

North York Moors National Park Authority Planning Committee Site Visit

Public minutes of the site visit held at Oakdale House, 9 Back Lane, Osmotherley on 22 November 2019 at 10am.

Present: Jim Bailey, Alison Fisher, Janet Frank, David Hugill, David Jeffels, Heather Moorhouse, Clive Pearson, Bob Marley.

Apologies: Malcolm Bowes, Caroline Patmore, Sarah Oswald.

National Park Authority Officers: Mark Hill, Ailsa Teasdale, Kelsey Blain

Others: Mr Banister (Applicant)
Mr C Garner (Agent)
Steve Rogers (Supporter)
David Kitchen (Objector)

NYM/2019/0513/FL – Construction of 1 no. open market dwelling and demolition of existing dwelling and most out buildings.

The Members, Planning Officers, a supporter and an objector met the applicant and his agent on his drive at the front of the house at Oakdale House.

Mark Hill explained the form the meeting would take and that the proposal would be considered from on the site and from the Cleveland Way before briefly outlining the proposal. Everyone then moved further into the site to consider the application from the area to the south of the location of the proposed building. In this location Ailsa Teasdale then described the design, the setting the proposal and the relationship to the Conservation Area. The objections from the neighbours and support of the Parish council were also explained. The applicant had marked out the corners of the proposed building as well as the floor levels of the ground and first floors to help members to assess the proposal.

Mark Hill then set out the Planning Policy considerations, with regard to the proposal as a replacement dwelling and also in relation to any form of residential developed that would be allowed on the site. Given the size of the site, it was also explained how different areas of the site would attract different occupancy restrictions, due to an assessment as to whether it is considered to be inside the village or in the open countryside. All these elements were also set out again in relation to the Draft Local Plan as it stands at present. Questions were then taken from the members regarding the desire for a new location and from the objector who explained his concerns with regard to the fact that other development within the area had been made to conform to the building line off Back Lane and he could not see any reason why this should be any different.

Members of the meeting then walked from the front of the proposed house, up the slope between the existing house and agricultural buildings to the rear of the proposed dwelling. Here an assessment of the impact on the neighbours and the activity level associated with the driveway and parking arrangements was made. An appreciation of the reorientation of the building was also gained from this location to achieve the Passive House credentials sought.

Member of the meeting were then taken to the East side of the site to be able to see the extent of the agricultural buildings which would be removed, and which were to be retained.

The location of the Cleveland Way footpath was pointed out from this location and then members of the meeting were then taken along the Cleveland Way to make an assessment of the proposal from this public vantage point as well as Back Lane where the meeting had started.

The Chair closed the visit on the Cleveland Way at 10:45am once he was satisfied that there were no more questions from Members.

Ailsa Teasdale
Senior Planning Officer