

North York Moors National Park Authority Planning Committee

16 February 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

None.

Appeals Received

Ref Number	Appellants Name and Location	Description
NYM/2016/0349/FL	Malcolm & Pauline Armstrong Rock Haven, Newlands Road, Cloughton	conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works

Appeals Determined

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**.

[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

List of Planning Applications Determined by the Director of Planning
for the Period from 05/01/2017 to 02/02/2017
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

None

Applications

Hambleton

<u>NYM/2016/0431/FL</u>	Approved conversion of and extension to attached outbuilding to form additional living space together with construction of single storey extension to dwelling at High Town Cottage, Urra for Mr Jeremy Cundall	31/01/2017
<u>NYM/2016/0435/FL</u>	Approved erection of replacement gates (retrospective) at Old Post Office, Carlton in Cleveland for Mr David Adamson	30/01/2017
<u>NYM/2016/0718/FL</u>	Approved construction of two storey rear extension at 16 South End, Osmotherley for Mr & Mrs Alex & Beth Bilby	01/02/2017
<u>NYM/2016/0761/FL</u>	Approved installation of 2 no. replacement timber windows to front elevation at Lilac Cottage, 39 North End, Osmotherley for Ms Jane Dawson	09/01/2017
<u>NYM/2016/0786/CU</u>	Approved change of use of cafe at ground floor (Use Class A3) to additional living accommodation (Use Class C3) at The Coffee Pot, 1 North End, Osmotherley for Mr Paul Walters	30/01/2017
<u>NYM/2016/0841/FL</u>	Approved construction of a parking lay-by, brick retaining wall and paths (revised scheme to NYM/2013/0653/FL) at Kildale Water Booster Station located south of Guisborough and between Easby Village and Kildale for Northumbrian Water	31/01/2017

Ryedale

[NYM/2016/0797/FL](#) Approved 24/01/2017
erection of close boarded fence/gate to enclose bin store at land adjacent Black Swan Hotel, Helmsley for Planning & Design Partnership Ltd

[NYM/2016/0800/FL](#) Approved 30/01/2017
installation of 3 no. replacement timber double glazed windows to front elevation at Stoneleigh, Hutton Le-Hole for Mr Michael Smith

[NYM/2016/0815/FL](#) Approved 12/01/2017
erection of 15 metre mast with antennas and dish and pole mounted satellite dish together with siting of ground based equipment cabinets and associated fencing at Woolhouse Croft Farm, Weathercote Lane, Hawnby for Everything Everywhere

[NYM/2016/0819/FL](#) Approved 30/01/2017
continued use of part of outbuilding as sales area at Snilegate Head Farm, Stokesley Road, Helmsley for Mr Phillip Clough

[NYM/2016/0824/FL](#) Approved 18/01/2017
construction of two storey side extension at 1 Hill Houses, Daleside Road, Rosedale East for Mr Ben Hebron

[NYM/2016/0828/FL](#) Approved 26/01/2017
construction of single storey garden room extension to rear at Hillgarth, Hutton Le Hole for Mr & Mrs M Hackett

[NYM/2016/0840/FL](#) Approved 31/01/2017
construction of parking area and footpath at land on Elm Green, Helmsley for Mr Sean O'Connor

Scarborough

[NYM/2016/0641/FL](#) Approved 31/01/2017
installation of 2 no. replacement rooflights at Pelican, High Street, Staithes for Dr Emma Wood

[NYM/2016/0695/FL](#) Approved 26/01/2017
variation of conditions 2 (material amendment) and 7 of planning approval NYM/2011/0685/FL to allow the addition of fascia boards on the north east and north west elevations of outbuilding C at Hillside Farm, Eskdaleside for Mr Rodney Hodgson

[NYM/2016/0787/FL](#) Approved 16/01/2017
construction of 1 no. dwelling with associated access, parking and amenity works together with reduction in size and alterations to existing workshop and relocation of garage (revised scheme to NYM/2016/0097/FL) at 9 Whitby Road, Staithes for Grant Norris

[NYM/2016/0793/FL](#) Approved 06/01/2017
construction of garden room following demolition of existing conservatory at Bennison View, Beacon Way, Sneaton for Mr T Cross & Ms T S Stewart

<u>NYM/2016/0794/FL</u>	Approved erection of extensions to building for agricultural and equestrian purposes at Hollins Farm Bungalow, Eskdaleside for Edinburgh & Newcastle Properties Ltd	10/01/2017
<u>NYM/2016/0805/FL</u>	Approved construction of 1 no. dormer window to the rear at Streonshalh, Mount Pleasant South, Robin Hoods Bay for Ms Deborah Metcalfe	11/01/2017
<u>NYM/2016/0806/FL</u>	Approved alterations to 2 no. bay windows to front elevation at Ocean View, Seaton Garth, Staithes for Mr Chris Lambert and Mrs Caroline Hobson	13/01/2017
<u>NYM/2016/0807/FL</u>	Approved construction of two storey side extension together with replacement flat roof to rear incorporating 2 no, roof lanterns at 4 Loring Road, Ravenscar for Mr Gary A Mason	16/01/2017
<u>NYM/2016/0814/FL</u>	Approved proposed extension of existing decking to courtyard, new external doors and external flue on west elevation at Boggle Hole Youth Hostel, Mill Bank, Mill Beck, Fylingthorpe for YHA (England and Wales) Ltd	26/01/2017
<u>NYM/2016/0831/FL</u>	Approved Retention of existing lattice mast and equipment, installation of 3 no. replacement antennas, 3 no. RRUs and 1 no. pole mounted dish to existing mast at Mast off A171, Hutton Mulgrave Woods, Hutton Mulgrave for CTIL	24/01/2017
<u>NYM/2016/0833/FL</u>	Approved erection of a domestic workshop and store (part retrospective) (revised scheme to NYM/2013/0843/FL) at land adjoining 5 St Heddas Terrace Egton Bridge for Mr & Mrs Dowson	23/01/2017
<u>NYM/2016/0834/FL</u>	Approved construction of two storey side and single storey front extensions at Eastwell Cottage, Egton for Mr Neil Helyer	23/01/2017

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

None

Applications Adjacent to the National Park (3024)

16/02182/TD Installation of 15m lattice mast supporting 3 Antennas, 3 RRUS, 2 300mm diameter dishes at a height of 11.5m and 3 equipment cabinets surrounded by stockproof fence at Swarthlands Farm, Swarthlands Lane, Burniston

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

16/02022/FUL

Construction of a detached dwelling house at land at South West of Wanford Cottage, Back Lane, Kilburn

The Authority has assessed the details of the proposed development and has requested that the following concerns are taken into account:

The design of the proposed bungalow would not be in keeping with the local vernacular, and this, in conjunction with the proposed siting would be likely to result in a form of development that would have a detrimental impact on the open aspect of this part of Kilburn, to the detriment of the character of the conservation area and the setting of the National Park.

16/01947/FUL

Erection of 9 no. four bedroom dwellings, 13 no. three bedroom dwellings and 4 no. two bedroom dwellings with associated garaging and, parking, amenity areas and formation of vehicular access at Easthill, Wilton Road, Thornton le Dale, Pickering.

The Authority has assessed the details of the proposed development and has Strongly Objected to the application for the following reasons:

Firstly, the principle of development here is considered to be unacceptable in relation to established planning policy frameworks and would represent a form of unsustainable development. Thornton Dale is almost in its entirety within the North York Moors National Park and therefore the planning policies relating to it as a settlement fall within the North York Moors Development Plan. Consequently, it is inappropriate for the adjoining local planning authority to be allowing housing here to meet its housing allocation requirements, as effectively the development would not form part of an extension to a village within Ryedale's planning area and would therefore amount to housing development in the open countryside.

In terms of the details of the proposal, the development of 26 houses and the loss of the existing building for a cul-de-sac style housing development would have an urbanising effect on the edge of the village in a way that would significantly harm and weaken the rural character of Thornton le Dale which is a designated Conservation Area within a protected landscape.

The western half of the site is heavily planted with trees which screen development, and in particular the existing development on Hurrell Lane, from wider views along the A170. Although Easthill House is now a farm shop and holiday cottage business, there is limited small scale development at the site and therefore this property and its wider setting retains an agricultural/farmland characteristic in what is a prominent location at the entrance to the village. This, along with the existing tree belt adds to the rural setting of Thornton le Dale.

The development of this site as a residential allocation is likely to result in the removal of these trees and whilst the planning statement proposes their retention, the development would still be visible (as demonstrated by the submitted illustrative drawings); and as such both new and existing development would become more prominent in the wider landscape.

The visual impact of residential development in this location is likely to create a more urban appearance which will have a negative impact on the current agricultural nature of the immediate and wider landscape and the rural character and setting of the village and indeed the setting of the National Park.

In view of the above, this application should be **refused**.

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: 02 December 2016 – 26 January 2017

File No.	Development Description and Site Address	Decision Taken
06924	Unauthorised siting of a container, water tank and caravan – Land at High Crossett Farm, Bilsdale	No caravan was found at the site, the water tank was being used to store water for stock and the container was being used as a field shelter. Not considered expedient to pursue.
06931	Use of land for the keeping of horse – Pinewood Lodge Low Moor Road	Planning permission granted for mixed use agriculture and for the keeping of horses.
06987	Removal of render to rear elevation – Comber House Thornton-le-Dale	The elevation was repointed to ensure the building retained its architectural and historic character. Not considered expedient to pursue.
07277	Unauthorised tracks on agricultural land – Land at Pinchinthorpe	The tracks were of broken brick construction and being used to walk horses into field system. The tracks were covered in topsoil and grass allowed to grow ensuring the tracks blended into landscape. Not considered expedient to pursue.
07894	Change of use of building to dwelling – Scaling Filter House, Scaling	Planning permission granted for local occupancy dwelling.
10492	Unauthorised installation of non-traditional windows in Grade II Listed Building – Sherwood Cottage, Robin Hoods Bay	The land owners worked with the Authority and replicas of the previously removed windows were manufactured and installed. Not considered expedient to pursue.
12824	Use of service yard as tea garden – The Cocoa Tree, Helmsley	The land owners agreed to cease the use of the yard area. Not considered expedient to pursue.
12875	Change of use of cycle shop to café – Former Sawainby Garage, Swainby	A planning application has been submitted to permit a dual use of the building as a cycle shop and café.
12985	Conversion of former bank to holiday cottages – 4 High Street Castleton	The works being undertaken are internal and do not constitute development. Not considered expedient to pursue.