. In 2012 a Steering Group of volunteers engaged with the local community to produce a Community Plan, which was published in August 2013 and delivered to residents in October 2013. An encouraging finding from the survey that commenced the Community Plan was that 83%<sup>1</sup> of the respondents felt part of the community, valuing especially the peace and quiet of our rural parish.
2. Several issues were raised in the Community Plan, the most important of which was the need for additional housing to meet the needs of young people, young families and older residents wishing to downsize their homes. A significant number of those with an identified need would require their houses to be “Affordable”. Further Housing Needs Surveys assisted by the North & East Rural Housing Enabling Officer, have consistently confirmed the need for a development of new houses to meet the current needs of parishioners.
3. While other aspects of the Community Plan have either been dealt with or remain under active consideration, housing is the one key issue still to be addressed. Changes in legislation, in particular, the publication of the Localism Act (2011), has given parish councils new powers to actively address local development needs. The parish council therefore decided that the few unresolved aspects of the Community Plan and the provision of new homes should be addressed through a new style Neighbourhood Plan.
4. To progress the drafting of the Neighbourhood Plan, the parish council formed a Steering Group in April 2014, comprised of parish council members and local community volunteers. The Steering Group began to prepare the Neighbourhood Plan on behalf of the community, with the focus being on the provision of new houses and the protection of the villages from unwanted housing developments.
5. In June 2014 the parish boundary was submitted as the area of designation for the Neighbourhood Plan and this was approved by both North York Moors Park Authority (NYMPA) and Hambleton District Council (HDC) on 18<sup>th</sup> September and 7<sup>th</sup> October 2014 respectively. The Parish of Ingleby Arncliffe is a cross boundary parish with the main parts of the two villages within the HDC Local Planning Authority. The remainder of the Parish, including part of the centre of Ingleby Cross, are within the NYMPA Local Planning Authority’s area. HDC are the lead authority of the two Local



View towards the Villages

Planning Authorities regarding the Neighbourhood Plan, as agreed by NYMPA on the 14<sup>th</sup> September 2014. The Neighbourhood Plan area covers the whole of the existing parish, as identified by the map on Page 7.

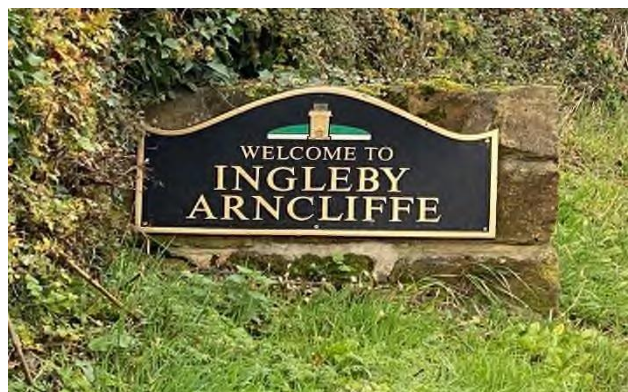
6. At a routine progress meeting with HDC Planning Department in early 2015 the Steering Group was advised to postpone further work on the Neighbourhood Plan until HDC had replaced the Local Development Framework (LDF) by a new HDC Local Plan. The reasons given were that the new HDC Local Plan could change the number of houses needed in the parish and possible changes to the development boundary could render the preparation of the Neighbourhood Plan unnecessary.

---

<sup>1</sup> Page 15 of the Community Plan 2012/3

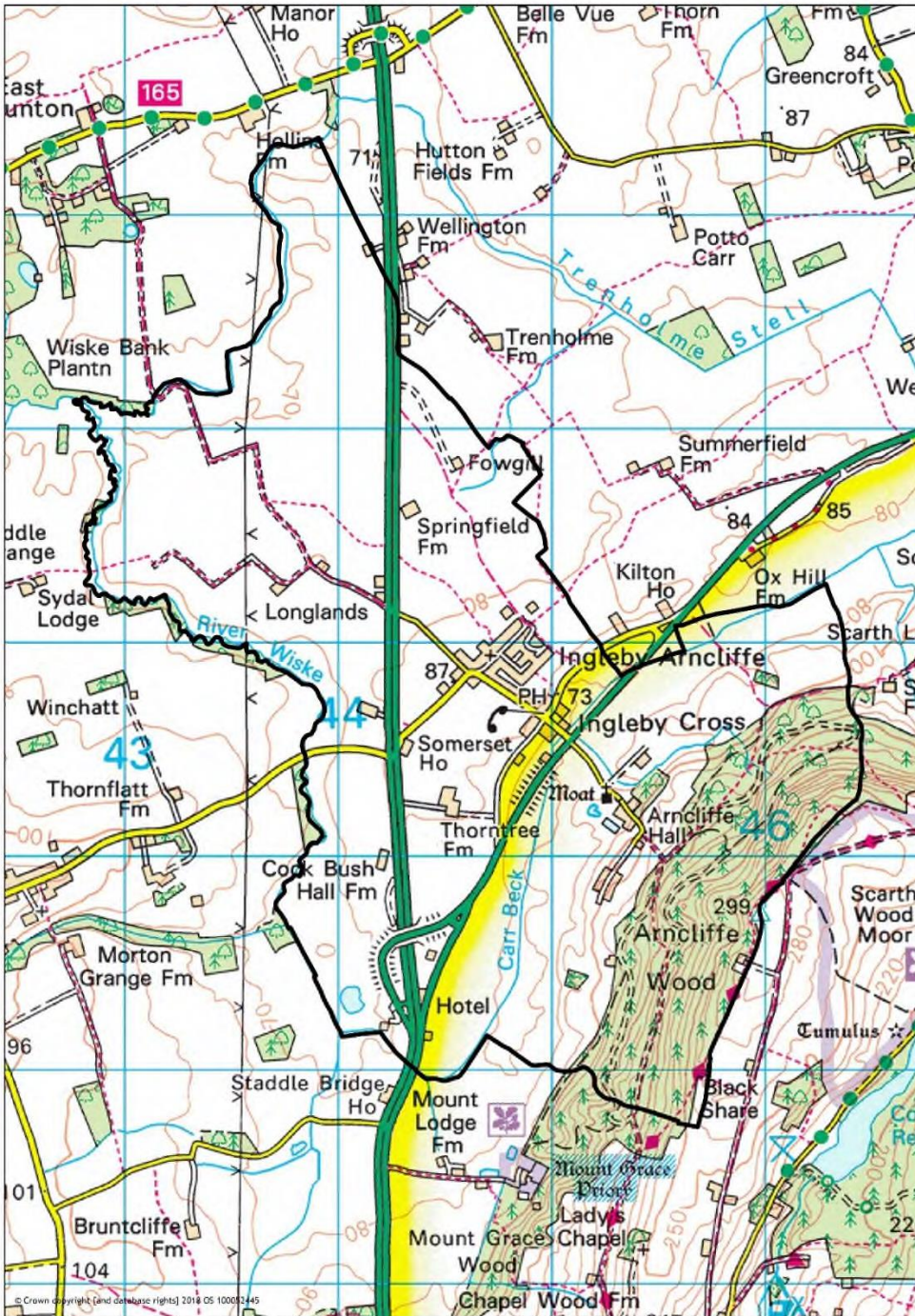


7. The work of the Steering Group was therefore suspended for the remainder of 2015 while awaiting the release of the revised HDC Local Plan. However, by February 2016 it became clear that the release of the Local Plan was to be delayed further, so the Steering Group was reformed and met in April 2016 to draw up the Terms of Reference for preparing the Neighbourhood Plan. The Terms of Reference were agreed by both the parish council and HDC in April 2016. Residents were invited to join the Steering Group and the parish council is kept informed of progress on a regular basis by the chair of the Steering Group. The reports from the Chair are also published in the minutes of the parish council meetings. These reports are made available on the parish council website. Reports are also published on the parish council noticeboards and in the Darlington and Stockton Times. The press representative reports on the parish council meetings on a regular basis.
8. The Neighbourhood Plan is intended to specify the policies governing any new housing development within the parish. The period covered by the Neighbourhood Plan is from 2018 to 2036, falling in line with the timescale of both HDC and NYMPA emerging Local Plans. It is a requirement of national legislation and planning policy that Neighbourhood Plans are prepared in general conformity with the strategic policies of Local Plans.
9. The Steering Group has engaged, consulted and listened to the local community through four Housing Needs Surveys, community open meetings, newsletters, parish council meetings and engaged with other interested parties including local landowners, HDC, NYMNP, North Yorkshire County Council (NYCC), and the Diocese of York, and statutory authorities with a view to progressing a Neighbourhood Plan that will address identified local housing needs. The Steering Group understands the importance of engaging, consulting with and listening to the community. For this to be meaningful the community needs to be as informed about the Neighbourhood Plan as possible. The chair of the Steering Group has provided a report on its progress to every parish council meeting since 2015. These reports are available on the Parish website. In addition, 16 of the 18 Parish Newsletters since November 2017 have reported on the work of the Steering Group. These newsletters go to every household in the Parish, either by email or as a printed hand-delivered copy.



10. An Open Meeting has been held every year since 2016, to which every adult in the Parish has been invited. In addition to members of the Steering Group, representatives of HDC, NYMNP and the Rural Housing Enabler have taken part. Representatives of Beyond Housing Association have attended since they became involved. People have been able to ask questions of all the representatives. All the Open Meetings resulted in very positive feedback from the great majority of people attending. In November 2019 a petition was handed to the leader of NYCC, requesting "that NYCC facilitate the building of the new houses which the Neighbourhood Plan shows the Parish needs, by helping the speedy sale of the Primary School playing fields". 82% of the adult population of the Parish were able to be contacted in person and 95% of these were happy to sign the petition. The Open Meeting required as part of the pre-planning Application Consultation by Beyond Housing Association, recorded an attendance by 79 residents on 21st November 2019.
11. The Final Open Meeting, before Covid\_19 lockdown came into force, was held on 6th February 2020. There were presentations by members of the Steering Group and the Beyond Housing Association representative. Attendance was 24 residents with 4 apologies.

12. Two formal consultations have been held with all the adults in the Parish.
13. In November 2018 the Policy Intentions Consultation was held. The draft Neighbourhood Development Plan was sent to 271 people and 109 replied to the 16 questions asked. Of the 109 respondents:
  - 100 “agreed with the Vision proposed for the Parish”,
  - 98 “agreed with the objectives proposed for the Parish”,
  - 102 “agreed that new houses should be built in the village”,
  - 100 agreed “with the Plan’s selection of the former school site and it’s adjacent land for the first housing development” and
  - 92 agreed with the mix of open market and affordable houses in one development.
14. In November 2019 The Pre-Submission Regulation 14 consultation was sent out. A total of 76 responses were received from the community and of those:
  - 56 support without modifications
  - 9 support with comments but no modifications needed
  - 11 support with modifications
  - 0 Do not support
15. The Consultation Statement provides comprehensive details on the process and stages of community consultation.
16. As a result, the Steering Group has identified one site within the parish that can accommodate the number of houses needed, as indicated by the most up-to-date Housing Needs Surveys (2016, Appendix B). The site has been assessed and the development is considered deliverable, with the cooperation of the landowners. The remaining policies within the Neighbourhood Plan are intended to address circumstances in which the site does not come forward for development to deliver the identified local housing need.
17. The policies within the Neighbourhood Plan have been subjected to a Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) Screening Opinion, as required by European legislation. The Screening Opinion found that the policies and proposals within the Neighbourhood Plan should not give rise to any significance adverse impacts or harm to any notable habitats or the environment in general. As such, full assessments are not required.



*Map showing the extent of the Designated Parish Area highlighted in Black*

18. If the final version of the Neighbourhood Plan is deemed to be effective, following examination, and is supported through the final community Referendum, then the proposals and policies will govern the number, size, design and tenure of any new housing development in the parish until 2036.
19. All the evidence that has been collated to support the drafting of the Neighbourhood Plan is listed towards the back of this document and can be found at: <https://www.ingleby-arncliffe.org.uk/the-neighbourhood-plan.html>

## 2. NEXT STEPS IN THE NEIGHBOURHOOD PLAN PROCESS

1. Consultation was undertaken in December 2019 on the Regulation 14 version of the Neighbourhood Plan and the SEA/HRA. The Regulation 14 version included policies and proposals to address the various matters raised in the Policy Intentions Consultation, in which there was clear majority support from residents. The Regulation 14 version of the Neighbourhood Plan attracted responses from 68 residents and also a number of statutory consultees. Comments received were analysed and a number of changes were subsequently incorporated into this, the latest version of the Neighbourhood Plan. The Steering Group has also prepared several supporting documents that are required to accompany the Neighbourhood Plan, which include a Basic Conditions Statement and Statement of Community Consultation. These documents, along with the final draft Neighbourhood Plan and the SEA/HRA, have been submitted to HDC.
2. HDC, as the lead authority will consult under Regulation 16 on the submitted Neighbourhood Plan before providing copies of the required documents to an agreed Independent Examiner, appointed to report on whether and how the Neighbourhood Plan meets the statutory requirements. The Examiner will make recommendations on any changes necessary to ensure the Neighbourhood Plan can proceed through the final stages.
3. Subject to successful examination, the Neighbourhood Plan will go to a local parish Referendum to be organised by HDC.
4. The policies proposed are marked with a prefix P and are illustrated on pages 28 to 39. They are contained within a blue background “box” and once made will be material planning considerations in the determination of planning applications. The Community Action points (pages 41 to 43) are similarly contained within a “box” and coloured brown. These are matters that are not strictly planning considerations, however, the actions have been included within the Neighbourhood Plan to show the parish council’s commitment to address various non-planning concerns raised by the community through the Neighbourhood Plan process. The Plan as a whole will be subject to a Referendum.
5. If there is a favourable result in the Referendum (more than 50% of those voting in favour), the Neighbourhood Plan will become part of the statutory development plan for the Parish and becomes an important document in considering and deciding upon planning applications within the parish.
6. Monitoring of the Neighbourhood Plan policies will be the primary responsibility of the Parish council. They will produce an annual report on how the policies have been applied to any Parish planning applications.
7. The Parish Council will report on how any Community Infrastructural levies have been received and spent within the Parish. On the adherence and progress on the Community Action Points and what remains to be achieved.
8. It is anticipated that if the housing development put forward by Beyond Housing Association is successfully delivered, it will not be necessary for the Parish council to undertake a further Parish Housing needs survey until 2022, when a new Steering Group would be formed.

# 3. PARISH OF INGLEBY ARNCLIFFE PROFILE

## COMMUNITY AMBIENCE

1. In an age of increasing isolation, villages such as ours can provide the personal interactions that people value and residents have confirmed this in their responses to the Community Plan.
2. The Community Plan also confirmed that residents felt part of the community, welcoming its good community spirit and especially valuing the “peace and quiet” of the parish’s rural setting.
3. The adults of the parish have many groups to join and events to enjoy as well as the pub and now, a recent addition, a coffee shop to meet friends. Many activities are currently organised by older members of the community, so it is important that younger people move into the villages to help sustain community activities into the future.

## PARISH ECONOMY

4. The parish residents obtain their incomes from a variety of sources, including but not limited to:
  - Retirees
  - Tourist trade
  - Self-employed, professional and home-based businesses
  - Employment outside of the parish
  - Agriculture and forestry
  - Coach business
  - Game keeping and shooting

## RELIANCE ON THE INTERNET

5. Rural communities such as our parish already rely in many ways on the internet which requires a good broadband connection. The retired residents use the internet in increasing numbers to shop online, as bus services have declined, and they have given up using their cars. As they become less mobile, they also use the internet to connect with their family and friends. The self-employed, professionals, those with home-based businesses and those in the tourist trade have a vital need of the internet. Farmers complete paperwork for the Department of the Environment and Rural Affairs, and their suppliers, via the internet. The coach business is similarly dependent on the internet, and the use of the internet will continue to increase.

## TOURISM

6. The parish faces the western edge of the North York Moors National Park and tourism is very important in providing income to bed and breakfast businesses (B&B) in the parish and also to The Blue Bell Inn and the Joiner’s Coffee Shop. The internationally famous Wainwright Coast to Coast walk passes directly through the centre of the villages and this brings a seasonal influx of walkers from both the UK and around the world.
7. The parish has five B&B providers in addition to the Blue Bell Inn. Together they can provide accommodation for up to 50 people per night. About 90% of people staying overnight are Coast to Coast walkers and some of the B&Bs are totally dependent on this traffic. The Cleveland Tontine Inn has beds for a further 14 people and together with a restaurant provides employment for 15 full-time and 8 part-time staff. About 5% of their customers are walking in or through the area. Providing accommodation for game shooting in the immediate area is another important source of income for the Cleveland Tontine.

## COMMUNITY FACILITIES

### Village Hall

8. Ingleby Cross Village Hall is a Grade 2 listed building from the Arts and Crafts period which is leased to the community from the Arncliffe Estate. Maintenance and improvements are managed by volunteers, forming a committee which works hard, holding fundraising events throughout the year. Regular activities of community groups including the Women's Institute, the Garden Club, Zumba Class and church coffee mornings and lunches all take place in the Hall. The Hall is the venue for parish council meetings, social functions, wedding receptions and funeral wakes and is also used as a Polling Station.



### All Saints Church



9. The earliest reference to a church on this site dates back to 1170 when it was described in Graves History of Cleveland as "an ancient structure of a simple form and small dimensions which together with the Hall adjoining it, was contained within a moat of which some traces still exist". The dedication of the church to "All Saints" is confirmed by the will of Richard Howthwaite of Inlebie under Arncliffe, yeoman, made in 1571 by which he desired-"my bodie to be buried in the parishe churche porche of All Sanctes at Arncliffe".



10. The old church building was taken down to make way for the present church in 1821. The present parish church dates from the Regency period and contains among its items of interest, Royal Coats of Arms, Effigies of Sir William Colville and Sir Robert Colville circa 1300, a three-decker pulpit, nodding stick and box pews. The east window dates from 1370 and contains stained glass from Mount Grace Priory. The altar rails display the craftsmanship of Robert Thompson, the "Mouseman" of Kilburn. A credence table by "Wrenman" Bob Hunter of Thirlby was presented to the church in 1999.

### Recreation Area

11. For more than 20 years residents tried without success to find a place where children could play safely. A group of teenagers, including Jamie Watson, Duncan Roy and Andrew Phillips, appealed for help from the parish Council in 2009, and Sir John and Lady Venetia Bell offered the parish council a long-term lease on half a field behind the school playing field.



12. Ingleby Villages Recreation Area Committee was formed, and grants were secured from Playbuilder and Big Lottery "Awards for All". The school children were consulted to decide on the play equipment

installed. Sympathetic planting enhanced the area and an Official Opening was held in September 2010 with a Sports Afternoon and barbecue. Sadly, Andrew had died before he could see the finished play space which is dedicated to his memory. Later a wooden shelter was designed and built by village residents; more seats and picnic benches were added, and a hedge of native species planted. Further grants obtained recently, have allowed Adult exercise equipment and extra items to be purchased. The parish council supports the Recreation Area with its running costs, these costs include rent, mowing, maintenance and Insurance costs. Children can safely use the recreation ground and it provides a good place to meet and make friends.

### **The Blue Bell Inn**

12. The Blue Bell Inn is another Grade 2 listed building from the Arts and Crafts period. It provides overnight bedroom and camping accommodation primarily for Coast to Coast walkers. Evening pub meals and traditional Sunday lunches are popular with locals and visitors. Domino and darts bring in extra customers and birthday celebrations also take place.



### **Social Activities**

13. The villages enjoy an active social programme with most events being held in the village hall. The village pub and church also host events. Outdoor activities take place on the new Recreation Area behind the former school and on the village cricket field.

14. The village hall is generally regarded as an important part of village social life and more than two thirds of residents have attended events there in the past 12 months (Source Community Plan, 2013). There is however a “Wish list” (Source Community Plan, 2013) of additional activities for the village young people, which is not achievable because of the small number of children living in the parish.

### **Cricket Club**

15. The cricket field next to the Blue Bell Inn was used for Sports Days before the Recreation Area was set up, as well as Ladies and Men’s cricket matches. The cricket men’s team, formed in 1922, play in the Northallerton & District Evening League but they need more young members to be able to continue this tradition.



### **Young Farmers’ Club (YFC)**

16. The YFC meets regularly and provides young people aged ten to twenty-six with training opportunities, personal development and a chance to learn new skills. Their activity programme includes competitions with other YFC’s, involvement with the local community, having a voice on rural issues, travel opportunities and developing a good social life.

## Women's Institute



17. Ingleby Arncliffe Women's Institute was formed in 1920. Meetings are held in the village hall on the second Wednesday of each month commencing at 7.30pm. The evenings include invited guest speakers – talking on a variety of subjects – a competition, a raffle and refreshments. The Women's Institute Darts team meets in the local pub. Outings to places of interest are organized from time to time.

## Garden Club

18. Ingleby Village Garden Club is open to anyone in the area with an interest in any aspect of gardening. It enables members to share ideas, exchange plants and benefit from bulk purchases.
19. Members meet about 6 times per year to visit places of interest to gardeners, listen to knowledgeable speakers and hold social events.
20. Households open their gardens to the public every 3 to 4 years to raise funds for the above groups.
21. All these social activities rely for their support and funding on residents, emphasising the need to revitalise the community.

## The Joiner's Coffee Shop

22. The "Hollow Creations" - a former woodcraftsman's workshop and Gallery – has recently been converted into a coffee shop. It provides a range of refreshments including brunches, lunches and afternoon teas. It attracts its customers from within and beyond the parish.



## The Tontine Inn

23. The Cleveland Tontine stands a short distance from Ingleby Cross at the junction of the A19 and the A172. Built in 1804 it became a popular resting place for travellers on the London to Sunderland Mail Coach. It is now known as a fine-dining establishment offering seasonal and locally sourced produce.



## Coach Company

24. H Atkinson & Sons (Ingleby) Ltd was established in 1922 by Harry Atkinson. Ownership passed to his sons, Robert and Stanley, in 1976, and since 1998 has been run by grandsons, Martin and David. The company provides ten full-time jobs and up to 10 part-time jobs for local people. The fleet of coaches is available for private hire, schools' contracts, and UK and European tours. The company is based near the centre of Ingleby Arncliffe.





# COUNTRYSIDE, GREEN SPACES AND FOOTPATHS

## Countryside

25. Many parts of the parish have the advantage of uninterrupted views of the North York Moors and access to walks within the villages and the woods nearby. These are appreciated by residents, walkers and tourists alike.

## Green Spaces

26. The parish has several green spaces including the cricket field, the recreation area, and the war memorial green.



Looking South towards North York Moors



War Memorial Green



The two villages when viewed from the North York Moors

27. In addition, the open rural views, already mentioned give pleasure to all parish residents.

## Footpaths

28. The parish has several footpaths within the villages as well as those in the woods nearby, which include parts of the Coast to Coast walk and the Cleveland Way. A map showing the parish footpaths is available in the Neighbourhood Plan supporting documents on the Parish website.



Path towards The Parklands from Ingleby Cross



Green Lane Bridleway - leads off Ingleby Arncliffe Main Street

# HERITAGE ASSETS

29. Listed buildings in the parish:

Grade I - Arncliffe Hall and attached wall. (South East)

Grade II\* - Church of All Saints, Stable block to South East of Arncliffe Hall including numbers 1 - 5 consecutively. Forecourt and garden walls to North West of Arncliffe Hall.

Grade II - 13 in total including The Blue Bell Inn, Village Hall, Water Tower, Monks House, and Chastleton Cottage. The Grade II Listed Village Hall is pictured showing the new disabled access, provided in 2017, together with Monks House and the Water Tower (shown below).



Village Hall



Water Tower



Arncliffe Hall



Monks House



All Saints Church

## **4. CHANGING CHARACTER OF THE COMMUNITY**

### **PERIOD FROM 1950 to 1960**

1. In 1950, Ingleby Arncliffe and Ingleby Cross were linked by Cross Lane. Both villages consisted of mainly small cottages built from local sandstone. In Ingleby Cross a terrace owned by the Arncliffe Estate and rented to farm workers dominated the street. In Ingleby Arncliffe the cottages were separated by orchards, a market garden and other green spaces, with a smaller terrace of houses owned by the Arncliffe Estate. Most residents worked either in agriculture, forestry or the transport industry. Few residents owned cars and the parish enjoyed many services. In the 1950s small, slow changes came about. Some cottages were enlarged, and others modernised. A few new houses were built in the green spaces in Ingleby Arncliffe.

### **PERIOD FROM 1960 to 1989**

2. The 1960s brought rapid and dramatic change, due to the growth of industry in the area of Teesside. Companies such as ICI and British Steel created new, well-paid jobs and people moved from all over the UK to work for them. By this time people often had cars and could commute to work. The ratio of the average income to average house price was about 1:3. Many new estates were built across the region, mainly in the old market towns of Yarm, Stokesley and Guisborough.
3. The dualling of the A19 meant that Ingleby Arncliffe and Ingleby Cross came within easy commuting distance of Teesside and by 1969, two new estates, The Parklands and Priory Way estates, were built in Ingleby Arncliffe. These were mainly 3 and 4 bedroomed houses with garages, and a few bungalows. At the same time any spaces in the villages and on Cross Lane were filled by new, large houses.
4. By 1973 a new school was needed to cater for the large numbers of children. As families grew many houses were enlarged to 4, 5 or even 6 bedrooms. The only small houses left were the bungalows and the cottages owned by the Arncliffe Estate.

### **PERIOD FROM 1990 to 2019**

5. During the 1990's, there was a change in the dynamics of the parish population. By 1990 many of the village children had grown up and moved away, but their parents stayed in the village they loved. The average age of the population increased as a result.
6. In 1999 the HDC Local Plan designated a "Development Boundary" around the linked villages of Ingleby Arncliffe and Ingleby Cross. It was intended to control development by providing context as to where the local planning authority might support development and where it might be considered appropriate in principle. This left only one infill development opportunity, which is currently inaccessible from any direction. This "Development Boundary" was renewed in 2010 so that only by knocking down existing buildings could new houses be built within the village.
7. This has resulted in a dearth of houses suitable for the elderly to downsize and for first time buyers looking for affordable properties. During the same period, the community has suffered the loss of several amenities and facilities, including two village shops, the post office, the chapel, and more recently the much-loved village school.
8. The departure from the parish of both the younger generation (unable to secure their first step on the property ladder) and young families (unable to find affordable and suitable small houses) has caused a significant shift in the demographics of the community towards an extremely high proportion of over 60's, and a low proportion of under 30's. The Table of Aged Profiles on page 19, shows the effect on the parish age profile with over 60's doubling in number from 2001 to 2018 and accounting for 43% of the parish population, whereas those aged under 44 have reduced in percentage terms from 50% in 2001 down to 32% by 2018.

9. Probably the most significant factor preventing the building of new houses in the parish has been the existence of the Development Boundary, drawn up so tightly around the existing housing line that there has been no scope for anything other than one or two houses to be built in the past twenty years.
10. The full impact of this property stagnation was brought to light in 2011, during the preparation of the parish Community Plan. A questionnaire was distributed to all households covering numerous subjects such as the school, communications, housing needs etc. The response on housing needs revealed the need for 25 new homes simply to satisfy the shortfall at that time. The need was for starter and affordable properties, bungalows for the elderly to downsize into, and 2/3 bed houses for young families. The tenures required, ranged from Affordable rental to shared ownership and to open market purchase. The potential development needed to satisfy these needs has been called a "Mixed Housing Scheme" of small and medium sized properties. There would be no segregation of Affordable houses onto a separate site, all tenures would be mixed on the one site.
11. The lack of house building within the parish has undoubtedly played a part in the loss of amenities, but equally, social and economic trends have had a major impact within the parish and rural communities on a country-wide basis, such as:
  - Growth of car ownership.
  - Introduction of out of town large retail shopping centres.
  - The growth of supermarkets.
  - Online shopping deliveries to the home.
  - Reduction in religious practices.
12. Help in preparing the Community Plan was given by HDC and being aware of the outcome of the housing survey they explained the options available to the community for building new homes. Under the policies held within the then HDC LDF, any developer could only build a small number of Affordable properties on "exception sites", located outside the development boundary, or an even smaller number of open market properties on the only "in-fill" site remaining within the village. However, neither option would address the identified local housing need or even go part way to delivering much needed homes within the parish.
13. To consider building the houses needed, and outside the development boundary, would require the preparation of a Neighbourhood Plan.

## PARISH PROPERTY SIZES

14. The 2016 SHMA report<sup>2</sup> suggests that in “housing mix” terms, the ideal proportion of properties with only 1 or 2 bedrooms should be between 55% and 60% of the total number of houses within a parish. Only 5% to 10% of the total mix should be made up of four bedroom or larger properties. This ideal mix contrasts markedly with our current parish housing mix, which shows less than 10% of the owner-occupied properties are 2 bedroom or less and the parish has nearly 43% of owner-occupied houses with 4 or more bedrooms. The mix of housing types found in 2018 is shown in the table below.
15. The parish lacks small bungalow accommodation, having only four 2-bedroom bungalows in total. This is severely restricting the opportunity for older residents to downsize in their later years. If older residents could move out of their large properties it would release their family sized houses onto the market and help to redress the imbalance in the demographic profile of the parish.
16. In contrast to other local villages [Swainby, Osmotherley, Hutton Rudby] there has never been any social or Affordable housing provision in the parish.

Table of House Sizes - By Number of Bedrooms:							
<u>Number of Bedrooms</u>	<u>Owner Occupied</u>		<u>Rented</u>		<u>Parish Total</u>		<u>Hambleton</u>
	<u>Houses</u>	<u>%</u>	<u>Houses</u>	<u>%</u>	<u>Houses</u>	<u>%</u>	<u>District4</u>
1	0		4	18.2%	4	3.2%	6.8%
2	10	9.7%	6	27.3%	16	12.8%	24.4%
3	49	47.6%	9	40.9%	58	46.4%	39.2%
4	33	32.0%	3	13.6%	36	28.8%	21.9%
5	8	7.8%			8	6.4%	7.7%
6	3	2.9%			3	2.4%	
	103	100.0%	22	100.0%	125	100.0%	100.0%

## HOUSE PRICES

17. Rising house prices over the past 30 years have resulted in the ratio of median house prices to median earnings in the Hambleton district, reaching 8.9<sup>5</sup> compared to the figure for England of 6.72. First-time buyers, particularly those on rural industry incomes, cannot afford the houses currently for sale in the parish.
18. The house prices in the parish compare unfavorably in affordability terms for current and future residents with other local towns and villages, as shown by data from the Land Registry for the last 10 years. It is clear from the table below that the smaller rural villages such as this parish command property prices which are noticeably higher than the larger rural villages and towns (such as Great Ayton, Stokesley) that also have a wider range of property sizes and property types.

<sup>2</sup> Hambleton Strategic Housing Market Assessment Update Report (Sept 2016) Page 29 5.41

<sup>3</sup> The table was prepared by the Neighbourhood Plan Steering Group in late 2017. The table excludes houses on farms and other houses which have a dual business and residential use.

<sup>4</sup> HDC January 2016 Strategic Housing Market Assessment Page 48 Table 7 (Note 1 Bedroom % includes 0.1% of no bedrooms)

<sup>5</sup> Housing and Economic Needs Assessment (HEDNA) June 2018. Page 66 Table 34 data as 2016.

<b>Table of House Prices Sold over Last 10 Years</b>		
<b><u>Town/Village</u></b>	<b><u>Average Sales Value</u></b>	<b><u>Number of Houses Sold</u></b>
Crathorne	£361,875	4
Great Broughton	£342,907	95
Kirby-in-Cleveland	£315,465	30
<b>Parish of Ingleby Arncliffe</b>	<b>£312,282</b>	<b>34</b>
Hutton Rudby	£309,370	267
Seamer	£305,043	52
Stokesley	£253,538	711
Great Ayton	£201,326	668

## PARISH AGE PROFILES

19. The lack of suitable housing and the rising house prices has contributed to a significant increase in the average age of residents. The population of the parish has grown older with an estimated average age of 41 in 2001, steadily increasing to 51 in 2018. This has been driven by the decline in the age group of 44 years or below. The numbers aged over 60 have nearly doubled from 65 in 2001 to 127 in 2018, accounting for 43% of the parish population in 2018.
20. A corresponding fall can be seen in the younger age group i.e. those aged 44 or less, whose numbers declined from 156 in 2001, to 93 in 2018. This age group is now less than 32% of the population compared to just under 50% in 2001.

<b>Table of Age Profiles 2001, 2011 and 2018</b>								
<b><u>Age Range</u></b>	<b><u>2001<sup>6</sup></u></b>		<b><u>2011<sup>7</sup></u></b>		<b><u>2018<sup>8</sup></u></b>		<b><u>Change 2018 v 2001</u></b>	
	<b>Nos</b>	<b>%</b>	<b>Nos</b>	<b>%</b>	<b>Nos</b>	<b>%</b>	<b>Nos</b>	<b>%</b>
<b>0-15</b>	<b>61</b>	<b>19.4%</b>	<b>31</b>	<b>10.2%</b>	<b>29</b>	<b>9.9%</b>	<b>-32</b>	<b>-9.5%</b>
<b>16-29</b>	<b>35</b>	<b>11.1%</b>	<b>39</b>	<b>12.8%</b>	<b>28</b>	<b>9.6%</b>	<b>-7</b>	<b>-1.6%</b>
<b>30-44</b>	<b>60</b>	<b>19.1%</b>	<b>26</b>	<b>8.6%</b>	<b>36</b>	<b>12.3%</b>	<b>-24</b>	<b>-6.8%</b>
<b>45-59</b>	<b>93</b>	<b>29.6%</b>	<b>89</b>	<b>29.3%</b>	<b>73</b>	<b>24.9%</b>	<b>-20</b>	<b>-4.7%</b>
<b>60-74</b>	<b>51</b>	<b>16.2%</b>	<b>88</b>	<b>28.9%</b>	<b>89</b>	<b>30.4%</b>	<b>38</b>	<b>+14.1%</b>
<b>74-89</b>	<b>11</b>	<b>3.5%</b>	<b>29</b>	<b>9.5%</b>	<b>36</b>	<b>12.3%</b>	<b>25</b>	<b>+8.2%</b>
<b>90+</b>	<b>3</b>	<b>1.0%</b>	<b>2</b>	<b>0.7%</b>	<b>2</b>	<b>0.7%</b>	<b>-1</b>	<b>-0.3%</b>
	<b>314</b>	<b>100.0%</b>	<b>304</b>	<b>100.00%</b>	<b>293</b>	<b>100.0%</b>	<b>-21</b>	<b>0.0%</b>

<sup>6</sup> 2001 Census

<sup>7</sup> 2011 Census

<sup>8</sup> 2018 figures from a Parish survey

21. The change in the number of older residents, i.e. the age group of 60 years or older, is appreciably higher than comparable figures for both England and Hambleton District. The parish also shows an overall decline in its population, which contrasts with the corresponding figures for England and Hambleton.

<b>Percentage Change in the Age Groups 60-74 and 75+</b>			
<b>Age Group</b>	<b>Hambleton District<sup>9</sup></b>	<b>England<sup>10</sup></b>	<b>Parish<sup>11</sup></b>
<b>60-74</b>	<b>+37.1%</b>	<b>+24.1%</b>	<b>+ 74.5%</b>
<b>75 +</b>	<b>+44.8%</b>	<b>+17.5%</b>	<b>+ 171.4%</b>
<b>All Ages</b>	<b>+ 6.7%</b>	<b>+9.8%</b>	<b>-6.7%</b>

22. This steady and continued damage to the demographics of the community is a danger to the social activities of the parish which need young people to manage them into the future.

---

<sup>9</sup> HDC January 2016 Strategic Housing Market Assessment, January 2016 Table 14 Data between 2001-2014  
Page 57

<sup>10</sup> As above

<sup>11</sup> Data for Parish between 2001 - 2018

# 5. HOUSING NEEDS

## HOUSING NEEDS ESTABLISHED AND DEFINED

1. In 2011, as part of the Community Plan, a questionnaire (prepared with the assistance of HDC) was distributed, asking residents within the parish what their housing needs might be in the near future. The well represented survey (40% return level) showed a demand from 25 households seeking new housing within the parish. The demand came from individuals wishing to live independently or seeking larger properties as part of starting a family, and older residents seeking to downsize their homes. The tenures required ranged from Affordable housing or shared ownership accommodation provided by a Housing Association, through to private renting and open market purchase.
2. In 2013 an Affordable housing needs survey was carried out, assisted by the North & East Yorkshire Rural Housing Enabler. This showed an Affordable housing demand for 5 houses with a further 2 households whose tenure requirements were not specifically defined. The housing needs of the parish were revisited again in 2016 as part of this Neighbourhood Plan process, again with assistance from HDC and the North & East Yorkshire Rural Housing Enabler's team. The community wide survey, with an astonishing 70% return, showed a similar result to that of the 2011 survey, with a demand, within the next five years, for 24 new houses of mixed size and tenure. The survey also looked to capture the longer-term picture and found there was a demand for up to 37 houses, an increase of a further 13 dwellings, within the next ten years.
3. Appendix B provides the complete 2016 Housing Needs Survey report, full details of the 10-year housing need are on pages 60-61. There is no demand for 4-bedroomed or larger houses from the survey for the next 5-10 years. Two-bedroom properties, particularly bungalows, accounted for over 60% of the housing need.
4. In the 2016 housing needs survey the Affordable housing demand was for 8 houses, slightly higher than the 2011 level of demand. A further questionnaire was circulated to the community in October 2017 to recheck those households looking for Affordable housing. The results supported the earlier survey figures, and indeed showed a slight increase, but again some resident replies covered a range of tenures, rather than just one tenure option.
5. Further support substantiating the previous surveys came from the community consultation carried out by Beyond Housing in late November 2019. Their design plans were well received by the community and expressions of interest, amounted to 23 houses. Most of the interest being for Affordable housing.
6. It should be noted that the surveys only identified local housing need arising from within the parish, and did not address need arising from other sources, such as inward-migration. As such, it is important that the delivery of new houses favours local residents currently residing within the parish in order to satisfy the identified local housing need. One way in which to favour local residents would be to place a local occupancy restriction on any new houses built, the feasibility of this is being investigated. Alternatively, sufficient new houses would need to be built to deliver local need and need arising from other sources, such as job growth and inward migration. Delivering enough new homes to satisfy all types of demand would result in a greater number of houses needing to be built than is identified within the Parish Housing Needs Surveys. It is considered the role of the local planning authority to plan for general housing needs, whereas the parish council is only concerned with housing needs that arise locally. Consequently, the Neighbourhood Plan is only concerned with delivering local needs, rather than housing needs in general. The Neighbourhood Plan and the policies contained within the Neighbourhood Plan are based solely on this assumption.
7. The Affordable housing will be allocated according to an agreed and transparent policy giving preference to existing parish residents. An example of the type of policy envisaged is given in Appendix D.
8. Beyond Housing, is unable to guarantee the first choice of open market houses to parish residents for practical reasons. They have agreed to take reasonable steps to give a preference to local residents when selling the open market houses.



9. Two tables below show the under 5-year housing need in table A and in table B, the housing need of up to 10 years as represented by the results of the 2016 Housing needs survey (Appendix B).
10. Links to the individual housing needs surveys are on the parish website at <https://www.inglebyarncliffe.org.uk/supporting-documents.html> under the sub-heading "Housing Surveys".

**Table A - Housing Needs within 5 years of Survey Date**

	2011 - Full Parish Survey	2013 - Affordable Housing Needs only	2016 - Full Parish Survey	2017 - Affordable Needs only	2019 - Registrations of Interest at Beyond Housing Community Presentation
Affordable	10		10		19
Open Market	15	N.A	14	N.A	4
	25		24		23
<b>Affordable Housing Need Only</b>	<b>10</b>	<b>7</b>	<b>10</b>	<b>13</b>	<b>19</b>

11. Following advice from HDC, the parish council was advised to look at only 75% of the reported housing needs (based on the 2016 housing needs survey), and that equates to 18 (24 \*.75 =18) new houses. The tables below show how the size and tenure of a mixed housing scheme to meet the recorded needs might be presented.
12. Policy P3 is intended to provide the delivery of these 18 homes on the former school and playing field site.

## HOUSING NUMBERS, TYPES AND TENURES FOR THE UNDER 5 YEAR NEED

13. The size of the houses was based on the 2016 housing needs survey as set out below,

House Size and Type	House Sizes based on the 2016 Needs Survey Figures	
	From Survey	Numbers of Houses at 75% of the Survey Figures
1 Bedroom House	5	4
2 Bedroom House	16	6
2 Bedroom Bungalow		6
3 Bedroom House	3	2
	24	18

14. The tenures of the new houses were again based on taking 75% of each tenure type from the 2016 housing needs survey (Appendix B).

Planned Breakdown by Housing Tenure			
AFFORDABLE	SHARED OWNERSHIP	OPEN MARKET	TOTAL
5	3	10	18

## HOUSING NUMBERS, TYPES AND TENURES AFTER THE 5 YEAR NEED

15. Policies P1 and P2 are intended to set out the policy for any new housing development within the Parish, since in Table B below, an additional housing need is likely to arise up to and including 2036.

16. Once the eighteen houses have been built there will need to be a new Parish housing needs survey in the Parish before any further new housing can be considered. This would be the responsibility of a new Parish Steering Group.
17. Community Action Point, N1 should have made progress by then and along with the Grain Store site, other sites may be available if the later housing need survey substantiates the extra demand for new housing that was shown in the 2016 housing needs survey.

**Table B - Housing Needs from 5 to 10 years from Survey Date**

<b>Affordable</b>	<b>17</b>	<b>+ 7</b>	
Open Market	20	+ 6	
	<hr/>		
<b>Total</b>	<b>37</b>	<b>+ 13</b>	<b>Increase over the 5 years and under figure</b>

## 6. SEARCH FOR AVAILABLE SITES

1. The housing surveys of both 2011 and 2016 confirmed the need for a new housing development s, to meet the needs of the community over the next 5 years. This number does not take account of inward migration or future need, and instead simply responds to the new homes required to address housing need that already exists within the community. The evidence on which the figure is based conforms with paragraph 66 of the NPPF in the absence of there being a specific requirement figure for the Neighbourhood Plan area. As such, the Neighbourhood Plan identifies a site to deliver the immediate need and policies then set out the material considerations for further development within the parish.
2. For this first development to deliver existing housing need, a plot of land of about 2 acres will be required. The parish council will, in the future initiate and organize housing surveys, as considered necessary to establish whether there is any further need, and if so, to establish the size and mix of properties required. On this basis, other housing needs surveys to establish the anticipated size and type of new housing development required, may need to be repeated at 5 yearly intervals to the year 2036.
3. To meet the immediate local housing need, the Steering Group approached landowners in the search for a suitable site to accommodate a development that would deliver the identified housing need. Several sites were identified, as shown on the plan below, which in turn were given further consideration in order to understand whether there were any physical or planning policy constraints to achieving the required development.



12

4. The process, as outlined in the attached 'Search for Available Sites' assessment (Appendix C), has been overtaken by events. At the time the original assessment was undertaken, the local Primary School was still open. Its complete closure in December 2017 quickly raised the possibility that the site, along with the associated playing field, had the potential to come forward for redevelopment in the short term. Discussions between the Diocese of York, NYCC and the Steering Group, along with Beyond Housing (a Social Housing provider), have suggested there is a reasonable prospect of the school site and its associated land, part of the former school playing field being secured in order to

<sup>12</sup> © Crown Copyright Ingleby Arncliffe Parish Council Public Sector Mapping agreement, registered 20/02/12

deliver enough new affordable houses to meet the identified housing requirement. NYCC in negotiations with Beyond Housing have in principle agreed to sell the whole of the former school playing field, albeit only part of the playing field has been allocated for housing development (See Appendix A1). Beyond Housing in their April 2020 update anticipate having to use the remainder of the site, to assist in providing a catchment facility for the site's foul water. Recent events, and the likelihood of the site being a true short-term development opportunity, resulted in the preferred site allocated under policy P3 being allocated for housing development within the Neighbourhood Plan period.

## 7. NATIONAL PLANNING POLICY CONTEXT

1. The National Planning Policy Framework (NPPF, 2019) sets out the Government’s planning policies for England and how they should be applied. The overall objective of the NPPF (2019) is to secure the delivery of sustainable development.
2. Consequently, planning policies are expected to help achieve sustainable development, which can be summarised as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means pursuing the three-overarching social, economic and environmental objectives in mutually supportive ways.
3. In relation to the parish of Ingleby Arncliffe, promoting sustainable development means protecting the parish’s natural rural setting and green spaces, its cultural heritage, tourism businesses and local facilities, together with the “feeling” of the community. Ensuring there are appropriate homes for local needs is essential for a well-balanced and self-sustaining community. All these aspects are essential to supporting a sustainable future for the parish and its residents given the result will be to protect the economy and environment whilst addressing the social needs of the population.
4. Within the context of the NPPF (2019), Neighbourhood Plans are also expected to support delivery of strategic policies contained within Local Plans to shape and direct development.

## 8. LOCAL PLANNING POLICY CONTEXT

1. The map on Page 27, illustrates the current local planning policy context for the area of the parish. It shows how the parish is split between HDC and NYMNPA meaning the parish is subject to two different sets of local planning policies.
2. Several of the community facilities are located within Ingleby Cross, including The Blue Bell Inn, a bus stop, the Joiner Shop and the Village Hall are located within the NYMNPA area, whereas most of the residential properties are located within the HDC administrative area.

### PLANNING POLICY CONTEXT WITHIN NYMNPA

3. The presence of the NYMNPA boundary (olive green on the map below), which still follows the earlier routing of the old A172 road, cuts through the Ingleby Cross village leaving two houses, The Blue Bell Inn and what is referred to as the Grain Store site (Site 4, Appendix C) are inside the NYMNPA planning area.

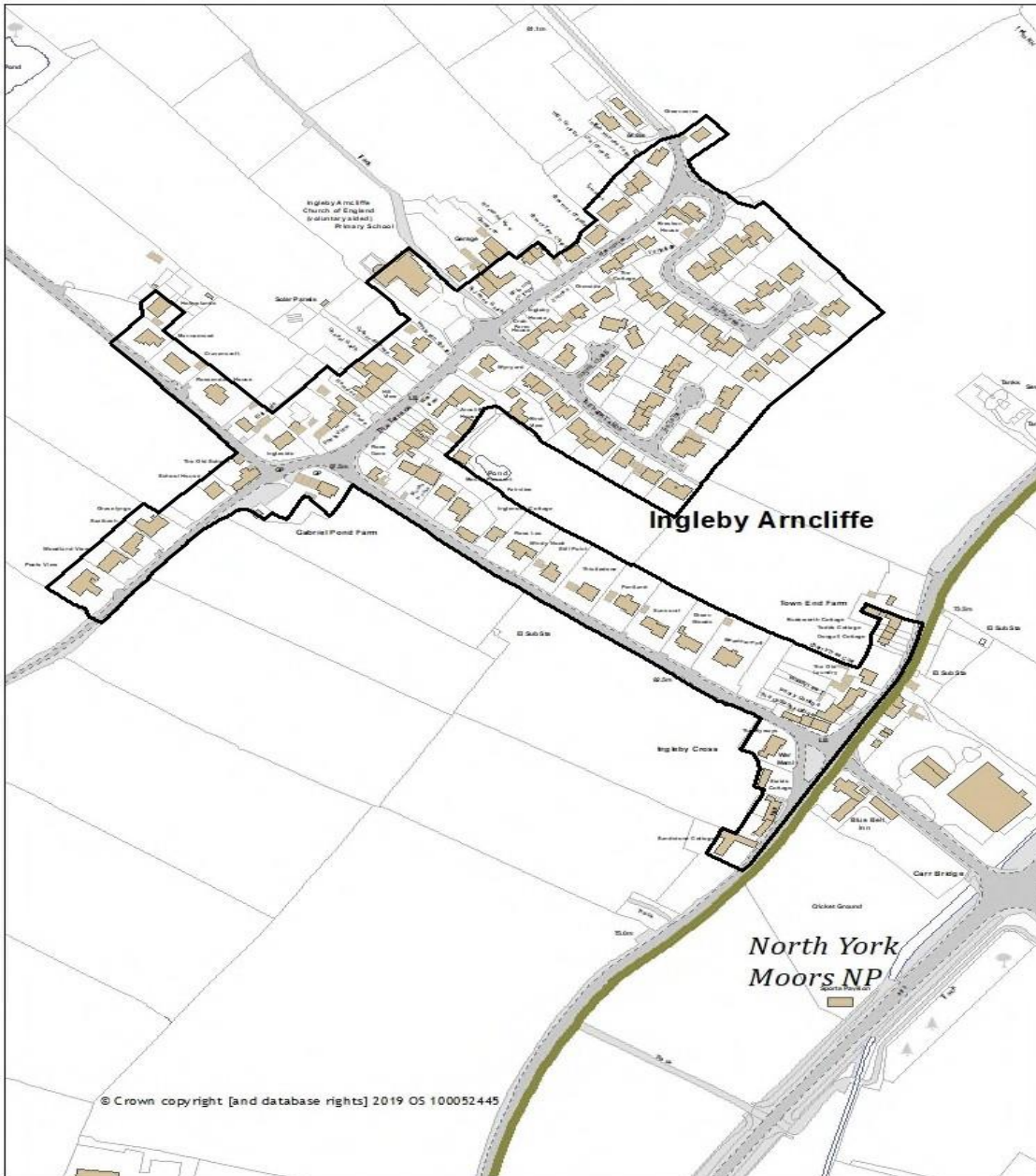


4. In July 2020, the NYMNPA adopted the latest version of the Local Plan, which sets out the policy framework for shaping development up to 2036. The policy document treats the parish as being outside of the settlement hierarchy where new housing development is not generally supported. Consequently, there is no development boundary within the NYMNPA’s area for the part of the village that falls within the National Park. The current policy strategy fails to address the situation of land within an existing village where the rest of the settlement is subject to a different planning policy approach as represented by HDC’s planning policies.

5. In addition, NYMNPAs current planning policy will not allow the development of the Grain Store site, or any other site, to match the parish's housing needs for a mixed housing development.

## **PLANNING POLICY CONTEXT WITHIN HDC**

6. HDC is currently preparing a new Local Plan, to replace the Local Development Framework (LDF) that was adopted on 3<sup>rd</sup> April 2007. The emerging Local Plan process is well advanced, as the policy document was submitted for examination by a Government Inspector in March 2020. Until it is formally adopted, the LDF will still constitute the statutory development plan, but it is understood that HDC will increasingly rely on the emerging policies in the determination of planning applications.
7. The emerging HDC Local Plan confirms the parish of Ingleby Arncliffe's designation as a secondary village within the settlement hierarchy under the Stokesley "Service Centre" grouping. However, the emerging HDC Local Plan does not specifically identify any land within the villages for development and it will also not identify development limits on HDC's Proposals Map. Instead, the emerging Local Plan supports minor development adjacent to the built form where several criteria can be satisfied.
8. The emerging Local Plan incorporates the approach that was adopted by the Council in 2015 following the publication of the National Planning Policy Framework in 2012. Due to the changes in national planning policy, HDC published an Interim Housing Policy Guidance Note in 2015. The guidance offers support for development of small-scale sites for up to 5 houses, subject to meeting certain criteria. This approach is quite different from the original policy framework set out in the adopted LDF which intended to resist residential development within secondary villages beyond infill schemes and rural exception sites for only Affordable housing outside the Development Boundary.
9. The emerging approach set out in the draft Local Plan is therefore welcomed because it supports the principle of small-scale development on the edge of the parish on sites which fall within the district of HDC. Additionally, Policy S4 provides a positive stance that supports local development requirements being addressed within Neighbourhood Plans.



*Map Excerpt from the Hambleton District Council Adopted LDF*

10. However, none of the existing planning policies or the emerging HDC Local Plan explicitly supports the parish's need for a mixed housing development of open market and Affordable houses, although both the existing and emerging plans set out criteria for the consideration of proposals that are not necessarily consistent with the wider principles of the policy documents. If a proposal is of a scale that will meet identified local housing needs and is to be delivered for the benefit of the community then it will be necessary to demonstrate how the development meets wider sustainability considerations and will not undermine either NYMNP or HDC's statutory development plans. It is considered that the circumstances surrounding the parish's specific housing needs provide the necessary justification for future development. New houses would help bolster the community and address the imbalance in the parish's demographic profile that is threatening the future of the community, as explained in the next section.

## 9. VISION AND OBJECTIVES OF THE NEIGHBOURHOOD PLAN

1. The previous sections explain both the context and justification for the Neighbourhood Plan and why the parish council believes the policies within the Neighbourhood Plan should focus on supporting the delivery of new homes to meet identified community need. With that context in mind, the following Vision is proposed to explain what the Plan ultimately aims to achieve before 2036. The objectives are intended to set out the means for achieving the Vision.

### THE VISION

2. The Vision of the Neighbourhood Plan is to bring new life to the parish, by building a “Mixed Housing Development” of different property types, sizes and choice of tenure that will meet the identified housing needs of the community, whilst at the same time preserving the rural nature of the parish, so valued by residents.

### THE OBJECTIVES

3. The Neighbourhood Plan, once approved, will:
  - Provide direction to the nature and location of any proposed future housing developments.
  - Revitalise the community by providing a more appropriate and sustainable mix of housing types and sizes which will help reverse the ageing demographic profile of the population.
  - Have land allocated to make clear the location where the first delivery of new homes will be supported.
  - Ensure housing development is built to have a policy that any housing development must be built to agreed standards, and design, whilst being financially viable and sustainable. Any development must also respect the character of existing properties and the integrity of the villages.
  - Ensure priority is given to achieving the community’s aspirations.

## 10. POLICIES AND PROPOSALS

1. When made, the Neighbourhood Plan will be a statutory planning document with the same status as the statutory development plans for HDC and NYMNP. As such, future planning applications will be determined with reference to the Neighbourhood Plan and application schemes will be expected to be compliant with the policies within it.
2. The planning policies and proposals within this Neighbourhood Plan focus on the main issue facing the parish, which relates to housing development and integrating development into the existing villages.

## DELIVERING LOCAL HOUSING NEEDS

### Policy Intentions of Housing Policies

3. Several issues were raised in the Community Plan, the most important of which was the need for additional housing to meet the needs of young people, young families and older residents wishing to downsize their homes. A significant number of those with an identified need would require their houses to be “Affordable”. Further Housing Needs Surveys assisted by the North & East Rural Housing Enabling Officer, have consistently confirmed the need for approximately twenty new houses to meet the current needs of parishioners.



4. While other aspects of the Community Plan have either been dealt with or remain under active consideration, housing is the one key issue still to be addressed. The Neighbourhood Plan contains a handful of planning policies that focus upon the key issue of concern to the community, which is securing the delivery of small and affordable homes to help address local housing needs. The purpose of Policies (P1-P3) in conjunction with the Design policy (P4) is to set out the terms under which any future housing development will be carried out within the parish. The terms will include the exact location of any development, the number and mix of property types, the range of tenures to be offered and the design details that will ensure the development is of high quality and reflects adjacent properties while also respecting the rural character of the village.
5. The scope and nature of any development will be informed by a suitably up to date housing needs survey agreed by the Parish Council, that will assess both the outstanding and future property needs of the community.
6. Meeting the housing needs identified will then help to address the imbalance that currently exists in the demographics of the parish.
7. Particular attention will be paid to the need for affordable accommodation and for properties that meet the needs of the youth of the parish, the young families and the elderly needing to downsize their homes. New properties will also need to meet high environmental standards and be capable of meeting the needs of the disabled and the changing needs of the elderly.

## **Policies**

### **P1: Housing Mix**

Housing development that complies with other policies in the Neighbourhood Plan and in the Hambleton and North York Moors National Park Local Plans and provides a housing mix consistent with the most up-to-date housing market assessment and/or local needs survey will be supported.

The provision of accessible housing and specialist accommodation for older people should be provided as part of the mix, where feasible.

### **P2: Affordable Housing**

Housing development that complies with other policies in the Neighbourhood Plan and in the Hambleton and North York Moors National Park Local Plans, and provides affordable housing consistent with the most up-to-date housing market assessment and/or local needs survey will be supported.

## **Planning Justification for Policies P1 and P2**

8. The evidence within this Neighbourhood Plan clearly demonstrates how the existing housing stock, Table of House Sizes, Page 17, is not sufficiently varied enough to support a sustainable community. In particular, there are insufficient smaller homes suitable for young people, young families or the elderly who wish to downsize. A greater mix of housing types within the parish is required in order to achieve a more balanced demographic. Also, the cost of homes within the parish, as demonstrated in the Table of House Prices, Page 18, precludes many who wish to remain or return to the community, which means more affordable homes are necessary if the community is to be sustainable in the long term. This is in terms of houses in lower price brackets and also access to different tenures.
9. Any future local housing need will still need to be addressed through further development within the parish. Indeed, additional local housing need is likely to arise within the parish and within the Neighbourhood Plan period. This view is supported by the 2016 housing needs survey (Appendix B) which showed an increase in housing need of up to a further 13 houses for the years between

2022 and 2026. So, the provision of additional new housing will need to be addressed if the local population is to be sustained and its demographic imbalances addressed on an on-going basis.

10. The most up to date local housing needs assessment, prepared on behalf of the parish council (Appendix B), sets out either more detailed or up to date information than referenced within either the HDC statutory or draft development plan or the NYMNP Local Plan. As such, this Neighbourhood Plan provides a more detailed policy framework for the consideration of planning applications for residential development within the parish. The purpose being to deliver the right type of housing to meet local housing needs and to help create a mixed and balanced community in accordance with the NPPF (2019). The NYMNP and HDC Local Plans provide the policy context for determining the amount and general location for new development.
11. The NYMNP Local Plan document is intended to restrict new housing development due to the primary purpose of protecting the natural beauty of the National Park. As such, Strategic Policy B sets out how housing is mostly intended to serve local needs in the main built up areas as defined by the Settlement Hierarchy. Ingleby Arncliffe is not included in the Settlement Hierarchy and is therefore considered to be within open countryside where development is to be restricted to particular special circumstances.
12. Within the draft HDC Local Plan, Policy HG2 sets out how new residential development schemes should assist in creating sustainable and mixed communities by providing the appropriate mix of dwelling types. In addition, Policy HG3 sets out how 30% Affordable housing will be sought, either on-site or by way of a financial contribution, unless on sites of 9 units or fewer or where less than 1000 metres squared is proposed. These policies are to be applied within villages or else adjacent to the built up extent of villages. This approach is a continuation of the policy considerations set out in the Interim Policy Guidance Note (2015) that has been adopted by the Council for development control purposes. This approach is a departure from the current adopted HDC Core Strategy, as the HDC Core Strategy, policy CP9A sets out that where development is proposed outside of development limits then only housing schemes will be supported for 100% Affordable housing to meet identified housing need and where any development is small in scale. Also, policy CP9 sets out how 50% of dwellings on sites greater than 2 or more dwellings (or sites of 0.1 acres or more) must make provision for an element of housing that is accessible and Affordable. Policy DP15 within the Development Policies DPD then sets out the requirements for ensuring affordable housing is affordable, whilst Policy DP13 expects development to provide for a mix of housing to meet the needs of all sections of the local community.
13. The adopted, interim and draft HDC policy framework is useful; but it is unlikely to secure the necessary mix of housing types or tenures to address local housing need within the parish nor the numbers required. As such, the Neighbourhood Plan intends to provide an additional level of detail in the eventuality that the allocation of the former primary school site and its associated land under Policy P3 is not delivered.
14. The Neighbourhood Plan simply refers to the most recent parish council managed housing needs survey to determine the mix of housing types, sizes and tenure. This is because it is important that any development coming forward addresses the community's needs at that time, and it is likely that local needs may change. For these reasons, Appendix B, Housing Needs Survey (2016) sets out the most up to date understanding of the situation, but the policies within this Neighbourhood Plan are intended to shape development by seeking to secure the necessary mix of housing types, sizes and tenure to address the identified local housing needs during the Neighbourhood Plan period.

# HOUSING ALLOCATION – LAND AT THE FORMER PRIMARY SCHOOL AND ASSOCIATED LAND

## Policy Intent

15. Neighbourhood Plans should be deliverable and with the closure of the Parish primary school, it has provided the community with a site, along with part of the adjacent playing field, to accommodate the 18<sup>13</sup> new homes needed to address the current local housing needs as identified by the most recent housing needs survey (Appendix B).
16. This policy, Policy P3, sets out the terms of any new housing development for the former primary school site and associated playing fields. The proposed development of the site was well supported by the responses to the Policy Intentions Neighbourhood Plan draft. 101 residents agreed that the Parish needed new housing, with 99 residents supporting the development of site 6 for housing, These resident numbers were in excess of 90% in each case of those residents who responded to the Neighbourhood Plan’s questionnaire.



Pictures of the former primary school site and associated playing field

## Policy

### **P3: Housing Allocation – Land at the Former Primary School and Associated Land**

Land within the former Primary School together with part of the former playing field, as shown on the Proposals Map is allocated for residential development for a minimum of 18 dwellings to meet identified local housing needs.

The development will be undertaken in accordance with the following requirements:

- a. Provision of a mix of dwelling types consistent with the most up-to date local needs survey of the parish.
- b. Provision of a proportion of Affordable housing consistent with the most up-to-date local housing needs survey, of the parish.

Any proposal will also be expected to comply with the other policies in the Development Plan.

## Planning Justification for Policy P3

17. Neither the HDC statutory or draft development plan nor the NYMNP Local Plan allocate any land within the parish, or respond to specific parish housing need, as the situation outlined in this document was not understood at the time the Local Planning Authorities new local plans were being prepared. This document therefore constitutes a significant change in circumstances which did not form part of the evidence base that informed the drafting of the latest versions of the Local Plans for HDC or NYMNP. In addition, both local planning authorities have chosen not to allocate land for development within the villages, despite evidence presented by the parish council that clearly demonstrates the need for new dwellings to address local housing need. In part, this is because

---

<sup>13</sup> The 2016 Housing Needs Survey showed a need within 5 years for 24 new houses. The advice from the NYCC North & East Rural Housing Enabler officer was to use only 75% of the need to arrive at the number of new houses to be built, leading to the figure of 18.

neither local planning authority chose to address housing need in sufficient detail to be able to recognise the particular needs and issues facing the parish. Instead, both local planning authorities focused on identifying and addressing housing need at a district level.

18. Paragraph 61 of the NPPF (2019) sets out how the needs of different groups in a community should be reflected in planning policies and paragraph 69 sets out how Neighbourhood Planning Groups should consider the opportunity for allocating small and medium-sized sites suitable for housing. The former school site is now a brownfield site as referred to in paragraph 68a (NPPF (2019)). The purpose of identifying opportunities to address local housing need through Neighbourhood Plans is intended to support the overarching Government objective to significantly boost the housing supply.
19. In addition to boosting supply, the NPPF (2019) also sets out policies intended to support the creation of mixed and balanced communities as part of the principle of achieving sustainable development.
20. The emerging HDC Local Plan, (Publication Draft, July 2019), recognises the intention of the parish of Ingleby Arncliffe to prepare a Neighbourhood Plan, and Policy S4 supports the production of Neighbourhood Plans where they are in general conformity with strategic Local Plan policies and identify local development needs.
21. The draft HDC Local Plan also identifies in the draft policy HG2: Delivering the Right Type of Homes the need for smaller 2 - 3 bed homes, bungalows and Affordable housing, along with the need for smaller homes for the increasing older generation and to revitalise the housing stock to meet the needs of younger people.
22. This approach is to replace the support set out in the HDC Interim Policy Guidance Note (2015) in respect of small-scale housing development schemes with a view to boosting supply. As such, small scale housing developments within villages are currently supported where they would maintain or enhance the vitality of the local community and where several specific criteria can be met. The Development Policies DPD then sets out detailed considerations to ensure the units are affordable and provide for housing need under policies DP15 and DP13 respectively.
23. The current approach taken by HDC and the emerging strategy set out in their draft Local Plan provides more explicit support for new residential development than the adopted Core Strategy. Whereby policy CP1 sets out more local policy considerations for achieving sustainable development, including reducing social inequalities and disadvantages within the community and meeting the health, economic and social well-being of the population. HDC's policy CP4 sets out considerations for proposals outside of identified development limits to settlements such as Ingleby Arncliffe and Ingleby Cross. The policy states how Affordable housing that would meet local need but cannot be met in a settlement within the hierarchy, will be supported. HDC's policy CP6 subsequently sets out how development within villages that is small in scale will be supported where it constitutes an exception to achieve Affordable housing.
24. With reference to the NYMNPA Local Plan, the strategic policies set out in the document focus upon protecting the purpose of the National Park designation, which is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. The policies within the Local Plan, and in particular Policy B, therefore focus on making efforts to concentrate development within the main settlements and generally restraining development elsewhere. The NYMNPA Local Plan does, however, recognise how there is an imbalance within the demographics and over representation of the older generations across the district. Also, how the primary school in the parish has closed as a result of the population failing to grow.
25. Having identified the need to address imbalances within the demographics of the community that can be satisfied by altering the mix of housing types and tenure then it would seem reasonable, and policy compliant, to attempt to tackle the matter by identifying a specific site for allocation within the Neighbourhood Plan. The Steering Group placed considerable weight on having a new housing proposal that was deliverable within the near future.

26. For this reason, a search for a suitable site to accommodate new homes has been undertaken, which identified the former primary school and its associated land, (Appendix A1 – OS map showing site, size and location) to be the only viable short term option. This is on the basis that a search for sites within the parish found the land to be the most suitable site that might accommodate the size of development required to meet local housing needs and most likely to come forward within the Neighbourhood Plan period. A copy of the sequential search for sites is enclosed within this document under Appendix C.
27. Delivering this new housing development would realise the Vision of this document, which is to revitalise the parish. In turn the objectives of revitalising the community through the allocation of land to help achieve a more appropriate and sustainable mix of housing will be realised too.
28. The former primary school site is owned by the Diocese of York whilst NYCC owns the associated land, behind the former school playing field. Members of the Steering Group have met with both landowners with a view to investigating the opportunity of the combined site being secured for a scheme that would deliver the number of houses required to address the current local housing need. NYCC's North and East Rural Housing Enabler and a local Social Housing Provider (Beyond Housing) have been most helpful with preparing an indicative layout plan included under Appendix A2 and initial discussions with the Diocese of York and NYCC suggested a scheme involving both elements of the wider site can be achieved.
29. Policy P3. allocates the site for housing development and sets out the details of the nature of the development that should be sought in order to deliver the housing needs of the plan area. It is understood that the site has capacity for more dwellings than is required to deliver the identified local housing need based on the most up to date (2016) housing needs survey. Any scheme that comes forward to match the parish's housing need will have to include a mix of open market and Affordable houses. The indicative layout, included as part of Appendix A shows such a scheme as prepared by Beyond Housing. The plan is seeking to secure sufficient new affordable homes to deliver the identified local needs requirement arising from its most up to date (2016) housing needs survey. Any open market houses, above the number supported by that same housing needs survey will need to be justified in accordance with strategic planning policies on the basis they are required to enable the viable delivery of the number of affordable units identified to meet local housing need. The mix of house types and tenures should be consistent with the results of the most up to date housing needs survey of the parish and agreed in consultation with the parish council.

# DESIGN PRINCIPLES

## Background to Policy 4 – Key Guiding Principles for Development Design

30. Responses to community consultation have consistently highlighted how part of the attraction for living in the villages is their character. Whilst the principle of new development is accepted in order to meet local housing needs, the community wish to protect the special qualities of the place. The design and scale of new development are therefore important matters in the consideration of proposals for new development. Especially as the community wish to ensure the appearance of development is sympathetic, and will enhance, the existing character of the villages.
31. The parish of Ingleby Arncliffe has a varied character where the architecture and layout clearly tell the story of how the two village have developed over an extended period of time and consists of small groups of development from different time periods. To this end, any new development must be mindful of the various different self-evident character areas in order to achieve successful integration and harmonisation through considerations including appearance, layout, and scale.
32. The parish is made up of the two settlements of Ingleby Arncliffe and Ingleby Cross, each with its own distinct character, and now joined by Cross Lane. Eight new properties of varying styles and mostly in brick or rendered construction were added over the last past 50 years. The first properties constructed in the late C16<sup>th</sup>. were small cottages built in local Yorkshire stone for workers employed in the agricultural industry. This style of cottage housing predominates to this day in Ingleby Cross, where there has been no significant developments for over 100 years. The two pictures show the character of the housing in Ingleby Cross.



Ingleby Cross

33. Ingleby Arncliffe has seen more development over the years, employing a broader range of building materials. In the 1960's a substantial development of some 40 then modern properties, built mainly in brick, were added leading from the main street.



Ingleby Arncliffe - Main Street

34. The overall nature and “feel” of the parish is still that of a rural village with character and individuality.
35. Any new housing development will need to be “of its period” adding even more variety to the villages where houses are stone, brick and rendered, with a mixture of grey slates or red pantiles blend in with neighbouring properties in order to maintain the rural character of the village.
36. Due to the varied character of the villages, the Neighbourhood Plan does not intend to impose specific design requirements, as it would simply be impractical to do so because there is no one defining character. Instead, any development is expected to take cues from its environment to ensure its design respects the setting and character of the immediate surroundings. This is with a view to ensuring development is visually integrated into the village to complement the existing character with reference to layout, scale and appearance.

1960's housing estates - Parklands and Hillside



## Policy

### **P4: Key Guiding Principles for Development Design**

New development should be undertaken in accordance with the following principles:

Proposals for new development will be expected to be of a design that will create high quality buildings and places, and respect the scale, materials, layout and appearance of adjacent existing buildings in order to protect and enhance the character of Ingleby Arncliffe and Ingleby Cross.

Development will be expected to deliver the best in environmental standards in order to reduce energy consumption and promote energy efficiency. Support will be given in principle to development proposals that exceed minimum standards for reducing energy consumption and energy efficiency.

Development will be expected to demonstrate how the design has been influenced by the need to plan positively to reduce crime and the fear of crime and how this can be achieved.

Development should retain and seek to enhance the parish's local ecology, biodiversity, wildlife, and landscape. The needs of disabled and older residents should be considered and, where feasible, new homes should be capable of adaptation for people through the different stages of life or to take account of mobility needs.

Provision must be made to provide off-road parking commensurate with the size of property or nature of development in order to minimise on-road obstruction and discourage on-street parking.

### **Planning Justification for P4**

37. Good design that responds to local character is an important thread that runs through national planning policy, as creating places that are attractive is fundamental to what the planning and development process should achieve. Paragraph 127 (NPPF, 2019) sets out design considerations to underpin both local planning policies and decisions with a view to achieving the creation of high-quality buildings and places. This requires not just attractive design, but also design that addresses the needs of occupants and end users, including at different stages of the aging process.
38. At the same time, the NPPF (2019) is also concerned with reducing the environmental burden of new development by encouraging the more efficient use of natural resources and reducing energy consumption. It is likely that reducing carbon emissions will become an increasing focus of the planning system as the Government attempts to deliver targets set to be achieved by 2050.
39. Given development is expected to deliver local housing needs where the local population tends to be settled and remain through each phase of life, it is considered appropriate for future housing stock to respond accordingly. If families or individuals are to continue to remain within the same home through their lifetime then it will be important that the housing stock can respond to how space is used and changes in mobility. Whilst initiatives such as Lifetime Homes are no longer being driven at national level, legislation in respect of Building Regulations and The Equality Act still actively promote accessibility and adaptations associated with different needs. The Neighbourhood Plan therefore seeks to ensure any new houses built will respond to demands for adaptable homes as a direct result of delivering local housing needs and the demographic profile of the community.
40. The draft HDC Local Plan includes reference to similar objectives as the currently adopted LDF whereby the emerging outcomes inform draft policies S1 Sustainable Development Principles, HG2 Delivering the Right Types of Homes, E1 Design, E2 Amenity and E5 Development Affecting Heritage Assets. In particular, Policy HG2 sets out how HDC aims to secure adaptable housing to meet the changing needs over a lifetime for different types of need. Also, Policy E1 sets out detailed criteria to help achieve high standards of design, whilst Policy E2 aims to protect amenity.
41. Strategic Objectives 8 of the HDC Core Strategy expects the unique character and identity of the towns and villages within the district to be protected and enhanced by ensuring the scale and location of new development is appropriate to the form and character of the settlement. Additionally, Strategic
- 36 Objective 12 promotes high quality design of new development in order to create attractive and safe



places in which to live, work and play. These priorities of the HDC Core Strategy are then subject to more detailed policy considerations under Policy CP1, which addresses the principles of development. Policy CP17 sets out the requirements to achieving a high quality of design, and the circumstances in which development will be supported. Additionally, Policy DP32 in the Development Policies DPD sets out more detailed considerations in support of Policy CP17.

42. Within the NYMNPA Local Plan the design is also emphasised as a key planning consideration, particularly within Strategic Policy C, which sets out how development is expected to maintain and enhance the distinctive character of the National Park.

## **WALKING, CYCLING AND BRIDLEWAY PROVISION**

### **Policy Intent**

43. The Community Plan reflected residents' concerns over the only road linking the two villages, Cross Lane, expressing their concerns over its safety and speed of traffic using the Lane. Access between the two villages is particularly dangerous, being unsafe via the busy main road, Cross Lane, which has no footpath at all, and both unsafe and hazardous by the unlit track down the field connecting the villages. The parish footpaths and walkways are already seriously inadequate for the number of pedestrians and wheelchair users in the community.
44. An example of the level of interest within the Parish with regard to footpaths took place in 2017 when in 2017, NYCC made funds available to improve footpaths in the county. The Parish Council secured a grant of £16,000 to upgrade the footpath from the main village road to the Recreation Area to make it wheelchair accessible.
45. The main street of Ingleby Arncliffe also has no footpath for its entire length.
46. While there is no simple solution to the current problem, the effect of additional housing and pedestrians will undoubtedly be to exacerbate the situation.
47. The Policy that follows is to ensure that measures are taken during the design stage of any new property development, to mitigate against the adverse effects of additional pedestrian and wheelchair traffic on the already inadequate footpaths and walkways, and to provide additional measures that will improve both the safety and amenity of all users.

### **Policy**

#### **P5: New and Improved Walking, Cycling and Bridleway Provision**

Development that introduces new or intensification of use of the existing footpath, cycleway and / or bridleway network will be expected to contribute to footpath, cycleway and / or bridleway improvements or new provision in the immediate vicinity, and to provide connections to the existing network to facilitate safe and level access to the wider network where justified.

Development that would result in the loss of or harm to the recreational value or accessibility of an existing footpath, cycleway or bridleway will be resisted.

Development which complies with other policies in the Development Plan that would add to or improve the footpath, cycleway and bridleway network will, in principle, be supported.

### **Planning Justification for Policy P5**

48. National planning policy encourages walking and cycling in support of several different reasons, including promoting healthy lifestyles and reducing the number of journeys made by vehicles. Ensuring walking and cycling routes are safe and accessible are therefore important means by which the wider Government objectives as set out under paragraphs 91 and 102 of the NPPF (2019) can be achieved. In order to deliver the wider objectives paragraph 104 of the NPPF states that planning policies should provide for high quality walking and cycling networks, and support facilities such as cycle parking.

49. Policies within the emerging HDC Local Plan continue to maintain the policy thrust of the adopted LDF, including Policy CI2 which addresses transport and accessibility and also Policy E1 refers to accessibility in respect to design considerations. Policy CI2 then sets out how development is expected to minimise the need to travel and that access via footways, cycle paths and public transport should exist or be provided to encourage use. Transport schemes that lead to improvements in accessibility are to be supported, whilst physical access to footpath from development is required..
50. In relation to the adopted HDC Core Strategy, Strategic Objective 2 sets out how the core policies intend to make it safer and easier for the community to access jobs and key services by means such as public transport, walking and cycling. Reference is also made within the HDC Core Strategy to how the HDC Community Plan and the strategy of the local health authorities both seek to promote the use of walking and cycling as alternatives to the private car for short trips. Within the Development Policies DPD, Policy DP32 sets out how new development should include provision for footpath and cycleway links, whilst Policy DP3 requires development to include provision for sustainable forms of transport to access the site, including footpaths and cycleways.
51. The NYMNP Local Plan focuses upon protecting and enhancing its existing network of walking and cycling routes rather than promoting new opportunities to improve accessibility, as set out under Policy CO4. This appears to be due to the emphasis of the Local Plan in protecting the National Park designation.
52. The Neighbourhood Plan aims to ensure pedestrian routes arising from any new development are integrated into the existing footpath network in order to encourage walking. Integration of new development into the village by foot is expected to encourage new residents to access local facilities and allow footpaths to be fully integrated into the wider Public Rights of Way network. In turn, this should provide opportunities for recreational walks, which are a popular feature of the village and attract visitors that in turn use the local public house and coffee shop.
53. As any new development is expected to meet identified local needs and to respond to the imbalances within the demographic profile, and in particular, provide new homes for young families and the elderly then ensuring footpaths are fully accessible by wheelchairs and pushchairs is important. Any policy is therefore mindful of the need to not just extend the existing footpath network, but also make sure it is accessible and blended into the wider network. Further guidance is set out in the paragraphs 11 and 112 of the 2021 NPPF.

## **CAR PARKING**

### **Policy Intent**

54. The lack of off-road parking has been a problem for decades in the parish. Ingleby Cross has additional pressure due to facilities such as the Blue Bell pub, the Village Hall and more recently, the Old Joiner's Coffee Shop. The Parish Council arranged for "Residents Only" signs on the walls of houses to discourage visitors from parking in front of them. A piece of gravelled area at the side of the old road could accommodate up to eight cars but the Highways Authority rejected that request.
55. So, the Neighbourhood Plan consultations have identified that insufficient parking is one of the community's key concerns. Visitors and users of the facilities at Ingleby Cross often block the access to resident properties and there is a shortage of off-street parking as a result of the historic development of the two villages. The main routes through the villages are narrow and mostly without pavements. On street parking makes it difficult for vehicles to pass or impairs drivers and pedestrian's visibility. Such situations are undesirable and so opportunities to protect existing off-street parking are important in order to prevent the creation of further pressures for on-street parking.

## Policy

### **P6: Car Parking**

Any new development that would lead to the loss of existing car parking areas, including public car parking and private off-street parking areas will be resisted, unless alternative off-street provision can be provided elsewhere that will meet the needs of development whilst also maintaining the existing level of vehicle parking provision.

Parking requirements arising from new development must be provided within the boundaries of the application site, and not give rise to demand for on-street parking. As a minimum, the number of parking spaces to be provided should be determined with demonstrable regard to local planning policy standards as set out in the most up to date guidance of the local planning authority/local highway authority.

Development which complies with other policies in the Development Plan that would provide for additional car parking capacity, particularly to service Ingleby Cross, will be supported.

### **Planning Justification for Policy P6**

56. The NPPF (2019) does not provide guidance on parking standards, and instead sets out several considerations for determining local parking standards with a view to ensuring sufficient parking is provided to meet the needs of the development. Paragraph 105 does however include a set of criteria for determining appropriate parking standards. In addition, paragraph 110 sets out how development should give priority to sustainable forms of transport, including access by walking, cycling and public transport.
57. In an attempt to address this Policy P6 is intended to ensure new development does not exacerbate existing problems, with reference to parking. As such, the Neighbourhood Plan intends to protect existing parking places and if possible to secure additional provision in support of the commercial and community facilities within the Ingleby Cross village.
58. Given how many of the streets are not served by pavements and parts of the village were built before the advent of motor vehicles then on-street parking and pressures on public parking spaces is a recognised problem. As such, any future development would be expected to ensure parking demands could be accommodated within its own boundary and not give rise to new demand for on-street parking.
59. The HDC emerging Local Plan and adopted LDF and NYMNPA Local Plan documents do not specifically address parking standards, but they all mention specific objectives to improve the availability of car parking for residents and visitors. In particular the NYMNPA Local Plan sets out under various policies how development should provide sufficient parking and also Policy CO3 addresses how new parking facilities will be supported where there is an identified problem. Whereas HDC emerging Local Plan Policy CI2 states that adequate parking should be incorporated into development. In respect of the adopted HDC LDF, Development Policies DPD Policy DP3 sets out how minimum levels of car parking should be commensurate with reductions in congestion, the availability of alternative means of transport and road safety. However, public transport provision and access to alternative modes of transport is already limited and services are shrinking so it is not considered appropriate to constrain parking provision in favour of alternative modes of transport given the lack of opportunities available. Instead, ensuring development does not cause harm or exacerbate existing problems is considered to be the main thrust behind any local policy, as the existing context needs to be acknowledged and addressed.
60. Specific parking standards for new development are set out in interim guidance produced by NYCC (2015). The guidance includes residential parking standards determined by the number of bedrooms, along with a requirement for secure cycle parking facilities. Also, the guidance sets out parking standards for other types of development. The parking standards are expressed as a minimum standard with the intention that development should deliver at least the level stated as part of any proposal. The Neighbourhood Plan seeks to reinforce how parking provision should be commensurate with the nature and scale of development in order to make clear how reduced parking standards are unlikely to be found acceptable.

# 11. COMMUNITY PLAN

## COMMUNITY PLAN ACTION POINTS

1. The Parish of Ingleby Arncliffe adopted a Community Plan in 2013 with a view to identifying key action points the community wanted to see the parish council progress with a view to addressing local issues. The Community Plan listed several future actions that arose from the community wide survey, the outstanding action points<sup>14</sup> were:

Area	Action	Timescale	Status Position
Transport	Reduction of speed limit	ASAP	Ongoing See Community Action Point (S1)
Transport	Flashing 30mp Sign.	ASAP	Ongoing See Community Action Point (S1)
	Maintaining Local Bus Service.	Ongoing	NYCC funded
Tourism	Notice Boards	Winter 2013	Autumn 2013
Environment	Cardboard Recycling	Autumn 2013	HDC implemented recycling
Recreation & Leisure	Village Hall Disabled Access	Completed 2018	Access provided by a ramp and a motorised internal door.
Recreation & Leisure	Cycle Path to Swainby	Ongoing	A task not within the parish's funding and control, local attention has switched to a route from Stokesley to Great Ayton
Mixed Housing Development	Await Strategic Development Review and their new Local Plan from HDC	Decision taken to Proceed with a Parish Neighbourhood Plan (see page 3)	The Neighbourhood Plan
Mixed Housing Development	Prepare Neighbourhood Plan	Ongoing	The Neighbourhood Plan
Communications	Parish Website	Completed	Provided 2017

2. All other topics raised in the Community Plan were dealt with in 2013 and 2014.
3. A number of the action points still remain outstanding, as identified in the table above. The intention is for the outstanding matters from the Community Plan to continue to be pursued by the parish council. The Neighbourhood Plan allows this intention to be made clear, and also an avenue to set out the means by which the parish council will approach the outstanding matters.
4. Some of the Community Plan Action Points are planning policy matters and so these are now covered by policies within the Plan. However, a number are not planning policy matters and cannot be addressed through the policy section of the Neighbourhood Plan. The Neighbourhood Plan does still provide an opportunity to include a section to address community priorities that are not planning policy matters, but these are not actually policies against which planning applications will be determined. Instead, the Community Action Plan section of the Neighbourhood Plan simply notes what the parish council wishes to achieve in order to address certain community concerns.

<sup>14</sup> Pages 18-21 Community Plan 2012-13

## 12.COMMUNITY ACTION POINTS

### **N1 To press for the conditions which would improve the likelihood of the Grain Store (Site 4) becoming a candidate site for new housing along with any other sites available at that time within the Parish**

The development of the grain store site for Affordable housing has been explored previously. At this moment in time, it appears there is more certainty about the development potential of the former primary school site, along with its associated playing field, which has led to the allocation of land under policy P1. The parish council intends to press, with the full agreement and support of the Arncliffe Estate, for changes to the site's classification under the NYMPA emerging policy ENV15 – Environmental Enhancement Sites. This new policy forms part of the proposed new Local Plan for NYMPA, presently under examination. The change in policy would allow for the careful re-development of the site in accordance with a planning brief to be prepared in agreement between NYMPA and the Arncliffe Estate. The objective being to include the Grain Store site alongside other candidate sites for new housing development within the parish, available at that time.

This action point should not be assumed as the parish council expressing any preference for future housing sites, that remains a decision for the community.



Grain Store

### **S1 Parish Traffic Speeds Concerns**

The parish council will continue in its endeavors to establish measures to reduce the traffic speeds particularly on Cross Lane, continuing with its recently started Community Speed Watch programme on Cross Lane and to introduce a restriction on larger vehicles using the parish roads as a “short-cut” from the A19 south bound onto the A172 north bound.



*Cross Lane - looking towards Ingleby Cross*

### **IC1 Ingleby Cross Parking**

Whilst there is enough, albeit limited, parking for residents alone, the influx of visitors and customers for the popular Joiners Shop, the Blue Bell Inn and users of the Village Hall results in an overall shortage of parking capacity in Ingleby Cross. The parish council will continue to monitor the parking needs of both residents and visitors in Ingleby Cross and will continue to seek the provision of off-road parking.

### **C1 Coast to Coast – National Trail**

The parish council will continue in its support of the Campaign to make the Coast to Coast Walk, a National Trail and will liaise as necessary with the parish's B&B business if any changes are proposed on the Walk's route that may affect the parish.

### **C2 Countryside and Footpaths**

Whilst it is understood that the local countryside must be managed on a commercial basis, it remains essential that due regard is paid to preserving and where possible enhancing, its recreational opportunities to support residents, tourists and Coast to Coast walkers alike. Attention will be given to the maintenance and enhancement, where practical, of the parish network of footpaths. The parish council will consult with the community on whether any community levy proceeds that may arise from housing development should be used for enhancing parish footpaths.

### **HI Heritage Assets, Social Amenities and Green Spaces Protection**

The parish's existing register of historic assets and green spaces will be protected, and should any changes be considered regarding the amenities provided and/or use of either the Village Hall and/or The Blue Bell, then every effort will be made to protect the status and role of these invaluable community assets. The parish council will if circumstances require it, apply for Community Asset registration for The Blue Bell and/or the Village Hall if their respective role in providing community amenities is under threat.



### **R1 Recreation Ground**

The recreation ground provides facilities for improving the health and well-being of the whole community. The parish council will make every reasonable effort to safeguard its continued provision and where, financial resources permit enhance its facilities.

### **W1 Website**

The parish website, the parish's email circulation list and its Facebook page, all play their part in encouraging a sense of place and community spirit within the parish. Such information facilitates will be maintained for the communities benefit into the future.

### **B1 High Quality Broadband and Internet Communications**

Attention will be paid to ensuring that those residents and commercial businesses using the internet should continue to have access to the best speeds and facilities available for their respective communication purposes.

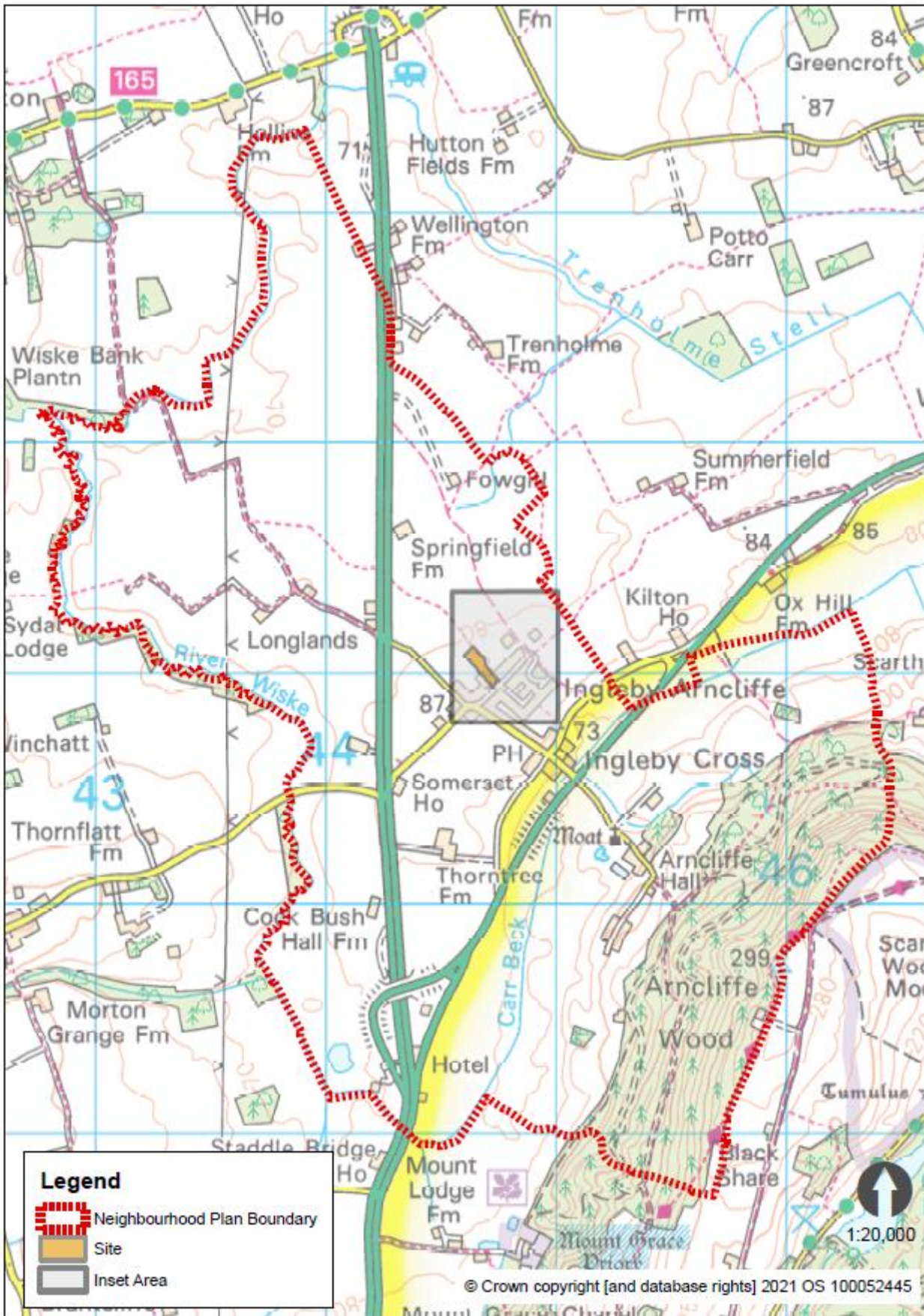
### **T1 Tourist and Recreation Support**

Support will be given to assist the tourist economy of the parish and preserve the recreational opportunities afforded by the rural location and nature of the parish. The parish council will consult with Beyond Housing and the community to see if any remaining land, after any development of the former schools playing field, could become a community asset of woodland leading to the existing Recreation Area.

### **BS1 Bus Service**

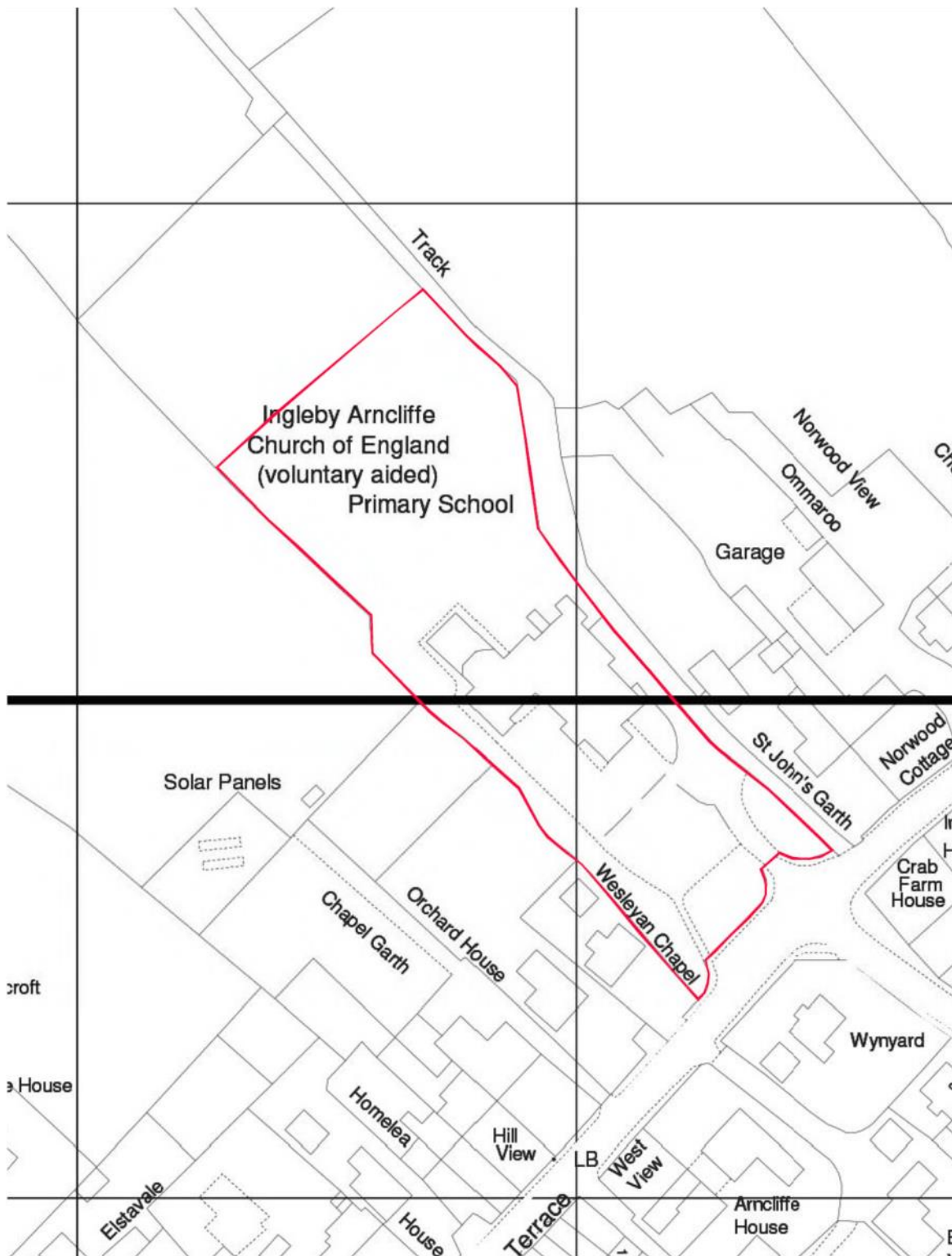
Support will be given to retaining and increasing the frequency of the bus service to Ingleby Arncliffe as at present Ingleby Cross is better served.

**APPENDIX A: PROPOSALS MAP: SHOWING THE NEIGHBOURHOOD BOUNDARY AND THE WHOLE SITE ALLOCATION UNDER POLICY P3 AND ASSESSED UNDER THE SEA/HRA REVIEW.**



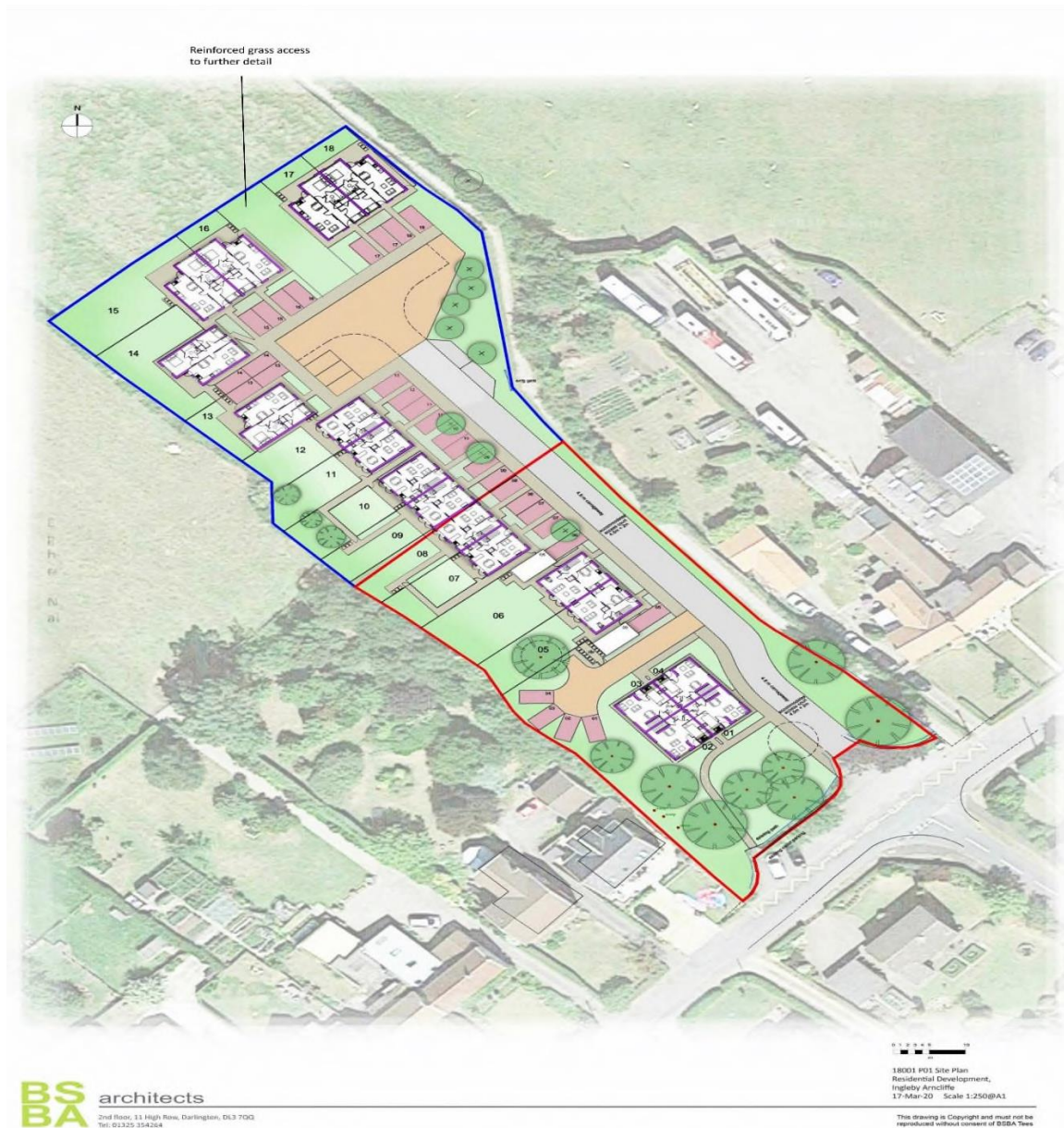


**APPENDIX A1: PROPOSALS MAP: ORDINANCE SURVEY MAP SHOWING LOCATION AND SIZE OF SITE ALLOCATED UNDER POLICY P3 AND ASSESSED UNDER THE SEA/HRA REVIEW, SHOWING THE FORMER SCHOOL SITE AND WHAT AMOUNT OF THE PLAYING FIELD WOULD BE DEVELOPED**



This drawing is copyright and should not be reproduced without the consent of BSBA Tees.

**APPENDIX A2: INDICATIVE LAYOUT OF THE SITE (6) FORMER SCHOOL SITE AND ITS ASSOCIATED LAND (PLAYING FIELD). AN INDICATIVE LAYOUT AS PREPARED BY BEYOND HOUSING LATEST UPDATE**



Red Line = Former School site, Blue Line = Shows that part of the playing field proposed to be developed

**Table of Housing Sizes and Tenures to accompany the above Indicative Layout**

Size Sq. Metres Each	Dwelling Ref on Site Plan	Dwelling Details	Affordable Rent	Shared Ownership	Outright or Open Market	Total
58	1-4	Quarter House 1b 2p	2	1	1	4
93	5-6	3b 5p With Garage, House			2	2
79	7-12	2b 4p House	1	1	4	6
65	13-18	3p bungalow	2	1	3	6
		<b>Total</b>	<b>5</b>	<b>3</b>	<b>10</b>	<b>18</b>

Key b = Bedrooms, p = persons

## APPENDIX B: HOUSING NEEDS SURVEY



# Ingleby Arncliffe and Ingleby Cross Neighbourhood Plan Housing Needs Survey Final Report

November 2016

Amanda Madden  
Rural Housing Enabler

Email: [amanda.madden@hambleton.gov.uk](mailto:amanda.madden@hambleton.gov.uk)

Tel: [01609 767048](tel:01609767048)

<b>CONTENTS</b>	<b>PAGE</b>
1. Neighbourhood Plan Area Designation	1
2. Introduction	2
3. Aim of the survey	2
4 Survey Methodology	2
5 Key Findings	3
4. Summary and Recommendations	5
Appendix 1    Comments -withheld to maintain confidentiality.	6
Appendix 2    Within 5 years need	7 - 12
Appendix 3    Total returns	13 - 14
Appendix 4    Consultation Officer Housing Need Summary	15 - 18

## 1. NEIGHBOURHOOD PLAN AREA SUMMARY

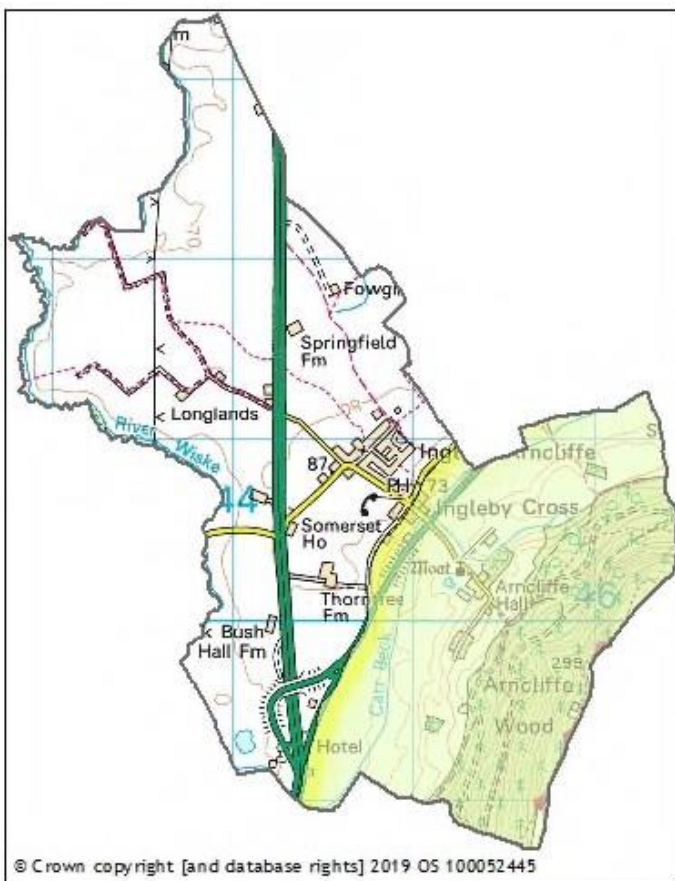
The area designation of the Neighbourhood Plan is the parish boundary, which includes the villages of Ingleby Arncliffe and Ingleby Cross. Both villages lie between the market towns of Northallerton to the south west and Stokesley to the north east. The two adjoining villages rest beneath the foothills of the breathtaking Cleveland Hills. This area has excellent road infrastructure enabling easy travel North and South via the A19 and the A172

The main planning authority is HDC but part of Ingleby Cross lies within the North York Moors National Park Authority.

The population of 304 (**2011 NYCC Census**) is a mix of young and old who partake of a variety of leisure activities including darts & dominoes, Garden Club, WI, Cricket Club and Young Farmers, Yoga, Fitness classes and Zumba. Residents are employed in a diverse range of employment areas e.g. agriculture, professional occupations, run small businesses or are retired.

The parish is fortunate to have some splendid and well used buildings in its midst e.g. Village Hall, The Bluebell Inn, and a beautiful place of worship in All Saints Church.

Ingleby Arncliffe is fortunate to have a primary school, which provides education for up to 11 years olds. Village children from 11 to 18yrs travel by bus service into Northallerton (Allertonshire School) or Stokesley (Stokesley Secondary School).



The existing rented homes in the area are provided by private landlords. There are a total of 142 homes in the parish, including a mix of detached, semi and terraced houses, farms and bungalows. (According to 2011 Census)

## **2. INTRODUCTION**

In order to help to identify whether there is a need for additional housing in the Neighbourhood Plan area, the Hambleton Rural Housing Enabler (RHE) was asked by the Neighbourhood Plan Steering group to undertake a Housing Needs Survey (HNS) in the parish of Ingleby Arncliffe and Ingleby Cross. A Housing Needs Survey is the first part of the process to ascertain if there is a future housing need for people with a local connection to the parish, and is the first step in the process of preparing a Neighbourhood Plan.

## **3. AIM**

The aim of the survey is to investigate whether local people (or people with a local connection);

- a) have a housing need,
- b) can afford to buy or rent in the parish and
- c) what type of housing they might require.

Our review of housing needs includes an assessment of respondents' current and future housing arrangements and whether they can afford to access suitable accommodation on the open market. This report is also concerned with housing costs, size, location, family composition and security of tenure.

## **4. SURVEY METHODOLOGY**

In order to carry out the HNS, questionnaires with a freepost address were distributed to every household in the parish on 23<sup>rd</sup> July. Responses were required by 26<sup>th</sup> August, and the main information needed was from families or individuals with a housing need now or within the next 2 – 10 years. Responses were restricted to members of the household aged 18 or over.

The survey was also offered as an online survey.

The covering letter asked all residents in the parish to complete a response, and family members who had moved away but wished to return to the parish, to do likewise. Completed questionnaires were returned to the RHE who analysed the results.

At the request of the Neighbourhood Plan Steering Group, 225 copies were produced to distribute to every household in the parish, with extras copies for family members having a different housing need to the house owners. In total, 184 surveys were distributed throughout the parish and those wishing to return to the parish.

## 5. KEY FINDINGS OF THE HOUSING NEED SURVEY

A total of 129 questionnaires were returned within the data collation period, this equated to a response rate of 70.1%. Of the returns received, 122 were paper responses and 7 were submitted online.

37 respondents stated they were in housing need and fell into one of the five “local connection” criteria.

**The Neighbourhood Plan Steering Group asked that a report be produced analysing the responses from those households with a housing need who wished to move within the next five years, results can be found in Appendix 2, however a full analysis of all the answers completed on the returns can be found in Appendix 3. The summary from the Council’s Consultation Officer can be found at Appendix 4 – this shows the process respondents should have followed if in housing need.**

### 5.1. Local Connection

From a total of 24 respondents who expressed both a local connection and an anticipated housing need in the next five years (multiple answers could be chosen),

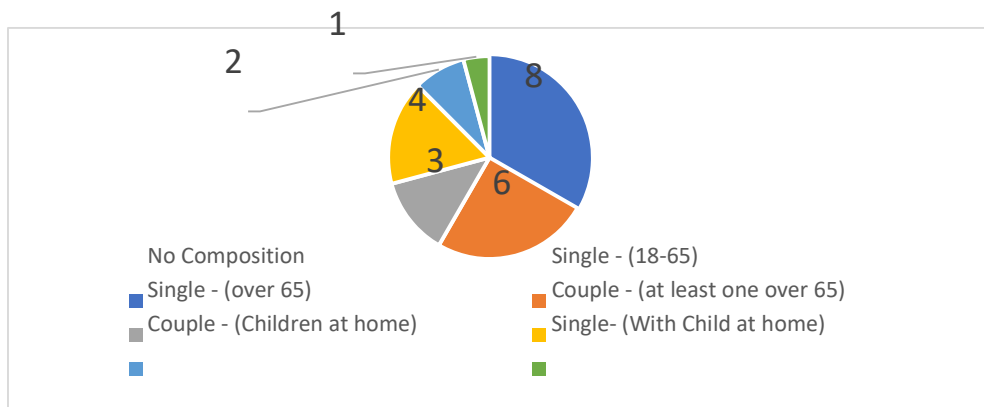
- 7 indicated they were householders planning to move within the parish,
- 11 indicated they were members of a household within the parish (aged 18 or over) and wished to move to their own home within the parish,
- 3 indicated that they had a local connection to the parish and wished to move to the parish (a local connection must be a close family member living in the parish),
- 2 indicated that they wished to return to the parish having previously lived there for at least five years,
- 1 indicated that they were employed by a business based within the parish and wished to move there.

### 5.2 Household Composition

Of the 24 responses having a housing need within the next 5 years, the following future household compositions have been identified:

- 8 households did not give any family composition information;
- 6 households are comprised of a single adult aged between 18 - 65;
- 3 households are comprised of a single adult aged over 65:
- 0 households comprise of adults both under 65:
- 4 households are comprised of adults where at least one is aged over 65:
- 2 households are comprised of a couple with children living at home;
- 1 household is comprised of a single person with children living at home (most likely to be families).

**Graph 1 - Family Composition of Households in Need**



### 5.3 Existing Property Type and Size

#### Existing Type of Property

This survey asked respondents what their existing type and size of property is and only the following information was provided:

Type of Property				
House	Flat	Bungalow	Other	No Answer
15	1	2	0	6

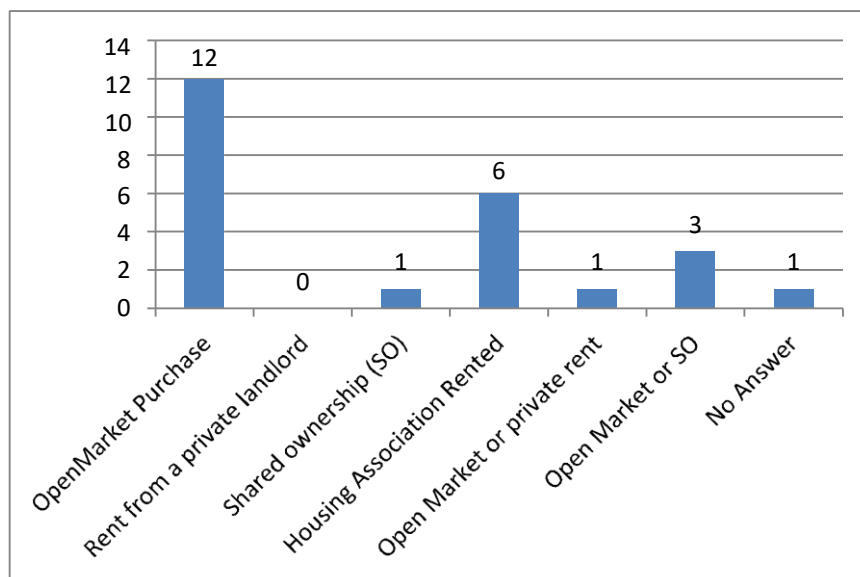
Size of Property				
1 bed	2 bed	3 bed	4 bed	No Answer
2	5	4	7	6

### 5.4 Type of Accommodation Required

#### Preferred Future Tenure

The survey asked respondents what their future tenure choice would be. The majority indicated that either buying on the open market or renting through a Housing Association would be their preference.

#### **Graph 2 – Tenure Choice of Respondents**





## Size and Type of Property Required

Respondents were asked to indicate the minimum number of bedrooms which would meet the needs of their household and the type of property they would prefer.

	Type of Property				
House	Flat	Bungalow	Adapted	Bungalow or Flat	House or Flat
14	0	6	1	1	2

Size of Property				
1 bed	2 bed	3 bed	4 bed	No Answer
5	16	3	0	0

### 5.5 Respondent's Potential to Purchase and Local House Market

This section summarises the Housing Market of the area and finances required to buy a property.

At the time of writing (September 2016, according to [www.rightmove.co.uk](http://www.rightmove.co.uk)) there was only one property on the market in Ingleby Arncliffe, the asking price was £289,950 for a 3 bedroom detached bungalow.

To purchase this property, the approximate household income needed would be £66,300 p.a. assuming households borrowed around 3.5 times their household income and that they were able to provide a 20% deposit of £57,900.

### 5.6 Respondents potential to rent and local market prices

At the time of writing in September 2016, none of our partner Housing Associations have any housing stock in the parish.

An inquiry was made with the Allocations Team from North Yorkshire Home Choice (September 2016), who advised that they had no applicants on the register stating that they wanted to live in Ingleby Arncliffe or Ingleby Cross.

## 6. SUMMARY AND RECOMMENDATIONS

The survey responses illustrate that there is a demonstrable local housing need in the area and all 37 respondents have indicated both a housing need and a local connection to the parishes.

Thirteen of the respondents in housing need have indicated that they are 65 or over but not all have stated as being in need of a bungalow. This initial survey has been undertaken to assess the housing need in the area, which will assist the group when looking to identify a suitable site. The response for bungalows is relatively high and has been driven by home owners both under 65 and over 65.

Based on the results of the survey, in accordance with the North Yorkshire RHE's current procedure for a Rural Exception Site (where we plan to meet approximately 50% of the identified need), a development of approximately 18-19 properties would be appropriate. However, this information is to support a mixed residential development to blend in with the existing character of the village and provide a percentage of growth to meet the identified need.

On analysing the 24 responses who have identified they have an immediate housing need or wish to move within the next 2 - 5 years, and understanding the character and current form of the village, a scheme of 12–16 properties, comprised of cottage/house style properties and bungalows of 1, 2 and 3 bedroom size would meet the identified need of respondents.

The Rural Housing Enabler would recommend a scheme that meets the identified need included in this report for all types of housing:

- **To accommodate single people up to four x 1 bedroom / quarter house style properties**
- **To accommodate couples of all ages without children, eight to ten x 2 bedroom properties (houses or bungalows)**
- **To accommodate families with children, four to eight x 3 bedroom properties (houses or bungalows)**

As Ingleby Arncliffe lies in the hinterland of Northallerton, planning current policy requires 40% Affordable housing to be provided on a mixed site, I have rounded this up to whole units.

**Appendix 1** The personal comments have been withheld to maintain confidentiality.

**144 Households in the parish.**

**225 surveys produced**

**129 returns – 122 papers copies and 7 online submission**

**37 respondents indicated a future housing need. The 13 respondents with a future need of more than 5 years were disregarded in this report.**

**24 households in housing need form the base evidence for this report.**

**Summary of Needs Within 5 Year – 24 in need.**

- 7 - I am a householder planning to move within the parish,
- 11 - I am a member of a household within the parish (aged 18 or over) and wish to move to my own home within the parish
- 3 - I have a local connection to the parish and wish to move to the parish (a local connection must be a close family member living in the parish)
- 2 - I want to return to the parish having previously lived here for at least five years
- 1 - I am employed by a business based within the parish and wish to move there.

**Q1**

- 9 - I live within the parish as a householder and within the next 5 years or more would like to move into alternative accommodation within the parish
- 10 - I live within the parish as part of a household and within the next 5 years or more would like to move into my own home within the parish
- 3 - I live outside the parish and within the next 5 years or more would like to move to the parish
- 2 – No Answer given

**Q2 What is your current housing accommodation?**

- 2 - Bungalow
- 1 - Flat, apartment
- 15 - House
- 0 - Other
- 6 – No Answer given

**Q3 How many bedrooms does your current accommodation have?**

- 2 - One
- 5 - Two
- 4 - Three
- 7 - Four or more
- 6 – No Answer given

**Q4 How would you best describe your household?**

- 6 - Single – (18-65)
- 3 - Single - (over 65)
- 0 - Couple (both under 65)
- 4 - Couple (at least 1 over 65)
- 2 - Couple (with children living at home)
- 1 - SP with children at home
- 0 - SP with children not at home
- 8 - No Answer given

### **Future Needs**

#### **Q6 What type of accommodation would you prefer?**

- 14 -House
- 6 - Bungalow
- 1 - Adapted
- 2 – House or flat
- 1 – Bungalow or Flat

#### **Q8 What is the minimum number of bedrooms you require?**

- 5 - One
- 16 - Two
- 3 - Three
- 0 - Four or more

#### **Q9 What tenure would you prefer?**

- 12 - Purchase on the open market
- 0 - Rent from a private landlord
- 1 - Shared ownership
- 6 - Rent from a Housing Association
- 1 – Open Market purchase or private rent
- 3 – Open market purchase or shared ownership
- 1 – No Answer

#### **Q10 If purchasing what is the maximum property price you could finance:**

- 12 -Up to £199,999
- 3 -Between £200,000 - £299,999
- 1 -Above £300,000
- 8 – No Answer given

#### **Q11 Gross household incomes**

- 3 - Less than £1250
- 7 - £1251 - £2000
- 4 - £2001- £2500
- 2 - £2501 - £3000
- 2 - £3001 - £3500
- 1 - £3501 or more
- 5 – No Answer given

#### **Q12 How much of your income would you be able to spend on rent or mortgage?**

- 13 - Up to £600
- 7 - £601 - £800
- 1 - £801 - £1000
- 0 - £1001 or more
- 1 – No Answer given

## Broken down into segments – Within 2 years and 2 – 5 years

### Within 2 years – 10

- 3 - I am a householder planning to move within the parish
- 5 - I am a member of a household within the parish (aged 18 or over) and wish to move to my own home within the parish
- 1 - I have a local connection to the parish and wish to move to the parish (a local Connection must be a close family member living in the parish)
- 1 - want to return to the parish having previously lived here for at least five years
- 1 - I am employed by a business based within the parish and wish to move there.

### Q1

- 4 - I live within the parish as a householder and within the next 5 years or more would like to move into alternative accommodation within the parish
- 3 - I live within the parish as part of a household and within the next 5 years or more would like to move into my own home within the parish
- 2 - I live outside the parish and within the next 5 years or more would like to move to the parish
- 1 – No Answer given

### Q2 What is your current housing accommodation?

- 1 - Bungalow
- 1 - Flat, apartment
- 6 - House
- 2 – No Answer given

### Q3 How many bedrooms does your current accommodation have?

- 2 - One
- 2 - Two
- 1 - Three
- 3 - Four or more
- 2 – No Answer given

### Q4 How would you best describe your household?

- 4 - Single (18-65)
- 3 - Single (over 65)
- 0 - Couple (both under 65)
- 0 - Couple (at least 1 over 65)
- 1 - Couple (with children living at home)
- 0 - SP with children at home
- 0 - SP with children not at home
- 2 - No Answer given

### Future Need

#### Q6 What type of accommodation would you prefer?

- 5 -House
- 3 - Bungalow
- 0 - Flat
- 0 - Adapted
- 2 – House or flat

**Q8 What is the minimum number of bedrooms you require?**

- 4 - One
- 4 - Two
- 2 - Three
- 0 - Four or more

**Q9 What tenure would you prefer?**

- 5 - Purchase on the open market
- 0 - Rent from a private landlord
- 0 - Shared ownership
- 1 - Rent from a Housing Association
- 1 - Open Market purchase or private rent
- 3 - Open market purchase or shared ownership

**Q10 If purchasing what is the maximum property price you could finance:**

- 7 - Up to £199,999
- 1 - Between £200,000 - £299,999
- 0 - Above £300,000
- 2 - No Answer given

**Q11 Gross household incomes**

- 1 - Less than £1250
- 3 - £1251 - £2000
- 2 - £2001- £2500
- 1 - £2501 - £3000
- 1 - £3001 - £3500
- 0 - £3501 or more
- 2 - No Answer given

**Q12 How much of your income would you be able to spend on rent or mortgage?**

- 7 - Up to £600
- 2 - £601 - £800
- 0 - £801 - £1000
- 0 - £1001 or more
- 1 - No Answer given

## 2 – 5 years – 14

- 4 - I am a householder planning to move within the parish
- 6 - I am a member of a household within the parish (aged 18 or over) and wish to move to my own home within the parish
- 2 - I have a local connection to the parish and wish to move to the parish (a local connection must be a close family member living in the parish)
- 2 - I want to return to the parish having previously lived here for at least five years  
I am employed by a business based within the parish and wish to move there.

### Q1

- 5 - I live within the parish as a householder and within the next 5 years or more would like to move into alternative accommodation within the parish
- 7 - I live within the parish as part of a household and within the next 5 years or more would like to move into my own home within the parish
- 1 - I live outside the parish and within the next 5 years or more would like to move to the parish
- 1 – No Answer given

### Q2 What is your current housing accommodation?

- 1 - Bungalow
- 0 - Flat, apartment
- 9 - House
- 0 - Other
- 4 – No answer given

### Q3 How many bedrooms does your current accommodation have?

- 0 - One
- 3 - Two
- 3 - Three
- 4 - Four or more
- 4 – No Answer given

### Q4 How would you best describe your household?

- 2 - Single (18-65)
- 0 - Single (over 65)
- 0 - Couple (both under 65)
- 4 - Couple (at least 1 over 65)
- 1 - Couple (with children living at home)
- 1 - SP with children at home
- 0 - SP with children not at home
- 6 - No Answer

### Future Need

#### Q6 What type of accommodation would you prefer?

- 9 - House
- 3 - Bungalow
- 0 - Flat
- 1 – Adapted
- 1 – Bungalow or flat

#### Q8 What is the minimum number of bedrooms you require?

- 1 - One
- 12 - Two
- 1 - Three
- 0 - Four or more

**Q9 What tenure would you prefer?**

- 7 - Purchase on the open market
- 0 - Rent from a private landlord
- 1 - Shared ownership
- 5 - Rent from a Housing Association
- 1 - No Answer given

**Q10 If purchasing what is the maximum property price you could finance:**

- 5 - Up to £199,999
- 2 - Between £200,000-£299,999
- 1 - Above £300,000
- 6 - No Answer given

**Q11 Gross household Incomes**

- 2 - Less than £1250
- 4 - £1251 - £2000
- 2 - £2001- £2500
- 1 - £2501 - £3000
- 1 - £3001 - £3500
- 1 - £3501 or more
- 3 - No Answer given

**Q12 How much of your income would you be able to spend on rent or mortgage?**

- 6 - Up to £600
- 5 - £601 - £800
- 1 - £801 - £1000
- 0 - £1001 or more
- 2 - No Answer given

**Recommendation**

Upon analysing the evidence my recommendation would be for the following:

**12 unit scheme, of single and two story properties**

- 4 x 1 bed units (quarter house style or apartments)
- 6 x 2 bed units (house or single story)
- 2 x 3 bed units (house or single story)

**Tenure split:**

- 4 – affordable rented
- 2 – 4 shared ownership
- 4 – 6 open market

Construction – stone and render exteriors.

If this were to be designed in a sympathetic way, this would make a nice almshouse style development.



**Total returns having a future need – 37**

**If you wish to move within or return to Ingleby Arncliffe parish within the next five years or more and fall into at least one of the following categories, please continue ...**

- 14 *I am a householder planning to move within the parish*  
 12 *I am a member of a household within the parish (aged 18 years or over) and wish to move to my own home within the parish*  
 3 *I have a local connection to the parish and wish to move to the parish (a 'local connection' must be a parent, son or daughter living within the parish)*  
 3 *I want to return to the parish having previously lived here for at least five years*  
 1 *I am employed by a business based within the parish and wish to move here*  
 4 No Answer

**Existing Home****Q1**

- 1 – 21  
 2 – 11  
 3 – 4  
 2 No answer

**Q2 What is your current housing accommodation?**

- House – 23  
 Flat - 1  
 Bungalow – 5  
 Other – 1  
 No Answer - 7

**Q3 How many bedrooms does your current accommodation have?**

- 1 bed 3  
 2 bed 6  
 3 bed 9  
 Four bed 12  
 No Answer - 7

**Q4 How would you best describe your household?**

- Single (18-65) 6  
 Single (over 65) 5  
 Couple (both under 65) 5  
 Couple (at least 1 over 65) 8  
 Couple (with children living at home) 3  
 SP with children at home 2  
 SP with children not at home  
 No Answer 8

**Future Needs****Q6 What type of accommodation would you prefer?**

- House 18  
 Bungalow 14  
 Flat/ Adapted property 2  
 Bungalow/Flat 1  
 House/Flat 2

**Q7 When do you think you will need to move?**

Within 2 years 10  
2 – 5 years 14  
More than 5 years 13

**Q8 What is the minimum number of bedrooms you require?**

One bed 5  
1 or 2 bed 1  
Two bed 23  
Three bed 8  
Four bed

**Q9 What tenure would you prefer?**

Purchase on open market 17  
Private Rent 1  
Shared Ownership 1  
HA Rent 11  
HA/SO 1  
PR/HA - 1  
OM/PR - 1      OM/SO - 3      No Answer - 1



## Housing Need Survey for Ingleby Arncliffe parish

23 July - 26 August 2016  
 225 paper copies printed and distributed  
 147 residential properties within the parish  
 122 paper and 7 online responses received  
 88% response rate

### WHO SHOULD COMPLETE THIS SURVEY?

92 (71.3%)	<i>I do not have a housing need</i>
<b>If you ticked above, do not continue but please return this form in the envelope provided.</b>	
37 (28.7%)	<i>I have a housing need</i>
<b>If you wish to move within or return to Ingleby Arncliffe parish within the next five years or more and fall into at least one of the following categories, please continue ...</b>	
16 (41.0%)	<i>I am a householder planning to move within the parish</i>
13 (33.3%)	<i>I am a member of a household within the parish (aged 18 years or over) and wish to move to my own home within the parish</i>
5 (12.8%)	<i>I have a local connection to the parish and wish to move to the parish (a 'local connection' must be a parent, son or daughter living within the parish)</i>
4 (10.3%)	<i>I want to return to the parish having previously lived here for at least five years</i>
1 (2.6%)	<i>I am employed by a business based within the parish and wish to move here</i>

### YOUR CURRENT HOUSING ARRANGEMENTS

<b>Q1</b>	<b>Which of the following best describes your current housing arrangements?</b>	
	20 (57.1%)	<i>I live within the parish as a householder and within the next five years or more would like to move into alternative housing provision within the parish (Go to Q2)</i>
	11 (31.4%)	<i>I live within the parish as part of a household and within the next five years or more would like to move into my own home within the parish (Go to Q5)</i>
	4 (11.4%)	<i>I live outside the parish and within the next five years or more would like to move to the parish (Go to Q5)</i>

<b>Q2</b>	<b>What is your current housing accommodation?</b>	
	3 (14.3%)	<i>Bungalow</i>
	0 (0.0%)	<i>Flat, maisonette or apartment</i>
	18 (85.7%)	<i>House</i>
	<i>Other, please describe:</i>	<i>Cottage</i>

<b>Q3</b>	<b>How many bedrooms does your current accommodation have?</b>	
	2 (9.1%)	<i>One</i>
	4 (18.2%)	<i>Two</i>
	8 (36.4%)	<i>Three</i>
	8 (36.4%)	<i>Four or more</i>

### YOUR FUTURE HOUSING ARRANGEMENTS

<b>Q5</b>	<b>What are your reason(s) for needing to move?</b>	
	5 (11.6%)	<i>I can't afford my current accommodation</i>
	1 (2.3%)	<i>Poor quality existing accommodation</i>
	0 (0.0%)	<i>Need larger accommodation</i>
	14 (32.6%)	<i>Need smaller accommodation</i>
	1 (2.3%)	<i>Need to be closer to employment</i>
	6 (14.0%)	<i>Need to be closer to a carer or dependent to give or receive support</i>
	2 (4.7%)	<i>Need secure accommodation</i>
	12 (27.9%)	<i>Need to have a place of my own</i>
	2 (4.7%)	<i>Need physically adapted accommodation</i>

<b>Q6</b>	<b>What type of accommodation would you prefer?</b>	
	20 (50.0%)	<i>House</i>
	15 (37.5%)	<i>Bungalow</i>
	3 (7.5%)	<i>Flat</i>
	2 (5.0%)	<i>Adapted property</i>
	<i>If you selected 'Adapted property', please specify what adaptation(s) you might require:</i>	
	1) I am 70yrs old and the garden I find too much for me as it is all on a hill. 2) No stairs/all aids to suit my illness 3) Wet room. I am in a wheelchair but can walk in the house, stairs a problem.	

<b>Q7</b>	<b>When do you think you will need to move?</b>	
	10 (27.0%)	<i>Within two years</i>
	14 (37.8%)	<i>Between 2-5 years</i>
	13 (35.1%)	<i>More than five years</i>

<b>Q8</b>	<b>What is the minimum number of bedrooms you require?</b>	
	5 (13.5%)	<i>One</i>
	24 (64.9%)	<i>Two</i>
	8 (21.6%)	<i>Three</i>
	0 (0.0%)	<i>Four or more</i>

<b>Q9</b>	<b>Would you prefer ...?</b>	
	22 (53.7%)	<i>To purchase on the open market</i>
	3 (7.3%)	<i>To rent from a private landlord</i>
	4 (9.8%)	<i>Shared ownership (part buy/part rent from a Housing Association)</i>
	12 (29.3%)	<i>Affordable rented from a Housing Association</i>

<b>Q10</b>	<b>For open market or shared ownership, please indicate your maximum property purchase price:</b>	
	15 (68.2%)	<i>Up to £199,999</i>
	6 (27.3%)	<i>Between £200,000 and £299,999</i>
	1 (4.5%)	<i>Above £300,000</i>

**Please note: Question 11 is asked because some housing providers have financial criteria that you must satisfy in order to be considered for their housing scheme.**

**Q11 Please indicate your total monthly GROSS household income (i.e. before deductions)? (This question is asked to determine if you can afford to purchase a shared ownership property. If this does not apply please move to Q12)**

**Monthly income**

4 (15.4%)	<i>Less than £1250</i>
10 (38.5%)	<i>£1251 - £2000</i>
5 (19.2%)	<i>£2001 - £2500</i>
2 (7.7%)	<i>£2501 - £3000</i>
2 (7.7%)	<i>£3001 - £3500</i>
3 (11.5%)	<i>£3501 or more</i>

**Q12 How much of your income would you be able to spend on rent or a mortgage?**

**Per month**

19 (61.3%)	<i>Up to £600</i>
11 (35.5%)	<i>£601-£800</i>
1 (3.2%)	<i>£801-£1000</i>
0 (0.0%)	<i>£1001 or more</i>

## **APPENDIX C: SEARCH FOR AVAILABLE SITES**

To make provision for possible, longer term housing development, the Steering Group considered it necessary to identify potential candidate sites that would be able to contain a new development, as the need arose. When the size of any new development is established it will be the responsibility of the Steering Group at the time to review the candidate sites and select the most appropriate site. To make provision for longer term development needs, and in order to reflect on comprehensive development across the villages, as the Steering Group considers it necessary. The newly emerging HDC Local Plan has no new housing build or new housing sites identified within the Parish with the former preferred site (Site 2a) now having being removed.

To this end, discussions were held with all landowners in the Parish during October and November of 2016. Each landowner was asked if they could release a piece of land for development within the next 12 to 18 months, or for future use, at a time to be stipulated by the landowner.

Four landowners responded positively to the request, offering 2 sites for early use and 2 sites for use in ten years' time. The area of land offered would more than meet the anticipated needs to the year 2036. Three sites are in HDC and one site in the NYMNPA area.

At the same time as the Steering Group were in discussion with local landowners, HDC and NYMNPA issued a "Call for Sites" consultation to all landowners in the two districts, as an initial step in preparing the respective new Local Plans. The local landowners were advised to submit their sites offered in the context of the Neighbourhood Plan, to the relevant local planning authority. This was done, and both local authorities considered those sites for potential development to meet district wide housing needs. Whilst HDC performed a full assessment on the sites in their area, NYMNPA chose not to carry out an assessment of the sites in their planning area. The parish being outside of the NYMPA's settlement hierarchy. The National Park Authority's strategy is towards locating development within higher order settlements, and meeting housing needs within the National Park rather than in neighbouring authorities. HDC considered the sites in its area and decided that only part of one site was a "preferred site", which the authority would consider for housing. HDC's emerging Local Plan has subsequently withdrawn the previous "preferred" status of site 2a, part of the Atkinson's site.

Following consideration of the sites put forward in the Call for Sites, a further search for more sites was undertaken in early 2018 by the Steering Group. One more site (site 5) was offered by a local landowner, but on examination by NYCC highways department, was declared unsuitable unless one of the roads into the villages was closed. This option will be raised with NYCC Highways Dept. and all possibilities reexamined.

The recent closure of the Parish primary school has resulted in the school building and adjacent land becoming the sixth and final site (site 6) to be considered in the preparation of this Neighbourhood Plan.

A summary of all the sites offered is described in the section below and can be viewed on the Parish website.

## **SITES ARISING AS PART OF THE “CALL FOR SITES” AND THE Steering Group’s INITIAL SEARCH**

### **Far Field (1a&1b) or ALT/S/075/001 (HDC Additional Sites Consultation)**

The HDC assessment concluded that the site was too distant from the existing settlement and would be visually prominent. Highways indicated that substantial works would be required to enable development of the site, so it was classified as “Not a preferred site”.



### **Atkinsons (2a&2b) or ALT/S/075/004 (HDC Additional Sites Consultation)**

The owner of the site has suggested the land will not be available for development until 2027 but being inside the development boundary it was classified as a “Preferred Site” by HDC, for some limited residential development. This classification has been removed in the HDC new Local Plan July 2019.



### **Chapmans Field (3a&3b) or ALT/S/075/002 (HDC Additional Sites Consultation)**



The HDC assessment was based on the whole site offered, and in their conclusion, whilst they would consider some limited development along the south west corner, they classified the whole site offered as “Not a preferred site”. The landowner has suggested none of the site would be available until 2027. The Steering Group proposed that HDC reconsiders the site in two halves, but to date no results of a re-examination have been received.



### **Grain Store (4) (The only NYMNPA site)**

No site assessment was carried out by NYMNPA. In correspondence and meetings with NYMNPA, they gave the view that they would prefer the site to be considered as an exception site containing all Affordable houses. However, depending on the occupancy criteria for open market houses, they may consider a small-scale development of different property types.

The Steering Group contacted a housing association who in turn contacted a developer, and after a desk-top exercise they concluded that the nature of the site would not result in a viable commercial housing development, particularly when Affordable houses were included in the mix.



## **SITES ARISING SUBSEQUENT TO THE “CALL FOR SITES”**

### **Wrights Field (5)**

Highways have stated that their approval would require the closure of an access road to the south bound A19 and it is not possible to gain the appropriate access from the south end of the site.



### **Former Primary School and associated land (6)**



The site has a central position within Ingleby Arncliffe. The school building lies within the existing HDC development boundary whereas the playing fields lie outside of the boundary. Reasonable endeavors were made to find a continued educational or alternative community use for the site, but that prospect has now been ruled out.

The site can reasonably be considered for classification purposes as a previously developed site, now a “brownfield site”. Its central position in Ingleby Arncliffe and with good access to the road network, it is the Steering Group first choice for a future housing development. An advantage is that the site is available immediately and the landowners

intend to progress a planning application in the short-term. However, the Steering Group is concerned as to whether development would ensure the necessary mix of housing types and sizes to address the identified local housing need given developer aspirations.

## **SITE SELECTION CRITERIA AND RECOMMENDED SITE(S)**

The Steering Group would like to see housing development take place as soon as possible and, on that basis, site reference (6), the former Primary School and its associates land is the only choice currently available.

All sites listed previously should be considered at the time of any future proposal for additional housing. The merits and disadvantages of each site should be reviewed at that time and the most suitable site selected.

Site 4 remains one which the Neighbourhood Plan would in future consider as a candidate site for housing development, but it is understood that its financial viability is governed by current NYMNPA planning policies, which make its development unlikely. However, the emerging NYMPA new Local Plan may in offer an opportunity under its Policy ENV15-Environmental Enhancement Sites to open the development to both match to the landowner's objectives and the parish's housing needs.

## APPENDIX D ILLUSTRATION OF A LOCAL LETTINGS FOR THE ALLOCATION OF AFFORDABLE HOUSING



Policy Ref:  
Issue Number: 1  
Approved:  
For Review:  
Expiry:

# Illustration of a Local Lettings Policy for xxx, xxx

## 1.0 Introduction

- 1.1 We believe in providing increased choice in housing to residents in North Yorkshire and help to create sustainable, mixed communities where people choose to live.
- 1.2 Beyond Housing are part of the North Yorkshire Home Choice (CBL) Partnership. A key aim of the partnership is to ensure that applicants and existing tenants applying to move to a new home are provided with a first class housing service which gives them an active role in choosing a homes which best suits their long-terms housing needs and aspirations.
- 1.3 The partnership recognises that new build developments may have certain restrictions based on them when they are let for the first time.
- 1.5 Local Lettings are a valuable tool in response to specific local circumstances and we will use individual local lettings policies to allow some flexibility within our allocation process for specific areas / schemes to achieve a wide variety of aims and objectives.
- 1.6 To help achieve these aims a local lettings policy to achieve an equal and diverse mix of tenants is to be introduced for the new housing development at xxx., xxx for first time lets and future lets.
- 1.7 The local lettings policy will take into account the requirements outlined in Section 106 which states:-

Each property must be allocated to a person in Need of Accommodation and who

Has immediately prior to the allocation been ordinarily resident within the parish of xxx for a period of at least twelve months; or

Has within the last 10 years prior to the allocation been ordinarily resident in the parish of xxx for a period of least five years: or

Has immediately prior to the allocation a mother, father, son or daughter or some other close relative or carers approved in writing by the Communities Manager who has been ordinarily residents in the parish of xxx for at least twelve months: or

Has immediately prior to such allocation been in permanent employment in the parish of xxx for at least 6 out of the last 12 months or is taking up permanent employment in the parish of xxx;

## 2.0 Objective

2.1 The development at xxx, xxx will provide xx new homes for rent, comprising of:-

include  
House type  
information

2.2 The purpose of this policy is to ensure that the allocations process for these new homes, not only gives some preference to households in housing need, but also ensures that local housing needs are met by creating a sustainable community from the beginning.

2.3 The North Yorkshire Home Choice will remain the overarching policy, against which allocations are made, the local lettings policy is in place to ensure lettings to this new development will ensure that a settled and sustainable community is achieved.

2.4 The policy also aims to ensure that residents will maintain their tenancies in an excellent manner to achieve the highest standards for the development into the future.

## 3.0 Definitions

3.1 CBL - Choice Based Lettings

## 4.0 Responsibilities

- 4.1 **The Head of Communities** – has overall responsibility for the policy
- 4.2 **The Communities Manager** has responsibility for the implementation of the policy
- 4.3 **The Communities Co-ordinator** is responsible for the operational delivery of the Policy
- 4.5 **The Communities Advisor** is responsible for allocating the properties in line with the Policy

## 5.0 Sustainability

- 5.1 The main provision of this local lettings policy will be to balance this new community through the application of strict criteria and all applicants will be expected to demonstrate a continuous commitment in their current or previous accommodation with regards to:-

Keeping their rent account in credit, showing a good history of rent payments over the past five years (or for the entirety of any shorter period if the applicant has not held a tenancy for the past five years);

If an applicant held a tenancy longer than 5 years ago and any debt was left the applicant will need to demonstrate a proven change in behaviours and a commitment to reduce the debt;  
Not having a history of anti-social behavior, neighbour nuisance or criminal behavior;  
Being able to show an excellent history of tenancy conduct;  
Keeping their current / previous property maintained to a good standard with a well maintained garden. Beyond Housing's transfer and garden standards will be used as a guideline for this.

- 5.2 If an applicant has not previously held a tenancy, then they must be able to demonstrate that they do not have a history of anti-social behavior, criminal behavior or unacceptable behaviour.
- 5.3 Properties will be advertised on the North Yorkshire Home Choice Website where it will be outlined clearly that there is a local lettings policy attached to the allocation of these new homes.
- 5.4 Applicants who meet the criteria will be selected from a shortlist of bidders. Applicants will be considered by band and then date order with a percentage of properties being allocated to each band.

5.5 Offers will not usually be made unless the above criteria can be fully evidenced. However, it is recognized that individual applicants will have differing housing histories and have experienced different circumstances over time. Therefore, all applications will be considered upon their own individual merits, with offers of accommodation only withheld where they clearly do not meet the criteria.

5.6 In addition to applicants bidding, in order to meet the requirements of the local lettings policy, the following will also apply:-

Allocations will be made to a mix of household sizes and age groups to ensure a diverse mix of residents;

Ten of the properties will be allocated to applicants on the transfer list which will in turn release a property for re-let through the North Yorkshire Home Choice Scheme;

Three of the remaining 12 properties will be allocated to those in employment for a minimum of 16 hours per week;

Three of the remaining 12 properties will be allocated to established couples, these will be the 2 bed properties;

5.7 In order to fulfill the above letting criteria and to promote equal opportunity across all bands, a percentage of offers will be made to each band.

The remaining twelve properties will be allocated to applicants on the waiting list with:-

Four to five properties being allocated to applicants in the Emergency and Gold Bands;

Two to three properties being allocated to applicants in the Silver Band;

Four to five properties being allocated to applicants in the Bronze Band;

5.8 All allocations of a property will be made following the completion of an affordability check which indicates an applicant/s can afford the property.

5.9 Feedback will be provided to non-qualifying applicants upon written request.

## 6.0 Consultation

6.1 Beyond Housing will consult on this policy with Hambleton Borough Council and other relevant internal and external stakeholders.

## 7.0 Review

7.1 The policy will be subject to review after a year or in response to any changes in legislation or good practice, whichever is the sooner.

7.2 The policy will be reviewed taking into account customer feedback from complaints, comments or compliments.

7.3 Feedback will be used when designing future local lettings policies for other new build developments.

## Key Stages, Documents and Supporting Material

On the web:

Please go to <https://www.inglebyarncliffe.org.uk/the-neighbourhood-plan.html> from where you can access all the supporting material:

**Key Stages and Documents for the Neighbourhood Plan:**

<https://www.inglebyarncliffe.org.uk/key-stages-and-documents-for-the-neighbourhood-plan.html> - with – Links to the Following Pages

<b>Regulation 14 Pre-Submission Consultation</b>
Response Form
Pre-Submission Consultation Neighbourhood Plan
Questionnaire
Open Evening Presentation

<b>Strategic Environmental Assessment and Habitats Regulations Assessment</b>
Determination Statement and Full Report
Links to the Local Planning Authority sites which have published the Statement and Report

<b>Policy Intentions Consultation Draft Neighbourhood Plan</b>
Policy Intentions Consultation Draft Neighbourhood Plan
Response and Questionnaire
Summary of Responses
Copy of all Responses received, and the subsequent changes made to the Plan

<b>Designation of the Neighbourhood Plan</b>
Links to the confirmation of the designation of the Neighbourhood Plan by the Parish's two Local Planning Authorities
Parish Map

<b>Community Plan</b>
Community Plan 2012 – 2014 Dated August 2013

**Supporting Documents:** <https://www.inglebyarncliffe.org.uk/supporting-documents.html>

<b>Parish History</b>
Parish History
<b>Neighbourhood Plan Designation</b>
Neighbourhood Plan Area Designation by the two Local Planning Authorities
Area Designation by North York Moors Park Authority
North York Moors Park Authority – Duty to Cooperate Minute
<b>Maps</b>
Parish Map
Housing Site Maps
Public Rights of Way
<b>Steering Group</b>
Request for Steering Group Members



Steering Group Terms of Reference
<b>Open Evenings</b>
First Neighbourhood Plan Open Evening Invitation
Parish Open Evening – Introduction to Neighbourhood Planning – 14/07/16
Second Parish Open Evening Invitation
Reminder for Second Open Evening
Parish Open Evening – Slides – 24/02/17
Third Parish Open Evening Invitation
Third Parish Open Evening – Slides – 30/11/18
Fourth Parish Open Evening Invitation – 14/03/19
Brief statement on the 14/3/19 Open Evening
Invitation to Fourth Open Evening 06/02/20
Affordable Housing Factsheet
Summary of 06/02/20 Open Evening Presentation
<b>Housing Surveys</b>
Housing Needs Survey 2011
Example of an Affordable Housing Needs “Expression of Interest” form
Affordable Housing Needs Survey 2013
Housing Needs Survey 2016
Affordable Housing Needs Survey 2017
Table of the Housing Surveys 2011-2017
<b>Housing Sites (in the “Call for Sites” consultation) and their Assessments</b>
Hambleton District Council Site Assessment Report
Local Plan Alternative Sites assessment
NYMPA – Response on Grain Store Site
HDC Assessment of Sites Reports – from their Call for Sites Consultation
HDC Final Assessment of the 4 “Call for Sites” included in HDC’s Draft new Local Plan
Housing Site Table (includes all 6 sites)
<b>Historic Sites in the Parish</b>
Listing of Historic Sites and Assets
<b>Links to the Local Authority Areas Planning Websites</b>
Hambleton District Council – Link to Local Development Framework
Hambleton District Council – Link to New Emerging Local Plan
Hambleton District Council – Interim Policy Guidelines
Hambleton District Council – Strategic Housing Market Assessment
North York Moors Park Authority - Existing Local Plan
North York Moors Park Authority - New emerging Local Plan
<b>Local Authority Areas Key Communications</b>
Key Correspondence – Hambleton District Council
North York Moors Park Authority
<b>National Policy Planning Framework (NPPF) 2019</b>
National Policy Planning Framework 2019

### Meeting and Activities by Year on Individual Web Pages

2011
2012
2013
2014

2015
2016
2017
2018
2019
2020
The Steering Group chair's reports on the Neighbourhood Plan status from 2015 onwards can be found at: <a href="https://www.inglebyarncliffe.org.uk/agendas--minutes.html">https://www.inglebyarncliffe.org.uk/agendas--minutes.html</a>

# GLOSSARY

It should be noted that the NPPF (2019) provides in a number of cases, fuller details on certain of the terms used. The NPPF(2019) can be found at: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Acronym	Subject	Explanation
	Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.
	Call for Sites	Identification of available land for building homes to be included in the emerging Local Plan. In the latest draft of the HDC new Local Plan, there was no new housing planned within the Parish, hence no sites were allocated to new housing.
	Community Facilities	Community facilities provide for the health and well-being, social, education, spiritual, recreational, leisure and cultural needs of the community.
	Consultation Statement	A document accompanying the Ingleby Arncliffe Neighbourhood Plan that is required by the localism Act. The Consultation Statement must set out what consultation was undertaken and how it informed the Ingleby Arncliffe Neighbourhood Plan,
	Darlington & Stockton Times	Local newspaper, which has been used as a method to communicate the existence of the Neighbourhood Plan

Acronym	Subject	Explanation
	Development Plan	A plan comprising the Development Plan Documents contained within the Local Development Framework. This includes adopted Local Plans and Neighbourhood Plans, as defined in section 38 of the Planning and Compulsory Purchase Act 2004.
	Evidence Base	The researched, documented, analysed and verified basis for preparing the Ingleby Arncliffe Neighbourhood Plan
	Examination	An independent review of the Ingleby Arncliffe Neighbourhood Plan carried out in public by an Independent Examiner
	Green Spaces	Green spaces that provide avenues for wildlife movement, often along hedgerows, streams, rivers, or other natural features. They connect green spaces together and often provide pleasant walks for the public away from main roads.

<b>Acronym</b>	<b>Subject</b>	<b>Explanation</b>
HRA	Habitats Regulations Assessment	The European Union Habitats Directive aims to protect wild plants, animals and habitats that make up our diverse natural environment. A Habitats Regulation Assessment would be needed if a Plan were likely to impact on wildlife habitats of European importance.
HDC	Hambleton District Council	One of the Local Planning Authority and the lead authority on Neighbourhood Planning.
	Historic Environment	All aspects of the environment resulting from the interaction between people and places through time including surviving physical remains of past human activity, whether visible or not.
	Infill Development	Building on a relatively small site between existing buildings
	Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools etc.
	Listed Buildings	A building of special architectural or historic interest whose protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.
	The Localism Act	The 2011 Act introduces new planning rights and tools to empower communities to shape and manage development in their local area resulting in councils successfully creating and implementing Neighbourhood Plans.
LDF	Local Development Framework	HDC's Local Development Framework was adopted on the 8 <sup>th</sup> April 2007. The LDF consists of both Core Strategies and individual policies.
LPA	Local Authority / Local Planning Authorities	For the purpose of the Parish of Ingleby Arncliffe Neighbourhood Plan, the lead authority in the context of Neighbourhood Plans is HDC. The Local Planning Authority determines planning applications and carry out specific planning functions for the area within their boundary.
	Local Plan	This is either an existing or emerging planning document for the future development of an area which sets out the strategic planning policies and guidance for a local planning authority area.

<b>Acronym</b>	<b>Subject</b>	<b>Explanation</b>
NPPF	National Planning Policy Framework	The National Planning Policy Framework was last published by the Government in 2019. It sets out the Government's planning policies, in general terms, for England and how these are expected to be applied.
NYCC	NYCC	North Yorkshire County Council, the county's Local Planning Authority and public body responsible for a range of matters in North Yorkshire.
NYMNPA	North Yorkshire Moors National Park Authority	Local Planning Authority for North Yorkshire Moors National Park which includes part of Ingleby Cross.
	Open Space	All open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity.
	Ingleby Arncliffe Parish Council or Parish Council	The parish authority for Ingleby Arncliffe and Ingleby Cross.
	Planning Document	A document which sits within the emerging Local Plan setting out planning policies and/or guidance for an area.
	Plan Period	The period for which the Parish of Ingleby Arncliffe Neighbourhood Plan will set policy for the Parish. This will be from the adoption of the Neighbourhood Plan autumn 2020 until 2036.
	Referendum	A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Parish of Ingleby Arncliffe Neighbourhood Plan, the referendum will decide whether to adopt the Neighbourhood Plan.
	Shared Ownership	Applicants purchase with the assistance of a mortgage an initial share of between 25% and 75% of the property from a Housing Association and pay rent on the share they do not own. The properties are sold on a leasehold basis usually up to a term of 99 years Owners can purchase additional shares after a qualifying period. Once 100% ownership is achieved, then the freehold of the property is transferred to the owner.
	Steering Group	The group of residents from Ingleby Arncliffe and Ingleby Cross who have led the drafting of the Neighbourhood Plan.
SHMA	Strategic Housing Market Assessment	A housing market assessment that is key to informing an area's level of future housing provision and establishing the mix of housing required.

Acronym	Subject	Explanation
	Sustainable Development	<p>There are three dimensions to sustainable development which give rise to the need for planning to perform several roles:</p> <p><b>an economic role</b> - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation, and by identifying and coordinating development requirements, including the provision of infrastructure.</p> <p><b>a social role</b> - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.</p> <p><b>an environmental role</b> - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p>
SEA	Sustainability Appraisal (including Environmental Appraisal)	The process of weighting and assessing all the policies in a development plan document for its global, national, and local implications.
	Viable	A plan/policy or proposal that is capable of success or continuing effectiveness.

# DECLARATION OF RESULT OF POLL

## Referendum on the Neighbourhood Plan for Ingleby Arncliffe Area

I Gary Nelson, being the Deputy Counting Officer at the above referendum held on Thursday 4 November 2021, do hereby give notice that the results of the votes cast is as follows:

Question		
<p><b>'Do you want Hambleton District Council and North York Moors National Park Authority to use the Neighbourhood Plan for the parish of Ingleby Arncliffe to help them decide planning applications in the neighbourhood area?'</b></p>		
	Votes Recorded	Percentage
Number cast in favour of a <b>Yes</b>	145	94 %
Number cast in favour of a <b>No</b>	9	6 %

The number of ballot papers rejected was as follows:	Number of ballot papers
A want of an official mark	0
B voting for more answers than required	0
C writing or mark by which voter could be identified	0
D being unmarked or wholly void for uncertainty	0
E rejected in part	0
Total	0

Electorate: 285

Ballot Papers Issued: 154

Turnout: 54%

And I do hereby declare that more than half of those voting have voted in **favour** of the Neighbourhood Plan.

Dated Friday 5 November 2021

Gary Nelson  
Deputy Counting Officer



# North York Moors National Park Authority

## Planning Committee

Date 02 December 2021

### Item 8, Section 106 Agreement at The Cycle Hub, Fryup

#### 1. Purpose of the report

- 1.1 To advise Members of Officers intentions under delegated powers to agree a Deed of Variation to the Section 106 Agreement associated with planning application NYM/2015/0826/FL for The Cycle Hub at Fryup Gill Farm, Fryup.

#### 2. Background and main issues

- 2.1 Fryup Gill is a small farming unit of 18.9 hectares which was developed as “The Cycle Hub” after gaining approval under NYM/2015/0826/FL on 17 June 2016 for the demolition of existing agricultural buildings and the construction of cycle centre building comprising bunk rooms, cafe, shop and multi -use/training facility, construction of storage shed, use of land for the siting of 6 no. camping pods, creation of parking area and associated landscaping works.
- 2.2 Planning consent was granted subject to a number of conditions relating to the use of the site and it was also subject to a Section 106 Agreement which sought contributions for the up keep of the public rights of way affected by the development, controls the permitted development temporary uses which can take place on the land, controls the ownership of the land, sought a landscaping scheme, restricts the number and duration of (large) cycling events to four per year (not exceeding 500 attendees and not exceeding 48 hours) and permits one 48 hour trials bike event which was an annual event held by the Guisborough Motorcycle Club. The agreement also controls the type and nature of goods to be sold from the shop and café to the following;
- i) retail sales associated with and ancillary to cycling such as gloves, jackets, helmets, inner tubes, tyres, maps, guides, hats & waterproofs, including sale of ex-hire bicycles from the cycle centre but excluding sale of new bicycles, and
  - ii) retail sales associated with and ancillary to basic camping such as disposable BBQs, toothbrushes, shower gels, picnic equipment (plastic mugs, plates, and other picnic cutlery and crockery), firelighters and conventional essential items in small quantities, and
  - iii) food and drink sales.’
- 2.3 Condition 10 of planning consent NYM/2015/0826/FL states that the café/shop are permitted to operate from 7am until 9pm (April to September) and from 7am until 7pm (October to March) and that outside these times no food or drinks are to be served for consumption on or off the premises.

- 2.4 A further planning application was received in June 2020 (NYM/2020/0500/FL) which sought the variation of conditions 2 (material amendment), 4, 5 & 6 of planning approval NYM/2015/0826/FL to allow revisions to the internal layout in relation to the shop, cafe and multi-use/training room and the change of an external window to a door, the sale of new bikes and local goods (part retrospective) and to the use of 10 sqm of the café to sell some 'locally relevant' items for 12 months. This was mainly to improve the financial viability of the operation and as a response to the national pandemic and restrictions.
- 2.5 The application was considered at the Planning Committee Meeting in October 2020 and was approved in principle subject to the amendment to the Section 106 Agreement to reflect the changes agreed. The proposed Deed of variation to the Section 106 has not yet been signed and the decision notice has not yet been issued.
- 2.6 Since that time, and mainly as a result of a large charity cycling event which took place at the Cycle Hub in September 2021 (and other enquiries from members of the public), it became apparent that discussions were required with the land owners to ensure that the scale and nature of the events and the temporary uses taking place at the site were appropriate and complied with the planning conditions and the Section 106 Agreement. The matter had been brought to the Authority's attention by members of the public who were concerned that a license for alcohol and entertainment issued by the Borough Council for the large charity event did not appear to fully align with the Section 106 Agreement or the planning conditions and there were also other concerns in relation to the general operating hours, lighting at the site and it was further alleged that two motorcycling events were taking place rather than the one included in the Section 106 Agreement.
- 2.7 Arising from this a site meeting took place between Officers and the land owners in September. The land owners have requested that the Section 106 Agreement be varied to allow clarity on a number of matters including;
1. the lifting of the 9pm curfew on the sale of food and drink at the large events,
  2. that 18 months be permitted for the sale of locally relevant and craft goods from the café/shop rather than 12 months and,
  3. the inclusion of two motorcycle events rather than one.
- 2.8 It is considered that the clarity on the permitted sale of food and drinks beyond 9pm for the four large events only is considered to be reasonable given the nature of the events, their limited frequency and that the licensing of the events by the Borough Council in terms of entertainment and the sale of alcohol will curtail these activities before midnight. It is also considered that the extension of the sale of locally relevant goods to 18 months is reasonable bearing in mind the on-going pandemic and the economic implications for businesses seeking to recover from the last two years curtailment of activity.

- 2.9 The existing Section S106 Agreement requires in Part 2 of the Schedule that prior written agreement of the temporary uses taking place at the site is obtained and a more formal method of prior written agreement for the four large events is to be established with the land owners and the Authority's Planning and Recreational Teams to resolve the issues earlier this year in relation to the large charity event. This does not require any alteration or amendments to the wording of the Agreement but it has been made clear to the owners that they personally need to advise both the Authority's Planning and Recreational contacts in advance of large scale events.
- 2.10 Arising from points 1 and 2 above Officers have accepted that Part 3 of the Schedule to the Agreement should be varied to read;

**Goods to be sold**

3. Unless otherwise agreed in writing with the National Park Authority no goods shall be sold at the Site and Land other than the following goods sold from the shop and café within the Development, (for the avoidance of doubt, this restriction does not prevent the sale of food or alcohol, including after 9pm, from temporary tents/marquees associated with the permitted four events and two motorcycle events),
- i) retail sales associated with and ancillary to cycling such as gloves, jackets, helmets, inner tubes, tyres, maps, guides, hats & waterproofs, including sale of new and ex-hire bicycles from the cycle centre, and
  - ii) retail sales associated with and ancillary to basic camping such as disposable BBQs, toothbrushes, shower gels, picnic equipment (plastic mugs, plates, and other picnic cutlery and crockery), firelighters and conventional essential items in small quantities, and
  - iii) food and drink sales, and
  - iv) only within the café area and only for a period not exceeding 18 months following the issue of Decision Notice NYM/2020/0500/FL, a space not exceeding 10 square metres may be used to display and sell locally-relevant gift and craft goods.
- 2.11 In relation to point 3 above following discussions with the land owners it is considered that it is acceptable for the existing two motorcycle events which have been taking place at the site to continue. The two events at the Cycle Hub run by the Guisborough and District Motor Cycle Club in 2020 took place on 24 April and another on 13 June and these were brought to the Authority's attention by a member of the public as being contrary to the Section 106 which only permits one event at the Cycle Hub.
- 2.12 It is proposed that the Section 106 Agreement is amended to allow these two events to continue to take place and Part 9 of the Schedule to the Agreement should read;

## Events

9. The Site and Land can continue to be used as part of the existing two Guisborough and District Motor Cycle Club trial bikes events subject to the nature and extent of the use of the Site and Land for those events remaining substantially the same as in previous years and the uses only occurring twice in each calendar year.

### **3. Financial and staffing implications**

3.1 The legal cost of the variation to the Deed will be funded by the land owner.

### **4. Contribution to National Park Management Plan**

4.1 Approval of the proposed variations to the Deed is considered likely to help meet Policy B1 which seeks to increase visitor spend in the National Park.

### **5. Legal and sustainability implications**

5.1 None

### **6. Recommendation**

6.1 That Members note that the Section 106 Agreement associated with decision NYM/2015/0826/FL is to be varied in accordance with the above wording (or as agreed by the Authority's solicitor) and that once agreed and signed/sealed the decision notice for planning application NYM/2020/0500/FL will be issued with any conditions to be varied to accord with the above Deed of Variation.

Contact Officer:

Mark Hill

Head of Development Management

01439 772700

### **Background documents to this report**

1. Planning applications NYM/2015/0826/FL and NYM/2020/0500/FL

## 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 02 December 2021

**Application reference number:** NYM/2020/0990/FL

**Development description:** re-sheeting, re-cladding, installation of roller shutter door and enlargement of second access to agricultural building (Building 1), erection of replacement building to form stables (Building 2) together with removal of greenhouse and erection of general purpose agricultural building (Building 3) (part retrospective)

**Site address:** Land south of Wardles Farm, Egton

**Parish:** Egton

**Case officer:** Mr Mark Hill

**Applicant:** Mr Paul Stevenson, c/o Agent

**Agent:** Strutt & Parker, fao: Catherine Greenwood, Thornfield Business Park, Standard Way, Northallerton, DL6 2XQ, United Kingdom

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text
1	RSU000	<p>The premises shall not be used other than as:</p> <p>Building 1 as an agricultural workshop/agricultural store/livestock housing in connection with the agricultural use at the site and ancillary hobby use,</p> <p>Building 2 for agricultural use or use as domestic horse/pony stabling,</p> <p>Building 3 for agricultural use or for use as a non-commercial hedgehog rescue sanctuary</p> <p>and none shall be used for any other purpose (including any other purpose in Class (B2) of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted</p>

Condition number	Condition code	Condition text
		Development) Order 2015 (or any order revoking and re-enacting that Order). For the avoidance of doubt this permission does not permit any of the buildings to be used as a commercial agricultural equipment and/or vehicle/tractor repair and sales business.
2	GACS00	Appropriate sound attenuation measures or curtailing of noisy operations shall be undertaken such that during the hours 20.00 hrs until 07.00 hrs on the following day, noise levels at the site (LAeq(1hour)), from the any mechanical or electrical plant or equipment or testing of vehicle/equipment engines/motors , shall not exceed the background noise level (LA(90) (1 hour)) by more than 10 dB(a) at any time measured at any external elevations of any neighbouring residential property in the locality.
3	GACS00	All/any external lighting attached to the three buildings shall be positioned to point downwards and fitted with timers (so as not to be in constant use from 20.00 - 07.00) or motion sensors within one month of the date of this permission to avoid undue light pollution. All internal lighting in the buildings shall be switched off when the buildings are not in use.
4	LNDS00	Within six months of the date of this permission a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for shrub based screening on land between building 1 and the adjacent residential properties that will not exceed 3m in height together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
5	GACS18	No burning of manure or stable sweepings shall take place anywhere on the site and any such materials stored on the site shall be moved and the area and site completely cleared once a month.
6	GACS19	No burning of manure or stable sweepings shall take place anywhere on the site and full details of the proposed method of storage and disposal of waste from this stable including the



<b>Condition number</b>	<b>Condition code</b>	<b>Condition text</b>
		location of any storage and the frequency of disposal off the site shall be submitted to the Local Planning Authority within one month of the date of this consent. The method of waste disposal shall accord with the details so approved and there shall be no variation unless otherwise agreed with the Local Planning Authority.

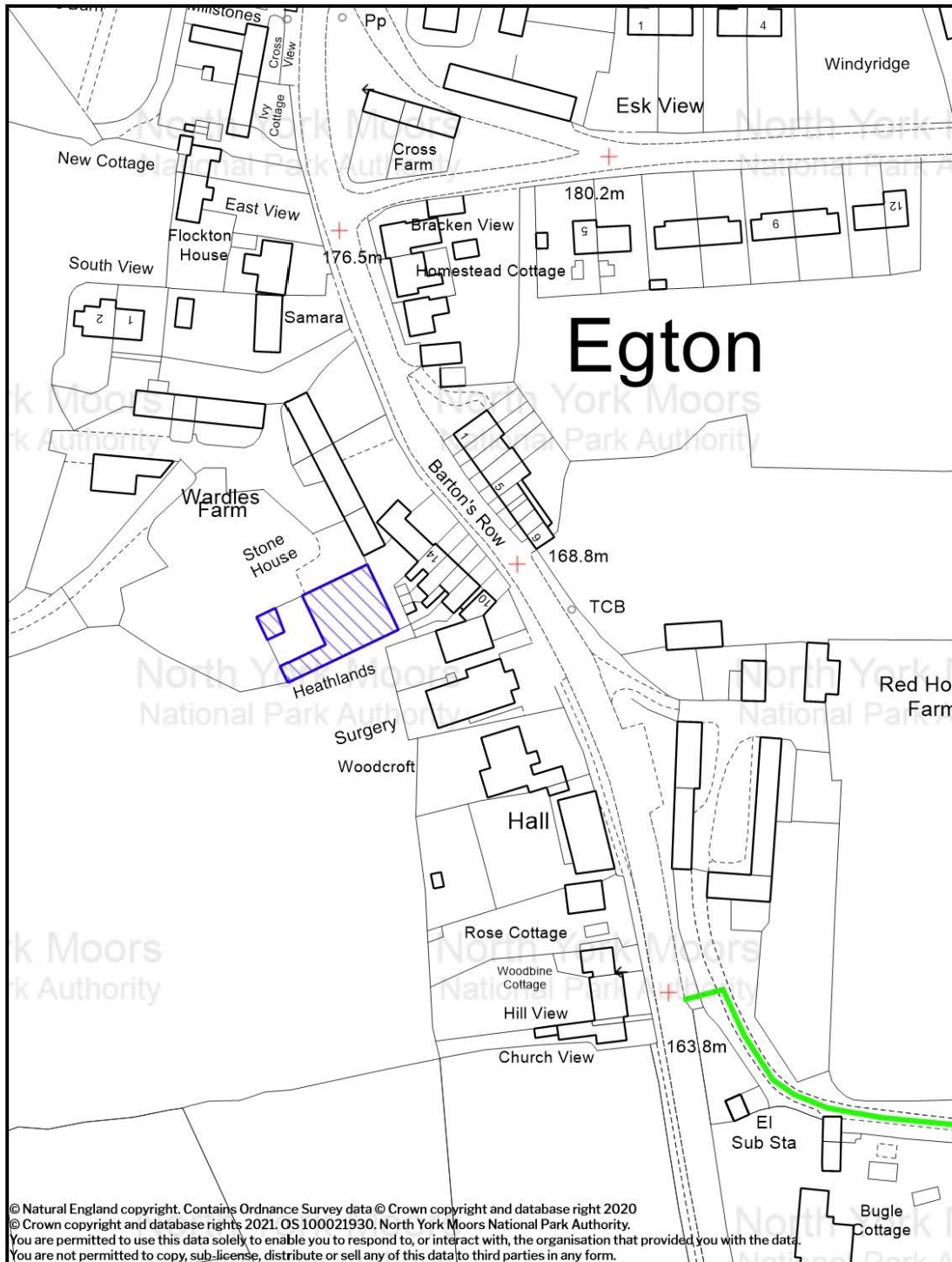
Map showing application site



North York Moors National Park

Application Number: NYM/2020/0990/FL

Scale: 1:1250



**Building 1 before alterations carried out**



**Building 1 after wall cladding carried out and open end section walled in to left of picture**



**Building 2 dark green sheeted store/hedgehog rescue replacement building**



**Building 3 dark green sheeted pony stable replacement building**



## **Consultation responses**

### **Parish**

Object. The Parish Council are disappointed in being asked to comment on a retrospective planning application. The Parish Council are supportive of the objections raised by the immediate neighbours of the subject property. It is considered that the quality of the planning application is not in keeping with the normal standards of planning applications. The supplied drawings make it very difficult to ascertain if the completed building renovations reflect the proposed changes to the buildings requested in the application. Concerns that a Bat Survey has not been completed prior to works being carried out are also raised. The Parish Council have concerns that there has been a change of use for a commercial business which has not been included in the application for the agricultural building.

### **Environmental Health**

We are already investigating whether there is a statutory noise nuisance at the site so unsure whether a planning noise condition would be needed. Recommend any approval include conditions relating to; prohibition of manure/stable waste burning, a restriction on the amount of manure and stable waste to be stored on site and that lighting is shielded or angled to avoid light nuisance.

### **Highways**

No highway objections.

## **Third party responses**

**A & L Carter, Egton**

**M & E Carter, Egton**

**M Forster, Egton**

**L & M Webster, Egton**

**CJ Sismey, Egton**

**E. Harper, Egton**

**G Holmes, Egton**

All of the above object or have one or more of the following concerns:

Are concerned regarding the large numbers of vehicles and heavy machinery that come and go at the site, the business would be better on an industrial estate.

There are details published on Facebook which demonstrate that DJC Ltd based at the site operates a commercial tractor restoration & sales business for which the site is considered unsuitable due to proximity to nearby houses and impact on residents enjoying their gardens and patios.

The amount of workshop use at the site is leading to unacceptable noise & vibration levels, light pollution, diesel & paint spraying fumes, waste pollution, excessive vehicle usage of narrow driveways together with safety conflict when the vehicles joining the public road including children pedestrians.

The box profiling used to re-sheet the buildings are not in keeping with the locality, and the sheeting in of an open covered area has brought the workshop closer to residential properties.

The new stable and other building will have a negative impact on the wider landscape.

The application is retrospective.

Query the address given for the application site as there is a dispute over which property is legally entitled to use the address 'Wardle's Farm'.

### **Consultation expiry**

26 February 2021

## **Background**

Wardells Farm comprises a small 10 hectare agricultural holding with a small 50 head of sheep livestock operation run by the owner who is an agricultural contractor on farms in the locality. The original farmhouse was sold off separately several years ago, the current farmhouse is a Grade II listed barn/byre conversion, of traditional stone and pantile construction. The property sits on the western side of Egton high street and the principle elevation of the dwelling looks out towards the west over open countryside. A row of residential properties called Barton's Row have rear elevations which face onto the main large agricultural building. The premises are partially within the Egton Conservation area; the agricultural building that lies south of the property is not within the Conservation Area but does sit directly adjacent to the boundary. The site has very little planning history, other than the 1987 permission for the conversion of the agricultural buildings to form two dwellings (NYM/4/32/123) and a prior notification for the erection of a cattle shed (NYM/4/32/AF4).

This application seeks retrospective planning permission for the re-cladding and re-roofing of the existing agricultural building which lies south of the main dwelling and south-west of the residential properties of Barton's Row. The original building was constructed in the late 1980s and whilst permission was granted by the Authority for a beef fattening shed, the plans submitted at that time do not match what was actually built. The building is slightly larger and much closer to the residential properties than originally proposed; despite this, the building is considered lawful due to the passage of time. In recent years, the agricultural shed had been used largely for quiet storage purposes only.

The Authority has some evidence of what the original building looked like prior to the applicant carrying out works on the building, and it is believed that it was clad in a combination of Yorkshire boarding and asbestos sheets. The applicant has since clad the building in dark green box profile steel sheets, although the north elevation remains timber clad. However, it is clear from photographic evidence that an open sided part of the building has been walled-in and thus the residents feel it has been extended closer to the residential properties on Barton's Row than the original building. The roof of the building has also been clad with the dark green box profile steel sheets, with full length translucent panels on the eastern roof slope facing towards the residential properties of

Barton's Row. The application also seeks retrospective permission for the enlargement of the openings on the northern elevation, together with the installation of roller shutter doors. All alterations to this building were completed prior to the submission of an application.

This application also seeks planning permission for the erection of two additional buildings adjacent to the existing agricultural building. The applicant has advised that Building 2 is proposed to form a stable unit for three small pony/horses, whilst Building 3 is to be a general purpose agricultural building albeit the owner has indicated that she intends to operate an ancillary use as a small hedgehog rescue centre. Both the general purpose building and stable unit have been constructed of dark green box profile steel sheets and concrete blocks, with just a single opening to each building.

The Authority's ecologist has asked that external and internal lighting be minimised to avoid impact on local wildlife and dark night skies. The Authority's Building Conservation team do not consider the agricultural development will adversely affect the setting of the two Listed Buildings or conservation area but ask that lighting be minimised.

## **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.

**Strategic Policy I** relates specifically to development affecting the historic environment. The policy states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

**Policy ENV11** relates specifically to historic settlements and the built heritage. The policy states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

**Policy BL5** relates to the development of new agricultural buildings and structures or extensions to existing buildings. The policy is clear that development will only be permitted where the form, height and bulk of the development is appropriate to its setting and will not have an adverse impact on the landscape and special qualities of the National Park. There must be a functional need for the development to sustain the existing primary agricultural or forestry activity and the scale of the development is commensurate with that need. The building must be designed for the purposes of agriculture and uses appropriate materials with subdued colours and non-reflective surfaces. The site must be related physically and functionally to existing buildings associated with the business.

**Policy C020** relates specifically to horse related development for private use, including stables, outdoor exercise arenas and permanent field shelters. The policy states that development will only be permitted where there is no unacceptable impact on the local landscape character or the special qualities of the National Park. Existing buildings must be used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape. The scale of any new structures must be appropriate to their setting and the design must reflect the principles outlined in the Authority's Design Guide. The development must not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact; any lighting should be discreet in order to minimise/prevent light pollution.

## **Main issues**

Visual appearance: The applicants have indicated that Building 1 was a semi derelict asbestos sheeted building and did not realise that planning permission was required to improve and renovate the building together with replacing two small derelict buildings. The General Permitted Development Order does allow agricultural buildings to be renovated although there is a requirement for prior approval and no such prior approval was submitted hence the submission of this application to normalise the situation following an enforcement investigation into the works and activity at the site.

Whilst the Authority's Design Guide for agricultural buildings advocates the use of Yorkshire boarding to all upper walls to break up visual massing, the current buildings use of a mix of timber boarding and dark green metal sheeting for walling and the same sheeting for the roofing, the palette is not unusual and is not considered to be harmful in visual or landscape terms and the Authority's Building Conservation team consider the building does not have an adverse impact on the character and appearance of the Conservation Area. Buildings 2 & 3 on the site of former agricultural buildings are not visible in wider views and are not considered harmful in this steading context.



Residential amenity: Several residents were concerned at the noise and disturbance from the construction phase of the renovation works and have concerns that the intended use of the large workshop building is for a commercial agricultural repairs business including tractor repairs, renovations and sales. There are also concerns about the movement of large agricultural vehicles along the shared driveway to the farm and residential properties.

The works to the buildings are now complete so further construction noise and disturbance is considered unlikely. The applicants have advised that whilst he is an agricultural contractor the work is essentially undertaken off site. Furthermore he states that there is no commercial agricultural repair business being carried out at the site. The applicant does have a number of owned tractors being an enthusiast but these are for his own hobby use or to use offsite when contracting.

Officers consider that subject to the imposition of appropriate conditions precluding a potentially harmful commercial operation being established in this location and appropriate noise, landscaping and lighting conditions that the retention of the renovated agricultural buildings would not harm the levels of residential amenity that could reasonably be expected adjacent to a working in-village small scale farm operation.

### **Summary**

Whilst the Parish Council and local residents are concerned that the works to renovate the main building number 1 to create a farm workshop / store and over wintering facility for sheep are also likely being used for a commercial agricultural equipment and vehicle business, that is not what the application before the Authority is seeking, the applicant denies it and conditions are recommended to ensure this does not occur. The physical works are considered to represent a net environmental improvement from the previous asbestos sheeted and concrete block building. As such a conditional approval is recommended.

### **Pre-commencement conditions**

There are no pre-commencement conditions.

### **Contribution to Management Plan objectives**

Approval is considered likely to help meet Policy B20 which seeks to support appropriate economic development.

### **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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

# North York Moors National Park Authority

## Plans list item 2, Planning Committee report 02 December 2021

**Application reference number:** NYM/2021/0524/FL

**Development description:** use of land for the siting of 4 no. camping pods with associated access, parking area and linkage paths

**Site address:** land adjacent The Old Carriage House, Mowthorpe Road, Hackness

**Parish:** Suffield-Cum-Everley

**Case officer:** Mrs Jill Bastow

**Applicant:** A and W Tinsley, The Old Carriage House, Mowthorpe Road, Hackness, YO13 OBT

**Agent:** Mick Paxton Architects Ltd, Studio 302, Woodend Creative Centre, The Crescent, Scarborough, YO11 2PW

## Director of Planning's Recommendation

Approval subject to the receipt of an amended/updated Arboricultural Report to reflect the amended layout of the camping pods and the following:

### Condition(s)

Condition number	Condition code	Condition text										
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.										
2	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><tbody><tr><td>Document Description</td><td>Date Received</td></tr><tr><td>Location Plan</td><td>30 June 2021</td></tr><tr><td>Proposed Layout</td><td>2 Nov 2021</td></tr><tr><td>Proposed Pod</td><td>30 June 2021</td></tr><tr><td>Proposed Drainage</td><td></td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Date Received	Location Plan	30 June 2021	Proposed Layout	2 Nov 2021	Proposed Pod	30 June 2021	Proposed Drainage	
Document Description	Date Received											
Location Plan	30 June 2021											
Proposed Layout	2 Nov 2021											
Proposed Pod	30 June 2021											
Proposed Drainage												
3	RSU011	The camping pods 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										

Condition number	Condition code	Condition text
		same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
4	RSU014	The camping pods hereby permitted shall not be sold or leased off separately from the main dwelling known as The Old Carriage Works, or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5	GACS07	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, fitted with a warm white bulb of 3000k or less and no more than 500 lumens and no other lighting shall be installed on the site unless otherwise agreed in writing with the Local Planning Authority.
6	LNDS10	Prior to the development being first brought into use details of the hardsurfacing to be utilised on the site shall be submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
7	LNDS01	Prior to the development being first brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for enhancement of the existing screening between the camping pods hereby permitted and the highway and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the completion of the development or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
8	LNDS00	The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement and Tree

Condition number	Condition code	Condition text
		Protection Plan as set out in the Arboricultural Report by Quants Environ dated July 2021 and updated on.....
9	LNDS04	No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
10	HWAY00	<p>The development must not be brought into use until the access to the site has been set out and constructed in accordance with the ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements:</p> <p>The crossing of the highway verge and footway must be constructed in accordance with the approved details and Standard Detail number E9A and the following requirements.</p> <ul style="list-style-type: none"> <li>• Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing highway.</li> <li>• The final surfacing of any private access within 6 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.</li> <li>• Measures to enable vehicles to enter and leave the site in a forward gear.</li> </ul> <p>All works must accord with the approved details.</p>
11	HWAY00	No part of the development shall be brought into use until the existing access on to Mowthorpe Lane has been permanently closed off with a continuation of stone wall to match the existing and the highway verge restored. These works shall be in accordance with details which have first been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

**Informative(s)**

<b>Informative number</b>	<b>Informative code</b>	<b>Informative text</b>
1	INFO0	<p>Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:</p> <p><a href="https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification%20for%20housing%20and%20industrial%20estate%20roads%20and%20private%20street%20works%202nd%20edition.pdf">https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification for housing ind est roads stree t works 2nd edi.pdf</a></p> <p>The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.</p>

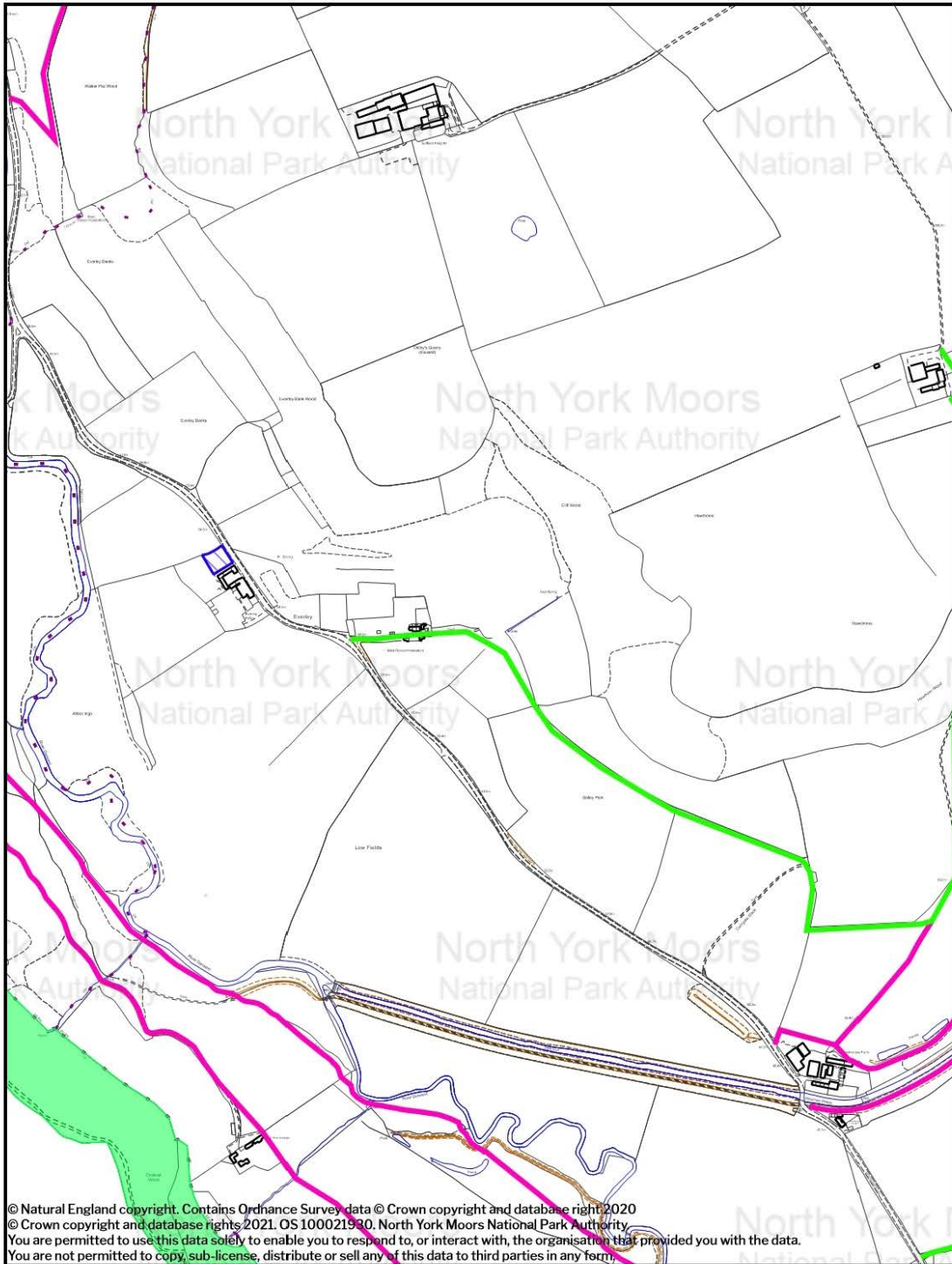
# Map showing application site context



**North York Moors  
National Park**

Application Number: NYM/2021/0524/FL

Scale: 1:7500



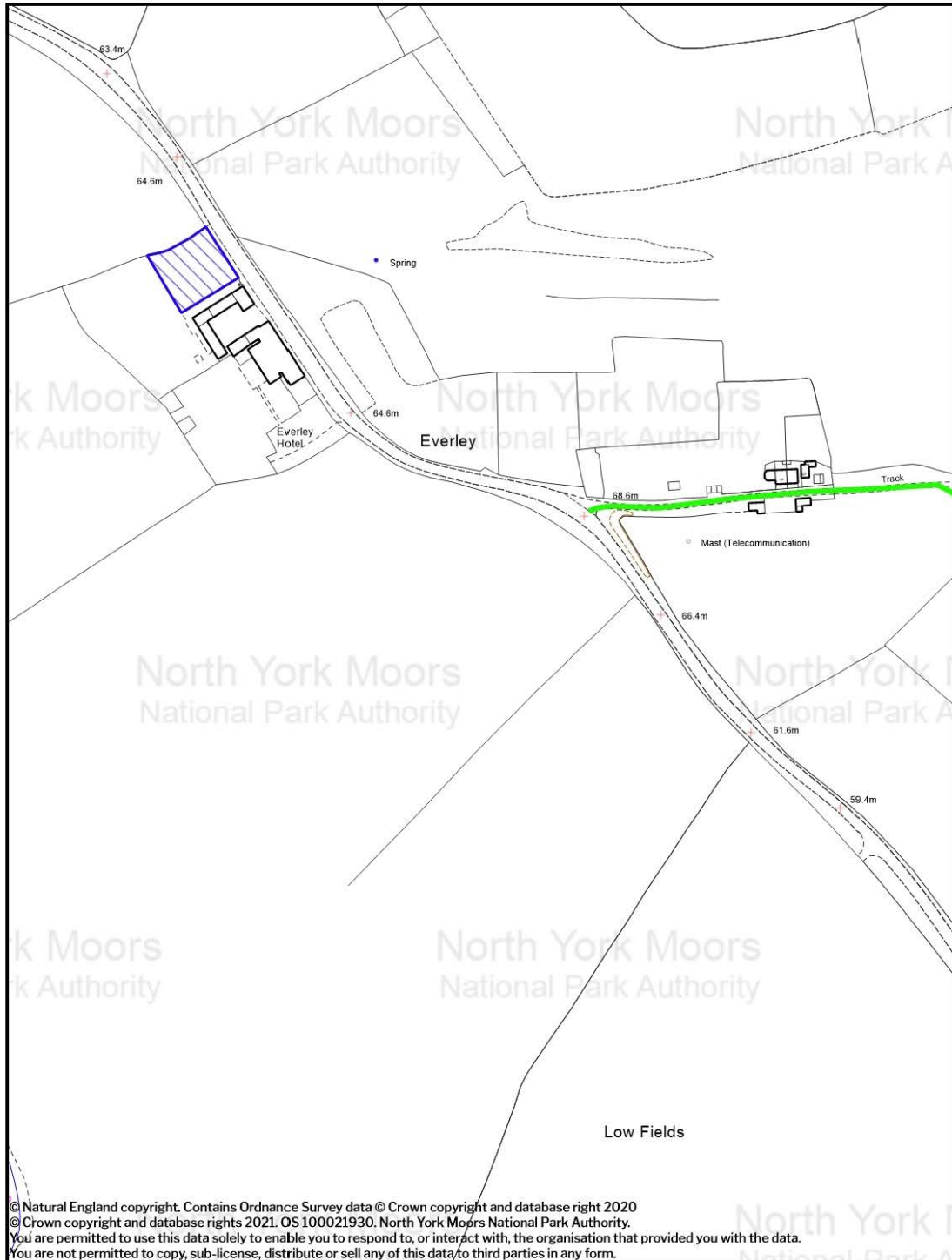
# Map showing application site



**North York Moors  
National Park**

Application Number: NYM/2021/0524/FL

Scale: 1:2500



**Photo showing view of site from Mowthorpe Road (looking northwest)**



**Photo showing view into site from gate onto Mowthorpe Road**





**Photo showing view of site from Mowthorpe Road (looking southwest)**



**Photo showing view of site from the public footpaths across the valley**



## **Consultation responses**

### **Parish**

Objects to the application on the grounds it will be extremely visible from the other side of the valley and Wrench Green; there is insufficient screening.

### **Highways**

No objection and recommended conditions.

### **Police (Traffic)**

No comments received

### **Environmental Health**

No objection but advises that the applicant will need to apply for a caravan site licence. In addition, if the water supplied is from a private water supply, there will be additional testing and risk assessment requirements.

### **Third party responses**

None received

### **Consultation expiry**

1 September 2021

## **Background**

This application relates to land immediately to the north of The Old Carriage Works, a former range of outbuildings to The Everley now a dwelling house, lying on the west side of Mowthorpe Road. The site is bounded to the east by Mowthorpe Road, with a stone wall and several mature trees and to the north by mature field hedges and hedgerow trees. The site is open to the east and offers views across the valley towards Wrench Green.

Planning permission is sought for the siting of 4 no. camping pods, each accommodating two people providing a double bed and small WC/shower room. The proposed camping pods would be timber clad with a curved roof and measure 4.3 metres by 2.9 metres and 2.7 metres high. Each pod would have a small decked area and a hot tub. The existing vehicular gateway into the field would be repositioned slightly further north to maximise visibility for vehicles leaving the site whilst also avoid those trees worthy of retention in the development. The existing gateway would then be closed off with a stone wall to match the existing boundary wall.

There is no planning history relative to this site however planning permission was granted in July 2014 for the conversion of the adjacent outbuildings to form a dwelling and the domestic curtilage was tightly drawn about those buildings.

## Main Issues

### Local Plan policies

The most relevant policies of the Local Plan in the determination of this application are **Policy ENV1** (Trees, Woodlands, Traditional Orchards and Hedgerows), **Policy EV4** (Dark Night Skies) and **Policy UE2** (Camping, Glamping, Caravans and Cabins).

**Policy ENV1** states there will be a presumption in favour of the retention and enhancement of existing trees, woodland, traditional orchards and hedgerows of value on all developments.

**Policy ENV4** seeks to maintain and enhance the darkness of the night skies above the National Park and expects all development proposals to minimise light spillage through good design and lighting management. In Open Countryside proposals that involve external lighting will only be permitted where it can be demonstrated that the lighting is essential for safety or security reasons and the lighting details meet or exceed those set out in any lighting guidelines adopted by the Authority.

**Policy UE2** supports proposals for small scale holiday accommodation (such as tents, pods, yurts, teepees, shepherd huts, cabins, chalets, caravans and motorhomes etc.) in the open countryside where the site is 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) so as to respect the sensitivity of the local landscape. It also requires proposals to avoid extensive alterations to ground levels so that the accommodation can be removed without harm to the landscape; to not lead to unacceptable harm in terms of noise and activity; to not detract from the character, tranquillity or visual attractiveness of the area, and to be of a high standard of design.

### Principle of development

This proposal is for a small scale development of 4 no. camping pods each capable of accommodating two people with the associated vehicular access and parking. It is to be located in the field immediately to the north of the applicant's property, the Old Carriage Works, from which the camping pods would be managed. The pods require no foundations and would not be connected to the public foul drainage system and instead would be connected to a Bioficient package treatment plant so that when no longer required the pods can be removed and the land restored without harm to the landscape of the National Park. As such in principle the proposal meets the requirements of Policy UE2.

The main issue to be considered therefore is whether the site is adequately screened as required by the criteria of Policy UE2.

## **Landscape impact**

Policy UE2 states that in order to respect the sensitivity of the local landscape all sites must be screened by existing topography, buildings or adequate well-established vegetation within the applicant's control.

To the north of the site is a mature hedgerow with hedgerow trees and to the south are the buildings of The Old Carriage Works providing effective screening of the site. To the east lies Mowthorpe Road where there is a stone boundary wall, a number of mature trees and a small copse of Cherry trees. Two of the mature trees are recommended for felling given that they show signs of decay and are in decline but the Horse Chestnut would be retained.

The removal of these trees is a cause for concern as it would open the site up more however the applicant has amended the scheme to reposition the access so that the copse of Cheery trees can be retained as additional screening and to allow space for compensatory planting for the two mature trees to be felled. Furthermore the pods are relatively low structures and the land slopes away from the road such that in the position proposed, with the retention of the stone wall and compensatory planting it is not considered they would be readily apparent from the road and would be reasonably well screened.

In support of the applicant the applicant has submitted an Arboricultural Report which includes a Method Statement and Tree Protection Plan to ensure retention of as many trees and hedges as possible although this refers to the original scheme. An amended Arboricultural Report has been requested that reflects the amended layout. Furthermore a condition is recommended should Members be minded to approve the development requiring a landscaping scheme to be submitted to enhance the existing trees about the site.

The site is however open to the west with views across the valley towards Wrench Green and the public rights of way in this area as identified by the Parish Council. This does mean that the site is visible in longer distance views from the west however officers consider that this is a small scale development of four small camping pods that will be relatively low lying in the landscape at a distance of approx. half a kilometre. Given the local topography they will be viewed against the backdrop of rising land and the woodland beyond and in the context of the development at the Old Carriage Works and The Everley. As such whilst the development would be visible from this direction it is not considered it would be unduly harmful or visually detrimental in the wider landscape and thus comply with the key policy issue which is respecting the sensitivity of the local landscape.

## **Noise and activity**

The camping pods would be located immediately to the north of the applicant's property from which the accommodation would be managed. Given the small scale nature of the

proposal (four pods capable of accommodating two people each) it is not considered that there would be a notable increase in activity or noise in the immediate locality that would have a detrimental impact on the character or tranquillity of the area. Furthermore The Everley, formally a country house hotel then tea-room is presently being developed into 2 additional holiday cottages (there is one already in existence) with managers accommodation and as such there is already a degree of visitor activity amongst this small group of buildings such that the proposal is unlikely to cumulatively increase this to an unacceptable level.

### **Dark night skies**

The application contains no details of any proposed external lighting although it is anticipated that some may be required. So as to protect the darkness of the night skies above the National Park, as required by Policy ENV4, a condition is recommended requiring details of any external lighting to be submitted for the Authority's approval prior to installation and officers will liaise with the Dark Night Skies Officer on this matter.

### **Conclusion**

This application is for a small scale development of four camping pods on a site adjacent to the applicant's accommodation and relatively well screened in the immediate area by existing topography, buildings and well-established vegetation. Longer distance views of the site will be afforded from across the valley to the west but it is considered the site would be viewed in the context of existing development around this cluster of buildings which includes some visitor accommodation. Noise and activity arising from the proposal is likely to be limited and would represent a small increase to that already generated by the current accommodation at The Old Carriage Works and The Everley. As such the proposal is considered on balance to comply with the policies of the Local Plan although a number of conditions are required to ensure adequate compensatory planting, tree protection and external lighting are provided. Approval is recommended.

### **Contribution to Management Plan objectives**

Approval is considered likely to help meet Policy B4 which seeks to improve the quality and variety of tourism and recreation facilities and accommodation in the National Park.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

# North York Moors National Park Authority

## Plans list item 3, Planning Committee report 02 December 2021

**Application reference number:** NYM/2021/0670/FL

**Development description:** construction of single storey in-fill extension to rear

**Site address:** 16 The Mount, Thornton-Le-Dale

**Parish:** Thornton Le Dale

**Case officer:** Mrs Jill Bastow

**Applicant:** Mr & Mrs Armond, 16 The Mount, Thornton-Le-Dale, Pickering, YO18 7TF

**Agent:** Prospect Design fao: Mr Richard Webster, 24 Orchard Road, Malton, YO17 7BH

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	WPDR08	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no windows shall be inserted in the west elevation of the extension hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.
4	WPDR04	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no further extensions to the dwelling shall

Condition number	Condition code	Condition text
		take place without a further grant of planning permission being obtained from the Local Planning Authority.
5	MATS10	The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

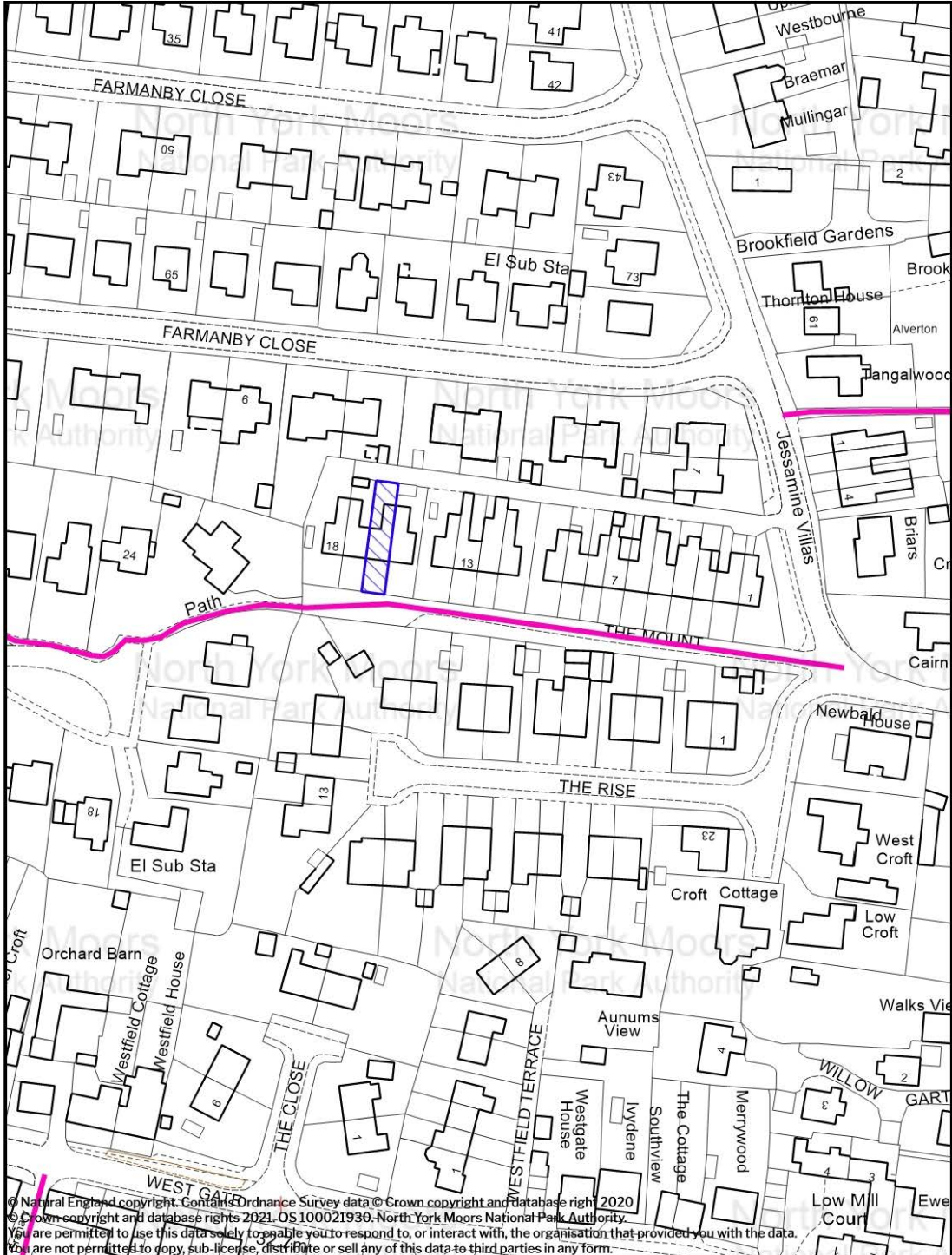
Map showing application site



North York Moors  
National Park

Application Number: NYM/2021/0670/FL

Scale: 1:1250



© Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2020  
© Crown copyright and database rights 2021. OS 100021930. North York Moors National Park Authority  
You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data.  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



**Rear elevation of property showing the area for the proposed single storey side extension and the existing two storey rear extension**



## Consultation responses

### Parish

No comments received

### Third party responses

No comments received

### Consultation expiry

1 October 2021

## Background

The Mount is a residential cul-de-sac in Thornton le Dale located off at the southern end of Roxby Road, on its western side. The street comprises three sets of terraced Victorian houses located on the northern side, set back from the road, with their main amenity space being the front gardens. The rear of the properties is characterised by joint two storey rear projections, creating small rear yard areas in-between. A number of the properties have already been extended with either a single storey side extension infilling the yard area or a two storey rear extension.

16 The Mount is a relatively large mid-terrace property situated at the western end of street. It is constructed of brick under a natural slate roof with a two storey gabled projection to the rear shared with the adjoining property to the east; to the side of this projection is a small yard area enclosed by the common brick wall and dilapidated fence.

Planning permission was granted in March 2005 for the construction of a garage to the rear of the property, however this was never implemented. In November 2013 planning permission was granted for the construction of a two storey extension to the rear of the existing gable projection following the demolition of a single storey utility room. This has been completed.

Planning permission is now sought for a single storey lean-to side extension infilling the yard area between the existing two storey rear projection and the boundary wall/fence with 17 The Mount. The extension would be constructed in matching materials and incorporate three roof lights but no windows in the side elevation facing the neighbouring property.

The application is brought before Members as the applicant is a close relative of a member of staff and in accordance with the scheme of delegation the application must be determined by Planning Committee.

## Main issues

### Local Plan policy

**Policy C017** of the Local Plan is the most relevant in the determination of this application. It supports development within the domestic curtilage of dwellings only

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; it does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and it reflects the principles outlined in the Authority's Design Guide.

In addition Policy CO17 requires 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.

### **Scale and design**

The proposed single storey lean-to side extension is modest in scale, subservient to the host property and would respect the architectural form and character of the original dwelling, with the roof pitch of the extension matching that of the existing two storey projection. It is a traditional way of extending terraced properties such as this, by infilling the small yard area and has been replicated a number of times along The Mount.

In terms of the increase in habitable floorspace, the original dwelling extends to approx. 93.5 sq.m (excluding any floorspace in the roof which is difficult to calculate without full floor plans of the property) and has already been extended to the rear with an additional 8.3 sq.m. The proposed single storey side extension would add a further 15.1 sq.m which, when combined with the existing extension equates to a 25% increase in habitable floorspace, well within the 30% threshold of Policy CO17.

### **Impact on residential amenity of neighbouring occupiers**

With regard to the potential impact on the residential amenity of neighbouring occupiers, the proposed extension would bring the built form of the application property up to the shared boundary with 17 The Mount. However being a single storey lean-to extension the height of the wall along the common boundary would be little higher than the existing boundary treatment, and with the roof sloping away, it is considered that the extension would have little impact on the light to the rear yard area and window on the rear elevation of this neighbouring property.

### **Conclusion**

It is considered that the extension would maintain the architectural integrity of the original building whilst also being in keeping with the character of the area. It would also be subservient to the main house and not exceed the size threshold as set out in Policy CO17. Furthermore it is not considered that the extension would have an adverse impact on the residential amenity of the neighbouring occupiers. As such the proposal is considered to comply with Policy CO17 of the Local Plan and the guidance contained in the Authority's Design Guide Part 2: Extensions and Alterations to Dwellings and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## **North York Moors National Park Authority**

### **Plans list item 4, Planning Committee report 02 December 2021**

**Application reference number:** NYM/2019/0764/MEIA

**Development description:** Application in respect of the winning and working of polyhalite and salt over a 25 year period from 2023, temporary importation of muriate of potash (MOP) to allow the production of fertiliser products until 2027, retention and operation of all surface installations, buildings, plant etc subject to a phased deconstruction plan within the 25 year period and a three year period for site decommissioning and restoration at the end of the 25 year period

**Site address:** Boulby Mine, Loftus

See separate report and appendices for this item.