

North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on Thursday 20 March 2014.

Present: Jim Bailey, Malcolm Bowes, David Chance, Alison Fisher, Janet Frank, Bryn Griffiths, David Hugill, Sarah Oswald, Caroline Patmore, John Ritchie, Ted Sanderson, Andrew Scott, Hawson Simpson, Bill Suthers, Helen Swiers, Richard Thompson, Herbert Tindall, Jeremy Walker

Apologies: David Jeffels, Christopher Massey, Philip Wheeler

Copies of All Documents Considered are In The Minute Book

The Chair welcomed Herbert Tindall back.

14/14 **Minutes**

Resolved:

That the minutes of the meeting held on 20 February 2014, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

15/14 **Members Interests**

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

Adoption of 'Local List' of Validation Requirements for Planning Applications

Considered:

The report of the Head of Development Management

Members debated the request by the Ramblers Association, (as per the Members Update Sheet), requesting that 'Public Rights of Way be shown on application plans' to be included as a local vetting criteria but decided not to include the requirement.

Resolved:

1. Members agreed to adopt the revised 'local vetting criteria' set out in section four above which essentially retains the rural workers housing statement, bat scoping survey, structural survey for conversions, flood risk assessments, heritage statements and affordable/local occupancy housing statements and removes the tree survey requirement as a mandatory local validation requirement of the report.

16/14 **Use of Planning Conditions rather than Section 106 Planning Agreements for Securing Local Occupancy Letting Restrictions**

Considered:

The report of the Head of Development Management

The Director of Planning confirmed that any affordable housing schemes in the future would still be subject to a Section 106 agreement relating to local connections and housing need.

Resolved:

Members noted the internal change to internal procedures.

17/14 York Potash Planning Application – Update for Members

Considered:

The report of the Director of Planning.

Helen Swiers declared a prejudicial interest in this application as a landowner and left the room. Richard Smith Solicitor declared a prejudicial interest in this application as an employee of Scarborough Borough Council and left the room.

Members commented as follows:

- Welcomed the news that a pipeline is no longer being considered
- Could the excess material be taken out of the park be appraised as part of the application, rather than just the option of the ground level of the National Park being raised?
- The Planning Performance Agreement surely needs looking at again to ensure it covers the tunnel.
- Difficult to see why the whole proposal should be determined as one application and not submitted in two parts, with different submission dates.

The Director of Planning and the Head of Development Management answered Members questions as follows on the basis of the limited information they had about the new MTS scheme:

- The Tunnel Boring Machines (TBMs) would be left underground after salvage of parts
- Construction traffic movements at Doves Nest would be reduced but increased off-site as construction traffic and operational maintenance vehicles would be needed at the shaft head sites.
- North Yorkshire County Council are no longer a joint determining authority, involved in the application process, but Redcar and Cleveland Borough Council would be in the new application process being put forward by the Company.

Recommended:

Members are asked to note the contents of the report, seek clarification on any matters raised and comment on the approach offices have taken in advising on this matter.

Resolved:

Members noted the contents of the report and sought clarification from officers.

18/14 Miscellaneous Items

Considered:

The report of the Director of Planning.

Resolved:
That the report be noted.

19/14 **Applications for Planning Permission**

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 data-bbox="331 1272 1401 1411">NYM/2013/062/FL – Siting of 13 no. log cabins and use of land for the siting of 6 no. camping pods for holiday use, construction of amenity block, alterations and extension to access road, creation of car parking and landscaping works at Trig Point, Staithes Bank, 80 Staithes Lane, Staithes for Mr Walker, c/o Agent</p> <p data-bbox="331 1444 1401 1579">Decision David Chance declared a prejudicial interest in this item as the application was in his ward and directly relates to his Scarborough Borough Council Tourism and Culture portfolio and left the room.</p> <p data-bbox="331 1579 1401 1780">Approved as recommended with two additional conditions as shown on the Members Update Sheet but delegated back to Officers to amend conditions 4 & 11 to allow holiday occupation for up to 11 months of the year and for the requirement of a written scheme to be submitted for approval and thereafter being complied with to establish a management company/scheme to maintain the overall site in the event of the units being sold off separately.</p> <p data-bbox="331 1780 758 1814">12. CO2 Details to be submitted</p> <p data-bbox="331 1814 1401 2016">13. HWAY00 There shall be no access or egress by any vehicles between the highway and the application site until full details of a safe and satisfactory access to the adopted highway have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall not be brought into use until the approved access is available for use.</p>

2.	NYM/2014/0107/R3 – Application under regulation 3 (Town and Country Planning General Regulations) for advertisement consent for the display of 3 no. non illuminated signs at Sutton Bank National Park Centre, Sutton Bank for Mr Michael Graham, North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP.
	<p>Decision Approved as recommended.</p>
3.	NYM/2014/0099/FL – Construction of agricultural storage building at High Farm, Beadlam Rigg, Pockley for Mr Ian Teasdale, High Farm, Beadlam Rigg, Pockley, North Yorkshire, YO62 7TG.
	<p>Decision Approved as recommended.</p>

20/14 Other Business

The Chairman ruled that the following items could be considered as a matter of urgency, in order to resolve the issue.

Caroline Patmore declared a prejudicial interest in this application, as the applicant was a relation and left the room.

NYM/2013/0649/FL – Change of use of land and construction of 20 no .dwellings (15 no. open market and 5 no. affordable) with associated garages, parking, access and landscaping works at land to the north of Linkfoot Lane, Helmsley.

The Director of Planning informed Members that the applicant had requested a minor change in materials from timber windows to uPVC windows. A sample of the uPVC material was shown to Members.

Resolved:

Members agreed to the change in material and delegated the application back to Officers to amend the relevant condition and issue the decision notice when the S106 negotiations were completed.