

North York Moors National Park Authority Planning Committee

14 December 2017

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	Method of Determination	Date of Inquiry/ Hearing	Venue
Mr Robert Walker South Moor Farm Langdale End Scarborough	Hearing	31 January 2018	North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley

Appeals Received

Ref Number	Appellants Name and Location	Description
NYM/2017/0254/FL	Mrs Belinda Little Land adjacent to 4 Echo Hill, Sleights	construction of 1 no. open market dwelling with existing access

Appeals Determined

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

None.

(b) Enforcement

Appeal documentation relating to an enforcement matter is currently only available on request.

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 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].

(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 2**.

(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 3**.

Andy Wilson
Chief Executive (National Park Officer)

Chris France
Director of Planning

List of Planning Applications Determined by the Director of Planning
for the Period from 01/11/2017 to 29/11/2017
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

[NYM/2017/0615/FL](#) Approved 13/11/2017
variation of condition 1 of planning approval NYM/2016/0518/FL to allow an extended temporary timeframe at Woodsmith Mine (Formerly Dove's Nest Farm & Haxby Plantation), Sneatonthorpe for Sirius Minerals Plc

Applications

Hambleton

[NYM/2017/0592/LB](#) Granted 03/11/2017
Listed Building consent for installation of stone lintel and cill and replacement kitchen window at The Old Rectory, Station Road, Kildale for Mr Ian McKnight

[NYM/2017/0636/FL](#) Approved 09/11/2017
installation of replacement Yorkshire sliding sash windows and door to front elevation together with construction of replacement stone chimney (part retrospective) at 50 West End, Osmotherley for Mrs Jo Nunn

[NYM/2017/0638/FL](#) Approved 08/11/2017
construction of replacement boundary wall and stone set drive apron to front at Tree Tops, Carlton-in-Cleveland for A Cleary

[NYM/2017/0639/LB](#) Granted 09/11/2017
Listed Building consent for installation of replacement Yorkshire sliding sash windows and door to front elevation together with construction of replacement stone chimney and repointing works (part retrospective) at 50 West End, Osmotherley for Mrs Jo Nunn

Ryedale

[NYM/2017/0514/FL](#) Approved 16/11/2017
variation of conditions 2 (material amendment) and 13 of planning approval NYM/2016/0842/FL to allow an increase in width of site access from 6.5m to 9.4m at Archways, Roxby Road, Thornton le Dale for Mr Tony Stephenson

Appendix 1

<u>NYM/2017/0549/FL</u>	Approved construction of rear extension to garage together with car port to side elevation at The Old Chapel, Oldstead for Mr & Mrs John Williams	01/11/2017
<u>NYM/2017/0576/FL</u>	Approved erection of timber stable building at The Old Rectory, Scawton for Mrs Anne Silver	27/11/2017
<u>NYM/2017/0629/FL</u>	Approved alterations, demolition of conservatory and construction of single and two storey extensions and swimming pool building at High Curragh, Main Street, Ampleforth for Mr & Mrs White	16/11/2017
<u>NYM/2017/0641/LB</u>	Granted Listed Building consent for installation of replacement timber double glazed windows (3 no. to 1 The Square & 9 no. to 2 The Square) at 1 & 2 The Square, Mill Lane, Low Mill, Farndale for Janet and Stuart Bell	24/11/2017
<u>NYM/2017/0646/FL</u>	Approved installation of replacement PVC door and frame to front elevation at Lowna, Roxby Road, Thornton Dale for Mrs Lynn Rutherford	10/11/2017
<u>NYM/2017/0657/FL</u>	Approved construction of single storey garden room extension to rear at Blackeney, Friars Hill, Sinnington for Mrs Laura Moxon	09/11/2017
<u>NYM/2017/0663/FL</u>	Approved Replacement of door with window to south elevation together with installation of French doors to west elevation at Greystones, Maltongate, Thornton-le-Dale for Mr Peter Smith	10/11/2017
<u>NYM/2017/0675/FL</u>	Approved resurfacing of area of tarmac and installation of 7 no. painted cast iron bollards and 1 no. removable Ferrocast bollard at 18 Market Place, Helmsley for Thomas of York Limited	20/11/2017
<u>NYM/2017/0694/FL</u>	Approved construction of single storey dining room extension at Peat Rigg Outdoor Training Centre, Sutherland Lane, Cropton for Tees Valley Community Foundation	22/11/2017
<u>NYM/2017/0703/FL</u>	Approved installation of replacement garage door at Roxby Hill, Pickering Road, Thornton le Dale for Mr & Mrs David & Diana Fitzgerald	21/11/2017
<u>NYM/2017/0713/FL</u>	Approved insertion of additional ground floor window to rear elevation at Bramleys, The Courtyard, Church Street, Helmsley for Mr K Claridge	23/11/2017
<u>NYM/2017/0731/LB</u>	Granted Listed Building consent for installation of 1 no. replacement window at Blow Gill Farm, Hawnby for Carter Jonas	24/11/2017

Scarborough

<u>NYM/2016/0062/FL</u>	Approved demolition of existing dwelling (No 171) and garage buildings and construction of 4 no. dwellings with associated access, parking and landscaping works at Blue Bank Garage, Coach Road, Sleights for Mr D Foster	10/11/2017
<u>NYM/2017/0169/FL</u>	Approved subdivision to create 2 no. self-contained flats (no external alterations) at 11 Abbeyfield Esk Moors Lodge, Langburns Bank, Castleton for The Abbeyfield Society	09/11/2017
<u>NYM/2017/0244/FL</u>	Approved installation of replacement windows and dormer together with external works (part retrospective) at 8 The Esplanade, Robin Hoods Bay for Mr John Eisenberg	23/11/2017
<u>NYM/2017/0445/CU</u>	Approved change of use of existing buildings to tea room/crafts and museum together with ancillary car parking and installation of flue at Stonebeck Gate Farm, Little Fryup, Danby for The Danby and Liverton Estate	09/11/2017
<u>NYM/2017/0453/FL</u>	Approved variation of conditions 2 and 5 of planning approval NYM/2016/0315/FL to allow alterations to doors, windows and rooflights and to omit chemical damp proof course at Burgate Farm, Harwood Dale for Mrs Catriona Cook	29/11/2017
<u>NYM/2017/0485/FL</u>	Approved Installation of above ground apparatus associated with underground sewage tank, plant enclosure and ventilation stack at Field to the East side of Hinderwell Lane, Hinderwell for Yorkshire Water Services Ltd	16/11/2017
<u>NYM/2017/0502/FL</u>	Approved construction of part two storey and part single storey side extension at 13 Seaton Crescent, Staithes for Mr Mark Wilson	29/11/2017
<u>NYM/2017/0528/EIA</u>	Approved construction of rock armour fillet in front of existing sea wall (approx length 240 metres and height 3.5 metres) at Sea wall between the Yorkshire Water pumping station and past the outlet of Runswick Beck, around the convex sea wall at Cauldron Cliff and extending north of the Upgarth Hill sea wall, Runswick Bay for Scarborough Borough Town Council	08/11/2017
<u>NYM/2017/0554/FL</u>	Approved change of use of land to form car park at land adjacent Danby Lodge, Lodge Lane, Danby for Dawnay Estate	17/11/2017
<u>NYM/2017/0561/FL</u>	Approved alterations and construction of two storey side and single storey rear extensions following demolition of outbuilding at 1 Ash Grove, Castleton for Mrs S Wilson	20/11/2017

Appendix 1

<u>NYM/2017/0577/FL</u>	Approved construction of first floor extension to rear together with insertion of velux window at Lion Cottage, Stainsacre for Mr Ronald Eaton	01/11/2017
<u>NYM/2017/0624/FL</u>	Approved installation of 2 no. replacement doors and frames to front elevation at West Mead, Main Street, Hutton Buscel for Mrs Barbara Sweeting	09/11/2017
<u>NYM/2017/0627/FL</u>	Approved variation of condition 2 (material amendment) of planning approval NYM/2016/0818/FL to allow an increase in footprint of the building at land adjacent Cemex Materials UK Ltd, Stainsacre Lane Industrial Estate, Whitby for Fusco's of Whitby	10/11/2017
<u>NYM/2017/0642/CLP</u>	Issued certificate of lawfulness for proposed installation of flue pipe at Peakside Cottage, Peakside, Ravenscar for National Trust	06/11/2017
<u>NYM/2017/0650/FL</u>	Approved variation of condition 3 of planning approval NYM/2005/0437/FL to enable the annexe building to be sold off as an independent dwelling at Ewefield House, Browside, Ravenscar for Mr Stephen Harrison	14/11/2017
<u>NYM/2017/0654/FL</u>	Approved construction of 2 no. dormer windows to front elevation and detached single garage at Cross Keld, Raw Pasture Bank, Robin Hoods Bay for Mr & Mrs Purdie	29/11/2017
<u>NYM/2017/0662/FL</u>	Approved construction of storage building (Use Class B8) at Coverdale Scaffolding, Fairfield Way, Whitby for Coverdale Scaffolding	16/11/2017
<u>NYM/2017/0689/LB</u>	Granted Listed Building consent for replacement handrail and platform at Harbourside, Seaton Garth, Staithes for Mr M Edwards	20/11/2017
<u>NYM/2017/0707/FL</u>	Approved construction of single storey side extension following demolition of existing porch and shed at 77 High Street, Hinderwell for Mr Neil Robinson	27/11/2017
<u>NYM/2017/0759/FL</u>	Approved raising of roof height incorporating 3 no. catslide dormer windows and velux windows to provide first floor accommodation at Wolsingham, Beacon Way, Sneaton for Mrs Pamela Hoyle	29/11/2017

Notifications

Ryedale

<u>NYM/2017/0660/AGRP</u>	Approved proposed road for forestry purposes at west of High Staindale House, Thornton le Dale for Forestry Commission	09/11/2017
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Scarborough

[NYM/2017/0705/AGRP](#) Approved 20/11/2017
erection of grain silo and access track at Mortar Pit Farm,
Sneatonthorpe for Mr Dennis Stainthorpe

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

NYM/2017/0605/FL Creation of car park with traffic calming measures to serve existing village centre at land adjacent to Botton Village Store, Botton Village, Danby

The application was refused by the Planning Committee on 16 November 2017 contrary to Officer recommendation on the grounds that the proposed development would be a prominent and intrusive form of development beyond the existing form of the neighbourhood. The decision notice has been issued with the following reason for refusal:

The proposed development by reason of its location outside the main built up part of the Botton village centre neighbourhood and prominent position at the entrance to the neighbourhood and its large scale engineered design and appearance together with the associated bunding and bollard lighting would represent an intrusive form of development in the countryside. The intrusive impact would be particularly harmful from middle distance views in the vicinity of Stormy hall and long distance views from the higher ridge road north-east of Castleton Rigg. Furthermore, the development would disrupt local landscape character which is characterised by strong pattern of lines of hedges andacerbate the levels of existing incongruous development as set out in the 2003 North York Moors Landscape Character Assessment as updated by the draft un-adopted 2017 version. The claimed traffic management benefits do not outweigh the landscape impact and as such, the proposal would be contrary to the provisions of Core Policy A and Development Policy 24 of the NYM Core Strategy and Development Policies 2008.

Applications Adjacent to the National Park (3024)

17/01238/MFUL erection of dwellings and associated garaging, parking, amenity areas, landscaping, associated infrastructure and formation of vehicular access at land at Riccal Drive, Helmsley

The Authority has assessed the details of the proposed development and have made no objections, providing the Local Planning Authority is satisfied that the appropriate quantity of two bed houses are provided.

17/01971/FL demolition of existing buildings and erection of 2 no. retail units (A1) along with associated car parking, site accesses, service areas and hard and soft landscaping at unit 1 Stainsacre Lane Industrial Estate, Fairfield Way, Whitby

The Authority has assessed the details of the proposed development and have made no objections providing the Local Authority are satisfied with the conclusion of the Sequential Impact Tests.

R/2017/0686/CAM

construction of spa resort within existing woodland including swimming pool, hydro pool, spa treatment rooms, gym and changing facilities at Gisborough Hall, Whitby Lane, Guisborough

Having looked at the proposal, the site is just under 1km from the National Park boundary and is set against the backdrop of trees. Although the scheme is quite substantial it is not likely to have a detrimental impact on the setting of, or the views from within the National Park. Therefore, the Authority has made 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

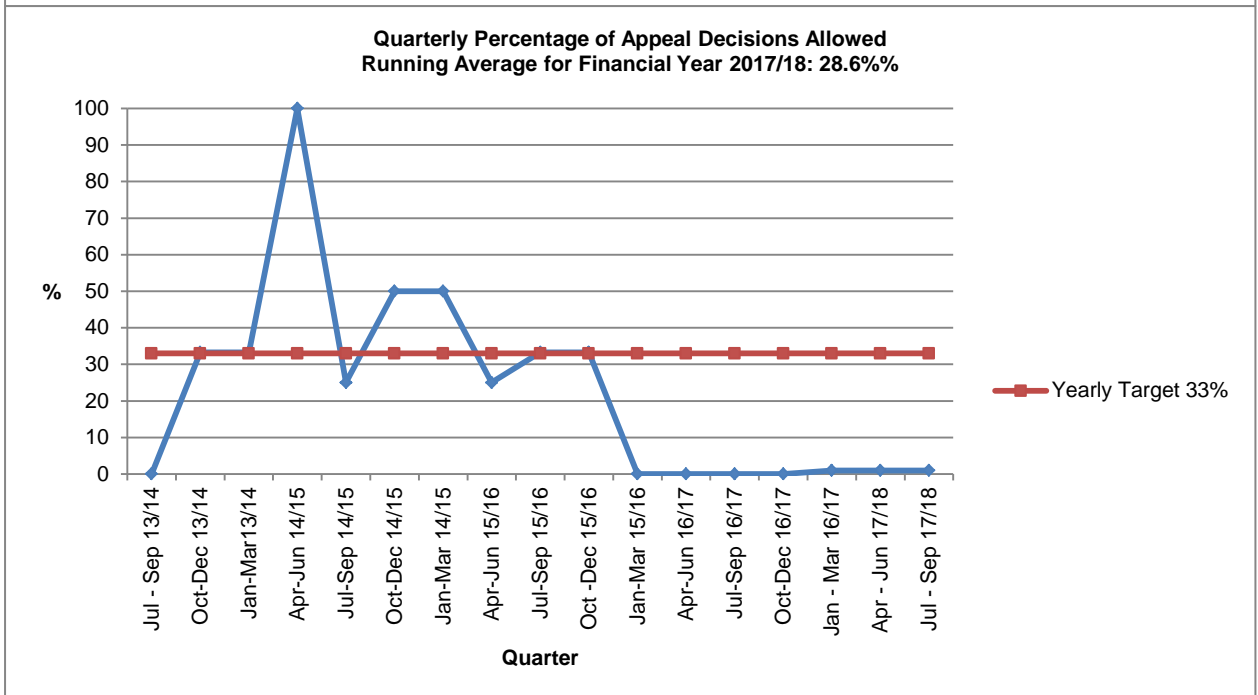
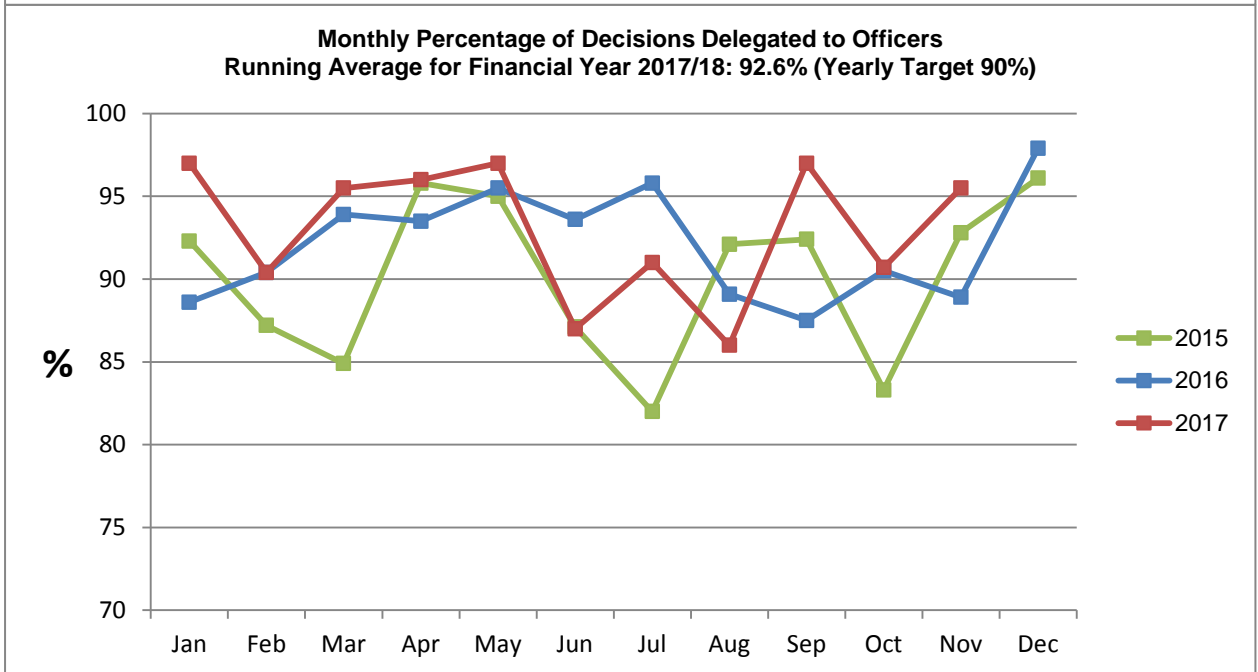
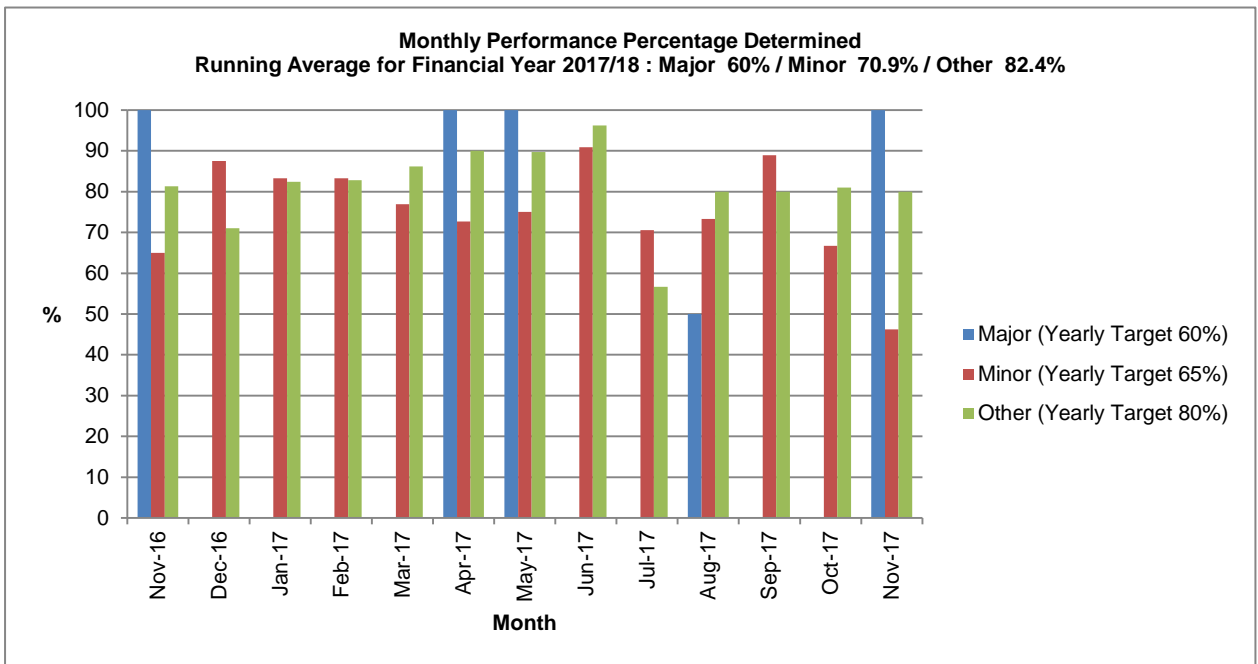
Location

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: 11 November to 30 November 2017

File No.	Development Description and Site Address	Decision Taken
10176	Untidy Land Ellerbeck, Goathland	No harm found.
12340	Unauthorised Holiday Let Whin Brow	Planning permission granted.
12607	Blocking up of access gate 114 High Street, Hinderwell	No breach found.
12644	Insertion of double doors Mathewson's, Thornton Le Dale	No harm found.
12662	Siting of Shipping Container Stape Road/Raindale Road, Stape	Development removed and use ceased.
12684	Patio created, ground lowered Mariondale Chip Shop, Robin Hoods Bay	Use ceased and raised deck removed. Altered land levels not deemed to be expedient to pursue.
12992	Use of buildings as restaurant and museum Stonebeck Gate Farm, Fryup	Planning permission granted for uses.
13128	Unauthorised earthworks. Land to rear of 87 Main Street, Hutton Buscel	Planning permission granted for bungalow and domestic curtilage included levelled land.
13287	Hardstanding and portaloo for employees Glaisdale Station, Glaisdale	Permitted development.
13322	Noncompliance with holiday cottage condition requiring screen fence. Whin Brow Cottage, Whin Brow	Screen fence has now been erected.
13325	Parking of grass verge Goathland	Highways and Estate notified. Not a planning matter.
13333	Hot Food Takeaway Passion Della Pasta, Thornton Le Dale	Use is retail with ancillary hot food and therefore same use class as previous Post office use.
13400	Siting of Static Caravans for residential use. Land at Spikers Hill, Martinson Plant Hire, West Ayton	Caravans removed.
13456	Siting of shipping container Top Cottage, Carlton	Development removed.
13499	St. Aidan's Church, Carlton	Wood burning stove.
13500	Building work taking too long. 92 High Street, Hinderwell	Building work approved via application. No sign of harm occurring.
13503	Loft conversion and roof lights. 9 Cliff Cottages, Port Mulgrave	Permitted development. Referred to Building Control.
13574	Construction of decking, shed and retaining walls Viking Cottage, Seaton Garth, Staithes	No harm found.
13576	Removal of shrubs and laying of slabs The Cottage, Seaton Garth, Staithes	No harm found.
13682	Adverts, Runswick Bay Caravan Park, Runswick Bay	No breach found.
13708	Garden Waste and Rats Goathland Hotel, Goathland	Waste removed.
13751	Canopy and petrol pumps removed. Central Garage, Castleton	Permitted development.
13757	Siting of Wooden Sheds, Port Mulgrave	No breach found.



Number of Planning Applications Outstanding (Over 13 Weeks)

Position as of 27 November 2017

NYM/2011/0389/FL

Conversion of garage store and vacant shop to form local occupancy letting live/work unit together with 2 no. local occupancy letting dwellings at Central Garage High Street Castleton

Section 106 Agreement being drafted by the Authority's Solicitor

NYM/2011/0800/CLE

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

Awaiting legal advice from the Authority's Solicitor

NYM/2012/0084/FL

Variation of condition 3 of planning approval NYM/2010/0646/FL to allow the holiday cottages to be used as local occupancy letting dwellings at Church Houses Farm Farndale

Awaiting completion of Section 106 Agreement by the Authority's Solicitor

NYM/2016/0353/FL

Construction of 1 no. holiday letting cottage at Boulby Grange, Easington

Section 106 Agreement being finalised by the Authority's Solicitor

NYM/2016/0438/FL

Proposed creation of a single new forestry track (one of two alternative routes) and turning point together with widening of existing forwarder route and creation of borrow pit at Bransdale Moor (Grid References 462867, 496630 to 4625332, 495827) and land at Scot Ridge and Clegret Bank

Applicant working with Natural England to resolve issues

NYM/2016/0457/FL

Construction of 1 no. local occupancy dwelling with associated turning area and amenity space following demolition of existing garages at rear of 114 High Street, Hinderwell

Additional information received and under consideration

NYM/2016/0708/FL

Installation of 3 no. replacement uPVC double glazed windows at 1 Roxby Terrace, Thornton Le Dale

Officer negotiations ongoing including offer of Conservation Area Enhancement Grant

NYM/2016/0772/FL

Installation of 7 no. replacement timber windows and 4 no. replacement timber doors at Larch Cottage, Beckside, Staithes

Awaiting amended plans from applicant

NYM/2016/0816/CU

Removal/variation of conditions 3, 4, 6, and 9 of planning approval NYM/2013/0684/CU to allow lesser restrictions of use within the parameters of Use Classes A1 & A3, extension of opening hours and increase in number of covers together with the submission of lighting details in relation to condition 5 at Former Garage on Blackhorse Lane, Swainby

Awaiting additional information from applicant re Highways and Highway comments

NYM/2017/0132/LB

Listed Building consent for installation of solar panels to outbuilding at Hollins Farm, Daleside Road, Church Houses, Kirkbymoorside

Officer negotiations, awaiting response from applicant

NYM/2017/0197/FL

Construction of a detached bungalow at Land adjacent to 87 Hutton Buscel, Main Street, Hutton Buscel

Section 106 Agreement being drafted by the Authority's Solicitor

NYM/2017/0395/LB

Listed Building consent for conversion of stable block to cafe, farm shop, reception/shop/welcome area together with 3.no holiday cottages, 57 holiday lodges with associated car park and ancillary facilities at Grinkle Park Hotel, Grinkle Lane, Easington

Revised plans under consideration

NYM/2017/0372/FL

Conversion of stable block to cafe, farm shop, reception/shop/welcome area together with 3.no holiday cottages, 57 holiday lodges with associated car park and ancillary facilities at Grinkle Park Hotel, Grinkle Lane, Easington.

Under consideration at December Committee

NYM/2017/0382/FL

Replacement playground surface at Castleton Primary School, High Street, Castleton

Ongoing negotiations with applicant

NYM/2017/0412/FL

Erection of livestock building at St Athanasius Monastery, Langdale Bridge to Black Beck, Langdale End

Amended plans received and under Consideration

NYM/2017/0420/FL

Construction of 2 no. dormers to rear elevation together with replacement sash window with uPVC to rear at The Manse, Thorpe Bank, Fylingthorpe

Awaiting amended plans

NYM/2017/0440/FL

Construction of an agricultural storage building together with part equestrian stabling (revised scheme to NYM/2013/0404/FL and part retrospective) at Glebe Farm, High Bank, Ampleforth

Awaiting landscaping plan from applicant

NYM/2017/0455/FL

Change of use and extension to existing agricultural building to allow use for livestock and siting of feed bin at Manor Farm, Gillamoor

Section 106 Agreement being drafted by the Authority's Solicitor

NYM/2017/0469/FL

Extension to existing farm building at Land on Egton Lane, Glaisdale

Ongoing negotiations with applicant and additional information required

NYM/2017/0487/FL

Installation of above ground apparatus associated with underground sewage tank, plant enclosure, ventilation stack and vehicle access at Field to the North of Porret Lane, Porret Lane, Hinderwell

Awaiting amended plans and surveys from applicant

NYM/2017/0505/MEIA

Variation of condition 5 of planning permission NYM/2014/0676/MEIA to allow minor material amendments relating to that part of the development at the Woodsmith Mine site (formerly known as Doves Nest Farm and Haxby Plantation), including; re-design of foreshafts and shaft construction methodology, changes to building layout and shaft access arrangements, revisions to construction and operational shaft platform levels, revisions to location and layout of surface water attenuation ponds, revisions to groundwater management arrangements and amendments to internal access road arrangements at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km² of the NYMNP (winning & working of minerals);

a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal) NYM/2014/0676/MEIA

Under consideration at December Committee

NYM/2017/0542/FL

Construction of dormer window and erection of car port at 10 Twizziegill View, Easington

Awaiting amended plans from applicant

NYM/2017/0560/FL

Construction of replacement toilet blocks and associated realignment of pitches, proposed MVWPs, calor gas tank compounds, improvement works to wardens compound, erection of replacement covered store and construction of 19 no. all-weather pitches with access link road at Caravan Club Site, Cockrah Road, West Ayton

On-hold at applicant's request

NYM/2017/0566/FL

Raising of roof height, construction of sections of external wall and conversion of outbuilding to form 1 no. local occupancy letting dwelling together with removal of covered access roof and formation of opening in boundary wall at 4 and 8 South End, Osmotherley

Awaiting amended plans from applicant

NYM/2017/0567/LB

Listed Building consent for removal of covered access roof, formation of opening in boundary wall and re-siting of external boiler at 4 and 8 South End, Osmotherley

Awaiting amended plans from applicant

NYM/2017/0579/FL

Variation of condition 2 (material amendment) of planning approval NYM/2014/0808/FL to allow a change to housing types and subsequent layout changes to facilitate, attached garages to Plots 22 and 23, additional parking spaces to Plots 18, 19, 23, 24A, 38 & 39, revised courtyard parking for Plots 40-48 and amendments to boundary treatment layout and details at land off Carlton Road, Helmsley.

Awaiting variation of Section 106 Agreement to be completed

NYM/2017/0596/FL

Variation of conditions 3 and 6 of planning approval NYM/2008/0064/FL to allow an extension of opening hours and change to delivery times at Co-op Store, 5 Whitby Road, Staithes

Further changes to development description requested by applicant and under consideration of how to proceed

NYM/2017/0610/FL

Siting of storage container on aggregate base at Land adjacent to Lakeside car park between the north wall and the beck, Thornton le Dale

Under consideration at December Committee

NYM/2017/0609/LB

Listed Building consent for installation of replacement hardwood vertical sliding sash windows and hardwood door to front elevation at Red Briar House, 21 Briar Hill, Danby

Awaiting amended plans from applicant