North York Moors National Park Authority
Planning Committee Site Visit

Public minutes of the site visit held at Sycamore Cottage, West End, Ampleforth on Friday 5 April 2019 at 10am.


Apologies: Guy Coulson, Sarah Oswald, Leslie Atkinson, Patrick James

National Park Authority Officers: Chris France, Director of Planning
Jill Bastow, Senior Planning Officer

Others: Sue Shepherd, Chair of Ampleforth Parish Council
Rod Moreton, Vice-Chair of Ampleforth Parish Council
Mr & Mrs Judge (applicant)
Mr & Mrs Allisstone (neighbours and objectors)

NYM/2018/0730/FL - removal of single storey kitchen extension and replacement with two storey extension, removal of shed and construction of single storey extension to outbuilding to form studio together with erection of summerhouse/workshop

David Hugill as Chair of the Planning Committee opened the site visit at 10am and welcomed Members along with the representatives from the Parish Council, the applicants and the neighbours.

Chris France outlined why Members had voted at the last Planning Committee to visit the site: to assess the impact of the proposals on the form and character of the host property; the impact on the character and appearance of the conservation area; and the impact on the residential amenities of the neighbouring occupiers.

Members asked to first view the proposals from within the application site before moving on to view the proposed development from the neighbours property and finally from the village street.

The applicant had marked out with tape the area of the proposed extension to the main dwelling and also the replacement studio extension to the outbuilding. Jill Bastow as case officer outlined the proposed extensions to Members highlighting the area covered by the two and single storey extensions and the respective heights. Members then requested to view the location of the proposed timber summerhouse/workshop at the far end of the applicant’s garden.

Members then moved to view the proposed development from the neighbour’s property to the west. Chris France remained on the application site as a point of reference as to how far out the proposed extensions would project so as to assess the potential impact on the neighbours amenity. Members again asked to view the upper part of the neighbour’s garden to assess the potential impact of the proposed summerhouse/workshop.

Members then moved to the main street through the village where Jill Bastow highlighted the predominantly built-up frontage and the unusual arrangement of Prospect House set so far back thereby exposing the side gable to the application property. The concerns of the Building Conservation Officer were brought to Members attention, in particular the potential
impact of the extension on the character and appearance of the conservation. Again Chris France and the applicant stood on the application site to mark the corners of the proposed rear extension to help Members visualise the potential impact.

David Hugill closed the site meeting at 11am.
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Planning Committee Site Visit

Public minutes of the site visit held at Honey Bee Nest, Glaisdale, on Friday 5 April 2019 at 12pm.


Apologies: Guy Coulson, Sarah Oswald, Patrick James

National Park Authority Officers: Chris France & Ailsa Teasdale

Others: Applicant: Rachel Bentley

Parish: Colin Featherstone

Neighbour/Objector: Louise Couldry

Highways: Helen Watson

NYM/2018/0310/FL - demolition of existing Filling Station and construction of Bed and Breakfast accommodation, comprising up to 7 no. letting rooms with manager’s accommodation together with Tearoom and spa/beauty facility and associated parking and landscaping works

The Chairman opened the meeting at 12pm, acknowledging the third parties in attendance and Chris France recapped the reasons why a site visit was requested. Ailsa Teasdale then went on to describe the proposal and the additional information that had been received since the last meeting with regard to the areas of concerns raised which were the proposed use of the spa/beauty part of the application, the newly proposed additional parking and the access to it and also the number of covers that were proposed in the tearoom element of the application.

The Chair then asked the Highways Officer for their opinion of the amended proposal. They had concerns with regard to the level of visibility from the access due to the proposed parking areas and the curve of the road and also the angle of the access road and the proximity to the neighbour’s access.

The option of moving the access to the right hand side of the proposed building was discussed and all parties agreed that this would be much more preferable in terms of highway safety, the level of engineering required to create the access and also in terms of the impact of the activity level from the use of the access on the neighbouring property. It was agreed that amended plans would be sought from the architect on this matter in time for the planning committee meeting.

The Parish Council were then given an opportunity to comment on the proposal and advised that most of their concerns had been addressed through the processing of the application and the conditions proposed. They also supported the suggestion to move the newly proposed access.

The neighbour was also given the opportunity to comment and raised similar concerns with regard to the access that had already been discussed, but were happier with the suggestion to move the access to the other side of the building. They also sought clarification of the ground level of the proposed parking area.
All those in attendance were then taken on a tour of the public vantage points of the site in the surrounding area. Walking down the public footpath to the river and across to Bgger's Bridge then back up the road, past the Railway Station.

Members were then taken to the lower section of the neighbour's garden to appreciate the impact that the development would have on them.

After clarifying that all questions had been addressed the Chairman closed the meeting at 12.40pm.