

DRAFT STATEMENT OF COMMON GROUND

The following matters are areas of common ground with the North York Moors National Park planning authority and are the subject of negotiation to finalise the details. The final agreed version of the SoCG will be submitted to the Inspectorate as soon as practicable prior to the hearing.

APPEAL REFERENCE

APP/W9500/W/19/3243322

SITE ADDRESS

Spaunton Quarry, Land at Spaunton Quarry, Kirkbymoorside, YO6 6NF

AGREED DESCRIPTION OF DEVELOPMENT

Use of part of the former quarry for leisure purposes in the form of 1 no. additional log cabin, 12 no. touring caravan pitches with associated package treatment plant and access road and change of use of quarry building to visitor club / meeting / loos and shower facilities.

PRINCIPLE AND SUSTAINABILITY MATTERS

1. It is common ground that there is no objection in principle to an additional timber chalet and up to 12 touring caravan pitches at the site.
 2. It is common ground that the above leisure facilities (outlined in no.1) are considered sustainable development.
 3. It is common ground that the planning permission for small scale chalet development (five units) on the site is extant.
 4. It is common ground that this planning permission has established the principle of a small-scale tourism accommodation facility at this location.
 5. The North York Moors National Park Authority agree that the principle of this further application is not unacceptable as the 'proposal would not conflict with the landscape objectives of Development Plan policies CPA, DP8, DPI4 & DPI6 taken together'.
 6. It is common ground that the leisure facility can be retained within the operation of the wider Spaunton Estate.
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7. A S106 legal agreement already exists on the extant leisure permission (for five cabins) which ensures that the cabins are retained within the existing estate. It is common ground that a S106 legal agreement could be put into place for the added leisure facilities and these discussions will be progressed with the NYMPA.
8. It is common ground that the use of the dwelling at the quarry entrance (which is in the ownership of the Spaunton Estate) ensures that residential accommodation for the manager of the leisure facility can be provided within an existing house.
9. It is common ground that there will be no pressure to provide for any permanent residential accommodation on the site for the manager of the leisure use if the dwelling at the entrance to the site.

TECHNICAL DETAILS

10. It is common ground that there are no highway objections to the scheme from the Highway Authority.
11. It is common ground that the site is considered to be accessible with excellent connections to the public road network.
12. It is common ground that there are no drainage matters which would prohibit planning permission being granted.
13. It is common ground that the leisure plateau is located in Flood Zone 1 (at the lowest risk of flooding).
14. It is common ground that there are no known heritage assets within the site.
15. It is common ground that the site has a low ecological value with no signs of protected species found.
16. It is common ground that the proposal (for the caravan pitches and additional log cabin) meets the National Park Management Objectives in the Management Plan which seeks to promote greater levels of overnight tourism and 'diversify the tourism offer'.

OTHER NON-ISSUES

17. It is common ground that none of the following considerations provides grounds for dismissal of the appeal:
 - o Noise

- o Residential amenity, outlook or privacy
- o Residential amenity of future occupiers
- o Highway safety, parking provision or vehicle trip generation
- o Pollution or contamination
- o Construction impact
- o Archaeology
- o Loss of agricultural land.

18. The parties will seek to agree a list of planning conditions.

MAIN AREA OF DISAGREEMENT

The key area of disagreement between the NYMPA and the appellants is that there is no agreement / consensus on the retention of the existing building on the site, which was formerly used as an office for the mineral operations, to be reused as for leisure facilities. The appellant considers that this building can be retained and reclad as shown on the submitted drawings. The NYMPA are of the opinion that the building has to be demolished.

Signed:

Dated:

For and on behalf of the appellant

Signed:

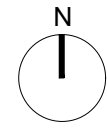
Dated:

For and on behalf of the North York Moors National Park Authority

GENERAL NOTES

THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND/OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS.

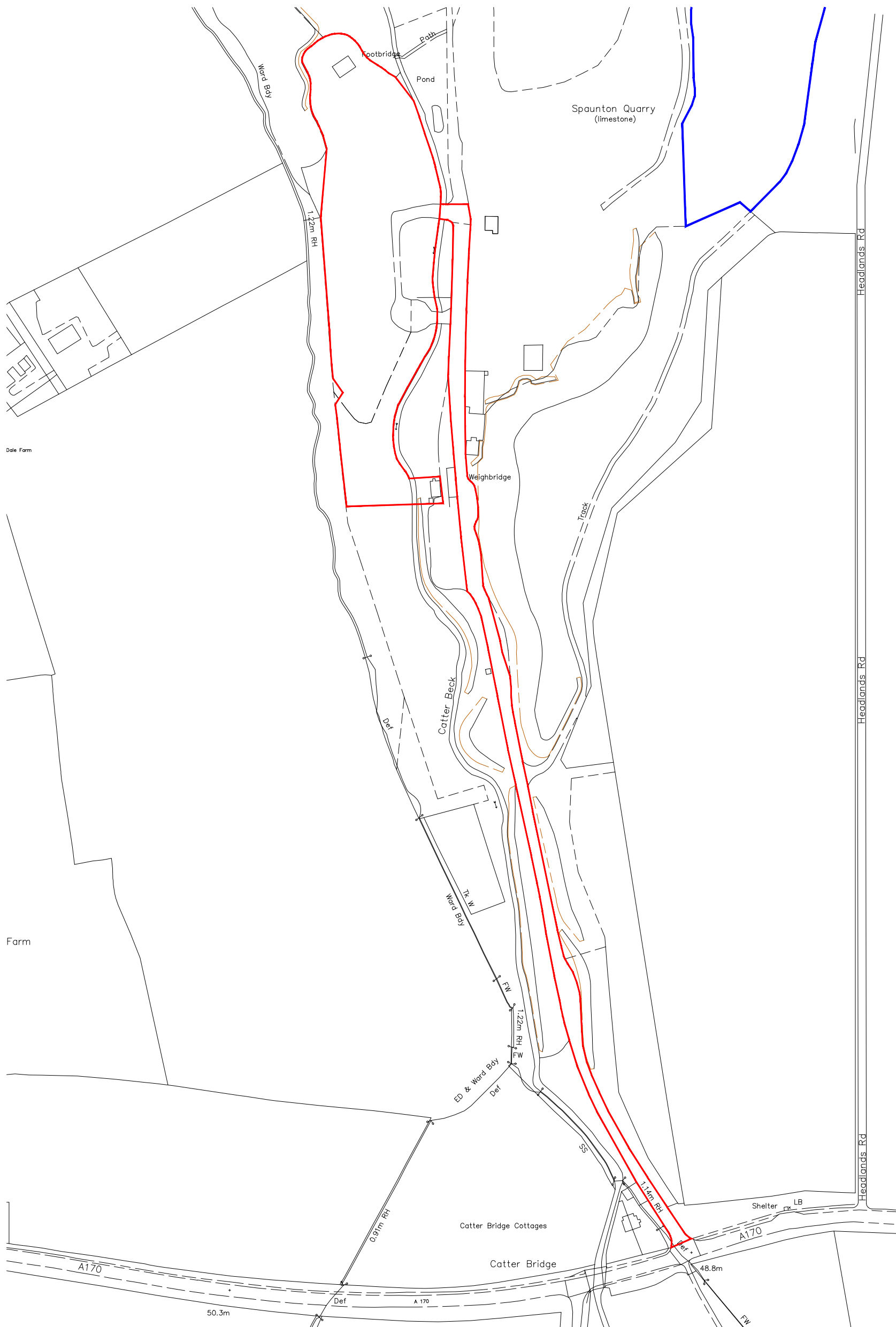
INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS / DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED



Scale 1:2500 Metres
0 25 50 75 100 125



Site area = 1.65 ha / 4.08 ac



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Client
George Winn Darley

Project
Spaunton Quarry – Leisure application 1

Title
Location plan

Scale 1:2500 Date 06-01-20

Drawn HC Checked

Drawing Number Revision

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