

North York Moors National Park Authority

Item 8, Miscellaneous items

Ongoing planning and enforcement appeals. Position as of 28 September 2026

Please note that the appeal documentation for each of the ongoing planning/enforcement appeals listed below can be found by clicking on the reference number.

Reference number: NYM/0004/2026

Appellant's name: Mr & Mrs Coldbeck

Development description and site address: The Old Post Office, Harwood Dale

Date appeal lodged and type: 14 July 2026, written reps

Date, time and venue for hearings/Inquiries: Not applicable.

Reference number: FL/2026/00307

Appellant's name: Graham Kemp

Development description and site address: Farsyde House Farm, Mark Lane, Fylingthorpe

Date appeal lodged and type: 10 September 2026, written reps

Date, time and venue for hearings/Inquiries: Not applicable

Reference number: LB/2026/00229

Appellant's name: Graham Kemp

Development description and site address: Farsyde House Farm, Mark Lane, Fylingthorpe

Date appeal lodges and type: 12 September 2026, written reps

Date, time and venue for hearings/Inquiries: Not applicable

Reference number: NYM/2025/0783

Appellant's name: S Tanfield and L Whittaker

Development description and site address: Brackenburn, Ingleby Greenhow

Date appeal lodged and type: 14 July 2026, written reps

Date, time and venue for hearings/Inquiries: Not applicable

Determined planning and enforcement appeals for the period 6 August 2026 to 28 September 2026

Please find below the determined planning/enforcement appeals.

Reference number: NYM/0025/2025

Appellant's name: Mr & Mrs Coldbeck

Development description and site address: land South of Crosses Farm, Harwood Dale

Date appeal lodges and type: 26 June 2025, written representations

Decision: Appeal allowed. Appeal decision is attached at **appendix A**.

Applications determined by the Director of Planning

A list of applications determined by the Director of Planning in accordance with the scheme of delegation is attached at **appendix B**.

NB: Members wishing to enquire further into particular applications referred to in the Appendix are asked to raise the matter with the Director of Planning in advance of the meeting to enable a detailed response to be given.

List of enforcement matters determined by the Director of Planning

A list of enforcement matters determined by the Director of Planning in accordance with the scheme of delegation is attached at **appendix C**.

Tom Hind
Chief Executive

Chris France
Director of Planning

Background documents to this report

Document: Signed letter: dates as given

File reference: 3024

Location: The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

Appeal Decisions

Site Visit made on 11 August 2026

by J Whitfield BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 September 2026

Appeal A Ref: APP/W9500/C/25/3367328

Appeal B Ref: APP/W9500/C/25/3367329

Land South of Crosses Farm, Harwood Dale

- The appeals are made under section 174 of the Town and Country Planning Act 1990 (as amended).
- The appeals are made by Mrs Beata Coldbeck (Appeal A) and Mr Nicholas Coldbeck (Appeal B) against an enforcement notice issued by North York Moors National Park Authority (the NPA).
- The notice was issued on 13 May 2025.
- The breach of planning control as alleged in the notice is, without planning permission, the erection of a timber stable building on the land.
- The requirements of the notice are: (i) remove the timber stable building from the land.
- The period for compliance with the requirements is: 3 months.
- The appeals are proceeding on the grounds set out in section 174(2)(b), (c) and (d) of the Town and Country Planning Act 1990 (as amended).

Decisions

1. The appeals are allowed and the enforcement notice is quashed.

Appeals on ground (b)

2. An appeal on ground (b) is brought on the basis that the breach of planning control stated in the notice has not occurred.
3. The appellants do not deny that there is a timber stable on the Land but argue that it is not a building and therefore no development has taken place. Such an argument goes to the question of whether the alleged breach constitutes a breach of planning control rather than the question as to whether it has occurred or not. The appellants accept there is a structure on the land. As such, the alleged breach has occurred as a matter of fact.
4. The appeals on ground (b) therefore fail.

Appeals on ground (c)

5. An appeal on ground (c) is brought on the basis that the breach stated in the notice does not constitute a breach of planning control. S171A(1)(a) defines a breach of planning control as the carrying out of development without planning permission. S55(1) of the Act defines development as including the carrying out of building, engineering, mining or other operations on land. S336(1) of the Act defines a building as “any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building.”
6. What constitutes a building is a matter of fact and degree. In *Cardiff Rating Authority v Guest Keen Baldwin's Iron and Steel Co Ltd* [1949] 1QB 385, endorsed by the Court of Appeal in *Skerritts of Nottingham Ltd v SSETR (No.2)* [2000] 2 PLR 102, three primary factors were identified as decisive of what was a building:

size, permanence and physical attachment. The NPA argues that *Skerritts* is “out-of-date”. However, *Skerritts* remains the relevant authority on such matters and the factors identified by the Court of Appeal in that case still apply and cannot be disregarded simply because time has elapsed since the judgement.

7. The appellants submit that the structure is a field shelter, rather than a building. It is said to measure around 3.65m (12ft) x 7.3m (24ft) in size, is constructed on metal skids and includes a metal towing bar allow for movement across the Land without the need for disassembly. Furthermore, it is said the shelter does not sit on any foundations and is not physically affixed to the Land.
 8. The appellants also indicate that the structure was transported fully formed to the site and that it was not erected, constructed or assembled on the site. It is submitted that the shelter was transported to the current field from a different part of the appellants’ agricultural holding in a fully assembled state, without disassembly or modification at any stage.
 9. The NPA’s response is to state that the siting of a stable building on land falls within the definition of development and that the stable is clearly on the Land. Thus, it says, without planning permission, the structure is unauthorised. However, that completely fails to address the matter of whether the structure constitutes a building and thus development for purposes of S55(1) of the Act. If the structure does not constitute development, it does not require planning permission.
 10. The NPA cites a subsequent judgement of *R (oao Save Woolley Valley Action Group Ltd) v Bath and North East Somerset Council* [2012] EWHC 2161 (Admin) where poultry units had been sited on land. There are some similarities in terms of the facts of the case to those here. The units were not fixed to the ground but on skids and capable of being pulled by a tractor and were capable of being moved regularly albeit they were not. However, there are also some significant differences in the facts in that case to those here. The units would house 1,000 hens and measured around 20m by 6m in size. They were thus of considerably greater scale than the structure before me here. Moreover, the structures could be assembled in a couple of days on the site and would need to be disassembled on site, as opposed to being transported fully formed on or off the Land as is the case here.
 11. As it is, the Court in *Save Woolley Valley Action Group* found that the Council had failed to correctly apply the factors of size, permanence and physical attachment. Counter to the NPA’s submission, the judgement endorsed the authority of *Skerritts*.
 12. In contrast to the facts in the case, the shelter before me here is relatively modest in scale. I was able to see on my site visit that it covers only a very small proportion of the field upon which it is sited, particularly in the visual and landscape context in which it sits. Indeed, it is of limited height and volumetric bulk in that context. Moreover, it was transported fully onto the site, there were no operations involved in its siting beyond its transportation. It was not put together on the Land. Furthermore, there is no evidence of any physical attachment to the ground at all. The shelter rests under its own weight. There is no evidence it is pegged in place during high winds as with the poultry shelters in *Save Woolley Valley Action Group*.
 13. Furthermore, whilst the shelter could be maintained on the Land indefinitely, and therefore clearly has a degree of permanence, I find the weight I attribute to the
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factors of size and physical attachment determinative in this instance. As a consequence, taking into account the relevant authorities above and having regard to the three factors of size, physical attachment and permanence, I reach the conclusion that the structure subject of the notice does not constitute an building for the purposes of S336(1) of the Act.

14. To that end, I am satisfied the no building operations have taken place for the purposes of S55(1) of the Act. Moreover, it is clearly not an engineering operation or a mining operation. Indeed, the NPA makes no submissions to that effect. The NPA states that the case of *Save Woolley Valley Action Group* is well documented, and refers to the fact that the Council in that case failed to consider if the poultry shelters were 'other operations'. However, the NPA does not submit whether it considers the structure subject of the notice here constitutes an 'other operation'. There is no evidence before me that it does. To my mind, the transportation and lifting onto the Land of the shelter and it's movement into place does not constitute an operation in the context of the Act. As a consequence, I find that the alleged breach of planning control subject of the notice does not constitute development for the purposes of section 55(1) of the Act.
 15. The NPA cites two appeal decisions it says are relevant. The first is a decision from 2016 in the Peak District National Park where an Inspector determined that a horse shelter constituted development. Whilst the facts of that case were not identical to those here, indeed, the facts are not fully ascertainable from the decision itself, the Inspector determined that its permanence in particular resulted in the structure constituting a building. That is not the case here. I have found on the facts, that the size and lack of physical attachment of the structure, outweigh the degree of permanence in determining whether it constitutes a building. Ultimately, the weight to be attributed to the relevant factors is a matter for the decision maker, having regard to the facts.
 16. The second is said to be an appeal against the issue of an enforcement notice in Dartmoor National Park. However, the decision itself is not before me. To that end I am unable to ascertain the full facts of the case and whether they are identical to those before me here. In any event, even if the two decisions cited highlight that the structures with an degree of permanence have been found to be development, I have found, having applied the relevant authorities correctly, that the siting on the Land of the structure subject of the notice here, does not constitute a building.
 17. Ultimately, I find the NPA has failed to provide evidence which contradicts that of the appellants. Whilst it sets out other cases where the facts are different, it has not made substantive submissions which contradict the facts here and the appellant's case that, having regard to the relevant factors, the shelter does not constitute development.
 18. Moreover, I find the appellants' evidence to be sufficiently precise and unambiguous. To that end, I am satisfied that the appellants have demonstrated, on the balance of probabilities, that the alleged breach of planning control stated in the notice does not constitute a breach of planning control within the meaning of S171A(1)(a) of the Act because it does not constitute development under S55(1) of the Act for which planning permission is required.
 19. The appeal on ground (c) therefore succeeds.
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Conclusions

20. For the reasons given above, I conclude that the appeals should succeed on ground (c). The enforcement notice will be quashed.
21. In these circumstances, the appeals on ground (d) do not fall to be considered.

J Whitfield

INSPECTOR

Appendix B

List of applications determined by the Director of Planning in accordance with the scheme of delegation for the period of 6 August 2026 to 28 September 2026

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

North Yorkshire Council (Ham)

FL/2026/00031, construction of car port and creation of turning area, Scugdale Hall, Scugdale, Swainby

Approved 04/09/2026

HP/2026/00260, installation of replacement front door and new access gates to driveway (retrospective), 1 School Close, Swainby, DL6 3AZ

Approved 18/08/2026

HP/2026/00246, variation of condition 2 (material amendment) to planning approval NYM/2025/0204 to allow the installation of solar panels to lean to roof, 126 High Street, Swainby, DL6 3DJ

Approved 12/08/2026

CVC/2026/00264, verification check of conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 of Listed Building consent NYM/2021/0918, North Farm, Over Silton Village, Over Silton, YO7 2LJ

Allowed 21/09/2026

HP/2026/00266, installation of three rooflights to side elevation and insertion of one new window to gable end, The Old Mill, Osmotherley Mill Track, Osmotherley, DL6 3QG

Approved 03/09/2026

NM/2026/00369, non material amendment to planning approval NYM/2023/0049 to allow an increase in ridge height of garage to 5 metres, Clack Cottage, Clack Lane, Osmotherley, DL6 3PP

Approved 18/09/2026

OHLEN/2026/00424, overhead line exemption notification for replacement of existing pole on a like-for-like basis and replacement of existing sectionalisers, Between High Crossletts Farm And Low Crossletts Farm, Raisdale Plantation Track To Raisdale Mill, Chop Gate, TS9 7JG

Decided 17/09/2026

North Yorkshire Council (Rye)

FL/2026/00272, permanent retention of pre-fabricated classroom following expiration of temporary planning permission NYM/2021/0029/FL, Helmsley County Primary School, Carlton Lane, Helmsley, YO62 5HB

Approved 27/08/2026

FL/2026/00160, alterations to modern glazed entrance porch to facilitate installation of automated doors and changes to external stone path levels to improve wheelchair access, Church Of All Saints, Church Street, Helmsley, YO62 5BL

Approved 04/09/2026

HP/2026/00262, demolition of uPVC conservatory and construction of replacement single storey side extension, Rose Hill Cottage, Main Street, Oldstead, YO61 4BL

Approved 26/08/2026

HP/2026/00268, erection of garden shed and summerhouse and creation of patio (part retrospective), 36 Ashwood Close, Helmsley, YO62 5HW

Approved 28/08/2026

FL/2026/00279, installation of play equipment (zip wire and climbing boulder), Thornton Dale Playing Field, Roxby Road, Thornton Le Dale, YO18 7SX

Approved 10/09/2026

CLE/2026/00237, certificate of lawfulness for the use of Frimbles Cottage and The Studio as a dwellinghouses in excess of four years, Frimbles Cottage And Studio, Main Street, Gillamoor, YO62 7HX

Issued 20/08/2026

FL/2026/00258, retention of existing 10 metre high monopole, cabinets, generator and ancillary equipment together with proposed installation of battery block, diesel generator, heater, 1.5 metre gantry pole with AMF panel and equipment, Existing Mast Within Roxby Plantation, Off Greengate Lane, Thornton Le Dale, YO18 7LX

Approved 12/08/2026

FL/2026/00281, installation of 24 no. solar panels to south facing roofslope of storage barn, 28 no. solar panels to south facing roofslope of Dutch barn, 6 no. solar panels to

semi cylindrical barn roof and 10 no. ground mounted solar panels, The Hall (Former Barn), Church Lane, Sinnington, YO62 6SF

Approved 21/09/2026

FL/2026/00276, variation of conditions 2 and 3 of planning approval NYM/2004/0421/FL which permitted conversion of outbuildings to studio and holiday cottage to allow dual use of holiday cottage as a permanent residential dwelling or holiday let and to remove the tie in ownership, Kale Pot Hole, Newtondale Forest Drive, Cropton Forest, YO18 8HU

Approved 26/08/2026

HP/2026/00265, construction of two storey extension to rear, Chapel House, High Street, Newton On Rawcliffe, YO18 8QA

Approved 26/08/2026

ADV/2026/00301, advertisement consent for the continued display of 1 no. non-illuminated fascia sign and 1 no. non-illuminated hanging sign, Little Years Nursery Ltd, Carlton Lane, Helmsley, YO62 5HB

Granted 08/09/2026

FL/2026/00323, construction of raised terrace and retaining wall together with construction of walls to enclose existing covered area used for purposes associated with land management, Rawcliffe Bank Top Farm, Low Moor Road, Stape, YO18 8QF

Approved 21/09/2026

WTCA/2026/00338, Norway spruce located on the front driveway - to fell., Helmsley Youth Hostel, Carlton Lane, Helmsley, YO62 5HB

No objections 01/09/2026

CVC/2026/00347, verification check of condition five of Listed Building consent LB/2026/00101, Bransdale Lodge, Village Street, Bransdale, YO62 7JL

Allowed 14/09/2026

CVC/2026/00355, verification check of condition five of planning approval NYM/2025/0751, Temporary Electronic Communications Installation, Chop Gate, Bilsdale West Moor North Yorkshire, TS9 7JU

Allowed 10/09/2026

WTCA/2026/00378, Works to trees in Conservation Area comprising of felling Spruce and Walnut at Greystones, Maltongate, Thornton Le Dale, YO18 7SD

No objections 22/09/2026

WTCA/2026/00381, Works to trees in Conservation Area comprising of removal of eight Spruce at Tranmire, ,High Street, Lastingham, YO62 6TQ

No objections 01/09/2026

North Yorkshire Council (Sca)

WTCA/2026/00335, Works to trees in Conservation Area comprising of removal of Holly at Heathwold, Goathland

No objections 11/09/2026

WTCA/2026/00322, Works to trees in Conservation Area comprising of reduction in height of 5 Yew trees at St John The Baptist Church, Main Street, East Ayton

No objections 11/09/2026

LB/2026/00020, Listed Building consent for installation of replacement timber windows and doors, 7 West End Farm, Main Street, Hutton Buscel

Granted 11/08/2026

CVC/2026/00059, verification check of conditions six, 17, 18, and 19 of planning approval NYM/2024/0239, Land Adjacent To 79 Main Street, Hutton Buscel, Scarborough

Allowed 01/09/2026

CU/2026/00106, use of residential dwelling (flat) to include holiday letting (retrospective), St Marys, Garden Flat, Broom House Lane, Egton Bridge Whitby, YO21 1UZ

Approved 12/08/2026

FL/2026/00203, erection of extensions to existing agricultural barn for storage purposes, installation of roller shutter doors and solar panels, Fern Farm, Greenhouses, Lealholm, Whitby, YO21 2AD

Approved 07/08/2026

FL/2026/00193, change of use of land from agricultural to equestrian, creation of manège and erection of stable building with parking provision for commercial livery and riding school purposes together with landscaping works, Prospect House Farm. Suffield Hill, Hay Lane, Scalby Scarborough, YO13 0BH

Approved 07/08/2026

HP/2026/00212, demolition of stores and construction part two storey/part single storey rear extension, 4 Sandsend Cottages, Broom House Lane, Egton Bridge Whitby, YO21 1XB

Approved 04/09/2026

R3/2026/00239, application under Regulation 3 (Town and Country Planning General Regulations 1992) for operational development comprising installation of permeable surface to existing overflow car park and formalising of car parking spaces, Danby Lodge National Park Centre, Lodge Lane, Whitby, YO21 2NB

Approved 11/08/2026

HP/2026/00242, installation of three replacement timber windows and removal of rendering to east and south elevations, Friendship Cottage, Gunn Gutter, Staithes, TS13 5DD

Approved 21/08/2026

LB/2026/00241, Listed Building consent for installation of three replacement timber windows and removal of rendering to east and south elevations, Friendship Cottage, Gunn Gutter, Staithes, TS13 5DD

Granted 21/08/2026

HP/2026/00240, construction of detached garage and workshop, Billera Cottage, Evan Howe Pond To Biller Howe, Fylingdales Whitby, YO22 4QJ

Approved 17/08/2026

FL/2026/00245, conversion of agricultural buildings to three holiday letting cottages, Westonby Lodge, Shortwaite, Lealholm Whitby, YO21 2AA

Refused 17/08/2026

HP/2026/00261, alterations to fenestration, cladding of external walls and construction of detached outbuilding and shed, Nestling Heights, Road From Little Beck Lane To Moorgate Entrance, Littlebeck Whitby, YO22 5EY

Approved 18/08/2026

CVC/2026/00313, verification check of condition three of planning approval NYM/2022/0249 to confirm compliance with local occupancy restriction, Ash Cottage, Beacon Way, Sneaton, Whitby, YO22 5HS

Refused 21/08/2026

LD/2026/00267, Listed Building consent for demolition of lean-to extension on barn, Bank Top Farm, Ellerby Bank, Ellerby, TS13 5LR

Granted 26/08/2026

CU/2026/00289, change of use of land from agricultural to equestrian including construction of timber boundary fence and gate, Green End House, Green End, Goathland, Whitby, YO22 5LQ

Approved 27/08/2026

HP/2026/00275, variation of condition 2 (material amendment) of planning approval NYM/2025/0613 which permitted construction of single storey rear extension and front porch to allow relocation of door, 50 High Street, Castleton Whitby, YO21 2DA

Approved 28/08/2026

CU/2026/00277, variation of condition 1 of planning approval NYM/2023/0637 which permitted the change of use from a principal residence dwelling to a flexible use of a dwelling or short term holiday let for a temporary 36 month period to allow a temporary change to principle residence dwelling for three years, The Old Guard House, Goldsborough Lane, Goldsborough, Whitby, YO21 3FS

Approved 07/08/2026

CLP/2026/00284, certificate of lawfulness of proposed use or development for confirmation that the siting of a static caravan for use as a welfare facility / break room ancillary to the agricultural use of the holding, would be lawful and would not constitute development, Keasbeck Hill Farm (Located North Of Brooklands Farm), Keasbeck Hill Farm, Harwood Dale Scarborough, YO13 0DT

Issued 26/08/2026

HP/2026/00312, construction of single storey rear extension, 1 Station Close, West Ayton, Scarborough, YO13 9JQ

Approved 15/09/2026

LB/2026/00270, Listed Building consent for installation of replacement timber door, Wayside Cottage, High Street, Lythe Whitby, YO21 3RT

Granted 23/09/2026

ADV/2026/00286, advertisement consent for the continued display of one hanging

sign and one wall mounted sign (both illuminated), Lady Cross Plantation Caravan Park, Egton Lane, Egton, YO21 1UA

Granted 07/09/2026

FL/2026/00285, use of land for the siting of one timber clad shipping container for use as ancillary shop for caravan park guests together with erection of flagpole, raised timber deck, retention of one timber porch and removal of one porch (retrospective), St Helens Caravan Park, Main Road, Wykeham Scarborough, YO13 9QB

Approved 02/09/2026

HP/2026/00293, Installation of replacement timber front door, Cliff Head, Chapel Street, Robin Hoods Bay, Whitby, YO22 4SQ

Approved 03/09/2026

HP/2026/00297, alterations to fenestration including insertion one rooflight to rear elevation and four rooflights to kitchen extension along with installation of replacement patio doors and blocking up of two windows to rear elevation, Barras View, High Barras, Staithes, TS13 5DE

Approved 08/09/2026

HP/2026/00296, construction of replacement single storey side extension, Ashlea House, Mars Lane, Scaling, TS13 4TR

Approved 27/08/2026

HP/2026/00329, construction of timber clad garden room and two timber framed and clad extensions to existing outbuilding for storage purposes (retrospective), Park Hill Farm, Low Seat To Lownorth Moor, Harwood Dale Scarborough, YO13 0LB

Approved 10/09/2026

FL/2026/00306, subdivision of existing dwellinghouse into dwellinghouse and holiday letting cottage, erection of porch canopy and installation of solar panels and air source heat pump, Brown Cottage, Lealholm Lane, Lealholm Whitby, YO21 2AW

Approved 28/08/2026

LB/2026/00292, Listed Building consent for installation of replacement timber front door, Cliff Head, Chapel Street, Robin Hoods Bay, Whitby, YO22 4SQ

Granted 03/09/2026

CVC/2026/00308, verification check of condition seven of planning approval
NYM/2022/0842, The Church Rooms, Glaisdale

Allowed 06/08/2026

WTCA/2026/00298, Works to trees in Conservation Area comprising of severing roots of Leylandii affecting path and beneath grassed area to rear of property, 50 Main Road, Aislaby, Whitby, YO21 1SW

No objections 26/08/2026

HP/2026/00311, erection of boundary wall and two sets of steel gates to front elevation, Abbotsford, Egton Lane To Guisborough Road, Egton Whitby, YO21 1UA

Approved 25/09/2026

FL/2026/00316, removal of existing field shelter and construction of new field shelter, Field Off, Moor Lane, East Ayton, Scarborough, YO13 9EW

Approved 24/09/2026

FL/2026/00315, use of land for the siting of four glamping pods and one lodge (virtually operated) for all year round holiday letting use together with erection of storage building, Land South Of Glen Esk Road, Opposite Glen Esk Caravan Park, Ruswarp, Whitby, YO22 4NE

Refused 09/09/2026

HP/2026/00326, installation of replacement uPVC windows, aluminium patio doors, Stone Villa, Village Street, Lealholm Whitby, YO21 2AQ

Approved 24/09/2026

WTCA/2026/00320, works to trees in Conservation Area comprising of reducing crown of Sycamore in accordance with BS 3998 at Meadowfield House, High Street, Lythe Whitby, YO21 3RT

No objections 01/09/2026

NM/2026/00331, non material amendment to planning approval HP/2026/00163 to allow a change of roof design to approved dormer windows from catslide roofs to pitched apex roofs, Stonyway, Brackenhill Lane, Sleights, Whitby, YO22 5ER

Approved 27/08/2026

FL/2026/00325, concreting of farm yard (retrospective), Suffield Farm, Suffield Hill, Limestone Lane To Swang Road, Scarborough, YO13 0BJ

Approved 21/09/2026

WTCA/2026/00330, works to trees in Conservation Area comprising of felling four Cypress, removal of Laurel bush at Samara Lodge, Beck Hole Road, Goathland Whitby, YO22 5LY

No objections 01/09/2026

HP/2026/00328, construction of shed in front garden (retrospective), 19 Priory Park, Grosmont Whitby, YO22 5QQ

Approved 25/09/2026

NM/2026/00356, non material amendment to planning approval NYM/2024/0698 to allow omission of bin store and substation, change to parking and footpath arrangement including provision of additional parking area, construction of boundary wall in lieu of rail and change of, Former Central Garage, High Street, Castleton Whitby, YO21 2BD

Approved 04/09/2026

FL/2026/00345, installation of seven building mounted and five column mounted CCTV Cameras in connection with petrol filling station and food store (revised scheme to planning approval NYM/2025/0471), Former Central Garage, High Street, Castleton Whitby, YO21 2DB

Approved 21/09/2026

LB/2026/00327, Listed Building consent for installation of replacement timber windows and doors and re-pointing of exterior walls, Red House Farm, High Street To Egton Cliff, Egton Whitby, YO21 1UT

Granted 24/09/2026

WTPO/2026/00332, works to trees in Conservation Area comprising of felling Horse Chestnut at Samara Lodge, Beck Hole Road, Goathland, Whitby, YO22 5LY

No objections 01/09/2026

CVC/2026/00431, verification check of conditions four and five of planning approval R3/2026/00180, North Of Foresters Lodge, Stonebeck Gate Lane To Fryup Lodge, Fryup, Whitby, North Yorkshire, YO21 2NS

Allowed 24/09/2026

CVC/2026/00362, verification check of condition 12 of planning approval NYM/2026/0087, Land At Partridge Hill Farm, Fylingdales

Allowed 10/09/2026

WTCA/2026/00365, works to trees in Conservation Area comprising of felling Large Sycamore at Kerrs Farm, High Street, Lythe, Whitby, YO21 3RT

No objections 11/09/2026

Redcar and Cleveland

LB/2026/00244, Listed Building consent for installation of replacement timber windows and door, 4 Northside, Cowbar Lane, Cowbar, TS3 5BY

Granted 27/08/2026

FL/2026/00255, erection of timber stable building (retrospective), South Of Lodge Farm, Cow Close Lane, Moorsholm, TS12 3JE

Refused 10/08/2026

NM/2026/00324, non material amendment to planning approval NYM/2023/0627 to allow the use Sandtoft 20/20 clay tiles and change of garage door design, Holt House, Hutton Village Road, Guisborough, TS14 8ER

Approved 26/08/2026

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

North Yorkshire Council (Ham)

AGRP/2026/00303, prior approval for widening and upgrading of existing track and construction of turning area for forestry purposes under Part 6, Fog Close Farm, Scugdale, Swainby, DL6 3DT

Approved 15/09/2026

North Yorkshire Council (Rye)

NYM/2026/0076, prior approval for erection of agricultural livestock and storage building under Part 6, Oscar Park, Rievaulx

Approved 12/08/2026

CLNS/2026/00402, Notification of construction of 70 metres of forwarder track' landing area and installation of 2 no. drainage culverts for forestry purposes under Part 19, Pifelhead South, Cropton, YO18 8HT

Decided 09/09/2026

North Yorkshire Council (Sca)

HC/2026/00340, Prior notification for erection of extensions to three existing agricultural buildings for livestock housing and workshop purposes under Part 6, Home Farm, Dunsley Lane, Dunsley, Whitby, YO21 3TL

Planning Permission Required 06/08/2026

AGR/2026/00371, Prior notification for erection of agricultural storage building (not livestock, slurry or sewage sludge) under Part 6, The Pheasantry, Scawton to Scawton Moor Plantation, Scawton, YO7 2HF

No prior approval required 25/08/2026

Redcar and Cleveland

CLNS/2026/00339, Notification of construction of turning head for forestry purposes under Part 19, Land West Of Bousdale Farm, A173 Windlebridge To Newton Under Roseberry, Guisborough, TS14 8HF

Decided 10/08/2026

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

None

Applications adjacent to the National Park (3024)

Application: R/2026/0532/FFM

For erection of 2no. stock sheds and associated infrastructure at Highfields Farm, South Town Lane, Loftus

The Authority has assessed the proposed development and advised that there are no objections. Included in the response was advice from the Authority's Ecologist that Redcar and Cleveland Borough Council will need to undertake a Habitat Regulations Assessment for the application and determine whether they are comfortable with the report provided or whether they need to request additional information.

Application: 26/04387/DISCON

For approval of details reserved by conditions 2 (Materials), 4 (Roof), 5 (Level 1 recording) for previously approved application ZB25/01344/FUL and ZB25/01345/LBC at School Farm, Lead Lane, Nether Silton

The Authority has assessed the proposed development and advised that we have no comments to make.

Application: ZE26/00684/73A

For variation of condition 03 of decision notice ZE26/00209/HOUSE for materials of the development at Ludley House, Main Street, Ampleforth

The Authority has assessed the proposed development and raised no objections/comments.

Appendix C

List of enforcement matters determined by the Director of Planning in accordance with the scheme of delegation for the period of 6 August 2026 to 28 September 2026

Reference number: C/2026/00035

Development description and site address: Unauthorised erection of log store and works to a Listed Building at Dale View, Fryup

Decision taken: Log store reduced in size. Not expedient to pursue further.

Reference number: C/2026/00183

Development description and site address: Potential non compliance of planning approval NYM/2025/0573 at Windy Ridge, Egton

Decision taken: No breach of planning.

Reference number: C/2026/00047

Development description and site address: Alleged non compliance with conditions relating to wedding business- passing places, brown signs, hardstanding of carparking

Decision taken: Discharge of conditions application NYM/2024/0880 relating to issues decided.

Reference number: C/2026/00144

Development description and site address: Alleged unauthorised window paint colour and potentially unauthorised outside cafe seating area at Rumah House Tearooms and Bed and Breakfast, Coxwold

Decision taken: No breach found.

Reference number: C/2026/00149

Development description and site address: Alleged unauthorised siting of advertising board at Knott Road, Rosedale

Decision taken: No breach found

Reference number: C/2026/00129

Development description and site address: Alleged unauthorised construction of wooden building with utilities and running of business at Park Hill Farm, Harwood Dale

Decision taken: Retrospective consent granted for the structures. The business use was not considered to be a material change of use only accounting for a few visitors each year. Most courses and workshops are run offsite in village halls. The static

caravan/car parking area has been in situ over 10 years and the static was planned to be moved off site.

Reference number: C/2026/00207

Development description and site address: Potential non compliance of planning approval NYM/2007/0289/FL, condition 4 at Haven Croft, Hutton le Hole

Decision taken: No breach of condition or material change of use.

Reference number: C/2026/0100

Development description and site address: Alleged unauthorised rebuilding of stable building at land opposite Glaisdale Hall, Glaisdale

Decision taken: There is evidence of a building on this site in excess of four years, the building has been clad and stained dark reducing its visual impact, and the use remains as agricultural in connection with the common garth. Enforcement action is not expedient to pursue in this case.

Reference number: C/2026/00140

Development description and site address: Unauthorised extension of pole barn at Town End Farm, Easington

Decision taken: Not expedient to pursue formal action

Reference number: C/2026/00154

Development description and site address: Alleged unauthorised advertising boards at Enterprise Way, Whitby

Decision taken: Adverts removed

Reference number: C/2026/00202

Development description and site address: Monitoring of planning permission NYM/2025/0374 at Greenhills, Robin Hoods Bay

Decision taken: Consent granted for the track and no breach

Reference number: C/2026/00208

Development description and site address: Expired temporary consent NYM/2021/0368/AD at 12 Castle Street, Helmsley

Decision taken: No further action required

Reference number: C/2026/00211

Development description and site address: Alleged unauthorised use of land for events at field on Hay Lane, Scalby

Decision taken: Temporary use ceased.

Reference number: C/2026/00206

Development description and site address: Alleged unauthorised letting of room in dwelling at Highrising, Back Lane, Fylingdales

Decision taken: No breach found.

Reference number: C/2026/00152

Development description and site address: Alleged unauthorised development at Throstle Nest, Littlebeck

Decision taken: No breach of planning occurred

Reference number: C/2026/00146

Development description and site address: Alleged unauthorised erection fencing at 11 Ghyll Brow, Glaisdale

Decision taken: Not expedient to pursue

Reference number: C/2026/00205

Development description and site address: Alleged unauthorised use of dwelling as holiday letting accommodation at The Cottage, Beckside, Staithes

Decision taken: No breach of planning occurred

Reference number: C/2026/00118

Development description and site address: Alleged unauthorised construction of timber clad rear extension at Abbey Inn, Byland Abbey, YO61 4BD

Decision taken: Development removed

Reference number: C/2026/00147

Development description and site address: Alleged unauthorised replacement windows at The White Horse, Main Street, Ampleforth

Decision taken: No development

Reference number: C/2026/00212

Development description and site address: Alleged unauthorised works to barn at Green Farm House, The Green, Fadmoor

Decision taken: Not expedient to pursue

Reference number: C/2026/00139

Development description and site address: Alleged unauthorised excavation works to form tracks at land South West of Castle Houses Farm, Danby

Decision taken: Not expedient to pursue.

Enforcement Notices served

None