

# North York Moors National Park Authority



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Darren Cryer  
The Planning Inspectorate  
3M Kite Wing  
Temple Quay House  
2 The Square  
Bristol BS1 6PN

Your ref: APP/W9500/W/20/3253018  
Our ref: NYM/2019/0681/FL  
Date: 02 September 2020

Dear Mr Cryer

**Appeal relating to removal of condition 5 of planning approval NYM3/031/0010/PA to allow the occupancy of the dwelling to be unrestricted at Paddock House, Sutherland Lane, Cropton**

In response to the additional comments submitted by the appellant's agent, received on 28 August 2020, the Authority would re-iterate that the Agricultural Occupancy restriction attached to Paddock House does not require that a prospective occupier is in housing need.

The Authority would also comment that as set out in its's Statement of Case, there would be no objection to the existing Agricultural Occupancy restriction being varied to include essential land management workers, in accordance with Strategic Policy M of the North York Moors National Park Authority (NYMNPA) Local Plan adopted July 2020. Furthermore, if the Inspector concludes that the Agricultural Occupancy restriction attached to this property should be relaxed, the Condition should not be removed in its entirety, but varied to a Local Occupancy restriction, in accordance with Policy CO16 of the NYMNPA Local Plan.

Whilst I appreciate your advice that no further comments will normally be taken into consideration at this stage in the Appeal process, I must respond to factually incorrect comments made by Mr Garner in regards to The Director of Planning, Mr Chris France's visit to Westfield Farm, Cropton. Mr France did not merely "look over the hedge" but met Mr Wood (the owner and Managing Director of Westfield Farm) and his wife on site, where Mr Wood explained the farm business, including the Pheasant rearing element, along with the crops which they grow; including wheat and beans which are shipped to Egypt for the army. Furthermore it is not unusual for the Director of Planning to go out on site as part of the Authority's formal complaints process in a case where he is directly dealing with the formal complaint.

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With regards to the personal/competence references made regarding professional Officers, the Authority simply responds that this unhelpful, combative and, at times, acrimonious approach is unfortunately indicative of that adopted by the Appellant's agent throughout this matter.

Should you have any further questions, please do not hesitate to contact the Authority.

Yours sincerely

Hilary Saunders

Mrs Hilary Saunders  
Planning Team Leader (Development Management)