

## North York Moors National Park Authority Planning Committee

18 September 2014

### Miscellaneous Items

(a) **Appeals**

- (i) The Secretary of State for Communities and Local Government has determined the following appeals made to him against decisions of the Committee:-

Location of Site/Appellant	Decision (Inspector)
South Moor Farm, Langdale End, Scarborough, YO13 0LW	Appeal dismissed Inspector: John L Gray

Background Documents for This Item

1. Inspector's letter attached at **Appendix A.**

- (ii) 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	Inquiry	11 November 2014	Ravenhall Hotel, Ravenscar at 10am

- (iii) Appeals received:

Ref Number	Appellants Name and Location	Description
NYM/0007/2014	Mr and Mrs Simpson South View, Westgate, Thornton le Dale	Without planning permission, the installation of two double glazed uPVC stormproof casement windows and uPVC door to the front elevation of the main dwelling house
NYM/2013/0622/FL	Mrs J Plaice 70 High Street, Swainby	Subdivision of site and conversion of garage to form 1 no. local occupancy dwelling with associated garden and parking

NYM/2014/0009/FL	Mr J Knaggs Land on Willow Wood Way, Stainsacre	Erection of a timber stable block and field shelter
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(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 B**.

**[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) **Number of Planning Applications Determined**

Details of current applications which were submitted over 13 weeks ago are attached at **Appendix C**.

Andy Wilson  
Chief Executive (National Park Officer)

Chris France  
Director of Planning

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# Appeal Decision

Site visit made on 19 August 2014

**by John L Gray DipArch MSc Registered Architect**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 28 August 2014**

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## **Appeal Ref. APP/W9500/A/14/2212850**

### **South Moor Farm, Langdale End, Scarborough, YO13 0LW**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr R Walker against the decision of the North York Moors National Park Authority.
  - The application, ref. NYM/2013/0435/FL, dated 27 June 2013, was refused by notice dated 24 September 2013.
  - The development proposed is the change of use of land for the formation of an airstrip including two grass runways, a storage building and pilot/restroom facilities.
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**Decision: the appeal is dismissed.**

### **Application for costs**

1. An application for costs was made by the North York Moors National Park Authority against Mr Walker and is the subject of a separate decision.

### **Main Issues**

2. There are two main issues in the appeal:
  - whether noise and activity caused by the proposed use would be detrimental to the amenities of local residents and the experience of visitors to the area, including users of the public rights of way within the site;
  - whether the proposed storage building would be appropriate in terms of its location, size and design;

### **Reasoning**

3. Policy is to be found in the North York Moors Local Development Framework (LDF), specifically adopted Core Strategy Policies A, C and H and adopted Development Policies 3, 12, 13, 14 and 23. Policy A sets out the intention to conserve and enhance the special qualities of the National Park, this case relating to clauses 1 (providing a scale of development and activity consistent with the quiet enjoyment of the Park), 3 (maintaining and enhancing the natural environment and conditions for biodiversity) and 7 (strengthening and diversifying the rural economy and providing opportunities for tourism). Policy C elaborates on clause 3 and Policy H on clause 7. Development Policy 3 looks for the design of new development to maintain and enhance the distinctive character of the National Park; Policy 12 permits new agricultural buildings subject to criteria; Policies 13 and 14 set criteria to be met by rural diversification and tourism/recreation proposals respectively; and Policy 23 seeks to reduce the environmental impact of traffic on the National Park.

**First main issue – noise and activity**

4. The Authority considers that flying activity from the proposal would have a harmful effect on the peace and tranquillity of the locality, to the detriment of the character of the area, the amenities of local residents and the enjoyment of the area by visitors, all of which would conflict with National Park purposes.
5. The appellant submitted a noise study with his appeal statement. In summary, it concludes that the noise levels of light aircraft taking off from the site would be insignificant if limited to the numbers proposed (the appellant suggests a condition limiting movements to no more than 20 a day, in effect 10 flights).
6. The study found, unsurprisingly, that ambient noise levels were low – 34-47dB  $L_{Aeq}$  and 26dB-37dB  $L_{A90}$ , both 1 hour – and that one take-off and one landing would make little or no difference to the hourly level at the nearest noise-sensitive dwelling, about 500m away. It is the noise from the specific take-off or landing event that is going to cause disturbance to local residents. The appellant's aircraft flying over the site was recorded at 58dB-70dB  $L_{Amax}$  with events lasting 2-5 to 3 minutes. Take-offs and landings would last a similar period (until out of, or from coming into, earshot), with take-offs being noisier because of the powered acceleration. Measurements noted around 70dB  $L_{Amax}$  for take-offs. That is noisy – but not unduly so.
7. One must remember also that the suggested conditions would mean, in effect, only 10 take-offs a day, with a cumulative noise duration of less than 30 minutes, and with the noise decreasing for parts of that time. The 10 landings would last a similar period of time but be less noisy. There would also be what the study terms 'fly-pasts', again lasting similar periods of time, less noisy than take-offs and more dispersed over the area. Lastly, there would be no night flying, when receptors would be at their most sensitive. The Council is unconvinced that a restriction on night flying would be enforceable but that would require lighting, which would presumably require planning permission (or else, if it occurred and caused disturbance, could be expected to be reported).
8. There is then the question of the bridleway and public footpath within the site (the bridleway along the southern boundary, parallel with the proposed auxiliary airstrip, the footpath crossing that airstrip) and walkers, cyclists and riders on the road to the north-west and west or beyond that, within Dalby Forest. The noise study considers the rate of rise in noise levels; typically, that would be between 2dB and 11dB per second, which it finds not high enough to cause what it calls "startle effects" in humans and substantially below the rate caused by military low flying. With ten take-offs in a day, the likelihood of a walker or horse-rider being on one of the rights of way at the same time is relatively small and, even if it occurred, the likelihood of either the horse or the rider being startled is also fairly small; and people or horses further afield would be still less likely to be startled.
9. In similar vein, the likelihood of an accident is very small indeed. Anyone on the bridleway or public footpath would easily be able to see if there was an aircraft about to take off and could take action accordingly. An incoming aircraft would be more difficult to spot – but appropriate warning signs would encourage walkers to look before crossing the auxiliary airstrip (which, of course, would not be the one commonly used).
10. There is also the highway *ratione tenurae*. Its line was explained to me but there is now no real evidence on the ground. Thus, while it may exist in law, the likelihood of anyone wishing to use it is so low as to be immaterial.

11. It is debatable whether the experience of an aircraft taking off or landing by walkers, cyclists or riders would be considered as a disturbance or as an interesting, if perhaps unexpected, event. It is true that one of the important characteristics of the National Park is its tranquillity – but that does not mean that an event having nothing to do with the character or tranquillity of the National Park must automatically be considered a disturbance.
12. To sum up, the Authority's fears are understandable, particularly in the absence at the application stage of the noise study, but the technical evidence shows no real likelihood of noise levels that would be harmful to residential amenity or the enjoyment of the area by visitors. Neither does it suggest activity that would pose a serious threat to public safety. Accordingly, in relation to this issue, there is no undue conflict with Core Policies A or H or Development Policies 3, 14 and 23 (though it is unclear precisely how Policy 3 can apply, unless walkers or riders crossing the site can be described as "users of the development").

### ***Second main issue – the proposed storage building***

13. The phrase "storage building" in the application does not, on its face, indicate that what would be stored would be up to ten aircraft. It would be 36.7m long, 10.0m wide and 3.35m-4.57m high. It would be a large building in any rural context, more so in terms of the style and character of the agricultural buildings generally to be found in the National Park. It would have a monopitch roof, rather than a double pitch, and so would not look particularly like an agricultural building – and the character of the wider area is such that one would not expect to see other than agricultural buildings of one sort or another. The walls and roof would all be clad with profiled steel sheeting, giving more of an industrial than agricultural character.
14. No attempt has been made to reduce the visual impact of the mass of the building (for example, by an L-shaped plan, though there is no guarantee that that would be effective). No landscaping is proposed that might mitigate against the size of the building. In addition (and also a reason why a different form of building might not be acceptable), it would stand some 80m from the existing farm building, which is itself about 90m from the farmhouse, further reducing any tenuous visual impression of an agricultural building.
15. It may be noted that the building in its proposed location would be virtually unseen, save by fliers, bed and breakfast customers at the Farm and users of the public rights of way within and adjacent to the site. That, however, cannot automatically render acceptable an otherwise inappropriate proposal. The design fails against Development Policy 3 because its characteristics are not compatible with surrounding buildings (meaning buildings typically to be seen in the National Park, there being none that are obvious in close proximity to the appeal site), it would appear utilitarian, rather than being to a high design standard, and there would be no associated landscaping. The proposal also fails against Policy 12 because the site is not physically related to the existing buildings (the Policy is aimed at agricultural buildings but its principles must apply equally to buildings for the diversification of farm businesses).

### ***Other matters***

#### Ecology

16. Although it is the fourth reason for refusal, there is no mention of ecological matters in the officer report. The update sheet to the report notes Natural

England's further comments that there is insufficient information to determine the likely effect of the proposal. The reason for refusal is, in effect, that it has not been demonstrated that there would be no adverse effect on the adjacent North York Moors Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). The appeal statement takes a different line; it says that flights "could potentially" cause disturbance to SPA birds, goshawks or nightjars in particular, and that there is insufficient information, particularly on the number and direction of flights, to be able to judge. However, the Authority says no more than that the birds are known to be in Dalby Forest and are known to be sensitive to noise; there may or may not be a threat but it offers no assistance in determining if there is one, let alone whether there might be a serious one.

17. There are two SSSIs, about 2.4km and 2.6km from the appeal site – which hardly qualifies for the adjective "adjacent"; and the nearest boundary of the SPA is some 6km away. The area is already subject to low-level military aircraft activity, which must clearly cause disturbance when it occurs. Other than in the immediate surroundings of the proposed airstrip, where the noise from take-offs and landings would be more regular, and apparent, the noise from the sorts of aircraft flying from the appeal site would be highly unlikely to cause any significant disturbance. The suggested condition would limit movements at the airstrip to no more than 20 a day; the duration of flights is an unknown, presumably limited only by fuel capacity, but the small number of movements itself suggests that any disturbance caused could not be significant. If there would be no unduly harmful effects for human beings or horses, it seems highly unlikely that there would be such effects for goshawks or nightjars. In short, the proposal raises no material conflict with Core Strategy Policy C.

#### Archaeology

18. A glance at the OS Map for the area shows a significant number of archaeological features. There are no obvious indications of any archaeological remains on the appeal site. Nor does the nature of the proposal raise any need for investigation other than, perhaps, where the building would stand. Even then, it appears that the only excavations would be for stanchions (assuming that the floor of the building would, like the airstrips, remain as grass); on that basis, a 'watching brief' condition would suffice, were the appeal to succeed.

#### **Conclusion**

19. Dalby Forest, within which South Moor Farm is located, is promoted as a place for non-motorised recreational activity which furthers understanding of the National Park's special qualities
20. I have borne in mind that it would be possible as permitted development to fly from the appeal site on 28 days of the year. That, though, is a small proportion of the year. Also, irrespective of how much flying took place, the building, which requires planning permission in its own right and which I have found to be inappropriate, would be permanent. I have taken all other matters into account but have found nothing to outweigh my conclusion on the second main issue, which has led me to my decision.

*John L Gray*

Inspector

List of Planning Applications Determined by the Director of Planning  
for the Period from 08/08/2014 to 02/09/2014  
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/2014/0380/CLE	Issued certificate of lawfulness for construction of domestic garage building/pool housing in excess of 4 years at High Farm House, Great Ayton for Mrs Pauline Fordy	08/08/2014
NYM/2014/0392/FL	Approved construction of a detached garage together with construction of plant room to side of house (part retrospective) at Faceby Lodge, Carlton-in-Cleveland for Mr & Mrs R Hewison	08/08/2014
NYM/2014/0431/FL	Approved variation of condition 2 (material amendment) to planning approval NYM/2013/0401/FL to allow for 1.no letting unit instead of 2 no. letting units at Rocky Plain Farm, Osmotherley for Ron Starkie	26/08/2014
NYM/2014/0520/NM	Approved non material amendment to planning approval NYM/2013/0856/FL to allow for raising of lintel to door in south elevation, repositioning of flue and installation of solar panels at Chapel Barn, Kilburn for Mrs C Strafford	29/08/2014
NYM/2014/0197/FL	Approved erection of a stable block together with surfacing of access track (part retrospective) at Flamborough Rigg Farm, Stape for Mr Brian Marshall	19/08/2014
NYM/2014/0222/FL	Approved erection of a timber summer house and shed (part retrospective) at 5 Hall Farm Cottages, Maltongate, Thornton Dale for Mr Jon Cooper	20/08/2014
NYM/2014/0269/FL	Approved change of use of estate office to dwelling for occupation by estate working together with construction of side extension at Old Pennyholme, Sleightholmedale for Mr Peter Wilkinson	01/09/2014
NYM/2014/0291/FL	Approved siting of eco cabin to house biomass boiler and fuel store together with associated flue and underground pipe at The Inn at Hawnby, Hill Top, Hawnby for Mrs K Young	20/08/2014

NYM/2014/0301/FL	Approved conversion of barn to form 1 no. dwelling and associated access together with alterations and repairs to farmhouse at Hallgarth Farm, Westgate, Thornton Le Dale for A & D Sturdy	26/08/2014
NYM/2014/0391/FL	Approved installation of 80 no. ground mounted solar panels at Boon Hill House, Boonhill Road, Fadmoor for Mr PH Johnson	20/08/2014
NYM/2014/0404/FL	Approved construction of porch at Lowna House, Gillamoore for Mr & Mrs Lodge	12/08/2014
NYM/2014/0409/FL	Approved variation of condition 2 (material amendment) to planning approval NYM/2014/0149/FL to allow insertion of rooflight to west elevation at 18 Bridge Street, Helmsley for Helmsley Brewing Co.	19/08/2014
NYM/2014/0410/FL	Approved erection of a general purpose/livestock agricultural building at Scawton Park Farm, Scawton for Mr & Mrs David and Angela Eadington	26/08/2014
NYM/2014/0412/FL	Approved replacement of casement windows with traditional timber sliding sash windows together with installation of timber front door at Chester Farm, Lockton for Ms J Brown	28/08/2014
NYM/2014/0427/FL	Approved replacement of stone wall at Old Chapel, Low Mill, Farndale for Mrs Pamela Staton	01/09/2014
NYM/2014/0437/FL	Approved replacement of conservatory with single storey garden room at The Old Rectory, Scawton for Mrs Simpson	29/08/2014
NYM/2014/0443/FL	Approved replacement of timber roof and frames of rear conservatory with uPVC at 15 High Street, Helmsley for Mr & Mrs Middleton	29/08/2014
NYM/2014/0459/FL	Approved installation of replacement timber windows and aluminium door with uPVC at Pilgrims, Friars Hill, Sinnington for Mr Adrian Bishop	
NYM/2012/0814/FL	Approved conversion of outbuilding with porch extension to form 1 no. local occupancy letting dwelling with garage and associated parking, access and domestic curtilage at West Skelder Farm, Dunsley for Mulgrave Estate	21/08/2014
NYM/2014/0182/LB	Granted Listed Building consent for retention of internal works to allow sub-division of dwelling to form 1 no. dwelling and 1 no. holiday cottage at Dale View, Fryupdale for Mr and Mrs Anderson	20/08/2014

NYM/2014/0368/FL	Approved construction of single storey front and rear extensions at 46 High Street, Castleton for Mr and Mrs B Smith	21/08/2014
NYM/2014/0383/FL	Approved construction of a single storey rear extension at Hobbin Head, Hobbin Head Lane, Sleights for Mr Colin Bainbridge	14/08/2014
NYM/2014/0398/FL	Approved construction of agricultural livestock building at Crossley Side Farm, Little Fryup, Danby for Dawnay Estates	12/08/2014
NYM/2014/0407/FL	Approved replacement of roof tiles and insertion of rooflight to lean-to extension at The Elms, Cockrah Road, West Ayton for J. L. Pigg & Sons	18/08/2014
NYM/2014/0408/LB	Granted Listed Building consent for replacement of roof tiles and insertion of rooflight to lean-to extension at The Elms, Cockrah Road, West Ayton for J. L. Pigg & Sons	18/08/2014
NYM/2014/0411/FL	Refused variation of condition 5 to planning approval NYM/2012/0785/FL to allow holiday park to remain open 12 months of the year at Ladycross Plantation Caravan Park, Egton for Mr John Robinson	13/08/2014
NYM/2014/0415/FL	Approved erection of porch and removal of existing garage and stables to allow erection of new garage at 2 A Anglers Quarters, Glaisdale for Mr Robert Sedman	18/08/2014
NYM/2014/0423/FL	Approved erection of rear conservatory at Ainsty Cottage, 3 Porret Lane, Hinderwell for Mr and Mrs Geoffrey David Tee	21/08/2014
NYM/2014/0426/FL	Approved installation of 1 no. window at first floor level to gable elevation at Churchfield Surgery, Iburndale Lane, Sleights for Drs Jackson, Newman, Suckling	20/08/2014
NYM/2014/0482/NM	Approved non material amendment of planning approval NYM/2014/0177/FL to allow use of slate roof tiles on rear extension at 10 Waterloo Cottages, Grosmont for Mr & Mrs G & K Henderson	19/08/2014
NYM/2014/0539/NM	Approved non material amendment to planning approval NYM/2010/0761/FL to allow for the erection of a canopy over front door at Hornbeams, Main Street, Hutton Buscel for Neil and Carol Gardner	27/08/2014
NYM/2014/0389/FL	Approved construction of single storey extension together with replacement and extension to garage to incorporate additional living accommodation at Holt House, Hutton Village, Guisborough for Mr Colin Millward	15/08/2014

NYM/2014/0521/NM      Approved      01/09/2014  
non material amendment of planning approval NYM/2013/0383/FL  
to allow for revised fenestration details at Arglam Farm, Whitby  
Road, Easington for Mr Keith Dale

**Notifications**

None

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

NYM/2014/0268/CU      change of use from retail shop (Use Class A1) to mixed use of  
retail shop (Use Class A1) and cafe/restaurant (Use Class A3)  
together with outside seating area (retrospective) at Merrills, Old  
School House, Hutton le Hole for Mr Paul Simpson

Approved with the following informative:

The applicant is advised that the permission hereby granted is  
restricted to the curtilage of the property only, and no tables and  
chairs shall be sited on the adjacent common land at any time.

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

14/01362/FL      Erection of 26 dwellings comprising of 6 conversions in existing  
retained farm buildings and 20 new dwellings at Town Farm, 48  
High Street, Cloughton, Scarborough

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

14/00517/FUL      Erection of 1.no 18m high (overall tip height 27m) 80KW wind  
turbine to generate electricity for on farm use, together with  
associated electrical substation at OS field 5827 New Lane,  
Aislaby, Pickering

The Authority has assessed the above details of the proposed  
development and have the following comments to make:

The site is situated approx. 2 kilometres south of the National Park  
boundary at Cawthorn, However given the local topography and  
wooded nature of the area, it is considered that the turbine would  
not be unduly visible on the approach into the National Park from  
Wrelton along Cawthorne Lane or from views out of the Park from  
the Tabular Hills Walk, which follows the Park boundary at  
Cawthorne. Therefore the Authority considers that the proposal is  
unlikely to have any adverse impact on any important views into or  
out of the National Park and raises no objection.

14/00644/FUL &  
14/00645/LBC

Repairs and alterations to footbridge to include erection of flight of steps perpendicular to the main span of the bridge to the south site at Bridge Abbey Precinct to Ampleforth Bank, Ampleforth, Helmsley

The Authority has assessed the above details and supports the proposed repair works to the bridge

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

## Planning Applications Outstanding for More Than 13 Weeks Old

### Position as of 29 August 2014

27/09/2010	<b>NYM/2010/0758/FL</b>	<p>Conversion and partial rebuilding of redundant farm buildings to form four residential units and ancillary storage/garage/farm office (revised scheme to NYM4/025/0009) (retrospective) Binkleys Farm, Silpho</p> <p><b>Officers reviewing information recently received from applicant</b></p>
27/09/2010	<b>NYM/2010/0759/LB</b>	<p>Listed Building consent for conversion and partial rebuilding of redundant farm buildings to form four residential units and ancillary storage/garage/farm office (revised scheme to NYM4/025/0009A) Binkleys Farm, Silpho</p> <p><b>Officers reviewing information recently received from applicant</b></p>
13/07/2011	<b>NYM/2011/0389/FL</b>	<p>Conversion of garage store and vacant shop to form local occupancy letting live/work unit together with 2 no. local occupancy letting dwellings Central Garage, High Street, Castleton</p> <p><b>Section 106 negotiations on going</b></p>
12/12/2011	<b>NYM/2011/0800/CLE</b>	<p>Certificate of lawfulness for use of land for the siting of a Static caravan for holiday use in excess of ten years Summerfield Farm, Hawsker</p> <p><b>Awaiting legal advice</b></p>
13/12/2011	<b>NYM/2011/0817/CLP</b>	<p>Certificate of lawfulness for proposed use of land as Holiday caravan site without restriction on number of caravans or their siting or seasonality of use Flask Inn Holiday Home Park, Fylingdales</p> <p><b>Awaiting legal advice</b></p>
09/02/2012	<b>NYM/2012/0084/FL</b>	<p>variation of condition 3 of planning approval NYM/2010/0646/FL to allow the holiday cottages to be Used as local occupancy letting dwellings Church Houses Farm, Farndale</p> <p><b>Awaiting Section 106 Agreement</b></p>
06/07/2012	<b>NYM/2012/0355/FL</b>	<p>Conversion of barn to form 4 no. flats together with construction of 17 no. dwellings following demolition of accommodation block and storage barn and extension to Hotel parking area Land to the rear of the Black Swan &amp; Crown Hotels Swan Way, Helmsley</p> <p><b>Awaiting Section 106 Agreement</b></p>
15/02/2013	<b>NYM/2012/0612/FL</b>	<p>Siting of 3 no. log cabins for holiday use and associated access road Land off Moor Lane, Aislaby</p> <p><b>Awaiting Section 106 Agreement</b></p>

09/10/2012	<b>NYM/2012/0644/FL</b>	Variation of condition 2 of planning approval NYM/2011/0667/FL to allow alterations to and insertion of 2 no. additional roof windows Coombs Farm, Ainthorpe  <b>Awaiting amended plans from applicant</b>
12/12/2012	<b>NYM/2012/0796/FL</b>	Variation of condition 2 of planning approval NYM3/081/0036T/PA and condition 6 of NYM/2004/0018/FL to allow the reorganisation of existing 3 no. holiday units with managers accommodation/fourth holiday let to form either 2 no. holiday units with a letting period of up to six months or 2 no holiday units with a letting period of up to six months with a local needs dwelling Fox & Rabbit Holiday Cottages, A169, Lockton, Pickering  <b>Awaiting additional information from applicant regarding Section 106 Agreement</b>
10/01/2013	<b>NYM/2013/0016/FL</b>	Conversion of and extension to disused commercial Buildings to form 1 no. dwelling and extension with associated garden and parking Old Joiner's Shop, Wrench Green, Scarborough  <b>Finalising Section 106 Agreement</b>
18/11/2013	<b>NYM/2013/0026/LB</b>	Listed Building consent for internal and external alterations including glazed openings, part re-build of external walls and internal partitions with installation of kitchen and bathroom Bay Ness Farm, Robin Hoods Bay  <b>Awaiting amended plans from applicant</b>
12/04/2013	<b>NYM/2013/0077/FL</b>	Construction of agricultural workers dwelling with glazed Link to existing building which is to be converted to living Space and erection of attached garage/plant room together with associated access, parking and garden Whitley Hill Farm, Ingleby Greenhow  <b>Applicant preparing revised scheme to overcome objections</b>
26/03/2013	<b>NYM/2013/0147/FL</b>	Construction of 10 no. affordable dwellings with associated access and landscaping works Land off Eskdaleside, Sleights  <b>Finalising Section 106 Agreement</b>
25/04/2013	<b>NYM/2013/0233/FL</b>	Alterations and raising of roof height of garage (retrospective) together with variation of condition 4 of planning approval NYM/2004/0329/FL to allow the garage to be used as ancillary accommodation Wester House, Thirlby  <b>Awaiting Section 106 Agreement</b>
24/05/2013	<b>NYM/2013/0325/FL</b>	Construction of single storey extensions The Forge, Fangdale Beck  <b>Awaiting amended plans from applicant</b>

25/07/2013	<b>NYM/2013/0504/FL</b>	Variation of condition 8 of planning approval NYM3/098/0022/PA and condition 9 of planning approval NYM3/098/0022B/PA to allow the holiday cottages to be occupied as local occupancy letting dwellings Valley View Farm, Old Byland  <b>Awaiting Section 106 Agreement</b>
10/09/2013	<b>NYM/2013/0616/NM</b>	non material amendment to planning approval NYM/2011/0813/FL to allow re-orientation, increase in size and alterations to design of amenity block, re-orientation of 3 no. camping pods, increase in floor area and alterations to appearance of cafe, reduction in size of ancillary outbuilding together with internal and external alterations and widening of pedestrian walkway to create gated vehicular access to sewage treatment plant Lordstones, Chop Gate  <b>Final revisions awaited from applicant</b>
10/01/2014	<b>NYM/2013/0621/FL</b>	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 Trig Point, Staithes Bank, 80 Staithes Lane, Staithes  <b>Officers finalising conditions</b>
07/11/2013	<b>NYM/2013/0750/FL</b>	Change of use of land and construction of 1 no. local occupancy dwelling (manager's accommodation for the Dudley Arms) with associated access, parking and landscaping works (resubmission following withdrawal of NYM/2012/0769/FL) Land off Church Lane (Dudley Arms Car Park), Stone Stoup Hill, Ingleby Greenhow  <b>Awaiting further information from applicant for Section 106 Agreement</b>
29/01/2014	<b>NYM/2013/0793/FL</b>	Construction of garage and store following demolition of outbuilding Church Farm, Church Lane, Swainby  <b>Officers considering recently submitted Tree Survey</b>
16/04/2014	<b>NYM/2013/0871/LB</b>	Listed Building consent for installation of replacement timber windows with double glazed timber windows School House, Danby CE School, Ainthorpe Lane, Danby  <b>Awaiting additional information from applicant</b>
03/02/2014	<b>NYM/2014/0022/FL</b>	Erection of an agricultural livestock building (retrospective) Land west of Calfthwaite Farm, Cloughton  <b>On-going negotiations with applicant</b>
17/01/2014	<b>NYM/2014/0023/FL</b>	Erection of an agricultural livestock building (retrospective) Land west of Calfthwaite Farm, Cloughton  <b>On-going negotiations with applicant</b>
03/02/2014	<b>NYM/2014/0024/FL</b>	Erection of an agricultural livestock building (retrospective) Land west of Calfthwaite Farm, Cloughton  <b>On-going negotiations with applicant</b>

05/02/2014	<b>NYM/2014/0051/FL</b>	Erection of a fishing shelter (retrospective) Old Scrap Yard Grosmont Bridge, Grosmont  <b>Officers working with applicant to find a way forward</b>
04/03/2014	<b>NYM/2014/0122/OHL</b>	Rebuilding of existing 11,000 volt overhead line and associated wooden poles (approx 1160m) Land north of Newton upon Rawcliffe to land south east of Levisham Station  <b>On-going negotiations with applicant and Natural England</b>
11/03/2014	<b>NYM/2014/0126/FL</b>	Erection of extensions to agricultural livestock building together with siting of 2 no. feed towers (retrospective) Land west of Calfthwaite Farm, Cloughton  <b>On-going negotiations with applicant</b>