

North York Moors National Park Authority Planning Committee

17 April 2014

Miscellaneous Items

(a) **Appeals**

Set out below is information on dates/venues of inquiries/hearings:-

Appellants Name and Location	Method of Determination	Date of Local Inquiry/Informal Hearing	Venue
NYM0008/2013 Mr R & Mrs C Bohling Land west of Craghill, Raven Hall Road, Ravenscar	Hearing	22 July 2014	The Old Vicarage, Bondgate, Helmsley

(b) **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 1**.

[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].

(c) **Enforcement Update**

Report is attached at **Appendix 2**.

(d) **Numbers of Planning Applications Determined**

A graph is attached at **Appendix 3** which indicates the number of applications determined within 8 weeks for the last 12 months

[The individual files will be available for Members to inspect at the meeting].

Andy Wilson
Chief Executive (National Park Officer)

Chris France
Director of Planning

Appendix 1

List of Planning Applications Determined by the Director of Planning
for the Period from 06/03/2014 to 01/04/2014
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 6/7, of
The Town & Country Planning (General Permitted Development) Order 1995

NYM/2011/0696/FL	Approved change of use and alterations to The Surgery to form residential local occupancy letting living accommodation at The Surgery & The Cottage, Spring House Farm, Great Broughton for Mr Philip Taylor	31/03/2014
NYM/2013/0622/FL	Refused subdivision of site and conversion of garage to form 1 no. local occupancy dwelling with associated garden and parking at 70 High Street, Swainby for Mrs J Place	12/03/2014
NYM/2013/0856/FL	Approved change of use of holiday letting unit for permanent local occupancy dwelling together with conversion of outbuilding to create additional living accommodation at Chapel Barn, Kilburn for Miss Claire Strafford	20/03/2014
NYM/2014/0017/FL	Approved construction of a two storey rear extension at Old Sheepfold Farm, Ingleby Greenhow for Mr and Mrs Paul Day	07/03/2014
NYM/2014/0029/FL	Approved erection of an extension to agricultural livestock/storage building at Woods Cottage, Scawton for Mr Paul Sturdy	12/03/2014
NYM/2014/0044/CU	Approved change of use of former first floor restaurant to 2 no. letting rooms at Golden Lion, 6 West End, Osmotherley for Mr Christie Connelly	19/03/2014
NYM/2014/0048/FL	Approved construction of extension to rear together with extension to attached double garage at Red Oaks, Heathwaite, Swainby for Mr Paul Davison	19/03/2014
NYM/2013/0737/FL	Refused installation of 1 no. velux window in front elevation at Ashreigney, Maltongate, Thornton le Dale for Mrs Lillian Bradley	31/03/2014
NYM/2014/0010/FL	Approved replacement of double garage door with single garage door and personnel door at Old Millholme, Maltongate, Thornton le Dale for Mr David Anderson	13/03/2014

NYM/2014/0019/LB	Granted Listed Building consent for removal of lean-to shed housing boiler and oil tank and installation of replacement plastic oil tank with timber screening at Appleton le Moors Village Hall, Appleton le Moors for Mrs Margaret Tebb	19/03/2014
NYM/2014/0031/FL	Approved erection of a single garage at Cragg Cottage, Farndale for Mr and Mrs Egerton	19/03/2014
NYM/2014/0039/FL	Approved Alterations and extensions to visitor reception to include managers Accommodation and maintenance facilities, external seating area, visitor parking and children's play area together with relocation of bin store at Cropton Cabins, Cropton for Forest Holidays LLP	25/03/2014
NYM/2014/0045/FL	Approved construction of a two storey rear extension, demolition of front porch, insertion of first floor window to front elevation, replacement timber windows together with alterations to roof of outbuilding at Westgate House, Westgate, Thornton Dale for Mr Richard Waller	17/03/2014
NYM/2014/0049/FL	Approved alterations and construction of single storey and two storey extensions following demolition of existing conservatory (revised scheme to NYM/2013/0081/FL) at Fairview, Appleton le Moors for Mr and Mrs A Matcham	18/03/2014
NYM/2014/0052/FL	Approved installation of replacement plastic oil tank with timber screening at Appleton le Moors Village Hall, Appleton le Moors for Miss Margaret Tebb	19/03/2014
NYM/2014/0060/FL	Approved construction of a porch/sun lounge to south elevation at East Garden Cottage, South Lane, Thornton le Dale for Mr & Mrs Howard & Irene Dalton	28/03/2014
NYM/2014/0063/FL	Refused erection of a livestock/general purpose storage building at land at Newton upon Rawcliffe, Newton upon Rawcliff, Pickering for Mr Adrian Paul Holliday	31/03/2014
NYM/2012/0626/FL	Approved conversion of outbuilding to form 1 no. local occupancy letting dwelling at Red House Farm, Aislaby for Grosmont Estate	31/03/2014
NYM/2013/0757/FL	Approved construction of single storey extension with mezzanine floor at Cockmill Hall, Golden Grove, Ruswarp for Mrs Anne McBurney	21/03/2014
NYM/2013/0851/CU	Approved change of use of ground floor retail unit to form part of the existing dwelling at 64 High Street, Hinderwell for Mrs Pauline Harrison	20/03/2014

NYM/2013/0864/FL	Approved use of part of existing caravan site to allow siting of 4 holiday static caravans in lieu of 6 touring caravans at Burnt House Holiday Park, Ugthorpe for Mr Andrew Booth	18/03/2014
NYM/2014/0009/FL	Refused erection of a timber stable block and field shelter at land on Willow Wood Way, Stainsacre for Mr John Knaggs	17/03/2014
NYM/2014/0015/FL	Approved construction of a two storey rear extension at Peat House, Egton Grange, Delves Lane, Egton Bridge for Mr and Mrs Jamie and Jessica Rose	27/03/2014
NYM/2014/0020/FL	Approved construction of an agricultural building to house livestock and general purpose storage at Beacon Cottage Farm, Barmoor Lane, Scalby for Mr Brian Thompson	26/03/2014
NYM/2014/0025/FL	Refused loft conversion to include rear dormer, raising of ridge height together with 2 no. rooflights to front elevation at 13 Long Row, Port Mulgrave for Mr P Christon	07/03/2014
NYM/2014/0026/LB	Granted Listed Building consent for installation of double glazed timber sliding sash windows on south, east and west elevations at Manor House, Goathland for Mr Stuart Knight	11/03/2014
NYM/2014/0028/FL	Approved erection of 2 no. storage sheds at The Sportsfield, Middlewood Lane, Fylingthorpe for The Trustees of Fylingdales Sportsfield	12/03/2014
NYM/2014/0034/FL	Approved construction of single storey extension at Keasbeck Hill Farm, Harwood Dale for Mr John Simpson	21/03/2014
NYM/2014/0035/CU	Approved change of use of cafe (A3 Use Class) to allow sale of hot food takeaway (A5 Use Class) at Candy's Café, Bay Bank, Robin Hoods Bay for Mrs Joanne Millward	20/03/2014
NYM/2014/0036/FL	Approved erection of a stone monument (maximum height 2 metres) at land opposite The Hermitage, Guisborough Road, Ugthorpe for Mulgrave Estate	20/03/2014
NYM/2014/0040/FL	Approved variation of condition 12 of planning approval NYM4/033/0204F/PA to allow permanent residential accommodation in 1 no. holiday cottage at Far View Cottage, Long Leas Farm, Hawsker Lane, Hawsker for Messrs JB & J McNeil	24/03/2014
NYM/2014/0046/FL	Approved construction of a boiler house and log store at Keasbeck Hill Farm, Harwood Dale for Mr John Simpson	21/03/2014

NYM/2014/0054/FL	Approved	26/03/2014	variation of condition 2 of planning approval NYM/2008/0087/FL and condition 17 of NYM4/027/0104/PA to allow local occupancy of Church Farm house at Church Farm, Staintondale for Mr Colin Bird
NYM/2014/0056/FL	Approved	27/03/2014	construction of a replacement building at Lowthers Cragg, Sleights Moor Sleights for Mr Nick Ward
NYM/2014/0057/FL	Approved	27/03/2014	erection of a wedding folly at Raithwaite Hall, Raithwaite Estate, Sandsend Road, Sandend for Skelwith Group
NYM/2014/0047/FL	Approved	19/03/2014	creation of small extension to front elevation together with insertion of bay window to side elevation at The White House, Hutton Village Road, Guisborough for Mr Martin Davies

Notifications

NYM/2014/0012/AGRP	Refused	10/03/2014	erection of a general purpose agricultural building at Cote Ghyll House, Osmotherley for Mr Jonathan Hill
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Applications Determined by the Director of Planning on Expiry of Advertisement, Receipt of Further Amended Plans and Observations

NYM/2013/0383/FL	Approved	20/03/2014	construction of country store/farm shop building (Use Class A1) with ancillary tea room, associated access road and parking area at Arglam Farm, Easington for Mr Keith Dale
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1. TIME01 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. PLAN02 The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. WPDR14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2012 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 43, Classes A to F shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. RSUO01 The premises shall not be used other than as a Country Store and Farm Shop and shall not be used for any other purpose (including any other purpose in Class A1 or A2 of the Schedule to the Town and Country Planning (Use Classes) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. The use as a Country Store and Farm Shop shall be limited to the sale of the following goods unless otherwise approved in writing by the Local Planning Authority:
 - Potatoes and Fresh Produce
 - Animal feeds, pet foods and accessories
 - Plant compost, Horticultural and gardening products
 - Fencing hardware and handtools
 - Workware, country clothing and footwear
 - Animal Health hygiene and cleaning products

- Farm supplies and household fuels
 - Ancillary use for provision of local convenience goods (no more than 10% of net retail floorspace).
 - Seasonal products
5. RSU00 The development hereby approved shall not be occupied as a separate independent business and shall remain ancillary to the use of the main farm site known as Arglam Farm and shall form and remain as part of the Arglam Farm unit as a single planning unit and shall not be sold off or occupied separately from the Farm.
 6. GACS02 No storage of materials, machinery, vehicles, waste or other items shall take place outside the building(s) on the site without the prior written agreement of the Local Planning Authority.
 7. GACS03 No goods shall be displayed, stored, sold or offered for sale on any part of the application site outside the building hereby permitted. Except for the display areas marked as Blue Hatch to the North and South of the Entrance Lobby marked on drawing D10156-01 rev I.
 8. GACS06 The Country Store / Farm Shop hereby permitted shall not be open to customers outside the hours of 09.00 to 18.00 Mondays to Saturday and 10.00 to 16.00 on Sundays and Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.
 9. GACS07 No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
 10. MATS07 No work shall commence on the construction of the walls of the development hereby permitted until details of the brick, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The brick used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
 11. MATS00 The colour of the external surface of the roof of the building hereby permitted shall be submitted to and approved by the Local Planning Authority prior to the installation of the roof. The roof shall thereafter be so maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
 12. HWAY18A There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

13. HWAY00 Prior to the commencement of development full details of the proposed access shall be submitted and approved in writing. These details shall include access roads, turning area, parking bays, kerb radii, internal road widths, and centre line radii. Details should be provided of kerb types and materials to be used for all hard surfaces. At no point during the works is the public highway to be blocked or obstructed.
14. LNDS03 No trees, shrubs or hedges along the boundary of the site with the A174 shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Applications Adjacent to the National Park (3024)

R/2014/0074/FFM Installation of 2 Wind Turbines (140m maximum height to tip; rotor diameter 112m; generating capacity 19.68GWh per annum) including sub-station; control building and new vehicular access onto A174 on land 680m West of Yearby and 650m North East of Wilton Village

The North York Moors National Park Authority has assessed the submitted information and concludes that the proposed development is unlikely to have a detrimental impact on the landscape setting of the National Park.

The National Park Authority raises no objections to the proposed development.

13/02711/FL Consultation on erection of public house to land to North or Cholmley Way, Whitby

The Authority has no further comments in relation to the design or details of the scheme.

Background Documents to this report

File Ref:

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

3022/1
3024/1

Location

North York Moors National Park Authority

North York Moors National Park Authority Planning Committee

17 April 2014

Enforcement Action Progress Report

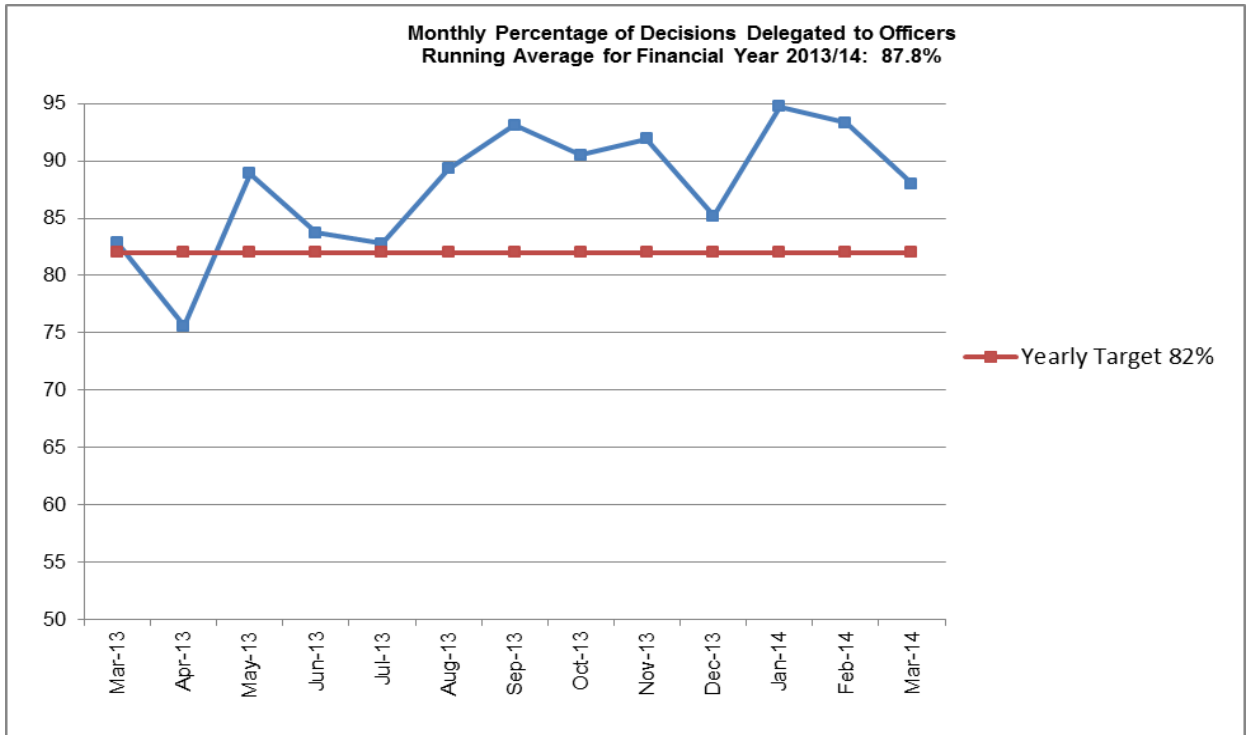
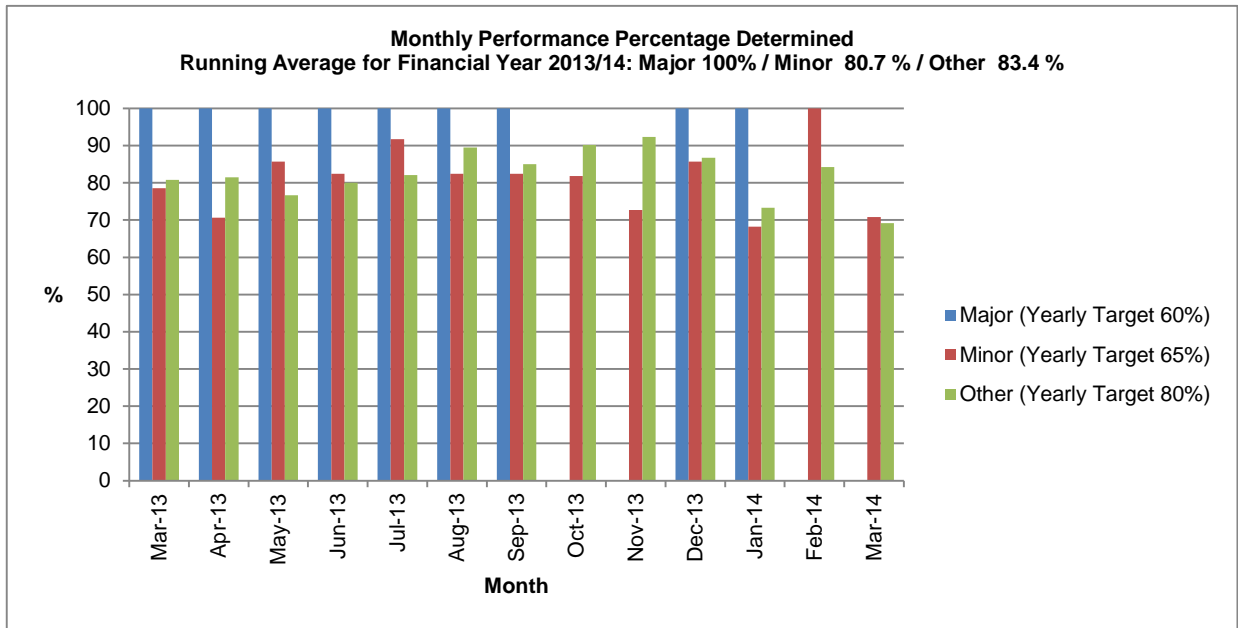
The following table provides an overview of the current enforcement caseload.

Year	1989 - 2009	2010	2011	2012	2013	2014
Number of complaints	3805	226	229	245	219	50
Number of cases resolved	3742 (98)	195 (86%)	184 (80%)	196 (80%)	143 (65%)	14 (28%)
Number of cases resolved in last quarter	7	4	1	5	22	14
Currently unresolved enforcement cases	63 (2%)	29 (13%)	45 (20%)	48 (20%)	76 (35%)	36 (72%)

Location/Description	File No.	Committee Date	Compliance Date	Current Action
1. Ayton House, Hawsker – Untidy condition of land	ENQ ENF 8709	Delegated		A recent site visit has revealed that the condition of the land has become worse and as a result the land owner has been advised that the Director of Planning is considering issuing a Section 215 Notice course of action.
2. Long Lease Farm, Hawsker – Unauthorised works to a Grade II Listed Building	96/421	11/12/96	25 March 1996	Prosecution was successful with a joint fine of £6500 and all costs recovered. The Authority is in discussions with the land owner with regard to compliance with the Notice.
3. Whin Covert, East Ayton – Unauthorised storage of waste and the construction of a residential chalet.	179/2003 282/2007 267/2008	Delegated	29 March 2009 28 February 2009	Works to comply with the notice have commenced and some materials have been removed from site. A site inspection is scheduled and prosecution proceedings will be progressed should the compliance works to date be insufficient.
4. Aindale, New Road, Robin Hoods Bay – Urgent	128/2003	Delegated	1 December 2010	Direct action costs being pursued through legal services. The Owner has provided payment toward the debt.

Location/Description	File No.	Committee Date	Compliance Date	Current Action
works to Grade II Listed Building and untidy site				However, the outstanding amount is to be repaid on the sale of the property and by the end of April 2014.
5. 56 North End, Osmotherley – Unauthorised works to a grade II Listed Building	141/2006	Delegated	1 May 2013	Prosecution was successful £500 fine, £50 victim surcharge and £400 costs. The owner has not been in contact with the Authority since early December and the Steps of the Notice remain outstanding. The Authority is to pursue the possibility of using other powers other than prosecution to ensure compliance with the Notice.
6. Manor Farm, Normanby – Unauthorised campsite	190/2009	Delegated	29 December 2010	Prosecution proceedings have commenced and the matter will be heard by Scarborough Magistrates Court on 16 and 17 June 2014.
7. Paddock Workshop, Hawsker – Unauthorised siting of a static caravan	123/2008	Delegated	30 April 2012	Work has commenced on the Old Forge to convert and extend the building to form a dwelling. The unauthorised caravan will now be removed on completion of these works. A site visit has been undertaken and the work is continuing on site.
8. Meeks Farm, Carlton – Unauthorised construction of a farm building	307/2007	Delegated	1 April 2012	The unauthorised building has now been demolished in its entirety.
10. Mickbelong Farm, Urra – Unauthorised construction of a Pond	0259/2009	Delegated	21 October 2013	The unauthorised pond appeal was dismissed, site inspection planned to check compliance with the revised notice requirements.
10. Sea View Scrap Yard, High Normanby, Whitby	0248/2005	Delegated	05 July 2009	Breaches found, owner not remedied, prosecution arrangements being considered.

Appendix 3



**Quarterly Percentage of Appeal Decisions Allowed
Running Average for Financial Year 2013/14: 27%**

