

North York Moors National Park Authority

13 July 2023 Planning Committee members update sheet

Item 2, NYM/2023/0139

Additional background information

The applicant has written in as follows:

In relation to the planning application, I would like to clarify the reason that the application was submitted with a time limit of five years. This question was asked by a committee member at the original meeting but was answered by the planning officer based upon the information she had at the time, which was incomplete - an error on my part.

The primary reason that I requested a time limited permission was to evidence to the committee that I was not seeking a long term permission, but rather a temporary solution to my short term issue of suitable local accommodation. Thus, maximising the equality of opportunity for the disabled people that I seek to help, many of whom do not have the luxury of time for a permanent solution to be put in place.

Item 3, NYM/2023/0193

Please note amendment to condition 2:

2	PL01	The development hereby permitted shall be carried out in accordance with the following approved plans:		
		Document Description	Document No.	Date Received
		Existing Layout Plan	N/A	19 April 2023
		Amended plans	04/23/FP/E1	12 June 2023
		Amended floor plan	04/23/FP/E1	05 July 2023

Additional background information

The applicant has written in as follows:

The property has been in Mrs Osborn's side of the family since 1963 when it was purchased by her grandmother. On the death of her grandmother, it was inherited by her late Father and then to her late Mother. and finally inherited by Mrs Osborn and is now registered in the names of her and her husband Graham.

In the deeds it was formerly the stables of The Golden Lion Inn (now Greystones). The property , as you have seen, is desperately in need of a new roof as it is gradually falling in.

If we don't get planning permission the building will fall into total disrepair and we don't think the locals (residents) or the neighbours would want to see that, as it would attract vandals, something we have already witnessed sadly. We understand there has been an objection raised by Hinderwell Parish Council. They say that someone local should live in it and not be a holiday let. North York Moors National Park quite rightly say that it is not big enough for someone to live in permanently. There are very few locals that actually live in the old village as quite a number have moved to the top of the village or away from the area.

Item 6, NYM/2023/0279

Please note additional information added to condition 2

Hard & Soft Landscaping Specification MR23-097/101 A 11 July 2023

The agent has submitted a landscaping scheme detailing the hard surfacing and planting proposed for the site. As such conditions 17 & 18 should be amended to read as follows:

- 17 LD25 Prior to the development being brought into use full details of the proposed boundary treatment to the site, including the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary treatment works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity.
- 18 LD26 The hard surfacing, including the access surfacing to be utilised on the site as detailed in the Hard & Soft Landscaping Specification(Drawing No. MR23-097/101 A), shall be completed prior to the development being first brought into use, and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants 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 next planting season with others of similar size and species.

Item 7, NYM/2023/0257

Mr Andrew Sutcliff, on behalf of Kildale Estate

- I would like to express my concern at the discourteous and unprofessional manner in which Cornerstone has approached the above planning application.
- There was no consultation with me as landowner regarding the choice of this site before the application was submitted.

- In addition I have been informed by Forestry England (whose representatives are copied into this email) that they made it clear to Cornerstone you would need to consult with me as landowner. No such consultation took place. My permission was not even sought to access the site.
- Had there been proper consultation regarding this site, I would have wanted to discuss the proposed location of the site with you and seek to agree a suitable alternative location.
- Green pin is the Cornerstone suggested site, E:460368 N:510376. We object to this location for reasons given in my letter of objection which will be developed at the committee meeting next Thursday.
- Red pin is an alternative proposed site: E:460096 N:510397. This is on Forestry England leasehold land and is close to the current proposed site. This alternative location still interferes with the iconic views of Captain Cook's Monument, although it will be less visible from the village of Kildale. My preference would be to agree with Cornerstone an alternative location on the estate which does not interfere with the view of Captain Cook Monument or upset the village. These are matters which could have been discussed sensibly and in a mature manner, had Cornerstone chosen to consult with me prior to lodging this misconceived application.

Additional background information

In support of the application the applicant has provided the following information:

Discussions with the site provider (SP) first began in October 2021 following an approach from Cornerstone. The SP at that time expressed concern about the location of the proposed site as a position on the open moorland was originally selected.

The proposal was reviewed and an alternative option, maximising the screening provided by adjacent trees, was proposed within the area of woodland. Since then, there has been further extensive engagement between both parties, with the most recent correspondence in June 2023 proposing alternative terms in an effort to deliver the required infrastructure for the local area in a consensual manner.