

North York Moors National Park Authority Planning Committee

05 December 2019

Miscellaneous Items

(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

None

Appeals Received

Reference Number	Appellants Name and Location	Description
NYM/2019/0406/FL	c/o Agent - Mrs Cheryl Ward Sea View, Victoria Square, Lythe	Construction of single storey extension

Appeals Determined

The Secretary of State for Communities and Local Government has determined the following appeals made to him against decisions of the Committee:-

Reference Number	Appellants Name and Location	Description	Appeal Decision
NYM/2019/0083/FL	Mrs Susan Jane Soley, land off Carr Lane, Kilburn	Erection of agricultural storage building (retrospective)	Appeal Dismissed

Attached at **Appendix 1**.

(b) Enforcement

Appeal documentation relating to an enforcement matter is currently only available on request.

Hearings and Inquiries

None

Appeals Received

None

Appeals Determined

None

(c) **Planning Applications Determined by the Director of Planning**

A list of planning applications determined by the Director of Planning in accordance with the Scheme of Delegation is attached at **Appendix 2**.

[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 3**.

(e) **Numbers of Planning Applications Determined and Number of Planning Applications Outstanding**

A graph indicating the number of applications determined within 8 weeks for the last 12 months, together with details of current planning applications which were submitted over 13 weeks ago attached at **Appendix 4**.

Andy Wilson
Chief Executive (National Park Officer)

Chris France
Director of Planning



Appeal Decision

Site visit made on 5 August 2019

by R E Walker BA Hons DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 October 2019

Appeal Ref: APP/W9500/W/19/3228181

Agricultural field off Carr Lane, Kilburn, North Yorkshire (X451186, Y480054)

- 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 Susan Jane Soley against the decision of North York Moors National Park.
 - The application Ref NYM/2019/0083/FL, dated 8 February 2019, was refused by notice dated 5 April 2019.
 - The development is the erection of an agricultural storage building (retrospective).
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Decision

1. The appeal is dismissed.

Procedural Matters

2. Notwithstanding the description of the development set out above, which is taken from the application form, the appellant's appeal statement confirms that the main use of the building is as a stable for the appellant's horses. All parties have had the opportunity to comment and as such are not prejudiced by my dealing with the appeal on this basis.
3. The main parties have confirmed that measurements on the Existing Site Layout Plan were inaccurate but have agreed the correct measurements. In any event the building has been erected and therefore I am considering this appeal retrospectively.
4. The site is in a National Park, and an EIA Screening Opinion has been issued by the Authority, concluding that an Environmental Statement is not necessary in this instance. Based on the details before me, I have no reason to disagree with that conclusion.

Main Issue

5. The main issue is the effect of the building on the character and appearance of the North York Moors National Park.

Reasons

6. The appeal site lies in an open field adjacent to a lane leaving Kilburn toward the white horse figure, which is cut into the hillside, and dominates the landscape in this part of the National Park (NP). The appeal site is separated from the nearest property by a field and is enclosed by hedges and isolated

- trees. The built development in Kilburn dissipates gradually from the central core along Carr Lane to the north, opening up to the undeveloped countryside and views of the largely wooded hillside containing the white horse figure.
7. Development Policy 12 of the North York Moors National Park Authority Local Development Framework Core Strategy and Development Plan Document (adopted in 2008) (CS) referred to in the reason for refusal relates to agricultural buildings. However, as the primary use of the building has been confirmed as a stable for the appellant's horses for recreational purposes, this policy is not therefore relevant to the appeal proposal.
 8. Development Policy 19 of the CS is now referred to by the main parties which relates to householder development. The policy supporting text advises that in order to avoid stable buildings and associated fences and jumps in isolated rural locations, permission for new buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage.
 9. The stable building is positioned in a dip in the undulating landform. Kilburn village, where the appellant's property is located, is relatively close to the appeal site. However, in my view, the building does not visually relate to the village due to the field in between and curvature of the road. Instead it appears as an isolated structure, unrelated to any other building group.
 10. The building is visible from the adjacent lane in gaps in and views over the hedgerow. I also observed that the building can also be seen to varying degrees from the public footpath to the west of Carr Lane and in more distant views to and from the white horse figure.
 11. The isolated location is contrary to the aims of Development Policy 19 and the presence of the building adds visual clutter to the rural landscape by introducing built form into a location that was previously free from development and visually unrelated to any other buildings or settlement. Even though it is small in scale and does not add greatly to new development in the NP, in my view the building undermines the landscape character and erodes the natural scenic beauty of this part of the NP.
 12. I accept that the colour treatment of the building and existing hedgerow along the boundary help to reduce the building's prominence. I am also mindful that the Parish Council did not object but suggested planting which the appellant agrees to. Additional planting would provide further screening, although this would take time to establish. Furthermore, during the winter months, the effectiveness of the existing hedgerow and additional planting as screening would be reduced. Overall, I do not consider that this would be sufficient to overcome the harmful effects of the building and the erosion of the open countryside.
 13. I understand that the appellant's property does not have space to accommodate a stable building. I am also mindful that the appellant owns this field and no other in the area and the appellant's horses graze the field. Whilst I note those circumstances, I do not consider that they justify the addition of a new building and the associated harm identified.
 14. In support of the appeal, my attention has been drawn to other stable buildings in the area and others in the wider NP that have been granted by the Authority

or at appeal. The Authority has advised that some of the buildings around Kilburn do not have consent. Although I note that there are other divorced stable buildings that have been granted or allowed at appeal under the same policy framework. However, my concerns relate not to the principle of a stable building, but to the specific location of this building and the associated harm to the character and appearance of the landscape.

15. For the reasons given above, I conclude that the stable building has a harmful effect on the character and appearance of this part of the NP. The building therefore conflicts with Core Policy A and Development Policy 19 of the CS. Amongst other things, these require that development, respects and conserves the landscape and other valued characteristics of the area. The building also conflicts with the National Planning Policy Framework, which requires the protection of valued landscapes, and states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks.
16. In arriving at these conclusions, I have had regard to the conservation of cultural heritage of the North York Moors National Park alongside the other purposes for which the National Park is designated, in accordance with s.11 of the National Parks and Access to the Countryside Act 1949 (as amended).
17. For the reasons given above, and having regard to all other matters raised, I therefore conclude that the appeal should be dismissed.

Robert Walker

INSPECTOR

List of Planning Applications Determined by the Director of Planning

List of Planning Applications Determined by the Director of Planning

for the Period from 03/10/2019 to 19/11/2019

in the Following Order and then by District:

Delegated Planning Applications;

Post Committee Applications;

on Expiration of Advertisement;

on Receipt of Amended Plans and Further Observations;

Approval of Conditions;

Applications Adjacent to the Park (3024);

Notifications Under Schedule 2, Part 6, of

The Town & Country Planning (General Permitted Development) Order 2015

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.

York Potash/Sirius Minerals Delegated Applications

None

Applications

Hambleton

NYM/2019/0264/FL	Approved	22/10/2019
	conversion of barn to ancillary office/residential use and construction of single storey link extension to dwelling at Five Acres, Low Paradise Farm, Boltby for Mr W Reeve	
NYM/2019/0485/LB	Granted	22/10/2019
	Listed Building consent for installation of replacement timber double glazed windows and timber door to front elevation at The Mill House, Osmotherley for Mr & Mrs Jonathan Round	
NYM/2019/0505/FL	Approved	31/10/2019
	erection of oak pedestrian bridge across the historic moat at Mount Grace Priory, Mount Grace, Northallerton for English Heritage	
NYM/2019/0534/FL	Approved	23/10/2019
	construction of replacement barn for domestic purposes at Hemmelstones, Clack Lane, Osmotherley for Mr & Mrs Gordon	
NYM/2019/0537/FL	Approved	04/11/2019
	installation of replacement uPVC windows at 6 Grant Close, Osmotherley for Mrs Elaine Shepherd	
NYM/2019/0548/LB	Granted	22/10/2019
	Listed Building consent for the restoration of internal wood beams in living rooms and hallway, removal of insulation boarding to ceiling of main living room and replacement with matchboarding, replacement fireplace in sitting room, stripping and re-staining of staircase and landing window sills, installation of dado-height panelling in hallway, replastering of second bedroom, removal of wall to extend family bathroom and installation of lights, switches and sockets at Meadowfield, Faceby for Henry Vines	

<u>NYM/2019/0586/FL</u>	Approved installation of replacement timber windows and door to side (east) elevation at Old Stores, Coxwold for Mr & Mrs Channer	28/10/2019
<u>NYM/2019/0593/FL</u>	Approved Construction of single storey rear extension and insertion of 2 no. windows to west elevation together with refurbishment works including replacement pitched roof to north wing, replacement flat roof to rear service areas and alterations to existing fenestration at Forresters Arms Hotel, Kilburn for EI Group plc	15/11/2019
Ryedale		
<u>NYM/2019/0421/FL</u>	Approved conversion and extension of outbuilding to form estate office with associated parking and landscaping works at Church Houses Cottage, Mill Lane, Church Houses, Kirkbymoorside for Farndale Estate	05/11/2019
<u>NYM/2019/0555/FL</u>	Approved erection of agricultural livestock building at Overend Farm, Daleside Road, Rosedale Abbey for Mr Carter	03/10/2019
<u>NYM/2019/0561/FL</u>	Approved alterations and construction of single and two storey extensions following demolition of 2 no. single storey extensions and garden room at Applegarth, Castle Close, Thornton Dale for Mr & Mrs R Taylor	04/10/2019
<u>NYM/2019/0571/FL</u>	Approved construction of single storey annexe and car port extension, demolition of porch and alterations to fenestration at The Stables, Rectory Lane, Thornton Dale for Mr Paul Thacker	15/10/2019
<u>NYM/2019/0579/LB</u>	Granted Listed Building consent for internal alterations, installation of replacement windows, door and soil pipe, proposed vents, relaying of stone steps and digging of trench at Moorhouses, Bransdale Road, Rudland, Fadmoor for National Trust	25/10/2019
<u>NYM/2019/0604/AD</u>	Granted advertisement consent for changes to existing fascia panel signs and the display of 1 no. non illuminated hanging sign at Beckside Pharmacy, Maltongate, Thornton le Dale for Lincolnshire Co-Operative Ltd	25/10/2019
<u>NYM/2019/0611/FL</u>	Approved variation of condition 2 (material amendment) of planning approval NYM/2015/0336/FL to allow an amended footprint of the single storey extension at Tiggywinkle Cottage, Hawaby for The Viscount Pollington 1964 Settlement	05/11/2019
<u>NYM/2019/0623/FL</u>	Refused construction of 1 no. dormer window (revised scheme to NYM/2018/0627/FL) at Orchard House, Hambleton Lane, Wass for Mr & Mrs D Harker	31/10/2019

Scarborough

<u>NYM/2018/0776/FL</u>	Approved conversion of outbuildings to form residential annexe accommodation at Beacon Farm, Beacon Brow Road, Burniston for Mr Paul Cass	10/10/2019
<u>NYM/2019/0146/LB</u>	Granted Listed Building consent for installation of replacement windows and doors together with 3 no. rooflights at Fryup Hall, Fryup Hall Lane, Fryup for Marina Coupe	12/11/2019
<u>NYM/2019/0150/FL</u>	Approved variation of conditions 2 (material amendment), 8 and 9 of planning approval NYM/2017/0453/FL to allow an increase in height of the eaves and apex of the roof and amendments to window and door detailing together with construction of boundary wall (retrospective) at Burgate Farm, Harwood Dale for Mrs C Cook	14/10/2019
<u>NYM/2019/0438/FL</u>	Approved variation of conditions 2 (material amendment) and 3 of planning approval NYM/2016/0830/FL to allow alterations to the layout and design and use as storage (Class B8) or workshop (Class B1) at 4 A/B Hinderwell Industrial Estate, Station View, Hinderwell for Mr Dan Nelson	09/10/2019
<u>NYM/2019/0442/FL</u>	Approved erection of a timber picket fence with gates at Unity House, Church Street, Staithes for Mr James Easton	16/10/2019
<u>NYM/2019/0458/FL</u>	Approved conversion of barn to holiday letting cottage at Field House Farm, Newholm for Mrs Clare Hill	28/10/2019
<u>NYM/2019/0500/FL</u>	Approved construction of dormer window to front elevation at Bedeburne, High Hawsker for Mrs Nicola Dixon	23/10/2019
<u>NYM/2019/0506/FL</u>	Approved construction of single storey extension at Fryup Lodge, Fryup Dale for Mr & Mrs Finlayson-Brown	15/10/2019
<u>NYM/2019/0536/FL</u>	Approved construction of greenhouse at Manor House, 34 Castlegate, East Ayton for Mr Paul Chadwick	08/10/2019
<u>NYM/2019/0543/FL</u>	Approved erection of garden fence and gate at Broom Cottage, Mount Pleasant, Staithes for Mr Michael Wood	22/10/2019
<u>NYM/2019/0544/FL</u>	Approved construction of replacement conservatory at 35 Pickering Road, West Ayton for Mrs Julie Wood	31/10/2019

<u>NYM/2019/0546/FL</u>	Approved erection of timber balcony to rear at Braeside, 3 The Crescent, Underhill, Glaisdale for Mr Andrew Wilson	21/10/2019
<u>NYM/2019/0563/CU</u>	Approved change of use of 2 no. ground floor rooms of dwelling (Use Class C3) to Nursery (Use Class D1) (no external alterations) at St Hedda's Presbytery, Egton Bridge for Miss Eleanor Douglass	09/10/2019
<u>NYM/2019/0567/FL</u>	Approved construction of balcony together with installation of doors to replace existing window at 1 Hermitage Way, Sleights for Mr Harrison	09/10/2019
<u>NYM/2019/0573/FL</u>	Refused erection of wildlife tower at White Lodge, Langdale End for Dr Mark Hayes	14/10/2019
<u>NYM/2019/0580/FL</u>	Approved construction of single storey side extension at 113 Hackness Road, Scalby for Mr A Walker	11/10/2019
<u>NYM/2019/0581/FL</u>	Approved variation of condition 3 of planning approval NYM/2009/0273/FL to allow a dual residential letting and holiday letting use at Rigg View Cottage, Abbey View Cottage and Honeysuckle Cottage, Summerfield Lane, Stainsacre for Mr K Howard	11/10/2019
<u>NYM/2019/0582/FL</u>	Approved alterations, construction of single storey rear extension following demolition of store and change of use of land to extend domestic curtilage at Hillside, 10 Bridge Green, Danby for Mr & Mrs D Hogg	16/10/2019
<u>NYM/2019/0583/LB</u>	Granted Listed Building consent for installation of replacement first floor window to side elevation at Cranny, King Street, Robin Hood's Bay for Mr Graham Glossop	04/11/2019
<u>NYM/2019/0584/FL</u>	Approved construction of single storey extension (revised scheme following withdrawal of NYM/2019/0152/FL) at Howe Cottage, The Howe, Danby for Nigel Henderson	09/10/2019
<u>NYM/2019/0587/FL</u>	Approved variation of condition 2 (material amendment) of planning permission NYM/2016/0787/FL to retain the original width of the cow byre building and to allow the use plastic coated metal sheets and timber cladding to face the original brickwork at 7 Whitby Road, Staithes for Mr John Brickley	11/11/2019
<u>NYM/2019/0588/FL</u>	Approved alterations and single storey extension to domestic outbuilding to enable its use as residential annexe accommodation and associated landscape works at Cawood Cottage, Staintondale Road, Cloughton for Mrs Margaret Chapman	28/10/2019

<u>NYM/2019/0602/FL</u>	Approved variation of condition 2 (material amendment) of planning approval NYM/2011/0618/ETL to allow amended window/door details and insertion of flue to east elevation at The Old Smithy, Dunsley for Mr M Wooding	18/10/2019
<u>NYM/2019/0603/FL</u>	Approved alterations and construction of replacement rear extension at 7 Strait Lane, Ainthorpe for Mr Jack Howell & Miss Emily Watson	22/10/2019
<u>NYM/2019/0606/FL</u>	Approved variation of condition 2 of planning approval NYM/2013/0018/FL to allow a dual holiday letting/local occupancy letting use at Firbank Cottage, Castleton for Mrs Suzanne Keith	23/10/2019
<u>NYM/2019/0607/FL</u>	Approved alterations and construction of replacement rear extension at 5 Strait Lane, Ainthorpe for Mr Mark Dooley & Mr Rob Mitchell	22/10/2019
<u>NYM/2019/0616/FL</u>	Approved construction of replacement domestic store (retrospective) (revised scheme to NYM/2018/0372/FL, NYM/2018/0587/FL and NYM/2019/0418/FL) at Ainthorpe House, 1 Brook Lane, Ainthorpe for Mr Mark Hall	07/10/2019
<u>NYM/2019/0621/FL</u>	Approved variation of condition 7 of planning approval NYM/2019/0140/FL to allow the removal of additional trees at Moor Top, Castleton for Mr Donald Fothergill	05/11/2019
<u>NYM/2019/0622/FL</u>	Approved variation of condition 1 (material amendment) of planning approval NYM/2018/0806 to allow revised design including omission of rooflights on north west facing roofslope and increased footprint of the store/multi-use shed in order to house cattle at Fields Farm, Station Lane, Cloughton for Mr Joe Green	18/11/2019
<u>NYM/2019/0636/FL</u>	Approved variation of condition 16 of planning approval NYM/2018/0719/FL to allow revised landscaping scheme at Meadowcroft Cottage, Meadowcroft Lane, Ugthorpe for Mr & Mrs Steve Parkes	11/11/2019
<u>NYM/2019/0638/FL</u>	Approved alterations and construction of single storey extension to create library at Little Hilla Green, Troutsdale for Mr John Guthrie	05/11/2019
<u>NYM/2019/0658/FL</u>	Approved variation of condition 7 of planning approval NYM/2019/0299/FL to amend the maximum number of events and removal of reference to shooting activities at Egton Manor, Egton Bridge for Ms Laura Heath	05/11/2019

Redcar & Cleveland

[NYM/2019/0432/FL](#) Approved 24/10/2019
conversion of existing stable barn to create self contained
annexe accommodation with associated garage and garden
(part retrospective) at Rockcliffe Farm, Upton Hill, Loftus for Mr
Paul Robinson

[NYM/2019/0550/FL](#) Approved 11/10/2019
construction of single storey extension together with replacement
and extension to garage to provide additional living
accommodation at Holt House, Hutton Village, Guisborough for
Mr Colin Millward

Notifications

Scarborough

[NYM/2019/0538/AGRP](#) Approved 24/10/2019
erection of agricultural livestock building at Tranmire Grange,
Tranmire, Ugthorpe for Mrs Sharon Lawlor

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)

None

Background Documents to this report

1. Signed reports - dates as given
2. Signed letter - dates as given 3024/1

File Ref:
3022/1

Location

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

**List of Enforcement Matters Determined
By The Director of Planning**

For the period of 27 September 2019 to 21 November 2019

File No.	Development Description and Site Address	Decision Taken
12975	Removal of wall and hedge 13 High Street, Swainby	The wall was in situ prior to the removal of the hedge. The wall has been repaired. The hedge needed to be removed in order to aid the repair of the wall. The hedge is not protected.
13287	Formation of car park Glaisdale Station	Area of hardstanding created for operational purposes only under rail permitted development
13912	Unauthorised building Brown Hill Farm, Westerdale	Subsequent consent granted.
13912	Alleged large agricultural building being erected	The owner of the farm submitted a retrospective planning application for permission to site a new building on the same site as the one that had previously been demolished. The planning application was subsequently approved and the case was closed.
14050	Siting of generator in relation to NYM/2017/0214/FL Land adjacent to Inn On the Moor, The Mill Green Way, Goathland	A complaint was received from a local resident on 18 May 2018 in relation to a temporary generator at Mill Green Way in Goathland. The complainant alleged that the noise and the smell from the generator was significant. Northern Powergrid confirmed on 18 June 2018 that connection to the mast had been installed and that the reinstatement works to the path had been completed. The generator has been removed and no further complaints have been received.
14191	Unauthorised change of use of agricultural buildings to workshop and storage units. Meetimng House Farm, Staintondale	The Authority's planning records show that planning approval was recently granted for the change of use of the husky trekking centre to boarding kennels, with a reduction in the number of dogs from 30 to 12. It is likely that to accommodate such a use, there would have been a need to install individual kennels and other associated requirements within the buildings to facilitate the use and the keeping of individual dogs rather than a pack. The internal works within the building to facilitate this use are not considered to constitute operational development.
14268	Monitoring of planning permission NYM/2013/0403/CU for the change of use from dwelling (C3) to residential childrens care home (C2) (no alterations) Boulby Grange Farm, Easington	Planning permission was granted for a change of use to a residential children's care home. No change of use ever occurred and the property was sold to a new owner in 2014 who has confirmed that the conversion never occurred and that the property is a residential dwelling.

14455	Alleged unauthorised extension The Creamery, CAMPHILL Village Trust Ltd, Bottom Village, Danby, Whitby, YO212NJ	The above enquiry was received on 20 June 2018. The CVT Manager has confirmed that in a letter dated 10th July 2013 from the Authority it was confirmed that the creamery extension was considered as a permitted development under schedule 2, part 8 of the Town and Country Planning Order 1995.
14532	Alleged unauthorised illuminated signage Mallyan Spout Hotel, Goathland Whitby, YO225AN	A Site visit revealed low wattage and illumination 'fairy lights' wrapped around an advert pole. The illumination is not considered detrimental or to cause harm to the conservation area. Therefore, no further action is considered appropriate in this case.
14577	Material change of use of land for the siting of an ice cream vending vehicle. Saltersgate Car Park	Officers were made aware that the temporary permission for the caravan pitch had expired. The owners were informed and as a result submitted a planning application under decision number NYM/2018/0834/CU which was approved on 29 January 2019 and expires on 29 January 2024.
14584	Alleged unauthorised excavation works A169 Blue Bank Quarry	An officer visited the quarry and discovered that the site was been used lawfully as such the case was closed.
14602	Alleged unauthorised change of use of property for nursery use. Victoria House, Lythe	The owner of the property was advised that caring for more than 6 children would need a change of use. As there was no change and no breach has been found the case has been closed.
14776	Alleged unauthorised construction of decking and installation of wood burning hot tub. 26.Rigg Farm, Stainsacre, Whitby, YO22 4LP	Retrospective application was received and approved the case has been closed.
14782	Unauthorised earthworks and substructure for agricultural development Longstones Farm, Sneaton Thorpe, Whitby, YO22 5JG	A planning application was submitted for the erection of a new agricultural building. After negotiations regarding the development the application was accepted (partly retrospectively). The case is now closed.
14684	Alleged unauthorised vehicle repairs, storage of scrap vehicles and vehicle parts Joinery work shop land rear of 50-58 main road Aislaby Whitby YO212SW	A site inspection was under taken during which it was established that the garage has been used as a Joinery work shop since 1978. As such the owner was given the option to submit a Certificate of Lawful Use for the current use or a planning application.
14886	Monitoring of NYM/2017/0763/FL White Rose Crafts, The Square, Thornton-Le-Dale, Pickering, YO18 7LF	A complaint was received alleging that the new shop front being created at White Rose Crafts in Thornton le Dale Square was deeper than shown on the approved plans and was projecting over the pavement. Revisions were made and deemed to be acceptable.

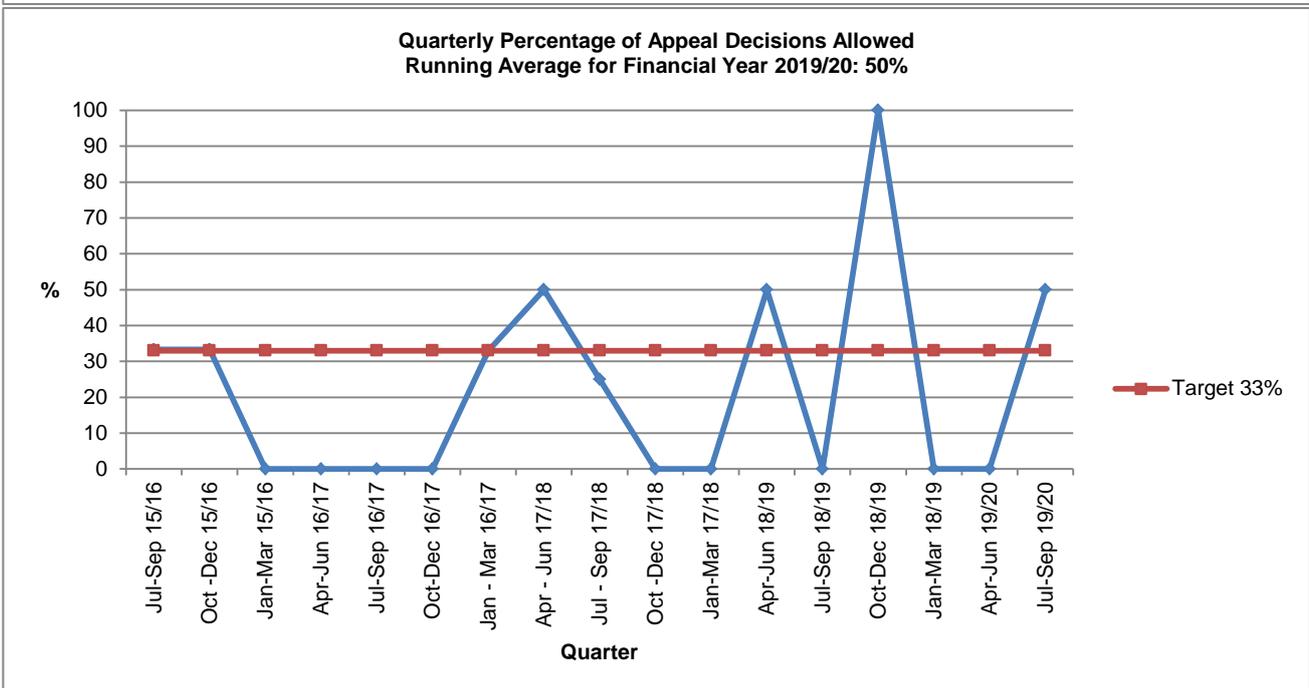
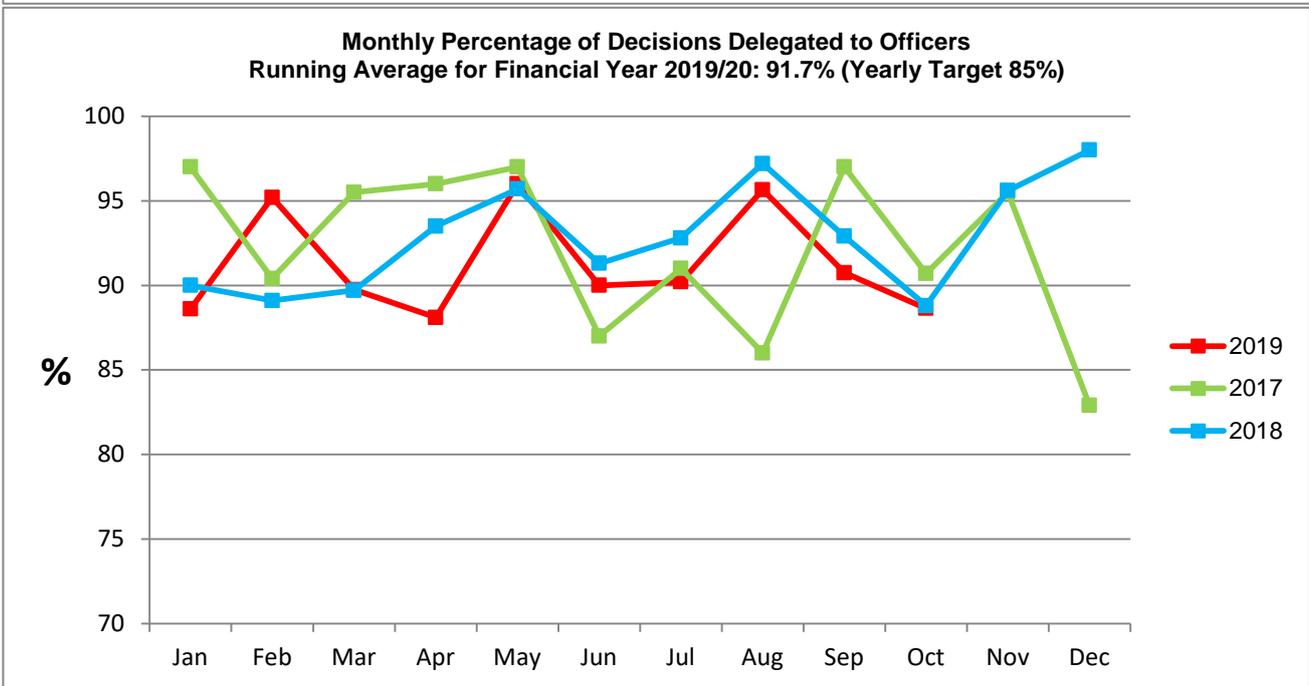
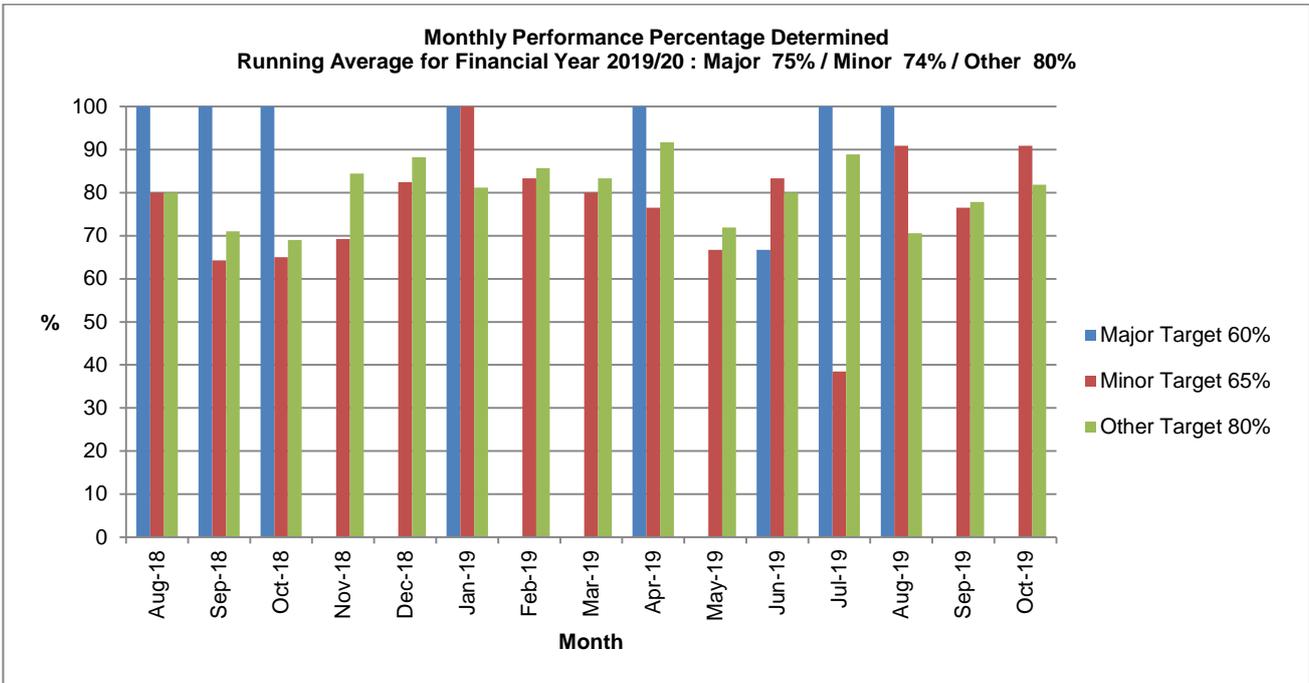
14895	Woodloes, Egton Timber cabin	Approved retrospectively
14933	Alleged unauthorised fly tipping Second left after the garage as you enter Hinderwell from Whitby	The site has been visited on multiple occasions by officers who have determined that the small amount of waste that was found was not detrimental to the area. It is still considered that a S215 notice could be issued if deemed necessary. The case has been closed and no S215 notice was served.
15128	Alleged unauthorised works Rosedale Caravan and Camping Site	A complaint was received regarding 4 issues. 1) removal of trees, 2) work taking place with heavy machinery, 3) static trailers were being occupied beyond the closing date of 2 January, 4) lights were being left on even though the site is closed for 2 months per year. Following investigations into the issues it was established that no recent ground works had taken place and none were proposed. There had been no occupation of static caravans during the closed season (3 January to 1 March). There are no planning restrictions regarding the hours at which the lights can be on. There had been a number of trees felled on the site. Following a visit by the Forestry Commission and the Authorities Woodland Officer it was confirmed that the level of felling was below that of which a permit would be required. The case is now closed.
15135	15 Middlewood Close, Fylingthorpe. Unauthorised garage and pergola.	Deemed to be permitted development and not harmful.
15186	Alleged unauthorised hut Whitby Park and Ride site	An amendment from the original planning application was submitted to replace the existing temporary building with a new permeant one. Sirius minerals confirmed that this has taken place and the new building is smaller and less obtrusive than the previous one. The case is now closed.
15215	Alleged unauthorised signage 33 Church Lane, Swainby, Nothallerton DL63EA	No enforcement action has been taken. The complainant was asked to supply pictures of the sign. Signs of a certain size are also permitted under Class 2A. As such the case has been closed.
15258	Alleged unauthorised building, Chisel Hill, The Howe, Castleton, Whitby, YO21 2EY	A complaint was made regarding what appeared to be a new unauthorised house on the site. Upon further inspection it was determined that the building was in fact not new and had been repaired, the roof had been clad in slate and the walls clad in new horizontal timber. As no further complaints have been made, the case has been closed.

15262	Alleged unauthorised works to side extension Oaktree Cottage, Glaisadale	Complaint made regarding alleged unauthorised works to a property. Site was visited on 1 October, there was rubble to the site of the house indicating that some sort of structure had been removed the interior of the house had also been gutted. No further action was taken as the work had stopped.
15272	Alleged unauthorised trees land behind Hinderwell Lane	Complaint was made regarding the planting of trees. Not development.
15316	Alleged unauthorised violation of holiday occupancy restriction. Prospect House Farm, Staintondale	Complaint made regarding violation of holiday home being used as permanent residence. The owner has said that works are still being carried out. No further action is to be taken.
15371	Elmslac Road, Helmsley Replacement of roof tiles with machine made clay pantiles.	Retrospective consent granted.
15410	Monitoring of planning permissions NYM/2018/0232/FL, NYM/2018/0233/LB and NYM/2018/0452/CVC York House, King Street, Robin Hoods Bay	During the monitoring of the previously submitted planning applications it was noticed that the first floor window to the rear of the property had been replaced and the replacement fascia board had been painted mint green and was wider than the previous board that was there. Following discussions with the property owners agent it was decided that there was to be no further action taken as although the works that had been carried out were not in accordance with the approved plans, the work was not deemed to be harmful enough to pursue further enforcement action.
15442	Non Compliance with condition 8 decision number NYM/2003/0533/FL and Condition 2 decision number NYM/2012/0701/FL 4 Townend Farm, Whitby Road, Easington, Saltburn-By-The-Sea	Planning permission was granted for a barn conversion in 2003. A black flue pipe was installed to the front roof slope of the single storey dwelling contrary to condition 8 of the original approval which removed permitted development rights. A retrospective application for the flue pipe was granted. The case has been subsequently closed.
15463	Unauthorised erection of stable blocks Land opposite Hay Brow Crescent, Scalby	The harm assessment score was a 3, meaning the case did not need further investigation. However it was agreed with the land owner that no further action would be taken subject to the field shelter being stained and the tack shed being removed.
15550	Alleged unauthorised extended floor boards Valley View, High Street, Staithes	The building conservation officer noted that a hole had appeared to have been made in the front elevation of a small single storey cottage. Following contact with the landowner it was established that the work being carried out was essential repair work. The holes had been created in order to install timber beams as support for the front wall. As the work being carried out is essential repair work then no planning permission is required. The building conservation officer agreed that the case should be closed.

15562	Alleged unauthorised advertisements, North York Moors	There were a number of signs that had been cited in the national park advertising country fairs. As the country fairs have finished the signs have been removed and the case closed.
15576	Alleged unauthorised painting Mariondale Fish & Chips, Albion Road, Robin Hoods Bay	The complaint alleged that the timber work had been repainted yellow and green. Following a site visit by a Building Conservation Officer it was established that the shop had been painted from white to a cream colour rather than the alleged yellow. The Building Conservation officer considered that the property to be less visible than other shops in Robin Hoods Bay. As this is the case no further action was deemed necessary.
15604	Alleged unauthorised parking of cars for sale GRB Auto Engineers, Byland Road Garage, Coxwold, York, North Yorkshire, YO61 4AD	A complaint was made regarding cars been parked on the highway verge that were for sale. Cars were subsequently removed from the grass verge. The case is now closed.
15605	Alleged unauthorised signage, Wkeham Lakes A170, near Hutton Buscel	A complaint was received in regards to the placement of a banner at the head of Long Causeway Road. Agreement was reached that the banner would be allowed to stay until the end of the summer season. It was confirmed that the banner was removed by the week commencing 26 October.
15606	Alleged unauthorised signs Few Gifts (Was Wave Gallery), New Road, Robin Hoods Bay, YO224SF	The owner of the shop was advised that the colour of the shop front and adverts were detracting from the appearance of the grade II listed building. Following internal discussions it was determined that it was not sufficiently harmful to peruse the matter further through the enforcement process. It was noted that there are many properties in the bay that also had issues with advertisements and painted fronts. The file is now closed.
15728	Unauthorised advertisements. Village Green, Osmotherley	A complaint was made regarding the advertisements on the village green and there was also a sign for the Osmotherley summer games. The site was visited and it was noted that the summer games sign had been removed and there was no evidence of other signs. As such the case has now been closed.
15755	Alleged unauthorised dormer windows. Bedeburne, High Hawsker, Whitby, YO224LH	A complaint was made regarding construction of unauthorised dormer windows on the front elevation of a mid-terraced cottage. A retrospective planning application was submitted and following alterations it was accepted. The works are to be completed within 12 months and as such the case will be closed.

15777	Alleged removal of internal wall not carried out in accordance with approved plans of Listed Building Old Bar Cottage High Street, Thornton le Dale	Listed building consent had been granted in January 2016 for alterations to an internal wall. When the building came up for sale it was noticed that the size of the hole was larger than what had been agreed. The owners were notified that they had to alter the works that had been carried out and revert the changes that had been made back to the original plan. The owners subsequently carried out the work.
15831	Alleged Building Work (Demolition and Removal of Stone) at Rock Head Farm, Glaisdale	Complaint was made regarding the removal of bricks/stone being taken out of the building. The building is not listed. There were no further complaints made, subsequently the case has been closed.
15874	Alleged unauthorised light pollution Bransdale View, Ashwood Close	Complaint was received in August 2019 regarding light pollution at the Extra Care facility. The complainant was asked to submit extra information regarding the complaint within 28 days. No such information was submitted. As such no further action has been taken.
15875	Alleged unauthorised change of use of listed building The Stables Gallery, Chestnut Avenue, Thornton-Le-Dale, Pickering, YO18 7RW	The bay window of the grade II listed building was being used to sell ice cream. The window had been altered slightly to allow it to open fully. The building conservation officer does not consider the changes significant enough to warrant formal action. As such the case is now closed.
15910	Unauthorised tea shed Hornblower Lodge, Hawsker, Whitby, YO22 4JY	The tea sheds that have been erected are to be taken down when they are no longer in use and removed. The land owner has repainted the sheds a dark grey colour. As such there will be no further action taken.
15923	Possible development on land adjacent 5 New Houses, Eskdaleside, Grosmont	Complaint made regarding work being carried out at a site. Possible digging of test holes. Policy Officer visited the site and could not find any evidence of test holes at the site. On that basis the case has been closed.
15968	Monitoring of condition(s) of planning approval NYM/2018/0638/FL Victoria Hotel, Station Road, Robin Hoods Bay,	A complaint was made on 11 September 2019 regarding the installation of UPVC windows in the Victoria hotel. The works that had been carried out were carried out in accordance with the planning permission that had been approved and a site visit confirmed that the windows were timber.
15982	Concerns regarding the amount of chairs/tables/benches sited. Former Post Office, Maltongate, Thornton-Le-Dale	A complaint was made regarding chairs and tables that had appeared outside of Moore's Delicatessen. The harm assessment produced a score of 5. Resultantly it was decided to take no further action on this occasion.

15994	Alleged unauthorised construction of a parking/passing/turning place at land adjacent road from Hangcow Road to Lamb Fold Hill, Rosedale East	Not sufficiently harmful to warrant enforcement action. No further action necessary.
16008	Alleged unauthorised erection of a new shed The Oaks, Rosedale Abbey	Complaint was made regarding the construction of a shed. Following a site visit it was determined that the shed is not permitted development and falls within Class E, Part 1. However as the harm assessment score was less than a 6 it has been determined that it is not in the public interest to peruse the case.
16033	Alleged unauthorised retention of caravan following expiry of planning permission NYM/2017/0362/FL at Westgate Farm, Commondale, Whitby	The caravan was originally granted a temporary two year consent under condition 3 attached to planning permission NYM/2017/0362/FL and this was set to expire on 17 August 2019. However, a subsequent planning application, NYM/2018/0219/FL, was approved that varied this condition and allows the continued siting until 04 September 2020. On that basis the case has been closed.
16074	Greenlands Farm, Goathland	Asbestos dumping. Reported to EHO.
16080	Alleged unauthorised use of land for the siting of caravans land near Sneaton.	Nothing was found on the site and no further complaints have been made, as such the case has been closed.



Planning Applications Outstanding for More Than 13 Weeks

Position as of 18 November 2019

NYM/2011/0389/FL

Conversion of garage store and vacant shop to form local occupancy letting live/work unit together with 2 no. local occupancy letting dwellings at Central Garage High Street Castleton

Section 106 Agreement being drafted by the Authority's Solicitor

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

Being dealt with by the Authority's Solicitor

NYM/2016/0353/FL

Construction of 1 no. holiday letting cottage at Boulby Grange, Easington

Section 106 Agreement being finalised by the Authority's Solicitor

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

Section 106 Agreement being drafted by the Authority's Solicitor

NYM/2018/0037/OU

Outline application for construction of up to 3 no. affordable dwellings (all matters reserved) at land to the east of Hushwaite Road, Coxwold

Submitted in conjunction with NYM/2018/0039/FL – awaiting drainage details to be issued together

NYM/2018/0039/FL

Construction of 4 no. open market dwellings with associated access, parking, garage/car ports, amenity space and landscaping works at land to the west of Byland Road, Coxwold

Awaiting land drainage details - submitted but not satisfactory

NYM/2018/0222/FL

Variation of condition 2 (material amendment) of planning approval NYM/2015/0014/FL to regularise changes to extension, decking and boiler room, raised ground level, water drainage and wall enclosing raised patio area (resubmission following refusal of NYM/2017/0016/FL) at Cottage One, Dunsley Hall, Dunsley

Awaiting surface water plan

NYM/2018/0275/FL

Creation of wildlife pond at land south east of Thirley Beck, Harwood Dale Road, Harwood Dale

Awaiting amended plans

NYM/2018/0575/FL

Creation of 2 no. agricultural access tracks at Centre Farm Battersby

Awaiting approval of pre-commencement conditions

NYM/2018/0606/FL

Conversion of redundant building to form 1 no. local occupancy dwelling with associated parking at North Farm, Over Silton

Awaiting amended plan

NYM/2018/0653/FL

Construction of Church with associated vehicular access and landscaping works at St Athanasius Monastery, Langdale End

Due for decision at January Planning Committee

NYM/2018/0732/FL

Conversion of and extension to stable building to form cycle hire shop and cafe at ground floor and 2 no. holiday letting units at first floor, construction of plant room/store together with alterations to access, provision of parking and landscaping works at 20 Dikes Lane, Great Ayton

Due for decision at December Planning Committee

NYM/2018/0770/FL

Change of use of land from scrapyards (Sui Generis) to mixed use (B1, B2, and B8 uses) together with construction of 4 no. buildings and siting of storage containers (part retrospective) at Sea View Farm, High Normanby

Awaiting additional information from agent

NYM/2018/0815/FL

Conversion of agricultural building to commercial kitchen at Danby Castle, Castle Lane, Danby

Awaiting amended plans & bat report

NYM/2018/0843/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 with pergola and landscaping works at Faceby Lodge Farm, Faceby

Amended plans received and under consideration

NYM/2019/0013/LB

Listed Building consent for internal alterations and installation of replacement windows and doors at Brook Farm House, Brook Lane, Thornton-Le-Dale

Awaiting Enforcement Notice

NYM/2019/0029/LB

Listed Building consent for conversion of redundant building to form 1 no. local occupancy dwelling at North Farm, Over Silton

Awaiting amended plans

NYM/2019/0136/FL

Alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 18 no. bed suites, two retail units, staff accommodation and associated parking and landscaping works. at The Hambleton Inn, Hambleton, Thirsk

Awaiting drainage information and confirmation that Highways are satisfied with revised plans

NYM/2019/0178/FL

Variation of condition 2 of Listed Building consent NYM/2018/0600/LB to allow alterations to approved floor plans at The Hall, Chestnut Avenue, Thornton-Le-Dale

Awaiting amended plans

NYM/2019/0170/FL

Erection of general purpose agricultural building at Hall Garth Farm, Glaisdale

Negotiations ongoing

NYM/2019/0216/FL

Demolition of existing buildings, removal of fuel tanks and construction of single storey convenience store with associated car park, delivery bay, plant compound and landscaping works at Central Garage, High Street, Castleton

Awaiting amended plans and Highways issues to be resolved

NYM/2019/0280/FL

Installation of replacement uPVC windows to front elevation at Lockety Cottage, High Street, Thornton le Dale

Awaiting amended plans

NYM/2019/0304/LB

Listed Building consent for installation of replacement windows at Folly Hall Farm, Ugthorpe

Awaiting further information form applicant's agent

NYM/2019/0324/FL

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

Awaiting further information form applicant's agent

NYM/2019/0349/FL/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

Negotiations ongoing

NYM/2019/0353/OU

Outline application for a proposed sculpture ('Thorn House') in the form of a traditional stone building (all matters reserved) at land north east of New Road (Thorn House), Rosedale Abbey

Management Plan information received. Due for decision at December Planning Committee

NYM/2019/0356/OU

Outline application for a proposed sculpture in the form of a traditional stone building (all matters reserved) at Land to the north of West Northdale Farm, Rosedale Abbey

Management Plan information received. Due for decision at December Planning Committee

NYM/2019/0354/OU

Outline application for a proposed sculpture ('Ebenezer') in the form of a traditional stone building (all matters reserved) at Land north of Northdale Farm (Ebenezer), Rosedale Abbey

Management Plan information received. Due for decision at December Planning Committee

NYM/2019/0355/OU

Outline application for a proposed sculpture ('Red House') in the form of a traditional stone building (all matters reserved) at Land to the north of Northdale Farm and east of West Gill (Red Barn), Rosedale Abbey

Management Plan information received. Due for decision at December Planning Committee

NYM/2019/0359/OU

Outline application for a proposed sculpture ('Bogs House') in the form of a traditional stone building (all matters reserved) at Land east of Hanging Stone Lane (Bog House), Rosedale Abbey

Management Plan information received. Due for decision at December Planning Committee

NYM/2019/0393/FL

Conversion of domestic store to holiday cottage at Bank Bottom, High Street, Staithes

Awaiting amended plans and structural report

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

Awaiting revised details regarding electricity supply protection

NYM/2019/0428/LB

Listed Building consent for installation of replacement windows and door, construction of step and erection of handrail and balustrading together with damp proofing and replastering works at Kings Head Cottage, New Road, Robin Hoods Bay

Awaiting amended plans

NYM/2019/0431/FL

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 replacement summerhouse and gravel surfacing of field entrance to assist with drainage together with fenced external storage area at Silpho Brow Farm West, Sur Gate, Silpho

Awaiting details of passing places to satisfy Highways

NYM/2019/0456/FL

Construction of 7 no. additional log cabins for holiday purposes at Studford Luxury Lodges, High Street, Ampleforth

Ecological details received and under consideration

NYM/2019/0480/FL

Alterations and construction of single storey side extension to dwelling, detached annexe and car port/garage at The Willows, Low Newbiggin North Farm, Egton

Awaiting amended plans

NYM/2019/0502/LB

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

Awaiting amended plans

NYM/2019/0513/FL

Construction of 1 no. open market dwelling and demolition of existing dwelling and most out buildings. at Oakdale House, 9 Back Lane, Osmotherley

Due for decision at December Planning Committee following Committee Site Visit

NYM/2019/0540/FL

Construction of porch at Low Harland Cottage, Daleside Road, Farndale

Awaiting response from applicant