

North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on Thursday 22 November 2012.

Present: Mrs V Arnold, J Bailey, M Bowes, B Briggs, Ms A Fisher, Mrs J Frank, D Hugill, D C Jeffels, M Knaggs, T Lawn, P Lawson, Mrs J Mitchell, E Sanderson, S Scoffin, Mr A Scott, Mrs C Seymour, G H Simpson, B Suthers, R I Thompson, H Tindall

Apologies: Mrs H Swiers, P Wheeler

Copies of all Documents Considered are in the Minute Book

86/12 Minutes

Resolved:

That the minutes of the meeting held on 18 October 2012, having been printed and circulated, be taken as read and be confirmed and signed by the Chairman as a correct record.

87/12 **Members Interests**

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

88/12 **Emergency Evacuation Procedure**

The Chairman informed Members of the Public of the emergency evacuation Procedure.

89/12 **Planning Advice Note – Agricultural and Other Essential Rural Workers' Dwellings**

Considered:

The report of the Policy Manager.

Resolved:

That Members adopted the Planning Advice Note as the Authority's informal guidance for dealing with enquiries and applications for agricultural and other essential rural workers dwellings without making any comments on the content of the Note.

90/12 **Neighbourhood Planning Advice Note**

Considered:

The report of the Planning Officer (Policy).

Resolved:

That Members endorsed the guidance set out in the advice note for publication. Members requested that Officers circulate the advice note to all Parish Council's with a covering letter offering Officer attendance at Parish Council meetings.

91/12 **Proposed amendments to S106 Agreement at Clack Lane, Osmotherley and Update on Members' Request to seek the Use of 'To Let' Boards when Affordable Housing Units are Re-Let**

Considered:

The report of the Planning Officer (Policy).

Caroline Seymour declared a personal interest in this item as a member (shareholder) of Broadacres Housing Association.

Recommendation:

That Members approve the proposed changes set out in paragraph 3.1 in relation to the employment criteria of the local connection definitions contained in the Clack Lane S106 legal agreement and for this wording to be incorporated into any future agreements.

Further to discussions with Registered Providers, Members agree to amend the resolution of the decision made during the Planning Committee on 20th September 2012 in relation to the use of 'to let' boards so that the letter to Registered Providers seeks that properties are advertised appropriately in the local area when notice is received.

Resolved:

That Members approved the proposed changes set out in paragraph 3.1 in relation to the employment criteria of the local connection definitions contained in the Clack Lane S106 legal agreement and for this wording to be incorporated into any future agreements.

Further to discussions with Registered Providers, Members agreed to amend the resolution of the decision made during the Planning Committee on 20th September 2012 in relation to the use of 'to let' boards so that the letter to Registered Providers seeks that properties are advertised appropriately in the local area when notice is received. Members also requested that the letter to Registered Providers contains a request to involve Parish Councils in the re-letting of units in the future. These two requirements are to be incorporated into the wording of future Legal Agreements for affordable housing schemes.

92/12 **Consultation of Delivering Housing in Scarborough Borough**

Considered:

The report of the Policy Manager.

Resolved:

That Members did not wish to provide any comments, as such agreed the proposed response as set out in paragraph 5.3 is sent to Scarborough Borough Council as part of the formal; consultation process.

93/12 **Miscellaneous Items**

Considered:

The report of the Director of Planning.

Resolved:

That the report be noted.

94/12 Applications for Planning Permission

The following members of the public addressed the meeting regarding the Plans List Items indicated:

Plans List Item 2 – Stephen Vella spoke in favour of the application, Miriam Alcock spoke against the application and Vic Worrall spoke on behalf of the Parish Council.

Plans List Item 4 – Chris Shardlow spoke in favour of the application and Rose Stainthorpe spoke on behalf of the Parish Council.

Plans List Item 5 – Mari Palmer spoke in favour of the application.

Considered:

The report listing applications and the Director of Planning's recommendations thereon. Members also considered further information circulated on the Members' Update Sheet at the meeting including; updated recommendations from the Director of Planning and comments received after the agenda was printed from: consultees, objectors and supporters.

Resolved:

- (a) That with regard to all applications listed in the report and subject to:
- (i) the amendments specified below; and
 - (ii) the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning's recommendation or in an amendment referred to in (i) above;
- decisions be given in accordance with the Director of Planning's recommendations:

List No	Plan No and Description of Proposal
1.	<p data-bbox="331 1267 1410 1435">NYM/2012/0520/FL – Installation of replacement timber double glazed windows and doors together with extension to rear lean-to, insertion of rooflights and change of roof material to lean-to and relocation of oil tank at 23 Rosedale Abbey, Pickering for Mr & Mrs Mike Hutton, 23 Rosedale Abbey, Pickering, North Yorkshire, YO18 8SA.</p> <p data-bbox="331 1435 1410 1507">Decision Approved as recommended.</p>
2.	<p data-bbox="331 1507 1410 1843">NYM/2012/0529/FL – Change of use of and alterations including insertion of 5 no. rooflights and solar panels to outdoor pursuit centre to form guest house, use of granary as holiday letting accommodation, use of dining room as tea room, provision of art facilities and erection of portacabin with climbing wall, erection of stable block/activity area and provision of bike storage in association with proposed mountain bike hire, rebuilding of pavilion for use as staff quarters, siting of air source heat pumps, erection of stone pillars and entrance gates and associated landscaping works (revised scheme to NYM/2011/0657/FL) at Sutherland Lodge, Cropton for Mr Stephen Vella, Sutherland Lodge, Cropton, Pickering, North Yorkshire, YO18 8ET.</p> <p data-bbox="331 1843 1410 2110">Decision Approved as recommended with the Director of Planning to clear an amendment to condition 3 to specify the use of the second floor of the Lodge building to be occupied by the owners of Sutherland Lodge in connection with managing the holiday letting units, an additional Highways condition requiring the submission of a Travel Plan together with two additional conditions following the removal of condition 15 and reason for condition 15 and subsequent renumbering as set out on the Members Update Sheet:</p>

	15. Approval of Details for Works in the Highway 16. Completion of Works in the Highway (before occupation)
3.	<p>NYM/2012/0595/FL – Insertion of 1 no. rooflight to front facing roofslope at 1 Low Mill Court, Westgate, Thornton le Dale for Mr & Mrs D Alvey, 1 Low Mill Court, Westgate, Thornton le Dale, Pickering, North Yorkshire, YO18 7SP.</p> <p>Decision Approved as recommended.</p>
4.	<p>NYM/2012/0681/FL – Construction of manager’s dwelling with associated parking, amenity space and landscaping works at Beacon Farm, Beacon Way Sneaton for Mr Mike & Chris Shardlow, Beacon Farm Ice Cream, Beacon Farm, Beacon Way, Sneaton, Nr Whitby, North Yorkshire, YO22 5HS.</p> <p>Decision Tim Lawn declared a personal interest in this item as Ward Member and had visited the site. A recommendation to undertake a site visit was put forward and seconded. A vote was taken on this recommendation and was lost. A further recommendation of approval was put forward and seconded. A vote was taken and won on the recommendation of approval for the following reason: Whilst acknowledging the conflict with the principle of Core Policy J, Members considered that the proposal would not result in any harm to the character or appearance of Sneaton owing to its particular form and layout which is characterised by farm groups and dwellings set back from the road. Weight was also given to the specific local housing need of the applicant and the business needs of an important local enterprise. Members requested that the conditions be put before them at the next Planning Committee Meeting for approval and specifically requested that the occupation of the dwelling be tied to the business.</p>
5.	<p>NYM/2012/0660/FL – Construction of dining hall building with meeting rooms and storage space above following demolition of existing prefabricated building at St Hedda’s RC Primary School, Egton Bridge for St Hedda’s RC Primary School fao: Mrs M Palmer, Egton Bridge, Whitby, North Yorkshire, YO21 1UX.</p> <p>Decision Caroline Seymour, Herbert Tindall, Mike Knaggs and Val Arnold declared a personal interest in this item as Members of North Yorkshire County Council. Ted Sanderson declared a personal interest in this item as a member of the Parish Council and due to his grand children attending the School. Approved as recommended with the Director of Planning to clear the decision following negotiations with the applicant/agent to seek the use of appropriate materials and with an additional condition as set out on the Members Update Sheet: 14. The use of the building hereby permitted shall not be open as a community library outside the hours of 15.15pm to 17.15pm on Tuesdays and 10.00am to 12.00pm on Saturdays. Any variation to these hours will require a new grant of consent from the Local Planning Authority.</p>