

North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on Thursday 17 November 2016.

Present: Leslie Atkinson, Jim Bailey, Malcolm Bowes, Guy Coulson, Alison Fisher, Janet Frank, David Hugill, David Jeffels, Caroline Patmore, Clive Pearson, John Ritchie, Ted Sanderson, Jeremy Walker

Apologies: Sarah Oswald, Heather Moorhouse, Andrew Scott, Ena Dent, Michael Dick

Copies of all Documents Considered are in the Minute Book

78/16 Minutes

Resolved:

That the minutes of the meeting held on 20 October 2016, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

79/16 Site Visit Minutes of 28 October 2016

Resolved:

That the site visit minutes of the 28 October 2016, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

80/16 Members Interests

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

81/16 Emergency Evacuation Procedure

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

82/16 Miscellaneous Items

Considered:

The report of the Director of Planning.

Resolved:

That the report be noted.

83/16 Extra Care Facility Planning Application in Helmsley – NYM/2016/0678/FL – land west of Ashwood Close, Helmsley

Considered:

The report of the Director of Planning.

Resolved:

That Members agreed to a Committee Site Visit on 9 December 2016 prior to the consideration of this application which will be presented to the December Planning Committee in the interests of efficient and effective decision making.

84/16 **Development Plan Working Group – Verbal Update from Jeremy Walker**

Resolved:

That Members noted the verbal update given by Jeremy Walker.

85/16 **Adoption of Whitby Business Park Design Brief as an Appendix to the adopted Whitby Business Park Area Action Plan**

Considered:

The report of the Planning Team Leader.

Resolved:

That Members agreed to the adoption of the Design Brief as an Appendix to the Whitby Business Park Area Action Plan, as part of the Development Plan for the National Park.

86/16 **Adoption of ‘Local List’ of Validation Requirements for Planning Applications**

Considered:

The report of the Head of Development Management

Resolved:

That Members agreed to adopt the revised ‘local vetting criteria’ set out in section four above which essentially retains the rural workers housing statement, structural survey for conversions, flood risk assessments, affordable /local occupancy housing statements together with expanding the bat criteria to a bat/great crested newt/barn owl scoping survey and expanding the Heritage statement to also include archaeological HER sites, all as mandatory local validation requirements.

87/16 **Forest Design Plan Consultations - Wykeham Forest (FDP 23)**

Considered:

The report of the Woodland Officer.

Recommendation:

That:

- The Wykeham Forest Design Plan is accepted for the contribution it makes to National Park purposes, subject to the Forestry Commission revising the plan as follows:
- a commitment that the ‘Minimum Intervention – Candidate Natural Reserve’ areas in the Plan will be monitored to ensure that biodiversity is maximised and conifer cover will not increase, and action will be taken to achieve good quality broadleaf woodland if this is needed
- the predominately conifer areas in Troutsdale will have specified target conditions which will be monitored to ensure that these are achieved and biodiversity is maximised
- the 11 hectares of PAWS restoration felling will be formally timetabled to minimise the loss of any ancient woodland remnant features.

Resolved:

That Members agreed that the Authority object to the Plan unless assurances to the three recommendations are specifically written into the Plan. Members also commented that the Forestry Commission should take a more active role concerning water quality and flood risk mitigation and that this should form part of the Design Plan and that consideration should be given to the timescale for removal of Larch to prevent risk of disease.

88/16 East and West Ayton Article 4 Direction

David Jeffels declared a prejudicial interest in this item as a resident within East/West Ayton Conservation Area and left the room.

Considered:

The report of the Building Conservation Officer.

Resolved:

That Members confirmed the Article 4 Direction covering the extended areas of the East and West Ayton Conservation Area which fall within the National Park boundary.

89/16 **Applications for Planning Permission**

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

Plans List Item 1 – Mr Gary Hill spoke in favour of the application

Plans List Item 5 – Mr Keith Dobbie 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.	NYM/2016/0545/FL – Creation of opening to terrace wall to form bin store (part retrospective) together with installation of a TV aerial, security camera, hand rail, sliding door and replacement steps at former Joiners Workshop adjoining Beck View Cottage, Staithes for Mr Gary Hill, Southview, Carlton-in-Cleveland, North Yorkshire, TS9 7BB.
	<p>Decision Approved as recommended.</p>
2.	NYM/2016/0563/FL – Proposed infilling of existing canopy to form porch together with installation of replacement refrigeration unit with canopy over, air conditioning unit and air cooled condenser at Co-op Store, 5 Whitby Road, Staithes, for The Co-operative 1 Angel Square, Manchester, M60 0AG.
	<p>Decision Approved with the decision delegated to the Director of Planning to clear an additional condition concerning the material of the roof of the canopy to the rear service yard.</p>
3.	NYM/2016/0691/F/R3 – Application under regulation 3 (Town and Country Planning General Regulations 1992) for removal of existing sculptures and erection of 1 no. painted steel lobster sculpture, installation of seating area, construction of retaining structure, formation of paths, relocation of rock and interpretation board and landscaping works at Staithes Bank Top, Junction of Staithes Lane and White Gate Close, Staithes, for North York Moors Authority, fao: Mr Michael Graham, The Old Vicarage, Bondgate, Helmsley, YO62 5BD.
	<p>Decision Approved as recommended.</p>
4.	NYM/2016/0739/F/R3 – Application under regulation 3 (Town and Country Planning General Regulations 1992) for installation of features along existing riverside trail at The Moors Centre, Lodge Lane, Danby for North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP
	<p>Decision Approved as recommended.</p>
5.	NYM/2015/0885/FL – Change of use of land from the siting of a caravan to the siting of a log cabin/mobile unity for holiday use along with erection of store and associated works to access track at paddock to the south of Wyke Lodge, Hodgson Hill, Staintondale for Mr Keith Dobbie, 19 Braids Walk, Kirkella, Hull, HU10 7PD.
	<p>Decision Minded to the refuse the application contrary to Officer recommendation as Members considered that the proposed increase in days of occupation and change in occupants to that allowed under the existing Certificate of Lawfulness to be an unacceptable intensification of use, which together with the unauthorised operational development and greater size and degree of permanency of the proposed mobile home was harmful to the character and appearance of the area. Members delegated the decision to the Director of Planning to clear the detailed reason for refusal following the receipt of legal clarification whether the Caravan Act differentiates between a permanent static caravan and permanent touring caravan.</p>
6.	NYM/2016/0542/LB – Listed Building consent for internal alterations including removal of internal partitions and walls at Blue Bell Inn, Ingleby Cross Scarth Lees Diversion, Ingleby Cross for Mr & Mrs Lill, Blue Bell Inn, Scarth Lees Diversion, Ingleby Cross, DL6 3NF.
	<p>Decision Officers have been in negotiation with the applicants agent and following submission of amended plans the objections made by The Victorian Society and the Authority's Building Conservation Team have been withdrawn. On this basis the application was withdrawn from the Planning Agenda and determined under the Director of Planning's delegated powers.</p>