

## North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on 21 June 2012.

**Present:** J Bailey, M Bowes, B Briggs, Ms A Fisher, Mrs J Frank, D Hugill, D C Jeffels, M Knaggs T Lawn, Mrs J Mitchell, E Sanderson, S Scoffin, A Scott, Mrs C Seymour, G H Simpson, B Suthers, Mrs H Swiers, R I Thompson, H Tindall, P Wheeler

**Apologies:** Mrs V Arnold, D Jeffels, P Lawson, Mrs H Swiers

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### Copies of all Documents Considered are in the Minute Book

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The Chair welcomed Ms Alison Fisher and Mr Andrew Scott to the Authority and their first planning meeting and noted that they would both be observing only.

#### 40/12 Minutes

**Resolved:**

That the minutes of the meeting held on 24 May 2012, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

#### 41/12 Site Visit Minutes of 8 June 2012

**Resolved:**

That the site visit minutes of the meeting held on 8 June 2012, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

#### 42/12 Members Interests

Members were reminded of their responsibility to declare any personal and prejudicial interests relating to any agenda item prior to its consideration.

#### 43/12 Miscellaneous Items

Considered:

The report of the Director of Planning.

The Director of Planning informed Members that an invitation was to be made to the Planning Inspectorate to arrange a training event for Members and Officers to better understand the 'new planning world' and discuss recent appeal decisions. All Members agreed that this would be beneficial.

**Resolved:**

That the report be noted.

#### 44/12 Applications for Planning Permission

The following members of the public addressed the meeting regarding the Plans List Items indicated:

Plans List Item 1 – Mr Robin Smith spoke in favour of the application.  
 Plans List Item 1 – Cath Devlin spoke on behalf of the Parish Council.  
 Plans List Item 2 – Mrs Parrish spoke in favour of the application.  
 Plans List Item 3 – Louise Lockley spoke against the application.  
 Plans List Item 7 – Mr Wreglesworth spoke in favour of the application.  
 Plans List Item 7 – Elizabeth Cowley spoke against the application.

Considered:

The report listing applications and the Director of Planning’s recommendations thereon. Members also considered further information circulated on the Members’ Update Sheet at the meeting including; updated recommendations from the Director of Planning and comments received after the agenda was printed from: consultees, objectors and supporters.

Resolved:

(a) That with regard to all applications listed in the report and subject to:

- (i) the amendments specified below; and
- (ii) the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning’s recommendation or in an amendment referred to in (i) above;

decisions be given in accordance with the Director of Planning’s recommendations:

List No	Plan No and Description of Proposal
1.	<p>NYM/2011/0813/FL – Alterations and extensions to provide additional floorspace to café &amp; shop along with additional storage rooms. Provision of a separate shower and toilet facilities together with use of land for the siting of tents and 5 no. camping pods at Lordstones, Chop Gate for Mr John Reeve, Urra Estate, Cold Moor Cote Farm, Chop Gate, Middlesbrough, TS9 7JJ.</p> <p><b>Decision</b>  <b>Mr Bowes declared a personal interest in this item as a Member of the Parish Council.</b>            A vote was taken on the following Officer recommendation which was carried. Approved as recommended with an amendment to the recommendation as set out on the Members Update Sheet:            Approval subject to the following conditions and a variation of a Section 106 Agreement to restrict camping not motor homes or caravans to the area proposed only, to restrict permitted development provision for temporary use of land both on the site and adjacent land owned by the applicants, use of the defined parking areas on the site for unrestricted off road public parking at all times, site management details, details of items to be sold in the shop and a Tree Management Retention Programme.</p>
2.	<p>NYM/2012/0218/FL – Construction of domestic workshop/storage building at Eskdale, Grosmont for Mr Christopher Parrish, Eskdale, Grosmont, Whitby, North Yorkshire, YO22 5PT.</p> <p><b>Decision</b>            Refused as recommended.</p>

3.	<p>NYM/2012/0315/FL – Construction of two storey extension following demolition of conservatory (revised scheme to NYM/011/0437/FL) at 5 Mill Lane, Iburndale for Mr Robert Crosbie, Acre House, 44 Outchthorpe Lane, Outwood, Wakefield, West Yorkshire, WF1 3HS.</p>
	<p><b>Decision</b>  <b>Mr Lawn declared a personal interest in this item as a Member of the Parish Council.</b>  Members overturned the Officer recommendation and the application was refused when put to the vote for the following reason:  The scale, height and massing of the proposed two storey extension is considered to detract from the character and form of the modest host dwelling and if constructed, would adversely impact on the level of amenity of neighbours. It would also present a dominant feature which would reduce the levels of daylight currently enjoyed by the occupiers of the property facing No. 5 Mill Lane. The development is therefore considered to conflict with the requirements of Development Policy 19 of the NYM Local Development Framework which seeks to ensure householder development does not detract from the character or setting of the host dwelling and that the residential amenity of neighbouring occupiers is protected.</p>
4.	<p>NYM/2012/0272/FL – Permission for temporary exploratory potash borehole and associated plant, equipment including drilling rig (max height 33 metres) and access at land to the south of New May Beck Farm, Sneaton for York Potash Ltd, 2 Langley House, Wykeham Business Centre, Wykeham, Scarborough, North Yorkshire, YO13 9QP.</p>
	<p><b>Decision</b>  <b>Mr Lawn declared a prejudicial interest in this item as a landowner with mineral rights and left the room. Mr Tindall chaired this item. The Authority’s solicitor Richard Smith declared a conflict of interest in this item due to his connection with Scarborough Borough Council and left the room.</b>  Approved as recommended.</p>
5.	<p>NYM/2012/0303/FL – Variation of condition 6 of planning approval NYM/2010/0195/FL to amend opening hours from 4pm to 8pm to 11.30am to 3.30pm (Sundays only) at Excelsior Fisheries, 4 Staithes Lane, Staithes for Mr Richard Marsay, 18 Whitby Road, Staithes, Saltburn, Cleveland, TS13 5AR.</p>
	<p><b>Decision</b>  <b>Mr Tindall declared a personal interest in this item as a Member of Whitby Harbour Board and left the room.</b>  Approved as recommended with an amendment to condition 4 as set out on the Members Update Sheet:  4. The hot food takeaway hereby permitted shall not be open to customers outside the hours of 11:30 hrs to 21:00 hrs Monday to Saturdays and 11:30 hrs to 15:30 hrs on a Sunday. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.</p>
6.	<p>NYM/2012/0247/CU – Change of use of land to form 4/5 car parking bays at land at Mount Pleasant North, Robin Hoods Bay for Scarborough Council, fao: Mrs Paula Totten, Estates Department, Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG.</p>
	<p><b>Decision</b>  <b>Mr Lawn declared a prejudicial interest in this item as a Member of the Car Parking Group for Scarborough Borough Council and left the room. Mr Tindall chaired this item.</b>  Approved as recommended with three additional conditions as set out on the Members Update Sheet:  7. None of the parking bays are permitted to be on publicly maintainable highway.  8. Details of Access, Turning and Parking.  9. Provision of Approved Access, Turning and Parking</p>

7.	<p>NYM/2012/0248/CU – Change of use of dwelling to form Guest house together with subdivision of annexe to form 2 no. holiday letting units (part retrospective) at High Dalby House, Dalby for Mr &amp; Mrs David &amp; Sandra Wreglesworth, High Dalby House, Dalby, Pickering, North Yorkshire, YO18 7LP.</p>																					
	<p><b>Decision</b>          Approved as recommended with amendments to conditions 2 and 3 as set out on the Members Update Sheet:          2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1" data-bbox="379 526 1385 795"> <thead> <tr> <th data-bbox="379 526 794 593"><b>Document Description Received</b></th> <th data-bbox="818 526 1018 555"><b>Document No.</b></th> <th data-bbox="1201 526 1273 555"><b>Date</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="379 593 794 622">Location Plan</td> <td data-bbox="818 593 1018 622">N/A</td> <td data-bbox="1201 593 1385 622">17 April 2012</td> </tr> <tr> <td data-bbox="379 622 794 651">Site Plan</td> <td data-bbox="818 622 1018 651">N/A</td> <td data-bbox="1201 622 1385 651">17 April 2012</td> </tr> <tr> <td data-bbox="379 651 794 680">Ground Floor Plan</td> <td data-bbox="818 651 1018 680">N/A</td> <td data-bbox="1201 651 1385 680">24 May 2012</td> </tr> <tr> <td data-bbox="379 680 794 710">First Floor Plan</td> <td data-bbox="818 680 1018 710">N/A</td> <td data-bbox="1201 680 1385 710">17 April 2012</td> </tr> <tr> <td data-bbox="379 710 794 739">(New) Elections</td> <td data-bbox="818 710 1018 739">N/A</td> <td data-bbox="1201 710 1385 739">17 April 2012</td> </tr> <tr> <td data-bbox="379 739 794 768">Location Plan (Existing hard standing for car parking)</td> <td data-bbox="818 739 1018 768"></td> <td data-bbox="1201 739 1385 768">20 June 2012</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p> <p>3. The holiday units hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition “holiday letting” means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 day in any one calendar year.</p>	<b>Document Description Received</b>	<b>Document No.</b>	<b>Date</b>	Location Plan	N/A	17 April 2012	Site Plan	N/A	17 April 2012	Ground Floor Plan	N/A	24 May 2012	First Floor Plan	N/A	17 April 2012	(New) Elections	N/A	17 April 2012	Location Plan (Existing hard standing for car parking)		20 June 2012
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8.	<p>NYM/2012/0235/FL – Installation of replacement uPVC windows to front elevation (retrospective) at Northcot, Hutton Buscel for Mrs Mary Everingham, Northcot, Hutton Buscel, Scarborough, North Yorkshire, YO13 9LL.</p> <p><b>Decision</b>          Refused as recommended.</p>																					