

North York Moors National Park Authority Planning Committee

20 July 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/2017/0006/FL	Mr James Wallis c/o Mr D Green	Change of use of land to domestic together with erection of decking
NYM/2017/0032/FL	Mr Anthony Buckingham c/o Mr Edward Buckingham	Siting of replacement static caravan for holiday use together with associated access and parking improvements

Appeals Determined

The Secretary of State for Communities and Local Government has determined the following appeals made to him against decisions of the Committee:-

Reference Number	Appellants Name and Location	Description	Appeal Decision
NYM/2016/0576/FL	Jason Whitfield	Construction of dwelling with attached garage, creation of vehicular access and landscaping works	Appeal Dismissed
NYM/2016/0336/FL	Darren Cryer	Construction of single storey extension to Lunch Hut	Appeal Allowed

Attached at **Appendix 1**.

(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 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].

Andy Wilson
Chief Executive (National Park Officer)

Chris France
Director of Planning

Appeal Decision

Site visit made on 9 May 2017

by Jason Whitfield BA (Hons) DipTP MRTPI

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

Decision date: 9th June 2017

Appeal Ref: APP/W9500/W/17/3167342

The Old Post Office, Coxwold to Oulston, Coxwold YO61 4AA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr N Bulmer against the decision of North York Moors National Park.
 - The application Ref NYM/2016/0576/FL, dated 1 July 2016, was refused by notice dated 21 October 2016.
 - The development proposed is construction of a 4 bedroom dwelling with attached single garage.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - whether the proposal would be acceptable having regard to development plan policies in relation to the location of new housing; and,
 - the effect of the proposal on the character and appearance of the area with particular regard to whether it would conserve and enhance the special qualities of the North Yorks Moors National Park.

Reasons

Location

3. Core Policy J of the North York Moors National Park Authority Local Development Framework Core Strategy and Development Policies 2008 (CS) states that a mix of housing types and tenures will be sought to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. It goes on to state that this will be delivered by, inter alia, supporting the development of local needs housing located on infill sites in local service villages or other villages.
 4. The parties agree that the proposal would deliver local needs housing. I see no reason to disagree. Consideration therefore turns to whether it would be located on an infill site. Paragraph 9.16 of the supporting text to CS Core Policy J defines infill sites as a small gap within a continuously built up frontage within the main built up area of the settlement.
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5. I recognise that the appeal site immediately adjoins the built-up frontage to the west and that it is contained to an extent by the wooded former railway line which provides a physical boundary to the site. However, there is no development to the east other than an isolated dwelling around 80-100m away. Nor is there any development to the south of the site. Moreover, on the north side of the road, the built form of the village extends less further to the east than the appeal site, with again only an isolated dwelling opposite. In my view, the appeal site cannot reasonably be considered to be a small gap within a continuously built up frontage in the main built up area of the settlement. Consequently, the proposal would not result in the development of local needs housing on an infill site.
6. I conclude, therefore, that the proposal would conflict with Core Policy J of the CS and, as a result, would not be acceptable having regard to development plan policies in relation to the location of new housing.

Character and Appearance

7. The appeal site lies within the North Yorks Moors National Park. National Parks have the highest status of protection in relation to landscape and scenic beauty and great weight is to be afforded to conserving their landscape and scenic beauty, as set out in paragraph 115 of the National Planning Policy Framework (the Framework).
8. Development Policy 3 of the CS states that, to maintain and enhance the distinctive character of the National Park, development will be permitted where, amongst other things, the siting, orientation, layout and density preserves or enhances views into and out of the site; it does not affect spaces about and between buildings and other features that contribute to the character and quality of the environment; and, it will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
9. Supporting paragraph 9.16 of CS Core Policy J states that it is important to recognise the amenity value of certain open spaces within the built up area of settlements and therefore not every gap will be considered as an appropriate infill site. Gaps created by the development of affordable housing exception sites are not considered as infill gaps and may not necessarily be part of the main built up area of the settlement.
10. The appeal site comprises the side garden of the detached property known as The Old Post Office and beyond the built up area of the village. Triangular in shape, it lies between the property and the heavily wooded embankment of the former railway line to the east. In addition, there is a hedgerow to the road frontage of the site with a number of conifer and ornamental trees on the site itself. As such, it forms an attractive area of open and verdant space which plays a transitional role between the built up area of the village and the expanse of open countryside beyond. To that end it makes a positive contribution to the special qualities of the North York Moors National Park.
11. I note that the wooded area to the east would limit views to some extent from the road. Nevertheless, the presence of built form would be apparent from the footpath and to the front of the site above the hedgerow and through the gaps between those trees within the site which would be retained. Moreover, whilst the wooded embankment provides a green backdrop to the site, the proposal would nevertheless be apparent on heading out of the village and would result

in a noticeable expansion of the built up area of the village. Consequently, the proposal would result in the loss of an area which contributes to the character and setting of the settlement and as such, it would not preserve or enhance views into and out of the site, the spaces around or between buildings nor other features that contribute to the character and quality of the village.

12. I conclude, therefore, that the proposal would have a harmful effect on the character and appearance of the area and, in particular, would not conserve or enhance the special qualities of the North Yorks Moors National Park. As such, it would conflict with Development Policy 3 of the CS and paragraph 115 of the Framework.

Other Matters

13. Paragraph 6 of the Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 of the Framework states that there are three dimensions to sustainable development: economic, social and environmental.
14. I recognise the proposal would allow the appellant to relocate closer to his place of work which would reduce the need for travel and support work in local agriculture. It would also have some economic benefits during the construction phase and would, to a limited degree, help support local services and facilities. However, such benefits would not outweigh the harm that would arise to the environmental role of sustainability given my findings in respect of the main issues above. As a result, the proposal would not constitute sustainable development for the purposes of the Framework and the benefits arising from the proposal would not outweigh the conflict with the development plan.

Conclusion

15. For the reasons given above I conclude that the appeal should be dismissed.

Jason Whitfield

INSPECTOR

Appeal Decision

Site visit made on 16 May 2017

by Andrew McCormack BSc (Hons) MRTPI

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

Decision date: 26 June 2017

Appeal Ref: APP/W9500/W/17/3169164

Lunch Hut, Glaisdale Moor, Glaisdale, North Yorkshire

(Grid Reference: E 0 52'40.9"W, N 54 24'28.0"N)

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr D Todd for Dawnay Estate Ltd against the decision of North York Moors National Park.
 - The application Ref NYM/2016/0336/FL, dated 3 May 2016, was refused by notice dated 25 August 2016.
 - The development proposed is extension to lunch hut, Glaisdale Moor.
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Decision

1. The appeal is allowed and planning permission is granted for extension to lunch hut, Glaisdale Moor at Lunch Hut, Glaisdale Moor, Glaisdale, North Yorkshire YO21 2PZ, in accordance with the terms of application Ref: NYM/2016/0336/FL, dated 3 May 2016, and subject to the conditions set out in the schedule attached to this decision letter.

Procedural Matters

2. The address of the appeal site on the application form identifies a grid reference as at the time of its submission I am led to understand that the postcode was not known by the appellant. This is reflected in the banner heading to this letter. However, I note that the postcode has since been provided on the appeal form and is shown to be YO21 2PZ. Therefore, for ease of description and reference, I have used the postcode in my decision.
 3. The appeal site is situated within the North York Moors National Park (the National Park). Therefore, I have had due regard to the statutory purposes of national parks set out in the Environment Act 1995 (the Act).
 4. The surrounding area is part of a Special Protection Area, a Special Area of Conservation and a Site of Special Scientific Interest. Whilst inevitably there would be some impact on these designations, I note that the local planning authority's Ecologist has undertaken an appropriate assessment of the likely effects on these designations. It is stated the proposal would be unlikely to have any significant impacts. Natural England concurs with this view and I see no reason to disagree.
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Main Issue

5. The main issue is whether the proposal would conserve or enhance the character or appearance of the National Park and therefore the effect of the proposal on its scenic beauty and the public's enjoyment of its special qualities.

Reasons

6. The Act sets out the two statutory purposes for national parks in England and Wales. These are to firstly conserve and enhance the natural beauty, wildlife and cultural heritage and secondly, to promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public. When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks. Core Policies A and G and Development Policy 3 of the North York Moors Core Strategy and Development Policies document (Core Strategy) seek to further these purposes and duty within the North York Moors.
7. The Council states that the proposed extension would be disproportionate to the existing building which appears as an iconic, simple and isolated shepherd's hut in the landscape. As such, it would fail to respect its modest design. Whilst I acknowledge that the proposal would be a 100% increase in the floor space of the original building, I find that its scale, design and materials would sympathetically blend with the simple original structure appearing as part of but separate to it due to the connecting element of the scheme.
8. The Council argues that the hut is prominent in an open moorland setting and is visible on the skyline from certain views. As a result, the proposal would be a dominant form of development and would have an adverse impact on the first national park purpose. However, the hut is in a remote and isolated location and is difficult to see from the nearest public road which is about 350 metres to the east. Whilst the hut may be visible on the skyline from certain views, I do not find it to be prominent in the landscape. I appreciate that the proposal would be visible in some long range views. However, given its relatively small nature, I find that the overall design and scale of the proposal and its relationship to the original hut would result in no significant impact on such views. Therefore, it would not be any more of a prominent or dominant landmark than is currently the case.
9. I have had regard to the Council's points regarding catering facilities to serve shooting parties at the hut. From what I have seen and read, I am led to understand that the additional space proposed would enable more people to be accommodated and allow for catering to be laid out and served. I appreciate the Council's argument that catering premises within the villages of the National Park could be used, rather than catering being provided at the hut. However, to me this seems unrealistic and impractical given the nature of the proposed activities at the hut and it would increase unnecessary journeys.
10. The appellant argues that not many developments, if any, can enhance the scenic beauty of the National Park. This is a point with which I have some sympathy as development will inevitably have an impact on its surrounding environment. Notwithstanding this, having had due regard to the evidence before me, I find that the proposal would have a conserving effect on the scenic qualities of the National Park. As it would be a relatively small development with a sympathetic design and appropriate materials to

complement the original hut, I find that it would have minimal adverse impact on the surrounding area.

11. Furthermore, the proposal would likely safeguard the longevity of the hut as it would bring back into use a currently redundant building. It would provide employment for the local community through the proposed increase in numbers within shooting parties, catering and increased tourism. As a result, it would attract additional income into the National Park and the surrounding area. Moreover, I find that the proposal would provide an opportunity for the public to understand and enjoy the special qualities of the National Park, thus meeting the second national park purpose.
12. In pursuing the national park purposes, the National Park Authority also has a duty to seek to foster the economic and social well-being of their local communities. With this in mind, and having taken all of the above into account, I find that the substantial benefits of the proposed development would outweigh the limited harm I have identified.
13. Consequently, I conclude that the proposed development would have no material adverse impact on the character or appearance of the National Park, its scenic beauty or the public enjoyment of it and would therefore have a conserving effect. As a result, it would accord with Core Policies A and G and Development Policy 3 of the Core Strategy. Amongst other matters, these policies seek to ensure that the development has no adverse impact on the special qualities and public enjoyment of the National Park and conserves its character and appearance.

Conditions

14. I have had regard to the planning conditions that have been suggested by the Council. Where necessary, and in the interests of conciseness and enforceability, I have altered the suggested conditions to better reflect the relevant parts of the Planning Practice Guidance (PPG).
15. In addition to the standard implementation condition (1), I have imposed a condition specifying the approved plans (2) to provide certainty. Furthermore, conditions relating to the specified the use approved (3) and details of external materials (4, 5, 6 and 7) are necessary and reasonable to provide certainty and in the interests of character and appearance. It is also necessary and reasonable to impose a condition (8) relating to the installation of utilities, storage and parking areas in the interests of character and appearance.
16. It is necessary that the requirements of Condition 4 are agreed prior to the commencement of the development hereby permitted to ensure an acceptable development in respect of the character and appearance of the National Park.

Conclusion

17. For the above reasons, and having had regard to all other matters raised, I conclude that the appeal should be allowed.

Andrew McCormack

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in strict accordance with the following approved plans:
Drawing No: 147-03-E – ‘Proposed Plans and Elevations’ as received by the local planning authority on 19 July 2016
or in accordance with any minor variation thereof that may be submitted to, and approved in writing by, the local planning authority.
- 3) The premises shall not be used other than as Lunch Hut for shooting parties and shall not be used for any other purpose, including any other purpose in Class A3 café or D2 assembly & leisure of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3 Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking and re-enacting that Order.
- 4) No works shall commence of the development hereby permitted until details of the roof sheeting to be used, including samples if so required by the local planning authority, have been submitted to, and approved in writing by, the local planning authority. The roof sheeting shall accord with the approved details and shall be so maintained in perpetuity unless otherwise agreed in writing with the local planning authority.
- 5) The external elevations of the development hereby approved shall, within three months of first being brought into use, be clad in unfinished locally sourced vertical cedar boarding and shall be so maintained in perpetuity unless otherwise agreed in writing with the local planning authority.
- 6) All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be so maintained in perpetuity unless otherwise agreed in writing with the local planning authority.
- 7) All new doors and garage doors hereby approved shall be of a vertical boarded, ledged braced (and framed) timber design and side hung. Within six months of the date of their installation they shall be unfinished and shall be so maintained in perpetuity unless otherwise agreed in writing with the local planning authority.
- 8) No installation of any utility services or physical creation of parking areas or storage of materials, machinery, vehicles, waste or other items shall take place outside the building(s) on the site without the prior written agreement of the local planning authority.

END OF SCHEDULE

List of Planning Applications Determined by the Director of Planning
for the Period from 31/05/2017 to 05/07/2017
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

[NYM/2017/0013/LB/FL](#) Approved 22/06/2017
erection of replacement metal entrance gates and side panel at
The Lair, Coxwold Village Street, Coxwold for Mr & Mrs T and J
Squire

[NYM/2017/0241/FL](#) Approved 19/06/2017
construction of single storey extension to garage to form plant
room at The Forge, Fangdale Beck Village for Mr Robin
Chapman

[NYM/2017/0273/FL](#) Approved 08/06/2017
construction of a single storey cafe with pitched roof, external
landscaping, canopy and timber screening at English Heritage
Mount Grace Priory, Mount Grace,
Nr Osmotherley for Mr Ronald Blakeley

[NYM/2017/0290/LB](#) Granted 16/06/2017
Listed Building consent for alterations to existing rear extension
to form annexe together with internal alterations and the
installation of 3 no. rooflights (2 no. retrospective) at The Old
Vicarage, Carlton in Cleveland for Colin Clinkard

Ryedale

[NYM/2016/0723/FL](#) Approved 16/06/2017
creation of access road and change of use of land to form car
park and multi-use games area at land at Alder Carr Lane,
Rosedale for Rosedale Parish Council

[NYM/2017/0003/FL](#) Approved 30/06/2017
construction of single storey side extension at 4 Friars Hill,
Sinnington for Mrs Romanus

Appendix 2

<u>NYM/2017/0118/FL</u>	Approved erection of 12 metre mast with antennas and dishes together with siting of ground based equipment cabinets at lay-by off Stokesley Road, Helmsley for EE Limited	16/06/2017
<u>NYM/2017/0122/FL</u>	Approved alterations and construction of two storey extension to dwelling, conversion of redundant building to form ancillary living accommodation, erection of log store, installation of package treatment plant together with erection of agricultural and stable buildings following demolition of existing buildings at Pickering Moor Farm, Stape Road, Stape for Mrs Sara Wendy Ashenden-Bax	19/06/2017
<u>NYM/2017/0191/FL</u>	Approved alterations and extension to domestic garage to enable its use as annexe accommodation along with refurbishment of outbuilding including raising the height of boundary wall (revised scheme to NYM/2016/0784/FL) at 13 High Street, Helmsley for Mr & Mrs Nicholson	05/07/2017
<u>NYM/2017/0228/LB</u>	Granted Listed Building consent for re-pointing works, repair and re-pointing of chimney stack together with replacement doors at rear at Boxtree Farm House, Maltongate, Thornton le Dale for Mr Stephen Hone	22/06/2017
<u>NYM/2017/0248/CU</u>	Approved change of use of former general store/sub post office to additional living accommodation together with replacement of existing flat roof with pitched roof at Brackenrigg, Wass for Mr Peter Williams	19/06/2017
<u>NYM/2017/0256/FL</u>	Approved erection of single storey rear extension at Hall Cottage, Little Field Lane, Levisham for Mrs Louise Richardson	01/06/2017
<u>NYM/2017/0262/FL</u>	Approved construction of a single storey extension and widening of driveway at Salakee, Church Lane, Thornton-le-Dale for Mr & Mrs Balderson	05/06/2017
<u>NYM/2017/0271/CU</u>	Approved change of use of part 1st floor offices to residential (no external changes) at Burgess Feeds Ltd, Priestmans Lane, Thornton-le-Dale for The Burgess Group	13/06/2017
<u>NYM/2017/0274/FL</u>	Approved alteration and extension of existing outbuilding to form home office/guest bedroom and gym along with single storey extension to dwelling at High Gardens, South Lane, Thornton le Dale for Mr & Mrs Sims	23/06/2017

Appendix 2

<u>NYM/2017/0275/FL</u>	Approved removal of glazed dormer cheeks and replacement with lead at Flat above Beckside Pharmacy / Pasta Shop, Maltongate, Thornton le Dale for Mr David Maltby	27/06/2017
<u>NYM/2017/0295/FL</u>	Approved replacement of existing windows with uPVC sliding box sash style windows plus the addition of 1.no new window to ground floor rear elevation at Overbrook Caravan Site Station House, Maltongate, Thornton-le-Dale for Mr Darren Ellis	30/06/2017
<u>NYM/2017/0314/FL</u>	Approved demolition of existing single storey rear extension and erection of a single storey rear extension and additional decking at 15 Rosedale Abbey for Ms Dixon/Light	27/06/2017
<u>NYM/2017/0330/FL</u>	Approved replacement of existing single storey rear extension at The Chimes, 43 Farmanby Close, Thornton-le-Dale for Mr & Mrs Maw	04/07/2017
<u>NYM/2017/0332/FL</u>	Approved removal of part of boundary wall and installation of timber gates at Dog Kennel Cottage, Dog Kennel Lane, Thornton Dale for Mr Christopher Caine	04/07/2017
<u>NYM/2017/0350/F/CU</u>	Approved change of use of rear yard area to cafe seating area at 3 Borogate, Helmsley for Miss Rachel Harrison	30/06/2017
Scarborough		
<u>NYM/2016/0441/LB</u>	Granted Listed Building consent for installation of replacement timber slim double glazed windows to front elevation at Graystone Farmhouse, Newholm for Mrs Caroline Cuthbertson	08/06/2017
<u>NYM/2016/0785/FL</u>	Approved construction of porch to front elevation at Pantiles, Darnholm Road, Goathland for Mr & Mrs Pickard	08/06/2017
<u>NYM/2016/0835/FL</u>	Approved proposed covered cattle collecting and handling pen together with revised vehicular access arrangements at land adjacent to Low Farm, Mickleby for Wood Bros	16/06/2017
<u>NYM/2016/0838/FL</u>	Approved alterations and change of use of building to form holiday cottage at Stepping Stones, 1 Beckside, Staithes for Mr & Mrs P & S Carr	05/06/2017
<u>NYM/2017/0019/FL</u>	Approved variation of condition 3 and removal of condition 4 of planning approvals NYM/2007/1019/CU & NYM/2013/0556/FL and removal of condition 6 of planning approval NYM/2007/1019/CU to allow for the continuation of the use as workshop (Use Class B1) and for sales (Use Class A1) at Hill Farm, Beck Hole, Goathland for TMC The Model Centre.	08/06/2017

Appendix 2

<u>NYM/2017/0140/FL</u>	Approved erection of agricultural storage building following demolition of existing dilapidated buildings at Meadowcroft Farm, Ugthorpe for Mr Chris Brignall	31/05/2017
<u>NYM/2017/0189/FL</u>	Approved construction of 2.no boiler rooms and silo storage to house biomass boiler (part retrospective) at Botton Village Community, Botton Village, Danby for The Camphill Village Trust	22/06/2017
<u>NYM/2017/0207/FL</u>	Approved erection of milking parlour building and tank room at Forest Farm, Castleton for Mr Graham Lillie	30/06/2017
<u>NYM/2017/0211/FL</u>	Approved erection of replacement porch and construction of a two storey extension at the rear together with erection of a carport and rendering works at High Thorpe, Old Church Lane, Fylingthorpe for Mr & Mrs Whitesmith	08/06/2017
<u>NYM/2017/0216/FL</u>	Approved construction of a single storey extension at 27 Main Street, East Ayton for Mr Boyd Gibson	06/06/2017
<u>NYM/2017/0222/FL</u>	Approved installation of replacement windows at Cober Hill, Newlands Road, Cloughton for Ms Lyndsey Chamberlain	15/06/2017
<u>NYM/2017/0254/FL</u>	Refused construction of 1 no. open market dwelling with existing access at Land adjacent to 4 Echo Hill, Sleights for Mrs Belinda Little	03/07/2017
<u>NYM/2017/0264/FL</u>	Approved new agricultural building to roof over existing cattle yard at New House Farm, Glaisdale for Mr Ray Mortimer	29/06/2017
<u>NYM/2017/0266/FL</u>	Approved erection of first floor extension above the existing garage along with installation of dormer windows to the rear at Moonwind, Main Road, Egton for Mr & Mrs Beeforth	07/06/2017
<u>NYM/2017/0268/FL</u>	Approved conversion of existing garage to form living accommodation and construction of a detached garage at Abbotsford, Egton for Mr & Mrs Jefferies	20/06/2017
<u>NYM/2017/0280/FL</u>	Approved installation of replacement window together with external alterations to wall at Lindisfarne, The Common, Goathland for Mrs Carole Hardwick	14/06/2017
<u>NYM/2017/0282/FL</u>	Approved demolition of existing store/stable and replacement with artists studio, together with re-instatement of former access track at Groves Hall, Woodlands, Sleights for Solomons OConnor	28/06/2017

Appendix 2

<u>NYM/2017/0283/FL</u>	Approved construction of 2.no stables and tack room at Fyling Old Hall, Bridge Holm Lane to Low Farm, Fylingdales for Mr Steve Turner	29/06/2017
<u>NYM/2017/0284/FL</u>	Approved demolition of existing conservatory and construction of extension with glazed lantern at The Old Rectory, Sneaton for Mr Chris Buckle	03/07/2017
<u>NYM/2017/0286/FL</u>	Approved internal alterations including re-opening of doorway at The Laurel Inn, New Road, Robin Hoods Bay for Mrs J Tucker	16/06/2017
<u>NYM/2017/0296/FL</u>	Approved erection of a protective glazed screen around the existing jet wash bay at 13-14 Main Street, East Ayton for James Hall & Co Ltd	22/06/2017
<u>NYM/2017/0298/FL</u>	Approved construction of a single storey front and side extensions at Orchard House, Mires Lane, Newholm for Mr & Mrs Steve & Sue Martin	27/06/2017
<u>NYM/2017/0300/FL</u>	Approved variation of condition 1 of planning approval NYM/2012/0706/FL to allow the permanent siting of 20 metre lattice mast and associated equipment at Television Relay Transmitting Station, Land Adjacent To Toft House Farm, Main Road, Aislaby for Mr Peter Hayne	23/06/2017
<u>NYM/2017/0327/FL</u>	Refused replacement of windows on front elevation including addition of 3 no. dormer windows at 10 Roundhill House, Main Road, Aislaby for Mr Piers Harold	03/07/2017
<u>NYM/2017/0331/LB</u>	Granted Listed Building consent for internal alterations including re-opening of doorway at The Laurel Inn, New Road, Robin Hoods Bay for Mrs J Tucker	15/06/2017
<u>NYM/2017/0333/CLE</u>	Issued certificate of lawful use for use of land as a car park in excess of ten years at Ings House, Station Road, Robin Hoods Bay for Mr Richard Hoyle	04/07/2017
<u>NYM/2017/0340/CU/FL</u>	Approved variation of condition 4 of planning approval NYM/2009/0699/FL to allow local occupancy dwelling to be used as holiday accommodation at Hill View Barn, Staintondale, for Mr Tony Outhart	30/06/2017

Redcar & Cleveland

[NYM/2017/0125/FL](#) Approved 01/06/2017
change of use and alterations including 2 no. rooflights to former
stables to form open market dwelling at Pease Court,
Guisborough for Southlands Management Limited

[NYM/2017/0232/FL](#) Approved 08/06/2017
demolition of garden room with replacement single storey rear
extension at 1 Oatlands Grove, Easington for Mr Scott Lewis

[NYM/2017/0257/FL](#) Approved 01/06/2017
erection of replacement 13 metre mast with antennas together
with siting of ground based cabinet at Telecommunications Mast,
Cowbar Lane, for Mr Matthew Waugh

Notifications

Ryedale

[NYM/2017/0279/AGRP](#) Approved 13/06/2017
proposed access track at Rhumbard Snout opposite Grove
House, Levisham for Mr Martin OVastar

[NYM/2017/0439/AGRP](#) AFSDO No prior approval required
replacement of 2.no culverts at Dalby Beck, Low Dalby for
Forestry Commission

Scarborough

[NYM/2017/0383/AGRP](#) AFSDO No prior approval required 12/06/2017
erection of general purpose agricultural building at Woodhead
Farm, Dale Head, Great Fryup, Lealholm for Mr Robert Smith

[NYM/2017/0387/AGRP](#) AFSDO No prior approval required 12/06/2017
refurbishment of existing agricultural building for storage at
Bottom House Farm, Robin Hoods Bay for Mr Andrew Flintoft

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

[NYM/2016/0835/FL](#) proposed covered cattle collecting and handling pen together with revised vehicular access arrangements at land adjacent to Low Farm, Mickleby.
This application was approved by the Planning Committee on the 25 May 2017 subject to the following changes.

The **Highway Authority** and **Environmental Health Officer** further to the re-consultation exercise have not responded. The consultation period for further comments expired on 8 May 2017.

Condition 8 has been re-worded to include the cladding of the motorway crash barrier with timber cladding and shall read as follows:

8. MATS00 The external motorway crash barrier that makes up the pen enclosure hereby permitted shall be coloured and thereafter maintained dark grey, green or brown. Furthermore, the crash barrier will be **clad in dark brown stained timber**. No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Condition 11 has been re-worded to ensure that waste disposal is controlled for the whole site and not just from the approved building and shall read as follows:

11. GACS00 Full details of the proposed method of storage and disposal of waste from the **application site (within red line)** including the location of any storage and the frequency of disposal off the site shall be submitted to the Local Planning Authority within one month of the date of this consent. The method of waste disposal shall accord with the details so approved and there shall be no variation unless otherwise agreed with the Local Planning Authority.

In addition to the above 2 further landscaping conditions are to be included, as follows:

12. LNDS01 Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide **tree or hedge planting to the immediate north and south elevations of the covered handling pen** and shall include details of 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. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority.

The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

13. LNDS 02 All hard and soft landscape works comprised in the approved details of landscaping 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, or in accordance with a programme agreed by the Local Planning Authority. 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.

The conditions shall be re-ordered to take account of the above.

[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 Visitors Centre, Sutton Bank

This application was **approved** by the Planning Committee on 15 June 2017, subject to **additional conditions and informatives received from the Highway Authority on 16 June 2017**.

7. HWAY00 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements
- a. The existing exit access onto the A170 county highway shall be improved by widening as shown on the approved details and/or Standard Detail nos. DC/E9A and K156 Rev. A.
 - b. The crossing of the highway verge at the new main car park exit access onto the C189 county highway shall be constructed in accordance with the approved details and/or Standard Detail numbers DC/E9A and K156 Rev. A.
- All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
8. HWAY09 No part of the development shall be brought into use until the existing main car park exit access on to C189 county highway has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

9. HWAY12A Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:
- (i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
 - a. Re-location / renewal of existing prescribed traffic signs and provision of additional traffic signs and posts allied to the revised and upgraded exit arrangements onto the C189 county highway.
 - (iii) A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.
10. HWAY00 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 9 above - Works as described in that condition.
11. HWAY15 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing Number 1325-P003 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
12. HWAY00 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:
- a. the parking of vehicles of site operatives and visitors
 - b. loading and unloading of plant and materials
 - c. storage of plant and materials used in constructing the development
 - d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
 - e. wheel washing facilities
 - f. measures to control the emission of dust and dirt during construction
 - g. a scheme for recycling/disposing of waste resulting from demolition and construction works

Informatives:

1. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
2. These works shall include, where appropriate, replacing kerbs, footways, cycle ways and verges to the proper line and level.

[NYM/2014/0022/FL](#) erection of an agricultural livestock building (retrospective) (building no.2) at Land west of Calfthwaite Farm Cloughton

This application was approved by the Planning Committee on 23 July 2015, subject to the signing of a Section 106 Agreement to prevent the buildings and land being used for the rearing/keeping of pigs and poultry. The Section 106 Agreement has now been signed. Please note the amendments to the recommended conditions as requested by the Planning Committee as follows:

1. GACS00 Within three months of the date of this permission a written farm management plan detailing the storage and disposal of all waste in accordance with DEFRA/ Code for Good Agricultural Practice; the storage and delivery of feed stuffs; and traffic movements associated with livestock arrivals and departures shall be submitted for the written approval of the Local Planning Authority. The building hereby approved shall not be used for the accommodation of livestock from a period four months after the date of this permission unless the building is being used in accordance with the approved farm management plan.
3. LNDS01 Delete

[NYM/2014/0024/FL](#) erection of an agricultural livestock building (retrospective) (building no. 5) at Land west of Calfthwaite Farm Cloughton

This application was approved by the Planning Committee on 23 July 2015, subject to the signing of a Section 106 Agreement to prevent the buildings and land being used for the rearing/keeping of pigs and poultry. The Section 106 Agreement has now been signed. Please note the amendments to the recommended conditions as requested by the Planning Committee as follows:

1. GACS00 Within three months of the date of this permission a written farm management plan detailing the storage and disposal of all waste in accordance with DEFRA/ Code for Good Agricultural Practice; the storage and delivery of feed stuffs; and traffic movements associated with livestock arrivals and departures shall be submitted for the written approval of the Local Planning Authority.

The building hereby approved shall not be used for the

accommodation of livestock from a period four months after the date of this permission unless the building is being used in accordance with the approved farm management plan.

3. LNDS01 Delete

[NYM/2014/0023/FL](#) Erection of an agricultural livestock building (retrospective) at Land west of Calfthwaite Farm Cloughton

This application was approved by the Planning Committee on 23 July 2015, subject to the signing of a Section 106 Agreement to prevent the buildings and land being used for the rearing/keeping of pigs and poultry. The Section 106 Agreement has now been signed. Please note the amendments to the recommended conditions as requested by the Planning Committee as follows:

1. GACS00 Within three months of the date of this permission a written farm management plan detailing the storage and disposal of all waste in accordance with DEFRA/ Code for Good Agricultural Practice; the storage and delivery of feed stuffs; and traffic movements associated with livestock arrivals and departures shall be submitted for the written approval of the Local Planning Authority. The building hereby approved shall not be used for the accommodation of livestock from a period four months after the date of this permission unless the building is being used in accordance with the approved farm management plan.
3. LNDS01 Delete

[NYM/2014/0126/FL](#) Erection of extensions to agricultural livestock building together with siting of 1 no. feed tower (retrospective) (building no. 3) at Land west of Calfthwaite Farm Cloughton

This application was approved by the Planning Committee on 23 July 2015, subject to the signing of a Section 106 Agreement to prevent the buildings and land being used for the rearing/keeping of pigs and poultry. The Section 106 Agreement has now been signed. Please note the amendments to the recommended conditions as requested by the Planning Committee as follows:

1. GACS00 Within three months of the date of this permission a written farm management plan detailing the storage and disposal of all waste in accordance with DEFRA/ Code for Good Agricultural Practice; the storage and delivery of feed stuffs; and traffic movements associated with livestock arrivals and departures shall be submitted for the written approval of the Local Planning Authority. The building hereby approved shall not be used for the accommodation of livestock from a period four months after the date of this permission unless the building is being used in accordance with the approved farm management plan.
3. LNDS01 Delete and renumber

Additional condition MISC00 Within three months of the date of this decision the larger feed tower shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing.

[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

This application was **approved with conditions** by the Planning Committee on 15 June 2017, subject to **additional condition and informative from Yorkshire Water**.

Condition:

22. DRGE00 No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details. Details of the proposed means of disposal of surface water drainage shall include but not exclusive to :-
- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical ;
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change shall be submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works .

Informative:

4. INF00 Requirement H3 of the Building Regulations 2000 establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse, then to public sewer, in this priority order. If it is proven that more sustainable methods of surface water drainage are not practical, a connection to public sewer may be allowed.

To prevent overloading of the public sewer network, surface water discharges to the public sewer network should be restricted to the level of run-off with a reduction for climate change. On-site storage/balancing – or some other means of attenuation of the surface water- may be required.

[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 House)

This application was **approved with conditions** by the Planning Committee on 15 June 2017, subject to **an amendment to the following condition and additional informative**.

Condition:

6. ARCH00 The developer shall: (a) secure the services of a suitably experienced and qualified archaeologist to monitor and record all ground disturbance within and without the physical building as it takes place to record evidence of the history and development of the building revealed by the approved works, (b) give not less than five working days' notice in writing of commencement of works to the Local Planning Authority's in-house archaeologist and no works shall commence on site until the five working day notice period has expired and (c) shall afford safe access within the site to the Authority's archaeologist at all reasonable times.

Informative:

3. INF00 The applicant is advised that in relation to condition 6 above, the recording shall be to the industry level 2 standard and particularly include:
- A full photographic survey of the interior and exterior of the building, including all interior and exterior elevations (where it is safe to access the building), any unusual or distinctive details, and the building's setting. Photographs should be digital and accompanied by an annotated plan of their location.
 - Measured, drawn, annotated floor plans.
 - Measured, drawn, annotated elevations.
 - A written account of the building's plan, form, function, age and development sequence, including a map regression.
 - Surveys must be submitted in a digital format.
 - Where replacement roofing is proposed, investigations shall be undertaken for signs of earlier roofing arrangements,
- Consideration should be given to the production of a public information leaflet setting out the findings of the archaeological study for future visitors.

[NYM/2017/0086/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

This application was **approved with conditions** by the Planning Committee on 15 June 2017, subject to **an amendment to the following condition and additional informative**.

Condition:

9. ARCH00 The developer shall: (a) secure the services of a suitably experienced and qualified archaeologist to monitor and record all ground disturbance within and without the physical building as it takes place to record evidence of the history and development of the building revealed by the approved works, (b) give not less than five working days' notice in writing of commencement of works to the Local Planning Authority's in-house archaeologist and no works shall commence on site until the five working day notice period has expired and (c) shall afford safe access within the site to the Authority's archaeologist at all reasonable times .

Informative:

2. INF00 The applicant is advised that in relation to condition 9 above, the recording shall be to the industry level 2 standard and particularly include:
- A full photographic survey of the interior and exterior of the building, including all interior and exterior elevations (where it is safe to access the building), any unusual or distinctive details, and the building's setting. Photographs should be digital and accompanied by an annotated plan of their location.
 - Measured, drawn, annotated floor plans.
 - Measured, drawn, annotated elevations.
 - A written account of the building's plan, form, function, age and development sequence, including a map regression.
 - Surveys must be submitted in a digital format.
 - Where replacement roofing is proposed, investigations shall be undertaken for signs of earlier roofing arrangements,
- Consideration should be given to the production of a public information leaflet setting out the findings of the archaeological study for future visitors.

[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 (Southfield House)

This application was **approved with conditions** by the Planning Committee on 15 June 2017, subject to **an amendment to the following condition and additional informative**.

Condition:

6. ARCH00 The developer shall: (a) secure the services of a suitably experienced and qualified archaeologist to monitor and record all ground disturbance within and without the physical building as it takes place to record evidence of the history and development of the building revealed by the approved works, (b) give not less than five working days' notice in writing of commencement of works to the Local Planning Authority's in-house archaeologist and no works shall commence on site until the five working day notice period has expired and (c) shall afford safe access within the site to the Authority's archaeologist at all reasonable times.

Informative:

3. INF00 The applicant is advised that in relation to condition 6 above, the recording shall be to the industry level 2 standard and particularly include:
- A full photographic survey of the interior and exterior of the building, including all interior and exterior elevations (where it is safe to access the building), any unusual or distinctive details, and the building's setting.
 - Photographs should be digital and accompanied by an annotated plan of their location.
 - Measured, drawn, annotated floor plans.
 - Measured, drawn, annotated elevations.
 - A written account of the building's plan, form, function, age and development sequence, including a map regression.
 - Surveys must be submitted in a digital format.
 - Where replacement roofing is proposed, investigations shall be undertaken for signs of earlier roofing arrangements,
- Consideration should be given to the production of a public information leaflet setting out the findings of the archaeological study for future visitors.

Applications Adjacent to the National Park (3024)

R/2017/0259/FF replace existing conservatory with single storey garden room at front at 14 Sandwood Park, Guisborough.
The Authority have looked at the proposed development and advise that they do not object to the proposal.

15/01435/OL outline application for residential development, following demolition of existing structures at Land Adjacent to 38 Limestone Road, Burniston, Scarborough.
The Authority has looked at this application and have concluded that the proposal would be unlikely to have any adverse impact on the setting of the National Park or important views from within it, so no objections are raised.

17/00570/FUL erection of link extension and plant room to the rear, installation of rear external staircase to first floor, alterations to shop front to include repositioning of main entrance and internal alterations to include removal of internal walls and lowering of ground floor levels at 3-4 Market Place, Helmsley (Co-op)
The Authority have looked at the proposed development and advise that they do not object to the proposal.

174/00878/HS erection of single storey rear extension at 4 Moor Lane, East Ayton
The Authority has looked at this application and have concluded that the proposal would be unlikely to have any adverse impact on the setting of the National Park or important views from within it, so no objections are raised.

17/00924/FL erection of office extension to side at Supreme Plastics Ltd, Unit 18 Stainsacre Lane Industrial Estate, Fairfield Way, Whitby.
The Authority have assessed the details of the proposed development and note that the National Park boundary dissects this building, however the proposed extension is outside the National Park and therefore the Authority has no objections.

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