

## Members Update Sheet

### Item 1 NYM/2018/0791/FL

**Please see separate circulated information received from the agent in support of the application**

**CL162 Group has submitted further comments, full copy on our website. In brief they state that:**

- This is a critical moment for the future of this part of Appleton Common and the effective implementation of the restoration masterplan.
- Feel the common land status is underplayed by officers and simply being compared with National Park policies, please respect the community importance of common land.
- It is no secret the applicant has bigger plans for this area and this is a small 'jemmy' for future developments.
- The restoration masterplan, including demolition of buildings, should be implemented fully to preserve the social, cultural and heritage identity of the Common.
- The applicant agreed in 2003, when they got permission for more workings to undertake full restoration and have delayed full restoration unreasonably,
- Beg the committee to refuse and enforce restoration.
- No development should be approved until after full restoration has taken place, permission should be refused as premature.
- The Common Land swap consideration by the SoS is irrelevant to this application, alternatively the application should be treated as premature until this has been agreed.
- The previous 5 log cabins cannot be built without the SoS agreeing a land swap and thus its commencement should not be seen as a starting point.
- The activity associated with the caravan site change the feel and character of the common land and Catterbeck valley and thus compromise it.
- The development runs contrary to the spirit of restoration.
- Would submit that the case for rewilding the site is greater than the economic benefits being cited in its favour.

**Internal – Building Conservation** - The Authority's Building Conservation staff have appraised the weighbridge building as to whether it should be considered a potential 'non-designated asset' worthy of retention. They advise that the building does not merit such status and recommend that a condition be imposed on any approval for recording of the building prior to its demolition.

**Additional Background Information:** The Applicant's Agent has written in further with the following information:

- The applicant's common land agent has offered to conduct a private site visit for those Members who could not attend the Planning Committee site visit.

### **Further Additional Background Information:**

The applicant's agent has submitted a 5 page clarification document setting out why they feel the published officers report does not do full justice to the proposal. A full copy is available on the Authority's website. In brief it states that:

- Insufficient consideration has been given in the report to the submitted 'sustainable design concepts' for improvements to the building ( a copy has been circulated to Members and public gallery),including charred larch timber panelling and stone gables,
- There has been no Officer feedback as which of the various sustainable design concepts would be favoured and thus could be incorporated into a design for the improved building,
- The picture in the report shows the site from a distance not from within the site,
- Report does not refer to the recently submitted revised plans showing omission of separate caravan site access,
- It is wrong to assert that the building should be demolished to improve the quarry restoration scheme if an improved design is considered to be sustainable development,
- The proposal is not to retain the building but to retain an improved building,
- The applicant has not refused to negotiate on the removal of the building from the scheme rather have asked that it be retained in an improved form,
- The prominent position of the building makes it the most appropriate place to welcome visitors,
- An improved building would be better than a new amenity structure on the site,
- Feel more weight should be given to proposals compliance with some emerging 2019 NYM Local Plan policies.

"The Authority Solicitor has asked that it be made clearer that the assessment in the Report of the reverting status and loss of Common Land is solely in the context of the 'planning and land use' considerations that are material to this planning application, and it does not reflect on, or fetter in any way, any assessment of Common Land issues that might arise under other contexts or regimes."

### **Item 2 NYM/2019/0261/FL**

Please note an amendment to the recommendation:

Approval subject to confirmation of no objection from the Highway Authority to the amended plans showing vehicle parking and turning within the site and the following conditions:

**Additional Background Information:** Amended plans have been received from the agent showing the provision of a passing place within the site along with adequate parking and turning space to serve the proposed dwelling and also Orchard Cottage and the Highway Authority has been re-consulted.

### **Item 4 NYM/2018/0448/FL**

**Others: Helen and Wolfgang Barth, Owners of the Buck Inn. Chop Gate** – Have concern regarding parking. A few months ago we verbally agreed to the owner of the Methodist Church to park on our car park when we are not busy. We do not wish this agreement to be a permanent understanding and to be a criteria for planning permission to be granted. At all times we want to be able to withdraw this agreement. Also we would like to stress if our car

park is busy permission will be withdrawn. Permanent car parking at the Buck Inn, Chop Gate cannot therefore be included in any written planning permission granted.

We do not give permanent parking permission for parking at The Buck Inn, Chop gate as this may affect any future plans for the sale of our property.

#### **Item 5 NYM/2019/0226/FL**

**Additional Background Information – Officer** - The Estate Agent marketing the property has advised that the asking price of £520,000 does not include the land to the rear of the house, which is an extra £30,000 (although this is not made clear on their website). They have also advised that an offer has been received for the House on the Hill and the land to the rear, by someone who appears to comply with the local occupancy restriction, at the asking price for both, i.e. £550,000. The Estate Agent has advised that the vendor has not accepted the offer as he is awaiting the result of the planning committee decision on the application to remove the condition.

With regards to the asking price, Officers have been working on the basis that the asking price was £520,000 which represents a 7.5% increase from the Sanderson Wetherill valuation the Authority had undertaken in 2016. The Sanderson Wetherill valuation however, was undertaken on the basis that the 1.5 acres of land to the rear was included and valued the house and the land at £485,000. Sanderson Wetherill has advised that you could expect a 3-5% increase in value from 2016. Officers were of the view that whilst £520,000 was slightly above this, it could be considered to be reasonable. However, it now transpires that the asking price is actually £550,000, a 13.5% increase in value from that done by Sanderson Wetherill in 2016. Consequently, it is considered that the asking price for the property is too high and does not reflect the reduction in value that results from the Local Occupancy Restriction.

In summary, the applicant has a current offer from someone who appears to comply with the local occupancy criteria, at a value which is substantially more money than the Authority's independent valuation would suggest is reasonable. This further supports the Director of Planning's recommendation for refusal.

Item 1  
NYM/2018/0791/FL

SPAUNTON QUARRY  
Reception Building Concept

7002 - Spaunton Quarry

Prepared for George Winn-Darley  
Aldby Park,  
Yorks.

*All concept designs are for illustration purposes only, and do not represent resolved designs. Do not scale, construct or use for any detailed elements. Please ask for consent in writing from Digg & Co. Studio, for the use of these drawings in any part of the ongoing design process. A full structural survey and building survey should be undertaken before any detailed design work is undertaken.*

Version 1.2 - Incorporated comments from GWD & Further sketch. - Current  
Version 1.1 - Incorporated further concepts.  
Version 1.0 - First Issue

Digg & Co. Studio | Ecological Design  
Mill Barton, Witheridge, Devon, Ex16 8NU

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## THE VISION

Spaunton Quarry has, since the late 1800s, been the site of a large limestone extraction operation. In the early 2000s, this operation came to an end, and it has since been part of a natural restoration project put into place by the tenant, Cemex.

Since then it has become a highly biodiverse area with recreational users walking the many footpaths which cross the site.

Subsequently, the owner has put forward a cabin, caravan and camping operation as a way of sensitively using this asset with close ties to the North York Moors National Park (NYMNP). This quarry offers a good location for low impact recreational facilities, such as walking and cycling, due to any proposed development being within the quarry, and therefore not impacting on the National Park's overall landscape character.

Another aim of the proposed development is to strengthen links to the wider Park, by both redrawing the commons boundaries, and allowing people to enjoy the many (currently disused) tracks and paths within the quarry. This space and tranquility, and the links to the wider landscape, reinforces the policy of strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities (Core Policy A (7), among others.

With this proposed change of use, some interest has been shown for the removal of some of the existing quarry buildings due to their 'ugliness'. In the spirit of the age, where sustainability, and a clever use of resources are more pertinent than ever, it seems sensible to re-imagine these as buildings which progress and enhance the architectural character and vernacular of the National Park.

This local style is to be echoed, with the potential use of limestone, pantiles, and brick, however, these are re-purposed to tell the story of the natural collaborating with the industrial. Raw weathered steel, black cladding and high quality detailing bring the design into line with the aspirations of the North York Moors National Park Authority (NYMNP), by offering a building which, with a mixture of tradition and innovation will allow this generation to leave a positive mark on the landscape of the National Park.

Use as part of construction?



Building in question.  
The Weighbridge office



Decaying quarry items  
suggest potential detailing  
elements



Limestone rubble wall offers inspiration

THE SITE

BUILDING OF INTEREST

GRID REF:  
SE 72020 86338





## MATERIALITY

The pioneering natural world, pegged against the extractive man made landscape, creates an interesting juxtaposition and this is reflected in the materiality choices for the reception building.

In keeping with the policies of the NYMNPA, the use of organic materials, such as local wood and local stone, can be designed to contrast with the more tangible human elements of tiles and steel, both of which are evident both within the quarry and the local proximity.

In the case of the concepts, they are all focussed on telling the story of local place meeting modern vernacular architecture in order to promote a high standard of design detailing.

CONCEPT 1



CHARRED LARCH (or similar)



LIMESTONE DRYSTONE EFFECT



CORTEN FLASHINGS

CONCEPT 2



UNTREATED LARCH



COURSED LIMESTONE



BRICK PARAPET GABLE

CONCEPT 3



CHARRED LARCH



BOULDER COURSE  
LIMESTONE



ZINC FLASHING

PRECEDENTS



Contemporary cabins set in natural landscapes.  
Local vernacular with modern detailing

CONCEPT 1

View from Leaving the Quarry

Front and Back Elevations : Charred Larch

Gables : Dry Coursed Limestone

Parapet Gable: Corten Flashing

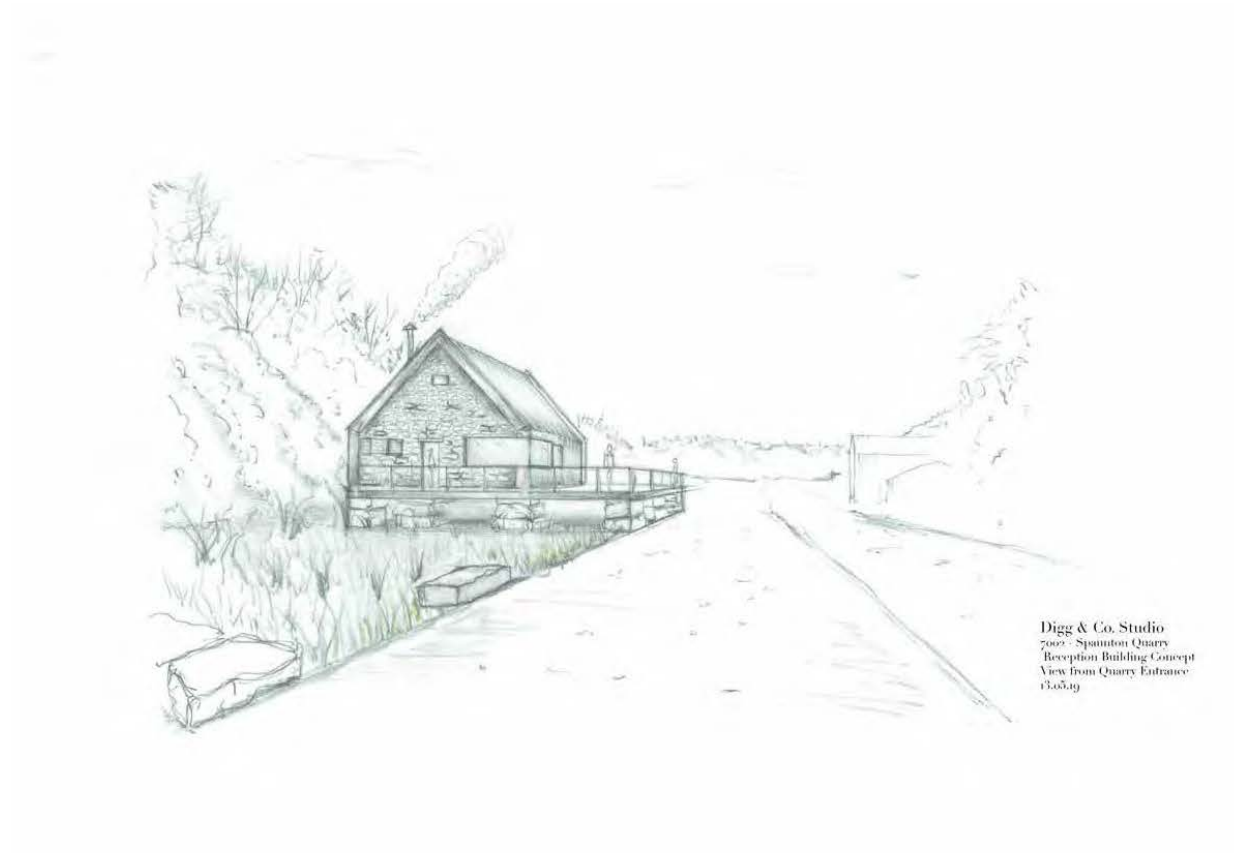
Roof : 45 Deg with Charred Larch



*Contemporary vertical cladding meets industrial steel details and limestone gables.*

CONCEPT 1

View from Entering the Quarry



Digg & Co. Studio  
7002 - Spanton Quarry  
Reception Building Concept  
View from Quarry Entrance  
13.05.19

CONCEPT 2

View from Leaving the Quarry

Front and Back Elevations : Untreated Larch

Gables : Diminishing Dry Coursed Limestone

Parapet Gable: Traditional Brick

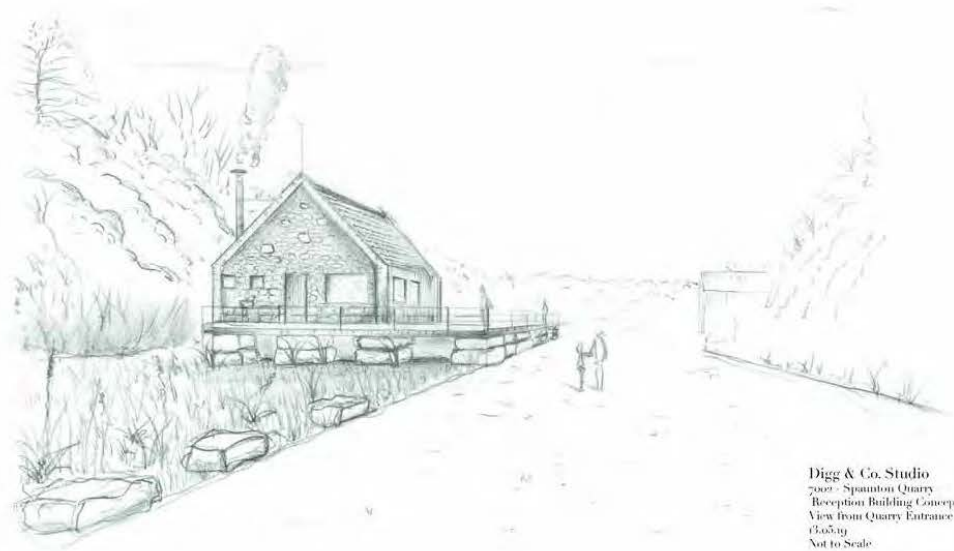
Roof : 45 Deg with Pantiles



*Traditional vernacular of pantiles and limestone detailed with contemporary simplicity. A rugged approach with local ties.*

CONCEPT 2

View from Entering the Quarry



Digg & Co. Studio  
7407 Spaulton Quarry  
Resettlement Building Concept 2  
View from Quarry Entrance  
13.05.09  
Not to Scale

CONCEPT 3

View from Entering the Quarry

Front and Back Elevations : Boulder Course Limestone

Gables : Boulder Course Limestone

Flashing : Zinc

Roof : 45 Deg with Charred Timber (Larch)



*A rugged limestone aesthetic with contemporary wood roof emerging from quarried stone walls.*

CONCEPT 3

View from Entering the Quarry



Diggs & Co. Studio  
2008 - Spanton Quarry  
Reception Building Concept 3  
View from Quarry Entrance  
1/15/19  
Not to Scale



## CONCLUSIONS

With considered detailing, a mix of modern and vernacular styles, and the re-use of an old building as the blueprint, the architectural merit of the quarry can be updated to one in line with NYMNP policies and future generations.

The use of sustainable materials and construction techniques offers a robust approach to future design within the park, during a time where our wild spaces, and the architecture within them, will be a beacon of how we develop sensitively in the face of diminishing biodiversity.

To create something which embodies the essence of wildness, through the pioneering landscape of the rewilding quarry, will be a chance to show how man and nature can live, visit and enjoy the wild spaces of Great Britain in harmony.

## Appendix 1

### NOTES FROM NYMNPA - Design Guide

#### *Extracts which guided the vision.*

A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.

A satisfactory landscaping scheme forms an integral part of the proposal

Ensuring that all new development is of a high quality that respects local distinctiveness and conserves and where possible, enhances the character and special qualities of the area.

iii. Encouraging good contemporary design where appropriate

Minimising the requirement for resource use during the operation of the development.

vi. Ensuring that conditions for wildlife and natural habitats are maintained or enhanced.

Contemporary design and interpretation is welcomed in the context of this historical perspective and designers are encouraged to read this information, take a look at their design context and offer something new. A mixture of tradition and innovation will allow our generation to leave a positive mark on the landscape of the National Park.

roof pitches are typically between 30° and 45° – but detailing should relate to the material used. The choice of material will be dependent on the character of the area;

#### Re-using existing buildings

- Existing buildings and previously used land should be re-used (in the context of current planning policies) or incorporated into the scheme where possible.
- Re-use existing materials from the site wherever possible.
- Where the materials from existing buildings cannot be re-used they should be disposed of to a recognised salvage operator.
- Buildings should be flexible and adaptable for future alternative uses.

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