

## North York Moors National Park Authority Planning Committee

### 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

Reference Number	Appellants Name and Location	Description	Date, Time and Venue
<a href="#">NYM/2018/0787/FL</a>	Mr Winn-Darley Land at Spaunton Quarry, Kirkbymoorside	alterations to and change of use of 2 no. buildings formerly used in connection with mineral extraction to agricultural use together with construction of extensions to one of the buildings	Held 10:00am on 16 October 2020 Virtual Hearing via Microsoft Teams or telephone <sup>[P]</sup> <sub>[SEP]</sub> Awaiting Decision
<a href="#">NYM/2018/0791/FL</a>	Mr Winn-Darley Land at Spaunton Quarry, Kirkbymoorside	use of part of the former quarry for leisure purposes in the form of 1 no. additional log cabin, 12 no. touring caravan pitches with associated package treatment plant and access road and change of use of quarry building to visitor club/meeting facility	Held 10:00am on 16 October 2020 Virtual Hearing via Microsoft Teams or telephone <sup>[P]</sup> <sub>[SEP]</sub> Awaiting Decision

#### Appeals Received

None

#### Appeals Determined

Reference Number	Appellants Name and Location	Description	Appeal Decision
<a href="#">NYM/2019/0681/FL</a>	Mr Simon Ashworth c/o Agent Mr Chris Garner Paddock House, Sutherland Lane, Cropton	removal of condition 5 of planning approval NYM3/031/0010/PA to allow the occupancy of the dwelling to be unrestricted	Appeal Allowed

Attached at **Appendix 1**.

(b) **Enforcement**

Please note that the appeal documentation relating to the enforcement cases listed below can be found by clicking on the reference number.

**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**.

Tom Hind  
Chief Executive

Chris France  
Director of Planning



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## Appeal Decision

Site visit made on 26 August 2020

**by A M Nilsson BA (Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 27 October 2020**

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### **Appeal Ref: APP/W9500/W/20/3253018**

### **Paddock House, Sutherland Lane, Cropton, Pickering YO18 8EX**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
  - The appeal is made by Mr Simon Ashworth against the decision of North York Moors National Park.
  - The application Ref NYM/2019/0681/FL, dated 5 October 2019, was refused by notice dated 5 December 2019.
  - The application sought planning permission for erection of agricultural dwelling without complying with a condition attached to planning permission Ref NYM3/031/0010/PA, dated 10 December 1975.
  - The condition in dispute is No 5 which states that: "the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person".
  - The reason given for the condition is: "the site of the proposed dwelling is in an area where the local planning authority consider that new residential development should be restricted".
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### **Decision**

1. The appeal is allowed and planning permission is granted for the erection of a dwelling at Paddock House, Sutherland Lane, Cropton, Pickering YO18 8EX in accordance with the application Ref NYM/2019/0681/FL, dated 5 October 2019, without compliance with condition number 5 previously imposed on planning permission Ref NYM3/031/0010/PA dated 10 December 1975 and subject to the following condition:
  - 1) The occupation of the dwelling shall be limited to a person, or a widow or widower or surviving civil partner of such a person, and to any resident dependants, who are;
    - a. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years; or
    - b. Currently in employment in the National Park; or
    - c. Having an essential need to live close to relative(s) who are currently living in the National Park; or
    - d. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or

- e. Former residents whose case for needing to return to the National Park is accepted by the Authority.

### **Application for costs**

2. An application for costs was made by Mr Simon Ashworth against North York Moors National Park. This application is the subject of a separate Decision.

### **Procedural Matter**

3. The North York Moors National Park Local Plan (NYMNPLP), which was in draft at the time the Council refused the application, was formally adopted on 27 July 2020. This replaces in full the North York Moors Core Strategy and Development Management Policies DPD (2008), such that the policies of those plans cited on the decision notice are no longer part of the development plan and have no weight. I have therefore determined the appeal having regard to the relevant policies within the NYMNPLP.

### **Main Issue**

4. The main issue is whether the condition is necessary having regard to the location of the dwelling in the open countryside and relevant local development plan policy.

### **Reasons**

5. The appeal property is a detached dwelling located in a remote, open countryside location, adjacent to Skelton Banks Farm, approximately 1km from the village of Cropton.
6. Policy CO16 of the NYMNPLP states that the removal of occupancy conditions relating to agriculture, forestry or other essential land management activity will only be permitted where it can be demonstrated that there is no longer a need for the accommodation on the holding or from persons meeting the conditions in the locality. Where this has been successfully demonstrated the condition will be substituted with a condition restricting occupancy to local needs in accordance with Policy CO13.
7. The supporting text explains that the removal of agricultural occupancy conditions will only be permitted in exceptional circumstances. However, it is recognised that changes in farming, forestry or land management practices may in certain circumstances mean that a dwelling constructed for agricultural workers is no longer required. One of the necessary criteria is that the property has been actively marketed at a realistic price reflecting the occupancy restriction for 12-18 months, in order to find an occupant who satisfies the condition. Once it can clearly be demonstrated that the dwelling has been adequately marketed at a suitable price for an appropriate period with no persons meeting the criteria, consent is likely to be granted for the condition to be replaced with a local connection condition to allow the dwelling to be permanently occupied by persons meeting the local connection criteria, in accordance with Policy CO13.
8. It is not in dispute that the property has been marketed for a sufficient period of time and at a suitable price.
9. Whether or not there exists potential occupants who satisfy the current restriction is central to the appeal. The local planning authority are of the view

that such potential occupants do exist, whereas the appellant considers that the potential occupants do not meet the relevant criteria.

10. The evidence before me presents a somewhat muddled picture of the roles of the potential occupants in their respective positions. The first, Mr Keane, works for the Forestry Commission. The evidence refers to his main role as Deerstalking. However, this is extended, or clarified, in later correspondences to be species management for the protection of the growing timber stands and completing environmental assessment forms for works to be carried out.
11. Although Mr Keane is employed by the Forestry Commission and works within Forestry Commission land, I do not consider that the roles which have been outlined would constitute 'forestry'. Any link to forestry is a by-product of Mr Keane's main role, which I consider does not constitute a direct role in the planting or managing of a forest.
12. The second potential occupant upon which the evidence focuses is Ms Creaser who is an Assistant Farm Manager at Westfield Farm. There is disagreement as to the nature of the primary undertaking at Westfield Farm and whether this is an arable farm with an element of game breeding, or conversely a game breeding facility with an element of arable activity. From the evidence before me, particularly from Ms Creaser's employers website, which states '*we specialise in the production of Pheasants from our closed flock, also producing Red-leg Partridge, Grey Partridge and Mallard ducklings, for nationwide customers new and old as well as our own shoots*', I conclude it is the latter. I have no substantive evidence before me that would lead me to conclude it is predominantly an arable farm.
13. On this basis, such an enterprise would not constitute agriculture as defined in Section 336 of the Town and Country Planning Act 1990 as this does not include pheasant rearing and shooting or any other game keeping related activities within the definition of agriculture. The Courts have also held that the rearing of game birds is not an agricultural activity for planning purposes.
14. From the evidence before me, I therefore do not consider that either Mr Keane or Ms Creaser are solely or mainly employed in agriculture or forestry and as such would fail to meet the occupancy restriction in its current form.
15. The Council's officer report refers to an objection from Mr Davison who outlines that he tried to view the house with the intention of making an offer only to be told by the seller's agent he did not meet the criteria even though he is a farmer with an agricultural holding number. Although such an occupant would appear to comply with the existing restriction, I am not presented with any further evidence about this matter and so cannot reach a certain conclusion.
16. The local planning authority has issued a notice in which they consider potential purchasers of the property comply with the existing condition imposed on the property. Although, as it is outlined that they are the enforcing body for such matters, this does not close the matter for the purposes of this appeal in which, for the reasons I have outlined, it has been demonstrated that no purchasers have come forward that would comply with the current occupancy restriction.
17. For the reasons outlined above, I conclude that the condition in its current form is not necessary and that it can therefore be deleted. Removal of the condition

would comply with Policy CO16 of the NYMNPLP which states that the removal of occupancy conditions relating to agriculture, forestry or other essential land management activity will only be permitted where it can be demonstrated that there is no longer a need for the accommodation on the holding or from persons meeting the conditions in the locality.

### **Condition**

18. Policy CO16 continues that where it has been successfully demonstrated the occupancy restriction is no longer needed, it will be substituted with a condition restricting occupancy to local needs in accordance with Policy CO13.
19. Policy CO13 sets out that occupancy will be restricted to those: 1. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years; or 2. Currently in employment in the National Park; or 3. Having an essential need to live close to relative(s) who are currently living in the National Park; or 4. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or 5. Former residents whose case for needing to return to the National Park is accepted by the Authority.
20. Whilst I have accepted that the appellant has demonstrated justification to remove the existing condition, I am not presented with substantive evidence that would justify deviation from the requirement as outlined in Policy CO16, that in the event of the removal of an occupancy condition it should be replaced with the restriction as outlined above. Although it is agreed that the property has been marketed for an appropriate period, at a suitable price, this is in the context of the existing restriction and not the local connection restriction. I am not presented with substantive evidence that potential purchasers who would meet the local connection restriction do not exist. Therefore, the new condition is necessary to restrict occupation in the open countryside to maintain the quality of the National Park, and to comply with the requirements of Policies CO16 and CO13 of the NYMNPLP.
21. The Council have requested that in the event the appeal is allowed and the existing condition is removed, one of two suggested conditions be imposed, restricting the occupancy of the dwelling. The first suggested condition effectively adds 'essential land management' to the existing restriction. This is drawn from the requirement in Policy CO10. Policy CO10 is primarily concerned with the creation of new dwellings. As the dwelling relating to this appeal is already in existence as a dwelling, and has been for some time, I do not consider it to be appropriate to apply this condition. The second condition follows the route outlined in Policy CO16 leading to Policy CO13. This is reflected in the condition I have imposed, although I have simplified the wording and removed the requirement to obtain confirmation in writing from the Council as this is advisory but not necessary.

### **Conclusion**

22. For the reasons outlined above, I conclude that the appeal should be allowed. I shall delete existing condition No. 05 and replace it with a new condition.

*A M Nilsson*

INSPECTOR

**List of Planning Applications Determined by the Director of Planning**  
for the Period from 01/10/2020 to 19/11/2020  
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**

<a href="#"><u><b>NYM/2020/0168/FL</b></u></a>	Approved Alterations, demolition of sunroom and construction of single storey extension to dwelling together with conversion of outbuilding to form annexe accommodation at North Farm, Lead Lane, Nether Silton for Mr B Dorrington	14/10/2020
<a href="#"><u><b>NYM/2020/0169/FL/LB</b></u></a>	Granted Listed Building consent for internal and external alterations, demolition of sunroom and construction of single storey extension to dwelling together with conversion of outbuilding to form annexe accommodation at North Farm, Lead Lane, Nether Silton for Mr B Dorrington	14/10/2020
<a href="#"><u><b>NYM/2020/0338/FL</b></u></a>	Approved laying of foundations to facilitate siting of bench at land south of High Farm and west of Bank Lane, Faceby for Faceby Parish Meeting	09/10/2020
<a href="#"><u><b>NYM/2020/0374/FL</b></u></a>	Approved conversion of and extension to redundant buildings to form 1 no. local occupancy dwelling with associated garage/workshop/store and amenity space at Rye Hill Farm, Great Ayton for Mr and Mrs A Ward	07/10/2020
<a href="#"><u><b>NYM/2020/0485/FL</b></u></a>	Approved conversion of former agricultural building to dual use of residential annexe accommodation/holiday letting accommodation at Skipton Hill Farm, Skipton Hill House, Carr Lane, Thirlby for Tom Simpson	19/10/2020
<a href="#"><u><b>NYM/2020/0553/FL</b></u></a>	Approved variation of condition 2 (material amendment) of planning approval NYM/2020/0080/FL to allow addition of canopy to east elevation at The Barn, Whorlton, Swainby for Jenny Tribick	19/10/2020

<a href="#"><u>NYM/2020/0588/FL</u></a>	Approved subdivision of part of dwelling to create separate unit of residential accommodation to be occupied as holiday let at Trennett View Cottage, Chop Gate for Mrs Claire Aldus	12/10/2020
<a href="#"><u>NYM/2020/0599/FL</u></a>	Approved change of use of agricultural land to form extension to domestic curtilage at land south of 3 Church Lane, Faceby for Mr James and Lucy O'Farrell	22/10/2020
<a href="#"><u>NYM/2020/0602/FL</u></a>	Approved re-instatement of chimney and erection of fencing at Woodmans Cottage, Kilburn for Mrs Alison Porter	21/10/2020
<a href="#"><u>NYM/2020/0620/FL</u></a>	Approved erection of garden store at Greystones, Cowesby Village, Cowesby for Victoria Snook	15/10/2020
<a href="#"><u>NYM/2020/0674/FL</u></a>	Approved variation of condition 3 of planning approval NYM/2013/0317/ETL to include a mortgagee in possession clause at Stone Haven, 8 Church Lane, Swainby for Mr Ashley Whitfield	29/10/2020
<b>Ryedale</b>		
<a href="#"><u>NYM/2020/0209/FL</u></a>	Approved conversion of former school and outbuilding to 4 no. dwellings with associated amenity spaces, parking, access and landscaping works at The Old School, Chestnut Avenue, Thornton-Le-Dale for A & D Sturdy Ltd	14/10/2020
<a href="#"><u>NYM/2020/0226/CLE</u></a>	Issued Certificate of lawfulness for the existing use of the building as a dwelling, not occupied by a person solely or mainly employed in agriculture at Bank Farm House, Rosedale Chimney Bank, Rosedale Abbey for Mrs A Wilkinson	01/10/2020
<a href="#"><u>NYM/2020/0240/CLE</u></a>	Issued certificate of lawfulness for alterations to and use of outbuildings as a dwellinghouse in excess of four years and land as domestic garden in excess of ten years at High Lodge, High Street, Cold Kirby for Mr G Prest and Duncombe Park Estate	01/10/2020
<a href="#"><u>NYM/2020/0435/FL</u></a>	Approved erection of timber shed, installation of timber gate to existing fencing, erection of additional boundary fencing and double gates, resurfacing of driveway (retrospective) at 25 Ashwood Close, Helmsley for Mr & Mrs Bennett	02/11/2020
<a href="#"><u>NYM/2020/0530/FL</u></a>	Approved erection of replacement fence at 35 Ashwood Close, Helmsley for Mr Nicholas Vernon	01/10/2020

<a href="#"><u><b>NYM/2020/0554/CU</b></u></a>	Approved	06/11/2020
	use of existing holiday park for 11 months of the year (closed 05 January to 03 February in any one calendar year) at Golden Square Caravan Park, Oswaldkirk for Mr Armstrong	
<a href="#"><u><b>NYM/2020/0577/FL</b></u></a>	Approved	21/10/2020
	erection of covered feed area at Dickie Barn Buildings, Hawnby for Mr Peter Smith	
<a href="#"><u><b>NYM/2020/0578/FL</b></u></a>	Approved	06/11/2020
	erection of timber stable/store building at Rose Croft, Newton upon Rawcliffe for Mr Steve Conway	
<a href="#"><u><b>NYM/2020/0586/FL</b></u></a>	Refused	16/11/2020
	use of land to form 1 no. grass runway for personal use by owner and emergency use together with erection of wind sock (revised scheme following dismissal at appeal of NYM/2016/0817/FL) at South Moor Farm, Dalby Forest Drive, Ebberston for Mr Robert Walker	
<a href="#"><u><b>NYM/2020/0610/FL</b></u></a>	Approved	26/10/2020
	change of use of and alterations to existing private workshop and store to form 2 no. commercial craft workshops, demolition of existing wooden store and construction of domestic workshop and open fronted store at The Craft Workshops, Main Street, Hutton Le Hole for Mr William Wood	
<a href="#"><u><b>NYM/2020/0657/FL</b></u></a>	Approved	07/10/2020
	erection of greenhouse at 24 Carlton Road, Helmsley for Mr and Mrs S and C Rees	
<a href="#"><u><b>NYM/2020/0666/FL</b></u></a>	Approved	02/11/2020
	creation of new window at 20 Bridgefoot, Gill Lane, Rosedale Abbey for Mrs Joanne Tomlin	
<a href="#"><u><b>NYM/2020/0668/FL</b></u></a>	Approved	13/10/2020
	variation of condition 2 (material amendment) of planning approval NYM/2019/0275/FL to allow changes to approved roof design at Murton Grange, Ox Pasture Lane, Hawnby for Mr Richard Pennock	
<a href="#"><u><b>NYM/2020/0692/LB</b></u></a>	Granted	05/11/2020
	Listed Building consent for replacement pantiles, ridge tiles, membrane and battens to roof together with internal repair works to walls at Blansby Park Farm, Blansby Park Lane, Pickering for Duchy of Lancaster	
<a href="#"><u><b>NYM/2020/0696/FL</b></u></a>	Approved	06/11/2020
	erection of timber shed at 37 Ashwood Close, Helmsley for Mr James Hare	
<a href="#"><u><b>NYM/2020/0738/CLLB</b></u></a>	Issued	10/11/2020
	certificate of lawfulness for installation of fibre cable to Grade II Listed Building at Black Swan Hotel, Market Place, Helmsley for Openreach	

[\*\*NYM/2020/0746/FL\*\*](#) Approved 11/11/2020  
alterations, removal of garage door and installation of  
replacement window and door at Appleton House, Headlands  
Road, Appleton le Moors for Mr Peter Bryan

**Scarborough**

[\*\*NYM/2019/0477/FL\*\*](#) Approved 21/10/2020  
construction of building comprising bakery and distribution unit,  
ancillary public tea room with external seating area and  
children's play area, visitor attraction and viewing area,  
associated coach access and parking at E Botham & Sons,  
Enterprise Way, Whitby for E Botham & Sons

[\*\*NYM/2019/0619/FL\*\*](#) Approved 15/10/2020  
demolition of existing two-storey rear extension, alterations and  
construction of single storey side and rear extensions to dwelling  
together with link extension to outbuilding, conversion of  
outbuilding to form 2 no. units of annexe accommodation,  
conversion of barn to form garaging and storage, erection of  
detached storage barn and landscaping works at Newgate Farm,  
Rice Gate, Hackness for Mr & Mrs Ramsey

[\*\*NYM/2020/0054/FL\*\*](#) Approved 23/10/2020  
construction of 1 no local occupancy dwelling and detached  
double garage together with associated access parking and  
amenity space at Ainthorpe Yard, Easton Lane, Ainthorpe for Mr  
RB & EA Asquith

[\*\*NYM/2020/0067/FL\*\*](#) Approved 19/10/2020  
conversion of barn to form holiday letting cottage at Willow  
Cottage, Low Dales, Hackness for Mr Stuart Wharton

[\*\*NYM/2020/0213/FL\*\*](#) Approved 02/10/2020  
conversion of attached redundant barn to form additional living  
accommodation at Lawns Farm, Houlsyke for Mr & Mrs R & P  
Dickson

[\*\*NYM/2020/0304/FL\*\*](#) Approved 09/10/2020  
conversion of redundant agricultural building to form additional  
living accommodation at Murk Esk Cottage, Goathland for Mr  
Jason Hawes

[\*\*NYM/2020/0371/FL\*\*](#) Approved 30/10/2020  
installation of replacement door and reorganisation of pipework  
to front elevation, installation of 2 no. replacement rooflights and  
3 no. replacement timber windows to rear elevation together with  
erection of replacement railings and non-lockable gate, garden shed  
and associated landscaping works at 10 The Esplanade, Robin  
Hoods Bay for Mr C Whiteley and Mrs A Graham

<a href="#"><u><b>NYM/2020/0375/LB</b></u></a>	Granted Listed Building consent for internal alterations, installation of replacement door and reorganisation of pipework to front elevation, installation of 2 no. replacement rooflights and 3 no. replacement timber windows to rear elevation together with erection of replacement railings and non-lockable gate at 10 The Esplanade, Robin Hoods Bay for Mr C Whiteley and Mrs A Graham	30/10/2020
<a href="#"><u><b>NYM/2020/0423/CLE</b></u></a>	Issued certificate of lawfulness for the use of land for the siting of shipping container and lorry trailer for storage purposes (Use Class B8) in excess of ten years at Paddock to South of Wyke Lodge, Hodgson Hill, Staintondale for Mr Keith Dobbie	01/10/2020
<a href="#"><u><b>NYM/2020/0424/FL</b></u></a>	Approved erection of replacement timber shed (retrospective) at Woodside Cottage, Littlewood Terrace, Robin Hoods Bay for Mrs Elizabeth Lanfranchi-Spence	29/10/2020
<a href="#"><u><b>NYM/2020/0433/LB</b></u></a>	Granted Listed Building consent for erection of replacement timber shed (retrospective) at Woodside Cottage, Littlewood Terrace, Robin Hoods Bay for Mrs Elizabeth Lanfranchi-Spence	29/10/2020
<a href="#"><u><b>NYM/2020/0438/FL</b></u></a>	Approved construction of replacement dwelling with associated access, parking and landscaping works (revised scheme to NYM/2018/0803/FL) at Red Cottage, Cockpit Hill, Runswick Bay for WH Whittaker & Son Ltd	09/10/2020
<a href="#"><u><b>NYM/2020/0479/FL</b></u></a>	Approved alterations, construction of single storey rear extension following demolition of existing conservatory, together with construction of rear dormer window and installation of solar panels to front elevation at 7 Hall Farm Road, Low Hawsker for Mr & Mrs R Harrison	13/11/2020
<a href="#"><u><b>NYM/2020/0487/FL</b></u></a>	Approved erection of replacement cubicle building for cattle at Burgate Farm, Harwood Dale for Mr J Cook	07/10/2020
<a href="#"><u><b>NYM/2020/0492/FL</b></u></a>	Approved construction of replacement link extension, alterations to garage and detached garden store together with associated landscaping works at Lowdales Cottage, Hackness for Mr & Mrs Glaysher	07/10/2020
<a href="#"><u><b>NYM/2020/0519/LB</b></u></a>	Granted Listed Building consent for construction of replacement link extension, alterations to garage and detached garden store together with associated landscaping works at Lowdales Cottage, Hackness for Mr & Mrs Glaysher	05/10/2020
<a href="#"><u><b>NYM/2020/0520/FL</b></u></a>	Approved change of use of agricultural land to domestic garden and installation of septic tank at Stang End Farm, Danby for Mrs Wendy Underwood	08/10/2020

<a href="#"><u><b>NYM/2020/0524/FL</b></u></a>	Approved change of use of land to form manege at Highfield, High Hawsker for Mr Guy Coulson	21/10/2020
<a href="#"><u><b>NYM/2020/0535/FL</b></u></a>	Approved variation of condition 3 of planning approval NYM/2009/0377/FL to allow the use of garage as home office at Lowdales Cottage, Hackness for Mr & Mrs Glaysher	07/10/2020
<a href="#"><u><b>NYM/2020/0551/FL</b></u></a>	Approved conversion of barn to form 1 no. local occupancy dwelling with associated parking, landscaping works and amenity space at Ainthorpe Farm, Easton Lane, Ainthorpe for Mr & Mrs Hide	29/10/2020
<a href="#"><u><b>NYM/2020/0558/FL</b></u></a>	Approved demolition of existing dwelling and outbuilding, construction of replacement dwelling, garage and creation of turning area at 1 Mowthorpe Bungalows, Mowthorp Road, Mowthorpe, Hackness for Mr Mike Hill	09/10/2020
<a href="#"><u><b>NYM/2020/0560/FL</b></u></a>	Approved alterations and construction of replacement bay windows at Ingleneuk Cottage, Runswick Bay for Mr Dennis Whiteley	05/10/2020
<a href="#"><u><b>NYM/2020/0565/FL</b></u></a>	Approved use of land for the siting of 2 no. shepherds huts for holiday letting purposes with associated access path and landscaping works at Hollins Farm, Hollins Farm Road, Westerdale for Mr Graham Richardson	01/10/2020
<a href="#"><u><b>NYM/2020/0568/FL</b></u></a>	Approved subdivision of part of dwelling to create separate unit of residential accommodation to be occupied as holiday let, annexe or local occupancy letting dwelling (no external alterations) at Avenue House, Great Fryupdale for Mr and Mrs Ferguson	01/10/2020
<a href="#"><u><b>NYM/2020/0573/FL</b></u></a>	Approved erection of summerhouse at Palmers, 51 A Rosedale Lane, Port Mulgrave for Mr Clive Henderson	01/10/2020
<a href="#"><u><b>NYM/2020/0580/FL</b></u></a>	Approved conversion of and extension to barn to form 1 no. holiday letting cottage at Waites House Farm, Westerdale for Mr and Mrs P and H Muir	20/10/2020
<a href="#"><u><b>NYM/2020/0583/FL</b></u></a>	Refused formation of a vehicular farm access and associated track (part retrospective) at Newlands Farm, Newlands Road, Cloughton for Mr & Mrs Morley	08/10/2020
<a href="#"><u><b>NYM/2020/0584/LB</b></u></a>	Granted Listed Building consent for re-roofing and stone repairs together with installation of replacement rooflights at Seacroft, The Square, Robin Hoods Bay for Mr I Harrison	16/10/2020

<a href="#"><u><b>NYM/2020/0589/FL</b></u></a>	Approved construction of part one and a half storey/part single storey side extension with cellar below at Fryup Lodge, Fryup Dale, Fryup for Mr & Mrs Finlayson-Brown	07/10/2020
<a href="#"><u><b>NYM/2020/0591/FL</b></u></a>	Approved installation of additional rooflight to front elevation and construction of dormer window to rear elevation at 5 Garth End Road, West Ayton for Mr Simon Knight	23/10/2020
<a href="#"><u><b>NYM/2020/0600/FL</b></u></a>	Approved construction of rear balcony (Retrospective) at Woodcroft, Egton for Mr & Mrs Bennion	21/10/2020
<a href="#"><u><b>NYM/2020/0604/FL</b></u></a>	Approved raising of eaves and ridge height at 97 The Homestead, High Street, Hinderwell for Mr Allan Stubbs	07/10/2020
<a href="#"><u><b>NYM/2020/0605/FL</b></u></a>	Approved conversion of building to form 1 no. principal residence dwelling with associated amenity space and parking at Cross Farm Buildings, High Street, Egton for The Mulgrave Estate	12/10/2020
<a href="#"><u><b>NYM/2020/0607/FL</b></u></a>	Approved installation of 3 no. replacement windows to front elevation at Fordside, Beckside, Staithes for Mr Graham Hudson	04/11/2020
<a href="#"><u><b>NYM/2020/0609/FL</b></u></a>	Approved change of use of residential annexe accommodation to holiday letting cottage (no external alterations) at Island Farm Cottage, Staintondale for Mr Paul Richings	13/10/2020
<a href="#"><u><b>NYM/2020/0618/FL</b></u></a>	Refused construction of 1 no. local occupancy dwelling with integral garage together with associated, parking, amenity space and landscaping works at land adjacent 7 Lingrow Close, Runswick Bay for Mr N Lonsdale	15/10/2020
<a href="#"><u><b>NYM/2020/0622/FL</b></u></a>	Approved construction of single storey extension to holiday cottage at Willow Cottage, Ridge Hall, Ridge Lane, Staithes for Mr & Mrs Bamford	23/10/2020
<a href="#"><u><b>NYM/2020/0627/FL</b></u></a>	Refused variation of condition 2 (material amendment) of planning approval NYM/2018/0653/FL to allow raising of Church to reduce excavation at St Athanasius Monastery, Langdale End for Coptic Orthodox Monastery	15/10/2020
<a href="#"><u><b>NYM/2020/0628/FL</b></u></a>	Approved removal of condition 3 of planning approval NYM4/033/0160A/PA to sever the tie of the stable block with No 1 Prospect Field at Highfield, High Hawsker for Mr Guy Coulson	28/10/2020
<a href="#"><u><b>NYM/2020/0637/FL</b></u></a>	Approved construction of replacement single storey side extension (revised scheme to withdrawn application NYM/2020/0576/FL) at Hazelwood, Hood Lane, Cloughton for Ms Sally Archbell	23/10/2020

<a href="#"><u>NYM/2020/0638/FL</u></a>	Approved installation of 10 no. ground mounted solar panels at Park Hill Farm, Harwood Dale for Ms Jan Hoyland	12/11/2020
<a href="#"><u>NYM/2020/0641/FL</u></a>	Approved demolition of existing single storey garage/workshop and replacement with two storey garage/workshop at Jubilee House, Hall Farm Road, Low Hawsker for Mr & Mrs Trotter	23/10/2020
<a href="#"><u>NYM/2020/0642/FL</u></a>	Approved erection of storage shed at Ellerby Hotel, 12 - 14 Ryeland Lane, Ellerby for Mr Mark Alderson	16/11/2020
<a href="#"><u>NYM/2020/0649/FL</u></a>	Approved erection of agricultural livestock building at Home Farm, Dunsley Lane, Dunsley for Mr Paul Hodgson	23/10/2020
<a href="#"><u>NYM/2020/0665/FL</u></a>	Approved change of use of building to farm shop (Use Class A1) (no external alterations) at Horseshoe Hotel, Egton Bridge for Egton Hotels Ltd	26/10/2020
<a href="#"><u>NYM/2020/0680/FL</u></a>	Approved erection of Moorsweb community internet mast with ancillary equipment (max height 7 metres) at land near High Park Farm Cottage, Guisborough Road, Ugthorpe for Signa Technologies Ltd	29/10/2020
<a href="#"><u>NYM/2020/0683/FL</u></a>	Approved construction of 5 no. terraced principal residence dwellings with associated amenity spaces, access, parking and landscaping works at land adjacent Windy Ridge, Egton for Rockery Developments	29/10/2020
<a href="#"><u>NYM/2020/0685/FL</u></a>	Approved variation of condition 1 of planning approval NYM/2004/0465/FL from local occupancy to principal residence occupancy at Seavegate Farm, Moor Lane, East Ayton for Mr Paul Millinder	29/10/2020
<a href="#"><u>NYM/2020/0686/FL</u></a>	Approved variation of conditions 2 (material amendment), 3 and 5 of extant planning approval NYM4/049/0048/PA to allow increased footprint and revised design of domestic outbuilding together with demolition of nissen hut at Plum Tree Cottage, Ridge Lane, Scaling for Mr C Gibson	12/11/2020
<a href="#"><u>NYM/2020/0691/FL</u></a>	Approved installation of 10 no. replacement windows, 3 no. doors and 1 no. hatch window at Cobbles, High Street, Staithes for Mr Kevin Wallace	10/11/2020
<a href="#"><u>NYM/2020/0714/FL</u></a>	Approved creation of access to agricultural field (retrospective) at land off Ellerby Lane, Runswick Bay for Mulgrave Estate	12/11/2020

<a href="#"><u><b>NYM/2020/0719/FL</b></u></a>	Approved	19/11/2020
	erection of summerhouse at Swallows Nest Cottage, Cliff Lane, Newholm for Mr Martin Milburn	
<a href="#"><u><b>NYM/2020/0721/FL</b></u></a>	Approved	12/11/2020
	alterations to stable to provide home gym and construction of outbuilding for swimming pool at Foxhill Paddocks, Low Road, Throxenby for Mr and Mrs D Thompson	
<a href="#"><u><b>NYM/2020/0731/FL</b></u></a>	Refused	30/10/2020
	change of use of and alterations to workshop to form holiday letting accommodation at Wildgoose Cottage, Hawsker for Mr Cliff Wildgoose	
<a href="#"><u><b>NYM/2020/0481/FL</b></u></a>	Approved	03/11/2020
	alterations and construction of detached car port at Broadmeadows, Hutton Village Road, Guisborough for Mr Christian Johnson	
<a href="#"><u><b>NYM/2020/0592/FL</b></u></a>	Approved	09/10/2020
	siting of bench to commemorate 50th anniversary of Boulby Mine at land east of Boulby Lodge, Boulby for Cleveland Potash Ltd	
<a href="#"><u><b>NYM/2020/0615/FL</b></u></a>	Approved	09/10/2020
	alterations to fenestration and porch roof at 18 Hutton Village, Guisborough for Mr Steven Wilson	
<a href="#"><u><b>NYM/2020/0670/FL</b></u></a>	Approved	10/11/2020
	removal of 2 no. existing sheds and erection of replacement building comprising 2 no. sheds and car port at 27 Bousdale Cottages, Hutton Lowcross, Guisborough for Dr Ruth Roberts	
<a href="#"><u><b>NYM/2020/0697/FL</b></u></a>	Approved	09/11/2020
	erection of covered structure (retrospective) at Boulby Grange, Boulby Bank, Boulby for Mrs Caroline Edwards	
<a href="#"><u><b>NYM/2020/0699/LB</b></u></a>	Granted	09/11/2020
	Listed Building consent for erection of covered structure (retrospective) at Boulby Grange, Boulby Bank, Boulby for Mrs Caroline Edwards	

**Notifications  
Hambleton**

<a href="#"><u><b>NYM/2020/0559/AGRP</b></u></a>	Approved	05/10/2020
	prior notification for erection of replacement hay storage building under Part 6 at South Fork Farm, Raisdale Road, Chop Gate for Mr Abraham	

**Scarborough**

<a href="#"><u><b>NYM/2020/0603/AGRP</b></u></a>	Approved	15/10/2020
	prior notification for erection of lean-to extension to existing building to house livestock under Part 6 at Travellers Rest Farm, Ugthorpe for Mr Michael Chapman	

## **Applications Determined by the Director of Planning on Expiry of Advertisement, Receipt of Further Amended Plans and Observations**

### **[NYM/2011/0389/FL](#)**

This application was approved by the Planning Committee on 15 September 2011, subject to the subject to the applicant entering into a Section 106 Agreement to ensure the dwellings were tied to the Central Garage Business premises in order that they could be satisfactorily managed for letting purposes. However, the situation has changed substantially since the application was first submitted resulting in a Section 106 Agreement no longer being required as such the application has been determined. Please use the link provided to view the Decision Notice in full.

### **[NYM/2019/0136/FL](#)**

This application was approved by the Planning Committee on 17 October 2019, subject to the submission of surface water drainage information. Additional conditions have also been requested by the Authority's Archaeologist and Ecologist. Please use the link provided to view the Decision Notice in full.

### **[NYM/2020/0293/FL](#)**

This application was approved by the Planning Committee on 03 September 2020, subject to an additional condition limiting pig numbers. The decision notice has been issued with the inclusion of an additional condition which reads as follows:

10. There shall be no more than 2000 pigs at any one time within the blue line of the application site and no more than 9000 pigs in total over any single calendar year, unless otherwise agreed in writing by the Local Planning Authority.

## **Applications Adjacent to the National Park (3024)**

### **20/01808/FL**

erection of 3 holiday accommodation units at Raithwaite Estate, Sandsend Road, Sandsend

The Authority has assessed the details of the proposed development and made no objections.

### **R/2020/0110/FF**

change of use of agricultural land to form camping site (16 glamping pods and amenities block) including associated car parking and landscaping works at Lowcross Farm, Guisborough

The Authority has assessed the details of the proposed development and made no objections. However the Authority has commented that, due to visibility of the site from nearby Public Rights of Way within the National Park, substantial planting along the southern boundary of the site should be required to be undertaken, as part of any permission.

### **20/00883/HOUSE**

alterations to dwelling to include the erection of two storey rear extension following partial removal of existing extension and conservatory, installation of replacement windows, installation of french doors as replacement to existing window and door,

replacement of pitched link roof with a mono-pitched roof and repair works to railings to front elevation at Buckingham House, 33 Bridge Street, Helmsley

This Authority has assessed the details of the proposed development and advised that there are no objections to the proposal, but requested that non-hydraulic lime and handmade clay pantiles are used.

**20/02079/FL**

provision of six retail and activity units at ground floor level to replace seven tourist accommodation units of the village hub approved under decision reference 18/00241/FL at Raithwaite Estate, Sandsend Road, Sandsend

This Authority has assessed the details of the proposed development and has advised that there are no objections.

**20/02185/FL**

installation of ground mounted solar panel array and siting of 2 glamping pods with parking and landscaping at Riggs Head Farm, Riggs Head, Scarborough

The Authority has assessed the details of the proposed development and made no objections.

**A3.0923**

proposed extension of 40mph speed limit at A174 Sandsend Road, Sandsend

This Authority has assessed the details of the proposal and concluded that the proposal would be unlikely to have any adverse impact on the setting of the National Park or any important views from within it, so no objections have been raised.

**R/2020/0633/FF**

demolition of existing extension at rear; part two/part three storey extensions at rear including roof terrace/juliette balcony and increasing height of farmhouse; installation of dormer windows at front; part single/part two storey extension at sides at Lodge Farm, Cow Close Lane, Moorsholm

The Authority has assessed the details of the proposed development and made no objections to the proposal.

**R/2020/0657/FF**

detached steel portal frame agricultural storage building (18.25m x 7.62m) at Windyridge, Liverton Lane, Liverton

This Authority has assessed the details of the proposed development and has advised there are no objections.

**Background Documents to this report**

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

**File Ref:**

3022/1  
3024/1

**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**

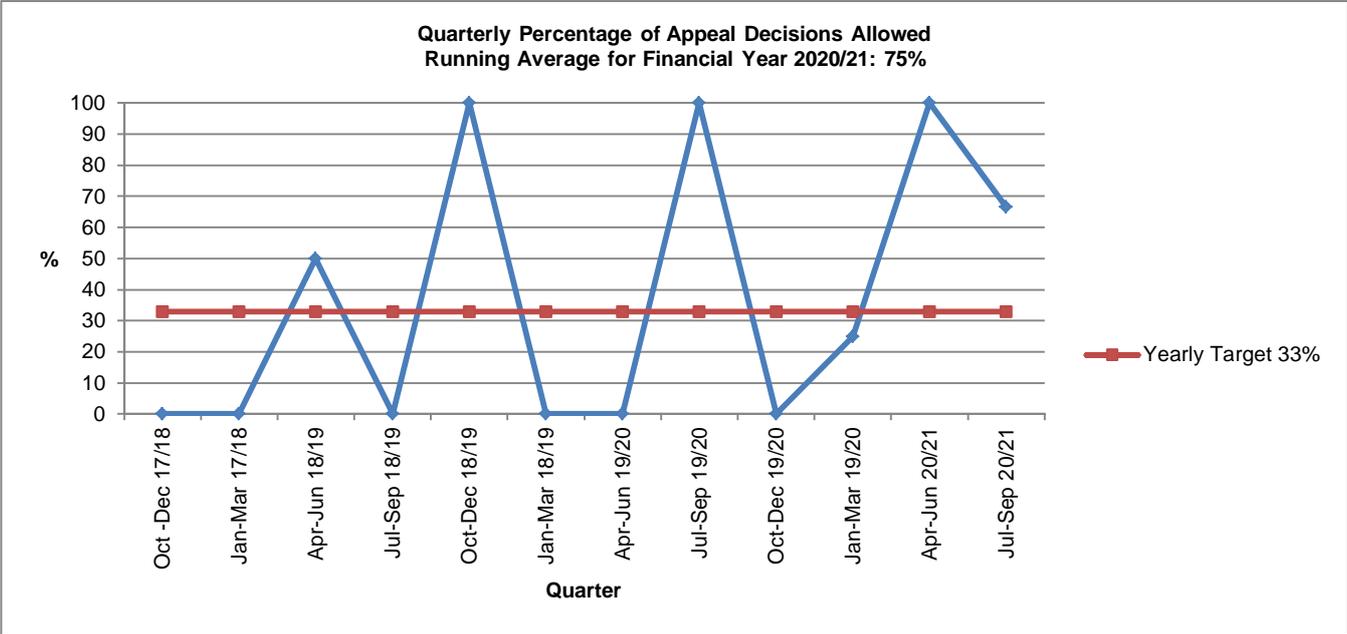
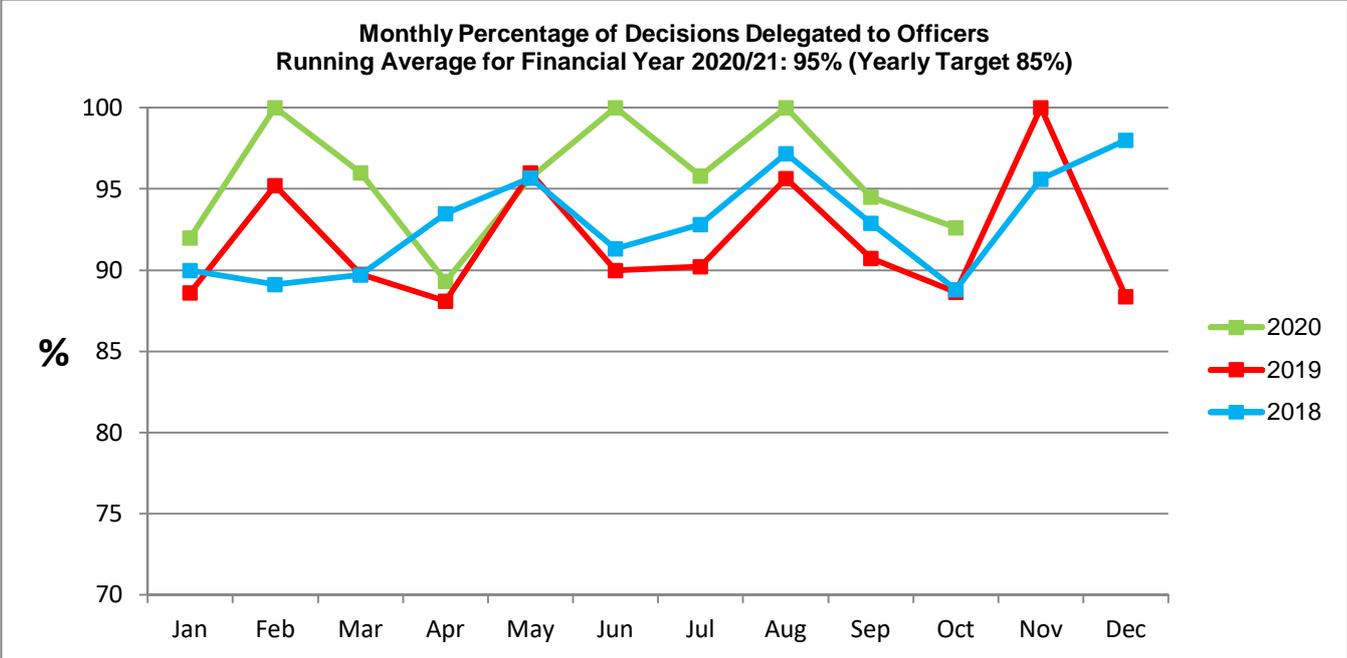
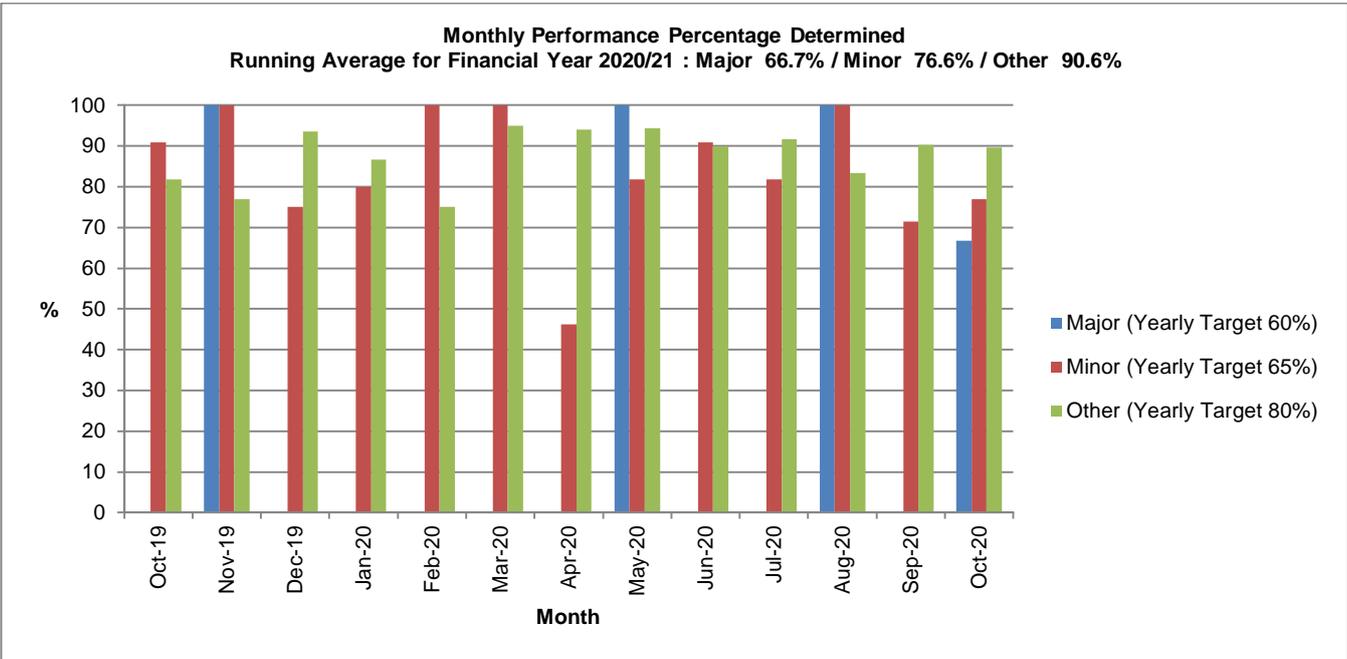
**For the period of 20 August 2020 to 13 November 2020**

<b>File No.</b>	<b>Development Description and Site Address</b>	<b>Decision Taken</b>
14636	Faceby Manor Lodge, Faceby. ALLEDGED: siting of a travellers static caravan/tourer adjacent to the stable block.	Concerns removed.
15615	Between Hogarth Hall House and Hogarth Hill, Creation of New Road	Certificate of lawfulness granted.
15936	School House Farm, Egton. Monitoring of planning permission NYM/2017/0723/FL for use of land for the siting of 1 no. static caravan for residential use for a temporary period (retrospective)	Renewal granted under NYM/2019/0808/FL
15951	St Heddas, Egton Bridge. Removal of internal wall of listed building	Not deemed expedient to take action, partially due to perceived public benefit.
15971	Faceby Manor Lodge, Faceby. Alleged felling of trees, burning of waste and siting of static caravan	Concerns removed.
16032	53 South End, Osmotherley, Northallerton. Alleged non-compliance with planning permission NYM/2019/0086/FL (construction of a larger garage)	Application submitted to regularise the works under NYM/2018/0114/FL
16226	Land north of Seascope, King Street, Robin Hoods Bay. Unauthorised Timber Fence	Not deemed harmful enough to pursue
16288	20 Whitby Road, Staithes. Extending original approved planned area plus erection of an extension to the retrospective approved stable.	Application submitted and granted under NYM/2020/0242/FL
16294	The Old Potting Shed, Egton Bridge. Concerns over prospect of approved application for wedding venue use.	Issues addressed, no further action required.
16301	High Winds, Staithes. Possible Breach of conditions- stain applied to windows rather than paint colour.	Not deemed harmful enough to pursue.
16334	Easington Hand Car Wash. Alleged failure to use defined washing area resulting in potential ground water pollution issues and unauthorised signage	EHO informed and no further action deemed necessary from a planning perspective
16359	9 The Esplanade, RHB. Possible unauthorised works to a listed building	Application to regularise the works submitted and approved under NYM/2020/0141/LB
16374	Rear Entrance to Swell Café, Robin Hoods Bay. Possible unauthorised gates	Breach to be removed as soon as it is safe to do so.

16477	Kepwick Hall, Kepwick. Possible unauthorised erection of electricity transformer	The application for the transformer had been submitted to the wrong planning Authority (Hambleton) however the NYMNPA is not able to reverse the decision for the grant of permission.
16524	Lythe Community Shop, High Street, Lythe. Monitoring of NYM/2018/0774/AD	Closed as issues removed.
16525	Roselea, Egton. Potential change of use of land to domestic garden	No breach found, no change of use/development identified.
16539	Tiger Inn, Easington. Monitoring of NYM/2016/0148/FL	Closed as works deemed to have been started on time, therefore no breach found.
16541	Field behind The Oaks Darnholm Road Goathland, Potential unauthorised conversion of field into domestic garden space	Breach removed and to be returned to original state by next spring.
16554	High Barn, Foul Pot, beyond Horn End House, Daleside Road, Farndale. Potential unauthorised works to a derelict building	Planning app submitted and approved under NYM/2020/0436/FL
16555	Bell End Farm, Rosedale. Potential Unauthorised Signage, Fence and gravel parking bays	Not harmful enough to require further enforcement action. The details of the case were passed onto highways to allow them to investigate matters from their perspective.
16611	April Cottage, Back Lane, Osmotherley. Potential erection of unauthorised fence	NFA- Not deemed expedient to pursue
16634	Potentially unauthorised erection of shed, 5 Mulgrave View, Stainsacre, Whitby	NFA- Not deemed expedient to pursue
16635	Land close to Hawnby and Broadway Foot, Hawnby, Potentially unauthorised bridges over the River Rye	Not deemed harmful enough to pursue
16646	Fish Box, Robin Hoods Bay. Potential unauthorised construction of timber decking.	No breach found, development in accordance with plans.
16673	Brereton Car Park, Goathland. Potentially unauthorised signage	Reduced to one A-Frame sign which is deemed to be acceptable.
16679	Blacksmith's Arms Swainby, Potential unauthorised works to create outdoor seating area	Temporary structures, to be removed in 6 months and not deemed harmful enough to pursue further.
16689	The Old Surgery, Egton. Potentially unauthorised business 'Towbar Express'	NFA- No breach found
16715	Limberhill Wood, Near Beggar's Bridge, Glaisdale. Potential unauthorised engineering works	No planning application required, deemed to be PD
16741	Red Briers Farm, Osmotherley. Fly tipping	NFA- Not deemed harmful enough to pursue and EHO advised not within their remit. EA notified.
16745	Beggar's Bridge, Glaisdale. Potentially unauthorised parking	NFA- Historic England aware and are treating as a one off incident but will monitor.

16748	Helmsley Market place, unauthorised advertisements	No further action, the Authority will look into controlling advertisements in Helmsley in due course.
16774	Bracken Hill, Littlebeck. B&B and sandwich shop.	No further action, concerns removed
16841	Station Tavern, Grosmont. Expiry of NYM/2015/0660/AD Temporary Advertisement Consent for The Display of 2 no. Signs and 2 no. Poster Cases Together with Lighting to Front Elevation	NFA- not deemed expedient to pursue
16889	2 Fairhead Cottages, Grosmont. Potential demolition of wall/monitoring of NYM/2019/0391/FL	No breach found, agent liaising with complainant regarding the works.
16891	6 Elmslac Road, Helmsley. Partial removal of walls	NFA- not harmful enough for further action.
16892	Aireyholme Cottage, Aireyholme Lane, Great Ayton. Potentially unauthorised balcony and lighting not in accordance with NYM/2017/0789/FL	NFA- not deemed harmful enough to take further action.
16907	Lilly's Cottage, Robin Hoods Bay. Table and Chairs	NFA- not deemed to be a planning matter. Passed to Highways.
16922	Co-operative Food, Staithes. Renewal of temporary consent NYM/2015/0593/AD for non-illuminated ATM surround signage	NFA- not deemed expedient to pursue
16923	Whitby Seafoods, Renewal of Temporary Consent NYM/2018/0718/FL for construction of temporary warehouse building to store dry goods	No renewal needed, NYM/2019/0691/FL- permanent retention of warehouse building to store dry goods (granted temporary consent under NYM/2018/0718/FL).
16928	Ellerby Crossing Cottage, Runswick bay. Potentially unauthorised caravan	DUPLICATE FILE- See 16896
16946	Silpho Brow Farm West, Sur Gate, Silpho. Untidy site	DUPLICATE FILE- see 11396
16956	Highdales, Hackness. Potentially unauthorised works	DUPLICATE FILE- see 15995
16973	53 Staithes Lane, Staithes. Siting of drainage pipe/potentially unauthorised change to shop front	No further action, shop front changes have consent and drainpipe not deemed to be a planning matter.
16982	20 Bridgefoot, Gill Lane, Rosedale Abbey. Installation of rooflights	No breach found
16994	Roseberry, Moor Lane, Sinnington. Potentially unauthorised business	Not deemed to constitute a change of use at this stage due to small scale of operation.
16997	Land at Cliff Ridge Wood, Great Ayton. Renewal of temporary consent NYM/2015/0838/AD- advertisement consent for the display of 1 no. non-illuminated timber interpretation panel	NFA- not deemed expedient to pursue
17061	Withington Road Helmsley, Potentially unauthorised business	No breach found.

17077	North Farm, Nether Silton. Potentially unauthorised erection of fencing	Fencing deemed to be PD
17107	Wardles Farm, Egton. Height alteration of barn and reroof of barn, no consultation with residents who live a stone's throw away.	Duplicate Enquiry- See 17070



**Planning Applications Outstanding for More Than 13 Weeks  
Position as of 16 November 2020**

<b><u>NYM/2011/0800/CLE</u></b>	<p>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</p> <p><b>Being dealt with by the Authority's Solicitor</b></p>
<b><u>NYM/2016/0353/FL</u></b>	<p>Construction of 1 no. holiday letting cottage at Boulby Grange, Easington</p> <p><b>Section 106 Agreement being finalised by the Authority's Solicitor</b></p>
<b><u>NYM/2017/0455/FL</u></b>	<p>Change of use and extension to existing agricultural building to allow use for livestock and siting of feed bin at Manor Farm, Gillamoor</p> <p><b>Section 106 Agreement being drafted by the Authority's Solicitor</b></p>
<b><u>NYM/2018/0039/FL</u></b>	<p>Construction of 4 no. dwellings with associated access, parking, garage/car ports, amenity space and landscaping works at land to the west of Byland Road, Coxwold</p> <p><b>Awaiting Section 106 Agreement</b></p>
<b><u>NYM/2018/0606/FL</u></b>	<p>Conversion of redundant building to form 1 no. local occupancy dwelling with associated parking at North Farm, Over Silton</p> <p><b>Awaiting amended plans</b></p>
<b><u>NYM/2018/0732/FL</u></b>	<p>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</p> <p><b>Section 106 Agreement being drawn up</b></p>
<b><u>NYM/2019/0029/LB</u></b>	<p>Listed Building consent for conversion of redundant building to form 1 no. local occupancy dwelling at North Farm, Over Silton</p> <p><b>Awaiting amended plans</b></p>
<b><u>NYM/2019/0324/FL</u></b>	<p>Surfacing works to agricultural track (retrospective) at land serving Thorn Hill Farm, Commondale</p> <p><b>Awaiting further information from applicant's agent. Final Request Issued.</b></p>

**NYM/2019/0349/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/2019/0404/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 related appeal decision to determine whether revised details regarding electricity supply protection are to be pursued.**

**NYM/2019/0502/LB**

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

**Awaiting amended plans**

**NYM/2019/0628/FL**

Construction of 2 no. single storey dwellings with associated access, parking and amenity space (revised scheme to NYM/2015/0919/FL) at land to rear of Brookfield, Maltongate, Thornton Dale

**Under consideration at December Committee**

**NYM/2019/0668/LB**

Listed Building consent for installation of French drainage system together with the installation of replacement windows at Queen Catherine Hotel, 7 West End, Osmotherley

**Awaiting amended plans**

**NYM/2019/0684/FL**

Removal of modern agricultural building at the rear, conversion of redundant agricultural building to 1 no. principal residence dwelling with associated access, parking, amenity space and landscaping works at Centre Farm, Battersby

**Awaiting viability assessment in order to consider principal residence condition rather than local occupancy**

**NYM/2019/0686/FL**

Removal of modern agricultural buildings, conversion of redundant agricultural buildings to 1 no. principal residence dwelling with annexe and associated parking, turning area, amenity space and landscaping works at Centre Farm, Battersby

**Awaiting viability assessment in order to consider principal residence condition rather than local occupancy**

**NYM/2019/0730/FL**

Construction of two storey side extension to dwelling, creation of car park to serve holiday park and alterations to site entrance at Lady Cross Plantation Caravan Park, Egton

**Negotiations ongoing. Awaiting amended plan of final detailing**

**NYM/2019/0731/AD**

Advertisement consent for the repositioning of existing sign and the display of 2 no. illuminated signs at the site entrance at Lady Cross Plantation Caravan Park, Egton

**Negotiations ongoing. Awaiting amended plan of final detailing**

**NYM/2019/0732/FL**

Construction of 1 no. replacement dwelling with associated landscaping works at Honey Bee Nest, Glaisdale

**Amended plans submitted, further negotiations required**

**NYM/2019/0764/MEIA**

Application in respect of the winning and working of polyhalite and salt over a 25 year period from 2023, temporary importation of muriate of potash (MOP) to allow the production of fertiliser products until 2027, retention and operation of all surface installations, buildings, plant etc subject to a phased deconstruction plan within the 25 year period and a three year period for site decommissioning and restoration at the end of the 25 year period at Boulby Mine, Loftus

**Revised Planning, Environmental and Habitats Regulation information submitted and currently the subject of public consultation.**

**Negotiations are continuing in respect of a Section 106 mitigation package and planning report being drafted for a committee decision early 2021.**

**NYM/2019/0809/FL**

Conversion of redundant buildings to form 1 no. local occupancy dwelling together with temporary siting of caravan during construction at Borrowby Barn, Hinderwell

**Agent questioning curtilage Listed status of the buildings – Amended scheme required**

**NYM/2019/0832/FL**

Proposed repairs to roads and tracks and creation of new tracks for agricultural and forestry purposes (part retrospective) at land at Newgate Farm, Hackness

**Awaiting amended plans**

**NYM/2020/0003/LB**

Listed Building consent for installation of 4 no. replacement timber double glazed windows to rear elevation at Georgian House, King Street, Robin Hoods Bay

**In negotiations – awaiting amendments**

**NYM/2020/0087/FL**

Alterations, construction of replacement single storey rear extension and change of use from residential care facility (Use Class C2) to recording studio space with ancillary office and welfare facilities (Use Class B1) together with construction of bin store, revised access arrangement, creation of parking and landscaping works at The Bay Tree, Station Road, Robin Hood's Bay

**Awaiting amended plans**

**NYM/2020/0092/LB**

Listed Building consent for alteration and construction of replacement single storey rear extension at The Bay Tree, Station Road, Robin Hood's Bay

**Awaiting amended plans**

**NYM/2020/0112/FL**

Variation of Condition 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12 of planning approval NYM2009/0091/FL to allow full time residential use of the chalet by someone employed or last employed in farming, forestry or other essential land management activities (retrospective) at Bank House Farm, Chop Gate

**Awaiting further information from the agent**

**NYM/2020/0122/FL**

Installation of 3 no. replacement timber double glazed windows to rear elevation at Georgian House, King Street, Robin Hoods Bay

**In negotiations – awaiting amendments**

**NYM/2020/0136/FL**

Demolition of existing dwelling and garage and construction of replacement dwelling with associated parking and landscaping works at Forest View, Pig Park, Ingleby Greenhow

**Awaiting Officer to write report**

**NYM/2020/0143/FL**

Erection of general purpose agricultural building at Blow Ghyll Farm, Snilesworth, Hawnby

**Officers assessing amended plans in conjunction with Woodland Officer**

**NYM/2020/0138/FL**

Retention of existing open fronted storage building and construction of extension following demolition of existing pole barn and tractor shed along with extension to hardsurfacing to provide additional parking area at Snilesworth Lodge, Hawnby

**Awaiting arboricultural impact assessment**

**NYM/2020/0157/FL**

Erection of office/domestic store, wood store and associated hard standing at Chalet at Bank House Farm, Chop Gate

**Awaiting further information from the agent**

**NYM/2020/0162/FL**

Removal of section of boundary wall to facilitate repair of collapsed culvert together with creation of hardstanding area to be used for parking, erection of replacement field gate and associated landscaping works (part retrospective) at Car park adjacent to the Village Hall, Hawnby

**Awaiting amended plans**

**NYM/2020/0201/FL**

Demolition of outbuilding and construction of replacement single storey extension to provide annexe accommodation (revised scheme following refusal of NYM/2018/0848/FL) at Kirkdale, Whitby Road, Easington

**Awaiting Officer to write report**

**NYM/2020/0218/FL**

Use of land as tea garden and construction of extensions to provide tea room space and wc facilities together with use of land for the siting of a shepherds hut for holiday letting purposes (retrospective) at Dale Head Farm, Rosedale, Pickering

**Awaiting further information from Applicant**

**NYM/2020/0227/FL**

Conversion of and extensions to former public house and outbuildings to form 2 no. local occupancy letting units and 4 no. holiday letting units with associated access, parking, bin/bike stores, amenity spaces and landscaping works (revised scheme following withdrawal of NYM/2018/0194/FL) at Plough Inn, Boonhill Road, Fadmoor

**Appeal against non-determination submitted**

**NYM/2020/0243/FL**

Use of existing general purpose agricultural barn as a farm workshop (60%) and land/grounds maintenance (40%) together with the erection of 1 no. livestock building and 1 no. building for feed storage together with associated entrance gates and landscaping works (part retrospective) at land and barn at Whorlton Lane, Whorlton, Swainby

**Awaiting revised scheme from Agent**

**NYM/2020/0244/AD**

Advertisement consent for the display of 3 no. non-illuminated fascia signs and 1 no. non-illuminated post mounted projecting sign at Cliffemount Hotel, 17 Bank Top Lane, Runswick Bay

**Awaiting amended plans**

**NYM/2020/0265/FL**

Conversion of outbuildings to form 2 no. holiday letting cottage/permanent letting units with lean-to log store, removal of pole barn to create parking area, construction of bike/bin store and plant room together with landscaping works and alterations to access at Mill Farm, Low Mill, Farndale

**Listed Building related negotiations ongoing**

**NYM/2020/0281/LB**

Listed Building consent for internal and external alterations to farmhouse and conversion of outbuildings to form 2 no. holiday/local occupancy letting cottages with Slean-to log store at Mill Farm, Low Mill, Farndale

**Listed Building related negotiations ongoing**

**NYM/2020/0305/FL**

Removal of condition 3 of planning approval NYM/2018/0680/FL to allow the change from holiday letting unit to local occupancy letting dwelling at The Oaks, Littlebeck, Sleights

**Awaiting Officer to write report**

**NYM/2020/0306/FL**

Removal of condition 9 of planning approval NYM4/034/2521/PA to allow the change from holiday letting unit to local occupancy letting dwelling at Riverside Cottage, Littlebeck, Sleights

**Awaiting amended plans from the Agent**

**NYM/2020/0327/FL**

Erection of 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works at Land at Cloughton Woods, Cloughton

**Revised scheme requested**

**NYM/2020/0341/FL**

Change of use from agricultural land to domestic in association with holiday accommodation at Whorlton House Farm, Whorlton Lane, Whorlton

**Awaiting amended plans**

**NYM/2020/0360/FL**

Conversion of existing redundant agricultural buildings to 2 no. holiday letting cottages with associated parking and landscaping works at Home Farm, Dunsley Lane, Dunsley

**Awaiting a Bat Survey next Spring**

**NYM/2020/0427/FL**

Retention of agricultural livestock building together with new access (revised scheme to NYM/2019/0350/FL) at Lodge Farm, Common Lane, Glaisdale

**Awaiting further information from Agent**

**NYM/2020/0441/FL**

Change of use of land to accommodate parking and turning areas at Skelder View, Fern Lea, Normanby

**Awaiting additional and amended plans**

**NYM/2020/0443/FL**

Conversion of existing redundant agricultural buildings to 2 no. cottages (dual use (holiday letting/local occupancy letting) with associated access, parking and landscaping works at Greenhills, High Lane, Robin Hoods Bay

**Awaiting Section 106 Agreement**

**NYM/2020/0454/FL**

Erection of agricultural livestock building at land west of Little Field Lane, Levisham

**SCAIL Assessment – required Natural England advice which isn't forthcoming**

**NYM/2020/0490/FL**

Removal of conservatory and shed, alterations and construction of single storey rear extension with raised terrace and walkway to garden together with erection of replacement car port to existing garage at Jasmine and Brookside Cottages, Thirlby

**Awaiting amended plans from Agent**

**NYM/2020/0500/FL**

Variation of conditions 2 (material amendment), 4, 5 & 6 of planning approval NYM/2015/0826/FL to allow revisions to internal layout in relation to shop, cafe and multi-use/training room and change of external window to door, the sale of new bikes and local goods (part retrospective) at Fryup Gill Farm, Yorkshire Cycle Hub, Fryup

**Awaiting amendments to existing Section 106 Agreement**

**NYM/2020/0562/FL**

Excavation of land to create slurry lagoon at Burgate Farm, Harwood Dale

**SCAIL Assessment – required Natural England advice which isn't forthcoming**

**NYM/2020/0569/FL**

Erection of agricultural livestock building at Low Farm, Whitby Road, Pickering

**In-combination assessment awaited so impact on air quality can be assessed**

**NYM/2020/0574/FL**

Construction of detached shed for storage/workshop/recreational use incidental to the dwelling at Stainsacre Hall, Stainsacre

**Awaiting amended plans**