

North York Moors National Park Authority

16 May 2024 Planning Committee members update sheet

Item 1, NYM/2024/0102

The Agent has submitted the following comments:

We feel that it is vital that members take these points into account so they can reach an informed and balanced judgement. These points are briefly summarised as follows:

- The host dwellings is a mid-twentieth century dwelling house of no particular historic or architectural merit, that lies in a cluster of similar modern dwellings of very varied appearance and character.
- The cluster of buildings either side of Clack Lane that the site is part of is set away from the historic core of Osmotherley and outside of the Conservation Area.
- The lack of any merit in these buildings is fully acknowledged in the NPA's Settlement Study.
- The significant variation in building form is very evident. Projecting gables, dormers and hips are all common features. The buildings themselves have vastly varying plan form and scale. There is no commonality in the buildings in this part of the village and no representation of the identified local vernacular (stone built low houses, for example) here.
- The application property is nestled between two neighbouring dwellings of significantly larger footprint, both of which have irregular plan/roof forms and different projecting elements.
- Because of the position of neighbouring dwellings to either side, and significant mature planting to the front and rear, the host dwelling has practically no interrelationship with the surrounding natural landscape. Beyond its presence within the larger built-up cluster of modern dwellings, individually it has an entirely neutral impact on the Western Escarpment Landscape Character Area in which it lies.
- The host dwelling is, therefore, a modern dwelling house of no particular merit in an area of the village that has been identified as lacking the architectural integrity of the historic part of the village. This area characterised by properties of vastly varying form, scale and appearance, with a mixed palette of materials.
- The design of the extension was amended following the pre-application advice from the Planning Officer to ensure a subordinate relationship with the host dwelling and that all adopted design guidance is followed.

Item 3, NYM/2023/0771

Additional Third party comments:

S Allan of 52 West End, Osmotherley, DL6 3AA

- There are a number of discrepancies between the statement submitted and reality:
- The applicant has a right of access on Cuddy Lane but does not own it.
- The width of the hard surfacing on the track is 3m, not 4m as stated.
- The private owners of the track and the surrounding land have not given the applicant permission to use the land as passing places for commercial development.
- The proposed passing places are not suitable and are privately owned.
- Traffic from the proposed development would more than double the existing use. It is unrealistic to expect guests not to use their cars during their stay.
- Traffic would have a negative impact on the current operation of the lane and its users.

Item 4, NYM/2024/0092

Parish Council – Additional Comments - Hinderwell Parish Council and residents do not want any more holiday accommodation in the village. We see that this was originally applied for as 'permanent residential occupation'. This would be supported as we need accommodation for permanent residents. Residents are already outnumbered by visitors 60/40. This over supply of holiday accommodation is killing our community.