

## North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on Thursday 15 June 2017.

Leslie Atkinson, Jim Bailey, Malcolm Bowes, Guy Coulson, Ena Dent, Alison Fisher, David Hugill, David Jeffels, Sarah Oswald, Caroline Patmore, Clive Pearson, Ted Sanderson, Andrew Scott, Jeremy Walker.

**Apologies:** Janet Frank, Heather Moorhouse

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### Copies of All Documents Considered are In The Minute Book

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#### 33/17 Minutes:

**Resolved:**

That the minutes of the meeting held on 25 May 2017, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

#### 34/17 Site Visit Minutes:

**Resolved:**

That the site visit minutes of the 2 June 2017, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

#### 35/17 Members Interests

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

#### 36/17 Miscellaneous Items

Considered:

The report of the Director of Planning.

**Resolved:**

That the report be noted.

#### 37/17 Development Plan Working Group

Malcolm Bowes gave a verbal update on behalf of the group. Detailed discussions had taken place with regards to housing and local occupancy policies. The next step was for officers to form detailed policies for the group to discuss. Significant progress was been made but there is still a long way to go.

The Director of Planning noted that the next working group date was 29 June 2017 where strategies and policies for tourism would be discussed.

### 38/17 Applications for Planning Permission

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

- Plans List Item 1 – Mr Eddon spoke in favour of the application
- Plans List Item 1 – Mr Pearson spoke on behalf of the Parish Meeting
- Plans List Item 2 – Mr Cameron spoke against the application
- Plans List Item 3 – Mr Tones spoke in favour of the application
- Plans List Item 5 – Mr Hartley spoke in favour of the application
- Plans List Item 6 – Mr Hartley spoke in favour of the application
- Plans List Item 7 – Mr Hartley 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  |
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| 1.      | <p data-bbox="331 1541 1409 1675">NYM/2017/0009/OU – Outline application for construction of 1 no. agricultural workers dwelling and 3 no. agricultural buildings (all matters reserved) at land off Braygate Lane, Levisham, for S &amp; H M Eddon, fao: Mr Stephen Eddon, Lilac Farm, Main Street, Levisham, Pickering, YO18 7NL.</p> <p data-bbox="331 1675 1409 1872"><b>Decision</b><br/>Approved contrary to the Officer recommendation as Members considered that a robust economical appraisal had been submitted, the importance of traditional run family farm with the Park, cultural heritage and hefted flock needed to be taken into consideration. Members also acknowledged the potential landscape hard but felt this would be mitigated by design.</p> |
| 2.      | <p data-bbox="331 1881 1409 1977">NYM/20107/0219/FL – Remodelling of and extension of village store at Botton Village Store, Botton, for Camphill Village Trust, fao: Mr Wayne Mason, Botton Village, Danby, YO21 2NJ.</p> <p data-bbox="331 1977 1409 2074"><b>Decision</b><br/>Approved as recommended with the decision being delegated to The Director of Planning pending the conclusion of the ecological assessment.</p>  |

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| 3. | <p>NYM/2017/0294/FL – Erection of 1 no. detached local occupancy dwelling at land adjacent Tudor Cottage, Thimbleby for Mrs E Tones, 3 North End, Osmotherley, DL6 3BA.</p> <p><b>Decision</b><br/>Refused as recommended.</p>   |
| 4. | <p>NYM/2017/0105/FL – Change of use of dwelling (Use Class C3) to Guest House (Use Class C1) conversion of buildings to form 4 no. holiday cottages, bar, dining area and building to form reception, laundry and staff room, construction of extensions to and use of farm workers dwelling (Sunnygarth) as managers dwelling together with parking/access works (part retrospective) at St Hildas Farm, High Street, Hinderwell for Mr D Barker, St Hildas Farm, High Street, Hinderwell, TS13 5JX</p> <p><b>Decision</b><br/>Approved as recommendation with the decision being delegated to The Director of Planning to negotiate a more acceptable parking layout where cars can leave the car park in a forward motion.</p>  |
| 5. | <p>NYM2017/0086/FL – Alterations to and change of use of agricultural building to form a piece of “External Sculpture” at building (Job’s Well), north of Northdale Farm, Rosedale East for David Ross Foundation, 10 St James’ Place, London, SW1A 1ND.</p> <p><b>Decision</b><br/>Approved as recommended with an additional condition 10 and amendment to condition:<br/>2. PLAN01 Strict Accordance with the Documentation Submitted or Minor Variations – Document No’s specified.<br/>10. MATS17 The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>  |
| 6. | <p>NYM/2017/0090/CU – Change of use of building to form a piece of “External Sculpture” (no alterations) at building south of Northdale Farm, Rosedale East for David Ross Foundation, 10 St James’ Place, London, SW1A 1 NP.</p> <p><b>Decision</b><br/>Approved as recommended with an additional informative to be added as set out on the Members Update Sheet:<br/>2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carried out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p> |

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| 7. | <p>NYM/2017/0094/CU – Change of use of building to form a piece of “External Sculpture” (no alterations) at building south of Northdale Farm, Rosedale East (Hanging Stones) for David Ross Foundation, 10 St James’ Place, London, SW1A 1NP.</p>  |
|    | <p><b>Decision</b><br/>         Approved as recommended with an additional informative to be added as set out on the Members Update Sheet:<br/>         2. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carried out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p> |
| 8. | <p>NYM/2017/0291/R3 – Application under Regulation 3 (Town and Country Planning General Regulations 1992) for extension to the existing main and overflow car parks to provide an additional 84 car parking spaces, the widening of the access to a separate car park and the repositioning of a fuel oil storage tank at Sutton Bank National Park Centre, Sutton Bank for NYMNPA, c/o Michael Graham, The Old Vicarage, Bondgate, Helmsley, York, YO2 5BP.</p>   |
|    | <p><b>Decision</b><br/> <b>Jeremy Walker declared a personal interest as a local resident. Caroline Patmore declared a personal interest as the application was in her county council division.</b><br/>         Approved as recommended.</p>  |