

North York Moors National Park Authority Planning Committee

21 March 2013

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)
Old Rye Boarding Kennels, Hawnby, York, YO62 5QU	Appeal dismissed Inspector; John L Gray

Background Documents for This Item

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

(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 2**.

[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) **Numbers of Planning Applications Determined**

An extract from the Planning Statistics submitted to ODPM for the past three months in comparison with other National Park Authorities is attached at **Appendix 3**, together with details of current planning applications which were submitted over 13 weeks ago.

[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



Appeal Decision

Hearing held on 5 February 2013

Site visit made on 5 February 2013

by John L Gray DipArch MSc Registered Architect

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

Decision date: 15 February 2013

Appeal Ref. APP/W9500/A/12/2184340

Old Rye Boarding Kennels, Hawnby, York, YO62 5QU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of that Act for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Anthony Pooleman against the decision of the North York Moors National Park Authority.
 - The application, ref. NYM/2011/0772/FL, was refused by notice dated 2 April 2012.
 - The application sought planning permission for the construction of replacement boarding kennels without complying with a condition attached to planning permission ref. NYM/2005/0707/FL, dated 15 December 2005.
 - The condition in dispute is no. 4 which states that: "Within three months of the dwelling hereby permitted being first occupied the existing dwelling shall be demolished and all materials of demolition shall be completely removed from the site".
 - The reason given for the condition is: "In order to prevent the retention of two dwellings which would be contrary to policy H6 of the North York Moors Local Plan which allows for replacement dwellings in isolated locations".
-

Decision: the appeal is dismissed.

Preamble

1. The Authority says that the 2005 permission was granted because of special circumstances arising from the flooding of the then existing kennels site. The replacement kennels and dwelling have been built. The dwelling was first occupied in 2008 and the original site passed into the appellant's ownership in that year. An application seeking removal of condition no. 4 was made in 2008, refused and subsequently dismissed on appeal in August 2009. The essential difference in circumstances between then and now is that bats are now known to use the existing building, which ought by now, in accordance with the condition, to have been demolished.

Main Issue

2. The main issue is whether the use or occupation of the existing dwelling by bats, a protected species, is sufficient to justify the removal of condition no. 4 attached to planning permission ref. NYM/2005/0707/FL.

Reasons

3. Even though building has stood for a significant period of time, the effect of removing condition no. 4 would be to have a new, in the sense of additional, dwelling in countryside. It was precisely to prevent that that the condition was attached to the 2005 permission. There is no other reason. And the reason for

- the condition was a sound one in planning terms, supported by both local and national policy.
4. The Authority was unaware that bats might be using the building in 2005. Not even at the time of the 2008 application was it known to the Authority that bats might be using the building. There was no indication of the presence of bats supporting that application. It was only in 2010 that a bat survey was carried out on behalf of the appellant and subsequently submitted to support the application now subject of this appeal.
 5. Section 6 of the bat survey notes pre-existing information. The appeal building is not the location of any of the 21 entries in the data base supplied by the North Yorkshire Bat Group. It cannot be known for certain if bats were present in 2005 or, if they were, how they were using the building. It appears that it was not known by the appellant in 2008. One possibility, perhaps, is that they have come to use the building, or use it to any significant extent, only since it ceased to be lived in.
 6. There is anecdotal evidence that bats were known to be present on or around the site. And the Authority acknowledges that the surrounding area is excellent territory for bats. In the circumstances, however, it cannot be cogently argued that the Authority failed in its responsibility towards bats, as a protected species, in 2005 or 2008.
 7. The evidence in the 2012 survey of the extent of droppings suggests use by bats of the roof space of the building over a significant period of time. The surveyed number of bat movements is not what one might expect from the evidence on droppings. However, since the survey provides little more than a snap shot in time, comparatively less weight may reasonably be given to sightings than to the extent of droppings.
 8. The 2010 bat survey was used in an application to Natural England for a licence (to carry out an activity which would otherwise be an offence). Natural England declined to issue a licence, essentially for three reasons. Firstly, the survey was considered inadequate. There was thought to be uncertainty whether the structure supported maternity or hibernation roosts; further survey work was suggested "to establish the true status of bats living in this structure" and also of other structures "for their ability to support displaced bats". Secondly, there was no methodology for the demolition work. Thirdly, there was no mitigation proposed. The inadequacy of the survey must be considered the most telling flaw in the application for a licence. Without appropriate information, no reasoned conclusion could have been reached on methodology or mitigation, even had either been proposed.
 9. A second survey was carried out in July 2012, some three months after the application subject of this appeal was refused. It was submitted to the Authority but not used to make a new application to Natural England for a licence. At a meeting (not attended by the appellant), the Authority was apparently advised by Natural England that there was still insufficient evidence to make any decision in respect of the bats. As a result of the meeting, the Authority has appointed an independent consultant to undertake further survey work, with an emergence survey to be carried out in the spring or summer of this year.
 10. The 2012 survey proposes mitigation in the form of a 'barn' measuring 12.0m x 7.0m on plan with a ridge height of 5.5m and an eaves-to-ridge dimension of 2.0m. That is not so very different to the size of the existing structure and

seems, on the face of it, to be over-generous by far. Firstly, the building would have a volume below eaves level of almost 300 cubic metres, wholly additional to the volume of the roof space of the existing building presently used by the bats. Secondly, the bats must be assumed to use the building because it is accessible and provides appropriate shelter, not because of its particular dimensions. Height, volume and orientation might be important considerations in mitigation – though only if it is known why and in what numbers the bats are using the existing structure. But that is not known in adequate detail – so neither can it be known what sort of mitigation it might be appropriate to provide if the building were to be demolished.

11. Summing up, Natural England considered that the 2010 bat survey provided inadequate evidence for the grant of a licence, and it is reported by the Authority to hold a similar view on the 2012 survey; the Authority itself is undertaking further survey work in order to confirm the position; but, in the meantime, the status of the bats using the building remains unknown, at least in sufficient detail, and what sort of mitigation might be needed or appropriate, if any, is completely unknown.
12. On that basis, there is no justification for the removal of condition no. 4 of the 2005 permission. If further survey work were to indicate that demolition of the building would be inappropriate, because significant harm to bats would be unavoidable, then the Authority might wish to reconsider the matter. At present, however, there is no evidence to demonstrate that implementing condition no. 4 would inevitably cause the appellant to offend under the Wildlife and Countryside Act 1981. Condition no. 4 was attached to the permission for sound planning reasons which continue to hold good (the thrust of Policy H6 of the North York Moors Local Plan being carried forward in Core Policy A of the adopted Core Strategy and Development Policies). Core Policy C recognises the need for appropriate action where legally protected species are involved; at present, however, it is not known what that appropriate action might be.

Other matters

Landscape impact

13. In effect, circumstances have not changed since the granting of planning permission in 2005. Both the pre-existing dwelling and the new dwelling and kennels can now be seen in the landscape. They stand on the south side of the river, visually separate from the hamlet on the north side. The juxtaposition of the two dwellings brings a significant sense of development into an otherwise open landscape. That visual impact wholly supports the general thrust of adopted policy, which is restrictive of new dwellings in the countryside in other than particular circumstances.

Flood risk

14. The 2005 planning permission was granted because of flood damage to the then existing kennels and dwelling. Whatever the likely frequency of that flood event, it demonstrated that a risk exists. The Environment Agency is content that condition no. 4 could be deleted – but only subject to extensive conditions being placed on re-occupation of the dwelling. Some of those conditions seem, at first glance, to be unduly onerous; discussion at the hearing showed, however, that what is sought could be secured by conditions satisfying the tests and guidance in Circular 11/95. Nevertheless, flood risk was not the reason why condition no. 4 was attached to the 2005 permission and the ability now to satisfy requirements does not carry any weight in this appeal decision.

List of Planning Applications Determined by the Director of Planning
for the Period from 29/01/2013 to 06/03/2013
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/2012/0493/FL	Approved conversion of garage to form residential annexe accommodation at Four Wynds, Whorl Hill, Faceby for Mrs S Barnfather	26/02/2013
NYM/2012/0629/NM	Approved non material minor amendment of planning approval NYM2/076/0146 to allow amended porch design, amended garage door details, revised window details, removal of side door to garage and replacement of concrete tiles with pantiles on front elevation at Croft House, Ingleby Greenhow for Mr Ben Brown	14/02/2013
NYM/2012/0722/FL	Approved alterations and construction of single storey extensions at The Spinney, Boltby for Mr Christopher Blundell	07/02/2013
NYM/2012/0775/LB	Granted Listed Building consent for alterations and construction of single storey extensions at The Spinney, Boltby for Mr Christopher Blundell	07/02/2013
NYM/2012/0802/FL	Approved erection of timber shed and flue pipe to north elevation of annexe at The Old Hall (Annexe), Battersby for Mr P Finn	29/01/2013
NYM/2012/0841/FL	Approved construction of replacement garage at Beech View, Carlton-in-Cleveland for Mr J Faulkner	11/02/2013
NYM/2012/0844/FL	Approved construction of replacement porch, 2 no. dormer windows to front elevation, pitched roof over flat roof two storey extension, conservatory and re-roofing and re-cladding works to domestic outbuildings (retrospective) at The Coach House, Dikes Lane, Great Ayton for Mr Paul Nelson	13/02/2013
NYM/2012/0845/FL	Approved construction of replacement garage and log store with games room above following demolition of existing garage and utility building at Undercliffe Hall, Dikes Lane, Great Ayton for Mr Rob Lacy	14/02/2013
NYM/2013/0001/FL	Approved erection of an agricultural storage building at Swainstye Farm, Osmotherley for L Dent & Sons	06/02/2013

NYM/2013/0009/FL	Approved construction of replacement conservatory and hipped roofs to dormer windows together with enlargement of vehicular hardstanding area at The Croft, Clack Lane, Osmotherley for Mr & Mrs Goacher	01/03/2013
NYM/2012/0811/FL	Approved construction of extension to agricultural grain store building at land above Greengate Lane, Thornton le Dale for Mr Alwyn Dudley-Smith	12/02/2013
NYM/2012/0821/LB	Granted Listed Building consent for reinstatement of internal wall together with removal of fireplace at The Old Vicarage, Sinnington for Mrs Alison Pritchard	31/01/2013
NYM/2012/0834/FL	Approved construction of garden room extension together with retaining walls and creation of flagged terrace at Three Tuns Cottage, Low Mills, Farndale for Mr & Mrs P Hartley	12/02/2013
NYM/2012/0835/LB	Granted Listed Building consent for construction of garden room extension together with retaining walls, creation of flagged terrace and internal alterations at Three Tuns Cottage, Low Mills, Farndale for Mr & Mrs P Hartley	12/02/2013
NYM/2012/0836/FL	Approved construction of single storey extension to vets practice at Halfway Barn, Gray Lane, Hutton le Hole for Grace Lane Vets	06/02/2013
NYM/2012/0838/FL	Approved construction of entrance and access road to serve proposed Dalby Maze at western edge of Housedale within Dalby Forest for Forestry Commission	18/02/2013
NYM/2012/0839/FL	Approved construction of 3 no. single track cycle trails at Dalby Forest, Pickering for Forestry Commission	04/03/2013
NYM/2012/0840/FL	Approved construction of new entrance and access road together with enlargement of existing hardstanding area and widening of section of existing road at Adderstones Field within Dalby Forest for Forestry Commission	18/02/2013
NYM/2012/0850/FL	Approved removal of condition 1 of planning approval NYM/2011/0114/FL to allow the permanent siting of a timber agricultural workers dwelling at The Owls, Woodlands Poultry Farm, Blansby Park Lane, Pickering for Mr & Mrs A & S Wardell	04/02/2013
NYM/2013/0002/FL	Approved installation of 1 no. enlarged replacement double glazed timber window, cill and lintel to gable end at The Laurels, Moor Lane Sinnington for Mr Andrew Neil Campbell	27/02/2013

NYM/2013/0012/FL	Approved erection of a covered walkway at The Royal Oak, Gillamoor for Holf Leisure Limited	04/03/2013
NYM/2013/0013/LB	Granted Listed Building consent for erection of covered walkway and internal alterations at The Royal Oak, Gillamoor for Holf Leisure Limited	04/03/2013
NYM/2013/0054/NM	Approved non material amendment to planning approval NYM/2012/0638/FL to allow the enlargement of porch at The Orchard, Baxtons Road, Helmsley for Mr Martin Constantine	
NYM/2013/0059/NM	Approved non material amendment to planning approval NYM/2006/1012/FL to allow painted render external finish to rear basement wall at 1-5 Canons Garth Lane, Helmsley for St Catherines Developments Ltd	04/03/2013
NYM/2012/0728/FL	Approved change of use of land to form a manege for hobby equestrian use and erection of associated fencing at Meadowcroft Farm, Ugthorpe for Mr Christopher Brignall	01/02/2013
NYM/2012/0768/AD	Granted advertisement consent for the display of 6 no. signs with associated lighting at Downe Arms, 3 High Street, Castleton for Punch Partnerships PLC	14/02/2013
NYM/2012/0786/FL	Approved conversion of outbuilding/store to form holiday letting cottage at Cedar Shingles, West Lane, Cloughton for Mr Michael Stonehouse	14/02/2013
NYM/2012/0801/LB	Granted Listed Building consent for the display of 6 no. signs with associated lighting at Downe Arms, 3 High Street, Castleton for Punch Partnerships PLC	14/02/2013
NYM/2012/0803/LB	Granted Listed Building consent for erection of 2 no. flue pipes at Shepherds Cottage, Stormy Hall Farm, Botton Village, Danby for The Camphill Trust	31/01/2013
NYM/2012/0813/FL	Approved erection of piggery building at East Cliffe Lodge, Cliff Road, Staithes for Mr Sam Barker	08/02/2013
NYM/2012/0817/FL	Approved construction of replacement detached garage at Welburn Church Lane, Fylingthorpe for Mr & Mrs McInerny	06/02/2013
NYM/2012/0832/FL	Approved proposed infilling of land to form level field together with provision of culvert at land off East Barnby Lane, East Barnby for Mulgrave Estate	18/02/2013

NYM/2012/0837/FL	Approved use of land for the siting of 3 no. camping pods with associated access track ancillary to The Falcon Inn at The Falcon Inn, Whitby Road, Cloughton for Ray Owen Waste Disposal	07/02/2013
NYM/2012/0851/FL	Approved construction of 1 no. dwelling with associated access, parking and landscaping works at rear of 24 Castlegate, East Ayton for Mr & Mrs Anthony Kennedy	25/02/2013
NYM/2012/0852/FL	Approved erection of flue pipe at Grosmont Crossing Club, Front Street, Grosmont for Grosmont Crossing Club	04/03/2013
NYM/2013/0003/FL	Approved insertion of 1 no. replacement rooflight at Daisy Bank Cottage, Sunnyside, Robin Hoods Bay for Mrs Suzanne Hart	27/02/2013
NYM/2013/0033/NM	Approved non material amendment to planning approval NYM2007/1050/FL to allow revised internal layout and alterations to approved rooflights at Crag House Farm, Danby Head, Danby for Mr & Mrs D Nightingale	21/02/2013

Notifications

None

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

NYM/2011/0290/FL	Erection of 8 no. affordable dwellings and associate landscaping, access, parking and land drainage arrangements (provision of SUDS pond) (revised scheme to NYM/2010/0227/FL) at land on Hinderwell Lane, Runswick Bay
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The above planning application was approved by the Planning Committee on 19 July 2012, subject to the signing of a Section 106 Agreement. This has now been received and the application approved with the following informative.

1. This consent is issued subject to the terms of the Agreement (under Section 106 of the 1990 Town and Country Planning Act) dated 28 February 2013 between the North York Moors National Park Authority and Broadacres Housing Association Limited and John Neil Tristram and Louise Tristram to restrict occupancy, staircasing and secure common ownership of sustainable drainage system land.

Please note amendments to conditions 13, 26 and 27 as follows:

13. DR00 No part of the development hereby permitted shall commence until the sustainable drainage system i.e. SUDS pond has been fully installed in compliance with the details received at the National Park offices on 29 June 2012 (HS7218-D-003 Rev D). The development shall be maintained in accordance with these details in perpetuity unless otherwise agreed with the Local Planning Authority.

26. MISC00 The development hereby permitted shall not be brought into use until the air source heat pumps and solar panels are installed throughout the development to provide for 10% of the predicted energy requirements of the development. Details of the solar panels shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The equipment shall then be installed in accordance with the approved details and shall be maintained in working order unless the prior written agreement of the Local Planning Authority has been obtained.

27. LS01 No work shall commence to clear the site in preparation for the development hereby permitted until details of a landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for landscaping of the site and shall include details of bunding and planting in association with the SUDS pond, any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting

Condition 4 and reason for Condition 4 have been removed and Condition 13 (as amended) and reason for Condition 13 moved to become Condition 30 and reason for Condition 30. The remaining conditions, reasons for conditions and informatives have been renumbered accordingly.

NYM/2012/0725/RM Reserved matters for construction of 1 no. dwelling and associated access at land between 11 and 19 Porret Lane, Hinderwell

The above planning application has been approved with an amendment to condition 1 as follows:

1. TIME00 The development hereby permitted shall be commenced on or before whichever is the earlier of the following dates:
- i) three years from the date of the outline permission (ref NYM/2010/0299/OU;
 - ii) the expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Officers are satisfied the local occupancy criteria has been met on the basis that the applicant has lived in Hinderwell Parish within the National Park for 28 years.

Following receipt of the above and the receipt of the amended red and blue line location plan, condition 2 has been amended and reads as follows:

2. PLAN01 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Red and Blue Line Location Plan	NYK127545	21 Feb 2013
Site layout proposed	06/12/002	14 Jan 2013
Elevations proposed	06/12/004	14 Jan 2013
Outbuildings	06/12/005	04 Jan 2013
Ground and first floors proposed	06/12/003	04 Jan 2013
Letter from agent		04 Jan 2013
E-mail confirming use of natural stone		07 Jan 2013

Local occupancy proforma
or in accordance with any minor variation thereof that may be approved
in writing by the Local Planning Authority.

21 Feb 2013

An additional condition has been added with regards to the highway comments received:

29. LNDS11 No work shall commence to clear the site in preparation for the development hereby permitted until full details of the access surfacing have been submitted to and approved in writing by the Local Planning Authority. The access surfacing shall then be implemented in accordance with the approved details and shall be maintained in that condition in perpetuity.

NYM/2012/0521/CU Change of use of land to form caravan site (maximum of 3 no. static caravans) at land north of 8 - 22 Hinderwell Lane, Runswick

At Members request the landscaping plan has been redrawn to illustrate the retention of the existing shrub/scrub area to the south of the site. The amended drawing as agreed with Paul Harris and the Horticulturalist acting on behalf of the applicant shows the proposed tree belt repositioned at a minimum of 5 metres to the north of the existing semi-mature trees on the southern site boundary in order that they can be retained rather than removed.

The application has been approved with the following conditions amended:

Condition 5 has been re-worded at Members request and now reads:

5. RSUO00 Three static caravans hereby permitted shall form and remain part of the land associated with the existing dwelling known as Coach House Cottage, Hinderwell Lane and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 4 above without a further grant of planning permission from the Local Planning Authority.

Condition 6 has been re-worded to include reference to the amended landscaping scheme showing existing trees to be retained and revised planting densities and species of new tree planting:

6. LNDS00 All hard and soft landscape works comprised in the approved details of landscaping (plan ref: DER/140/B (final revised 18/01/2013)) shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

NYM/2012/0831/FL Erection of agricultural equipment shed at Coombs Farm, Ainthorpe

The planning application was approved by the Planning Committee on 21 February 2013. At this Meeting Members requested an additional condition to deal with final levels to ensure the overall height of the building is appropriate, however this is already covered by Condition 5.

The request from Natural England in terms of works creating noise disturbance to breeding birds is covered in an informative which is to be attached to the decision notice.

An additional condition has been attached to deal with a second request from Natural England to consider the proposed construction methodology. Natural England requires the applicant to demonstrate how nearby protected areas will be safeguarded and avoided during the construction phase. Once the details are submitted the Authority will consult with Natural England to ensure they are satisfied with the methodology.

The application has been approved with the following condition added in as Condition 7. Condition 7 as set out on the Committee Report (MISC00) has been changed to Condition 8:

7. GACS00 Prior to any excavation works being undertaken in connection with the development hereby permitted a detailed scheme providing the construction methodology to demonstrate how the nearby protected areas (Special Area of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) will be avoided and safeguarded during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include information about vehicular access to the site, storage of materials and machinery, how run off and waste will be controlled and/or stored and how drainage is managed during operational use of the building hereby permitted. Once approved the development shall then be carried out in strict accordance with the approved scheme.

Applications Adjacent to the National Park (3024)

None received

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
Position as of 28 February 2013**

27/04/2010	NYM/2010/0311/FL	conversion of existing garage building to form 1 no. residential dwelling at The Garage, Stoneley Woods, Fadmoor
		Awaiting Section 106 Agreement
27/09/2010	NYM/2010/0758/FL	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) at Binkleys Farm, Silpho
		Awaiting confirmation from applicant how they wish to proceed
27/09/2010	NYM/2010/0759/LB	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) at Binkleys Farm, Silpho
		Awaiting confirmation from applicant how they wish to proceed
13/07/2011	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 negotiations on-going
26/08/2011	NYM/2011/0552/FL	construction of 1 no. single storey dwelling with amenity space together with creation of amenity space for existing 2 no. flats at land at Brook Lane, Thornton le Dale
		Awaiting Section 106 Agreement
09/11/2011	NYM/2011/0696/FL	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
		Awaiting Section 106 Agreement
12/12/2011	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

12/12/2011	NYM/2011/0813/FL	alterations and extensions to provide additional floorspace to cafe & shop along with additional storage rooms. Provision of a separate shower and toilet facilities together with use of land for the siting of tents and 5 no. camping pods and also overflow parking area at Lordstones, Chop Gate
		Finalising Section 106 Agreement
13/12/2011	NYM/2011/0817/CLP	certificate of lawfulness for proposed use of land as a holiday caravan site without restriction on number of caravans or their siting or seasonality of use at Flask Inn Holiday Home Park, Fylingdales
		Awaiting legal advice
13/01/2012	NYM/2012/0008/FL	variation of condition 4 of planning approval NYM3/028/0007C/PA to allow the 2 no. holiday units to also be used as local occupancy letting units at Chapmans Cottage, Cold Kirby
		Awaiting Section 106 Agreement
09/02/2012	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 Section 106 Agreement
21/03/2012	NYM/2012/0154/FL	variation of condition 3 of planning approval NYM/2003/0923/FL to allow the annexe to be used as a local needs letting dwelling at Lan Franc, Front Street, Grosmont
		Awaiting Section 106 Agreement
02/05/2012	NYM/2012/0274/CU	change of use of and alterations and extension to former vicarage community facility (The Hope Room) to form domestic double garage (revised scheme to NYM/2011/0575/CU) together with external alterations to dwelling at The Hope Room and Canons Garth, Canons Garth Lane, Helmsley
		Awaiting further revised plans

02/05/2012	NYM/2012/0275/LB	Listed Building consent for alterations and extension to former vicarage community facility (The Hope Room) to enable its use as a domestic double garage together with internal and external alterations to dwelling at The Hope Room and Canons Garth, Canons Garth Lane, Helmsley Awaiting further revised plans
06/07/2012	NYM/2012/0355/FL	conversion of barn to form 2 no. dwellings together with construction of 17 no. dwellings following demolition of accommodation block and storage barn and extension to existing Hotel parking area at land to the rear of the Black Swan & Crown Hotels, Swan Way, Helmsley Amended plans under consideration
30/07/2012	NYM/2012/0518/FL	creation of gated vehicular access (retrospective) at rear of 17 – 21 South End, Osmotherley March Planning Committee
14/09/2012	NYM/2012/0609/FL	erection of temporary timber dwelling at The Old School House, Village Green, Old Byland Awaiting amended details
04/10/2012	NYM/2012/0611/FL	erection of 6 kW wind turbine (maximum height to blade tip 17.8 metres) at Ebberston Common Farm, Langdale End, Scarborough Awaiting further information from applicant
26/09/2012	NYM/2012/0616/FL	conversion of agricultural building to form 1 no. local occupancy letting dwelling with associated domestic curtilage and parking area at Borrowby Grange Farm, Borrowby Awaiting Section 106 Agreement
15/11/2012	NYM/2012/0626/FL	conversion of outbuilding to form 1 no. local occupancy letting dwelling at Red House Farm, Aislaby Awaiting Section 106 Agreement
09/10/2012	NYM/2012/0644/FL	variation of condition 2 of planning approval NYM/2011/0667/FL to allow alterations to and insertion of 2 no. additional roof windows at Coombs Farm, Ainthorpe Awaiting information from applicant

06/11/2012	NYM/2012/0716/LB	Listed Building consent for reinstatement of gate to main access and replacement of gate to the quarry at Shandy Hall, Coxwold Revised plans received. Under reconsultation
06/11/2012	NYM/2012/0715/FL	reinstatement of gate to main access and replacement of gate to the quarry at Shandy Hall, Coxwold Revised plans received. Under reconsultation
26/11/2012	NYM/2012/0754/FL	change of use of and alterations to domestic utility and store to form holiday letting accommodation at The Grange, Thorpe Lane, Fylingthorpe Revised plans received. Under reconsultation
20/11/2012	NYM/2012/0763/FL	conversion of and extension to outbuilding to form 1 no. holiday letting cottage at Rose Tree Farm, Ampleforth Road, Wass Awaiting amended plans
29/11/2012	NYM/2012/0789/LB	Listed Building consent for installation of replacement timber double glazed windows at Aunty Pats Cottage, Church Street, Staithes Negotiations on-going