

From:

Subject: FW: Planning Inspectorate APP/W9500/W/20/3246365: Spaunton Quarry, YO6 6NF

Date: 13 October 2020 08:34:17

Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[Spaunton Quarry - comments on the agricultural buildings - NYM20180787FL.msg](#)
[various treatment fo the elevations of the existing building.pdf](#)
[costs application - SQ.pdf](#)

Good Morning Dawn

Please can the email and documents be added to the appeal files and made public online.

Thanks

Wendy

From: Mark Hill

Sent: 12 October 2020 22:34

To: Planning; Chris France

Subject: Fwd: Planning Inspectorate APP/W9500/W/20/3246365: Spaunton Quarry, YO6 6NF

Fyi

Mark Hill,

----- Original message -----

From: Fiona Tiplady

Date: 12/10/2020 18:02 (GMT+00:00)

To:

Subject: RE: Planning Inspectorate APP/W9500/W/20/3246365: Spaunton Quarry, YO6 6NF

Dear Hazel,

With regard to pre-hearing note questions (aside from the SoCG which will be provided tomorrow morning), the following responses are given. The numbers follow those of the Inspector.

14. Savills are the independent assessor of the agricultural scheme for the NYMPA. After a further request this assessment was sent to us at the appeal stage. I note that the NYMNPA have attached a copy of this assessment so I do not intend to attach it again to my email unless the Inspector needs it. This assessment was made in relation to the details provided by the appellants, Spaunton Quarry, on the need for the agricultural buildings. I have appended a copy of the appellants agricultural comments sent to the NYMNPA and which pre-dated those of the consultant from Savills.

15. Whilst the NYMNPA have indicated they took drawings GMV-455-06-01, 02 and 03 into consideration in the application process, the appellant confirms that these drawing have only been submitted as part of the appeal process.

In the application process, the appellant did submit three different illustrations identifying how the existing building could be changed externally and sought to discuss these with the NP. The NP did not discuss the various options details with the applicants. A copy of these submissions with regard to the use of different materials (the ones made at the application stage) are attached for the Inspector.

22. The costs details for the leisure scheme which were submitted with the appeal documentation.

Kind regards
Fiona



Fiona Tiplady MRTPI
Associate Director - Planning



Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1DR
Follow us on Social Media:



Do you want to know more about Rural Solutions and our latest projects? [SIGN UP TO OUR E-NEWSLETTER HERE!](#)

The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused due to software viruses. If you have received this communication in error please contact the sender by telephone or reply via email.



Please consider the environment before printing this e-mail

From:

Sent: 12 October 2020 12:46

To: Fiona Tiplady

Subject: Planning Inspectorate APP/W9500/W/20/3246365: Spaunton Quarry, YO6 6NF

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)
Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

<http://www.planningportal.gov.uk/planninginspectorate>

Twitter: [@PINSgov](#)

COSTS APPLICATION

National Planning Practice Guidance¹ includes guidance on the award of costs against appeal parties.

The appellant is concerned that notwithstanding the submission of a detailed planning application, the information they have submitted has not received a proper assessment by the officers of the NYMPA with the resultant impact being members of the Planning Committee not being aware of the comprehensive landscape and visual assessment evidence which was submitted as part of the application process. This detailed evidence by 'competent' professionals was not given due weight in the decision process.

The appellant feels it is appropriate to submit a costs application in this instance.

Paragraph: 049 Reference ID: 16-049-20140306 considers 'What type of behaviour may give rise to a substantive award against a local planning authority?' It is considered that the determination of the application that is appealed, has involved the NYMPA:

- Making vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis; and
- Failure to produce evidence to substantiate the reason for refusal (which includes purposefully using Development Policy 8 as an additional policy reason for refusal when that policy does not relate to leisure facilities).

Additional information is provided below.

I. Making vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis.

With regard to the published officer's report:

- the published picture is not of the application site
- the site plan on page 2 is the wrong one. An amended plan showing only one entrance to the leisure site has been submitted.
- there is no consideration that the existing building is to be appropriately upgraded with timber cladding. Further, three design concepts were submitted to the NYMPA for discussion on alternative materials etc.

¹ <https://www.gov.uk/guidance/appeals#behaviour-that-may-lead-to-an-award-of-costs-against-appeal-parties>

The report is misleading in the fact that it states that there is a need to omit 'the retention of the poor quality brick quarry building as the caravanners amenity building' but in reality the proposal is not to keep the current brick quarry building as the proposal is for the base structure to be fully upgraded in terms of its exterior with timber cladding. It is clearly important to the success of the enterprise that this building is aesthetically very pleasing.

No consideration has been made of the applicants / appellants comprehensive landscape and visual assessment which fully documents in an objective manner that the scheme does not compromise the landscape of the National Park.

2. Failure to produce evidence to substantiate the reason for refusal on appeal.

The officer report and subsequent decision states that the proposed development by reason of the retention of the prominent unattractive brick quarry building would have an undermining effect and dilute the character and appearance of the ongoing restoration of this former quarry to a more natural form.

This assessment is firstly inaccurate as the 'prominent unattractive brick quarry building' was not being retained, Further, the assessment was not supported by any formal comments from the Councils landscape officer as part of the application and no substantive assessment has been produced by the officer to justify this assessment.

The use of Development Policy 8 is unwarranted as it relates to development proposals which are not related to tourism development. The use of this policy at the Planning Committee and in the reason for refusal seeks to undermine the fact that Development Policy 14 is the pertinent policy and that it very clearly states that

New tourism development and the expansion or diversification of existing tourism businesses will be supported where:

4. **it will make use of an existing building.** Proposal for new buildings will be expected to demonstrate that the facility **cannot be satisfactorily accommodated within an existing building** in that location.

For the above reasons is it considered that an award of costs against the LPA is justified in this instance.

NYMNPA

16/05/2019

SPAUNTON QUARRY

Reception Building Concept

NYMNPA

16/05/2019

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

CONTENTS

The Vision

The Site

Materiality

Concept 1

Concept 2

Concept 3

Final Conclusions

Appendix - Notes from NYMNPA Design Guide

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.

NYMNP

16/05/2019

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

NYMNP

16/05/2019

GRID REF:
SE 72020 86388

BUILDING OF INTEREST



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.

NYMNPA

16/05/2019

CONCEPT 1



CHARRED LARCH (or similar)

CONCEPT 2



UNTREATED LARCH

CONCEPT 3



CHARRED LARCH



LIMESTONE DRYSTONE EFFECT



COURSED LIMESTONE



BOULDER COURSE
LIMESTONE



CORTEN FLASHINGS



BRICK PARAPET GABLE



ZINC FLASHING



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

CONCEPT 1

View from Leaving the Quarry

NYMNPA

16/05/2019

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.



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

CONCEPT 2

View from Leaving the Quarry

NYMNPA

16/05/2019

Front and Back Elevations : Untreated Larch

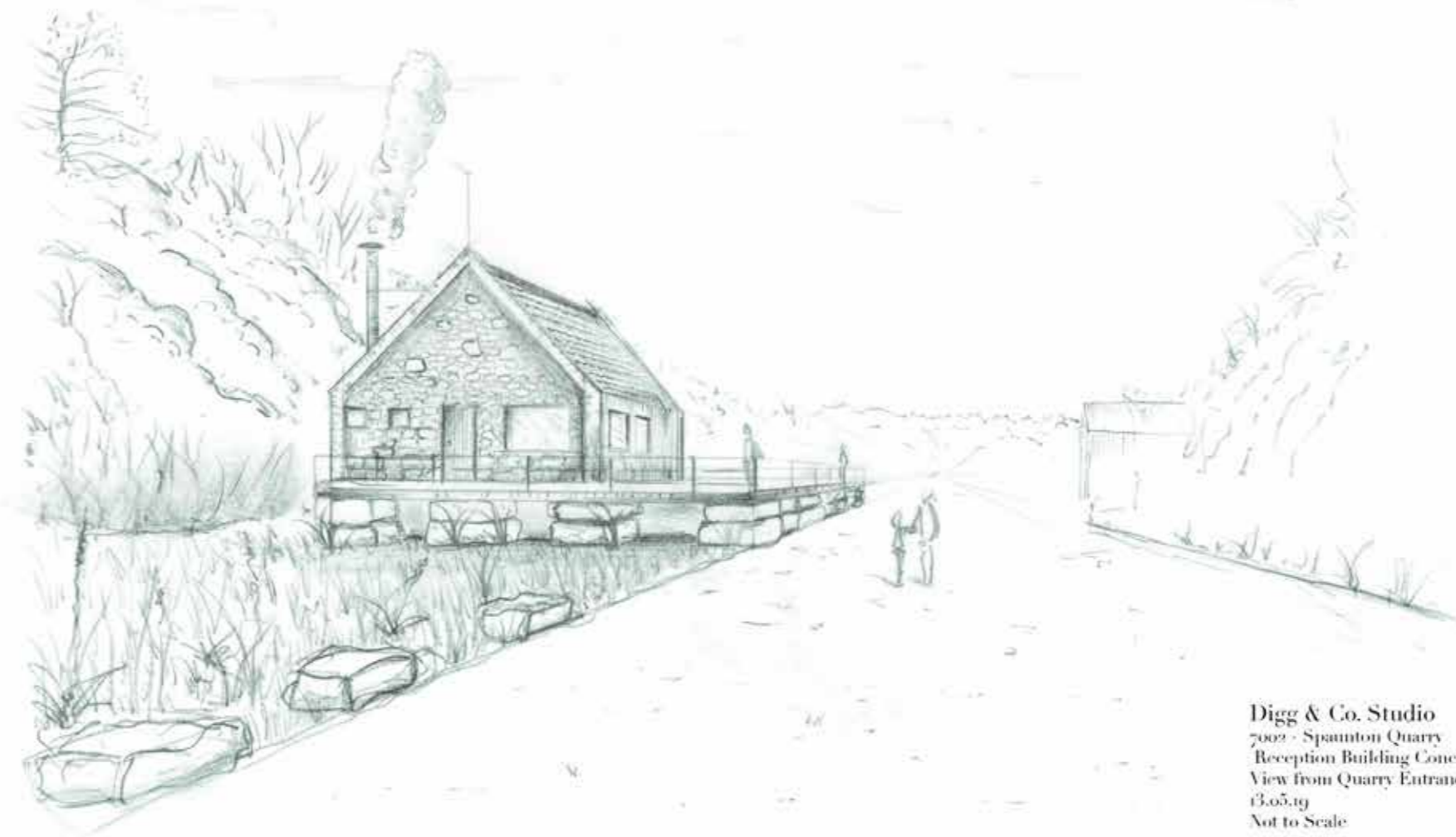
Gables : Diminishing Dry Coursed Limestone

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.



Digg & Co. Studio
7002 - Spaanton Quarry
Reception Building Concept 2
View from Quarry Entrance
13.05.19
Not to Scale

CONCEPT 3

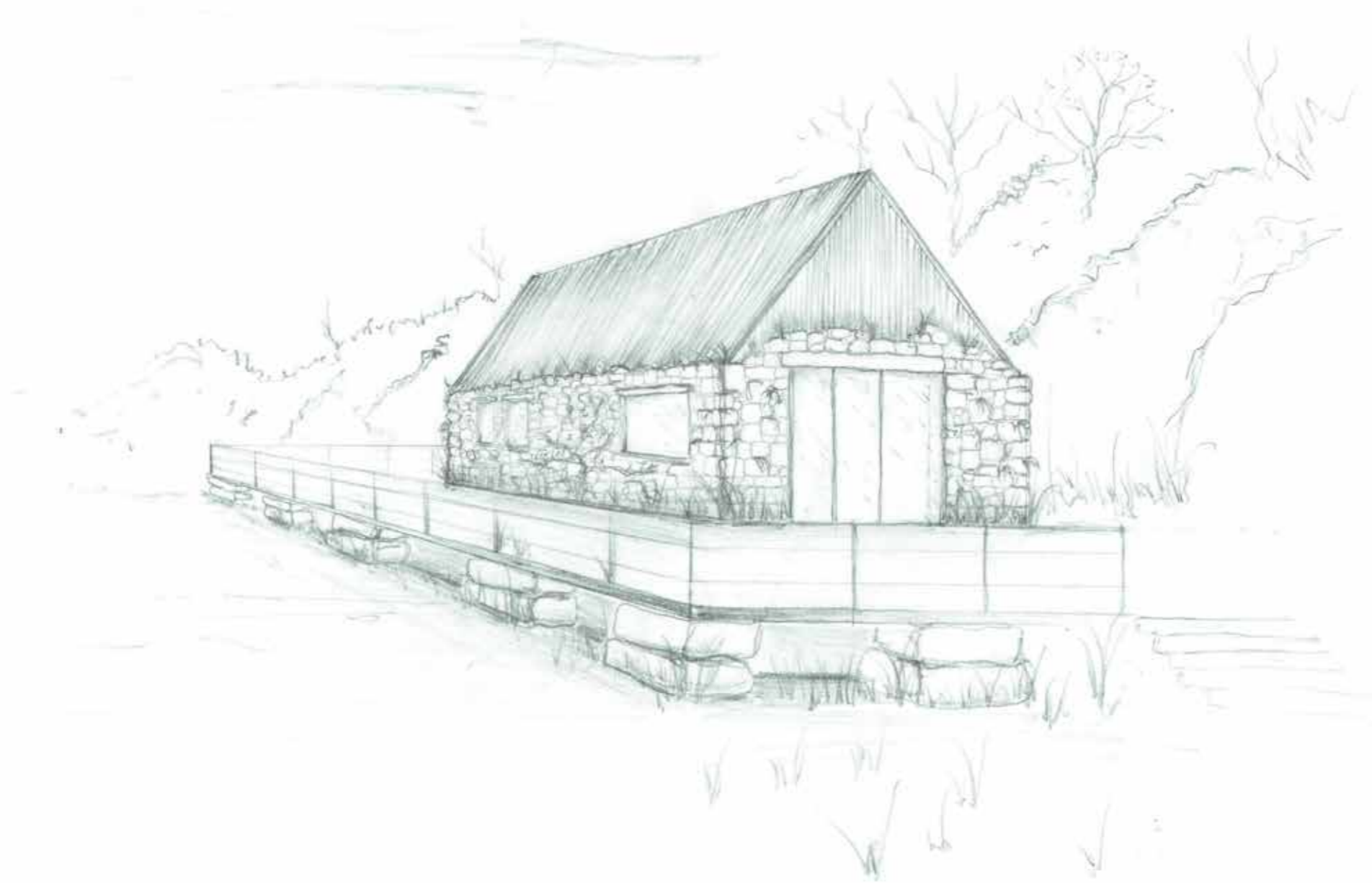
View from Entering the Quarry

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.



Digg & Co. Studio
7002 - Spanton Quarry
Reception Building Concept 3
View from Quarry Entrance
14.05.19
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 NYMNP - 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.

NYMNPA

16/05/2019

© Digg & Co. Studio | Ecological Design
2019

‘Design, networked to the biosphere’

Digg & Co. Studio | Ecological Design
Mill Barton, Witheridge, Devon, EX16 8NU