

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to the appellant/agent. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

This and any documents which you have indicated as 'To follow' should also be sent to the case officer by the date given in the start letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/W9500/W/16/3166289

Appeal By

MALCOLM & PAULINE ARMSTRONG

Site Address

Rock Haven, Newlands Road
CLOUGHTON
Scarborough
North Yorkshire
YO13 0AR
Grid Ref Easting: 05011140
Grid Ref Northing: 04953550

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State? Yes No

PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes No

5. Was a site ownership certificate submitted with the application? Yes No

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings

and Conservation Areas) Regulations 1990?

6.a. Please send a copy of the notice published

see 'Questionnaire Documents' section

6.b. Please send any representations received as a result of that notice

see 'Questionnaire Documents' section

Is the appeal site within:

7.a. A Green Belt? Yes No

7.b. An Area of Outstanding Natural Beauty? Yes No

8. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? Yes No

PART 3

9. Would the development require the stopping up or diverting of a public right of way? Yes No

10.a. Is the site in a Conservation Area? Yes No

10.b. Is the site adjacent to a Conservation Area? Yes No

10.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area? Yes No

11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? Yes No

11.b. Would the proposed development affect the setting of a listed building? Yes No

12. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953? Yes No

13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)? Yes No

14. Is any part of the site subject to a Tree Preservation Order? Yes No

15. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site? Yes No

16. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority? Yes No

17.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an Internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)? Yes No

17.b. Are any protected species likely to be affected by the proposals? Yes No

PART 4

Environmental Impact Assessment - Schedule 1

18.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Environmental Impact Assessment - Schedule 2			
18.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18.c.i. Have you issued a screening opinion (SO) Please attach a copy of the SO that was placed on the planning register, and any other related correspondence <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
18.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Environmental Impact Assessment - Environmental Statement (ES)			
18.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Environmental Impact Assessment - Publicity			
19. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
PART 5			
20. Do you wish to attach your statement of case?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
For appeals dealt with by written representations only			
21. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Copies of the following documents must, if appropriate, be attached to this questionnaire			
22.a. a copy of the letter with which you notified people about the appeal; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
22.b. a list of the people you notified and the deadline you gave for their comments to be sent to us; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
Deadline	17/02/2017		
22.c. all representations received from interested parties about the original application; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
22.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes; <input checked="" type="checkbox"/> see 'Questionnaire Documents' section <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			<input checked="" type="checkbox"/>
22.e. any representations received as a result of a service of a site ownership notification;			<input type="checkbox"/>

22.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

[see 'Questionnaire Documents' section](#)

[see 'Questionnaire Documents' section](#)

List of policies

Development Policy 3 and Development Policy 14

22.g. extracts of any relevant policies which have been 'saved' by way of a Direction;

22.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

22.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;

In the case of emerging documents, please state what stage they have reached.

22.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;

You need not attach this to the other questionnaire papers, but it should reach us by the date your statement is due. This list must be submitted separately from your appeal statement.

[see 'Questionnaire Documents' section](#)

22.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

22.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

22.m. your Authority's CIL charging schedule is being/has been examined;

22.n. your Authority's CIL charging schedule has been/is likely to be adopted;

22.o. any other relevant information or correspondence you consider we should know about.

[see 'Questionnaire Documents' section](#)

For the Mayor of London cases only

23.a. Was it necessary to notify the Mayor of London about the application? Yes No

23.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

NYM/2016/0349/FL

Completed by

Wendy Strangeway

On behalf of

North York Moors National Park Authority

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/W9500/W/16/3166289

Appeal By MALCOLM & PAULINE ARMSTRONG

Site Address
Rock Haven, Newlands Road
CLOUGHTON
Scarborough
North Yorkshire
YO13 0AR
Grid Ref Easting: 05011140
Grid Ref Northing: 04953550

The documents listed below were uploaded with this form:

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Site Notice.pdf

Relates to Section: PART 4
Document Description: 18.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Screening Opinion.pdf

Relates to Section: PART 4
Document Description: 19. Copies of any comments that you have received in response.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Consultee Responses.pdf

Relates to Section: PART 5
Document Description: 22.a. A copy of the letter with which you notified people about the appeal.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Appeal Notification Letter.pdf

Relates to Section: PART 5
Document Description: 22.b. A document containing a list of the people you notified of the appeal.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Appeal Notification List.pdf

Relates to Section: PART 5
Document Description: 22.c. Copies of all representations received from interested parties about the original application.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Third Party Responses Part 1.pdf
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Third Party Responses Part 2.pdf

Relates to Section: PART 5
Document Description: 22.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - July 2016 Committee Report.pdf
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - September 2016 Committee Report.pdf

Relates to Section: PART 5

Document Description: 22.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - July Committee Minutes.pdf
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - September Committee Minutes.pdf

Relates to Section: PART 5
Document Description: 22.f. Copies of extracts from any relevant statutory development plan policies.
File name: Title Page.pdf

Relates to Section: PART 5
Document Description: 22.f. Copies of extracts from any relevant statutory development plan policies.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Policies.pdf

Relates to Section: PART 5
Document Description: 22.o. Copies of any other relevant information or correspondence you consider we should know about.
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Previous Planning Appeal Decision APP-W9500-A-13-2204868.pdf
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Correspondence Between Authority and Agent Part 1.pdf
File name: NYM2016-0349-FL (APP-W9500-W-16-3166289) - Correspondence Between Authority and Agent Part 2.pdf

The documents listed below were already attached elsewhere with this form:

Relates to Section: PART 2
Document Description: 6.b. Any representations received as a result of that notice.
File name: At Question 22c

The documents listed below are to follow by post:

Relates to Section: PART 5
Document Description: 22.j. Copies of all conditions which you consider should be imposed if planning permission is granted.

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

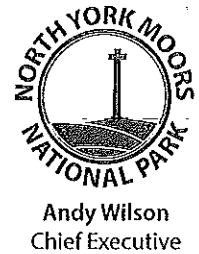
Completed by

Date

LPA

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk



Cloughton Parish Council
c/o Mrs J Marley
Annan
41 Scalby Road
Burniston
Scarborough, YO13 0HN

Your ref:
Our ref: NYM/2016/0349/FL
Date: 19 January 2017

This matter is being dealt with by: Mrs H Saunders

Dear Sir/Madam

Town and Country Planning Act 1990

Land at: Rock Haven, Newlands Road, Cloughton

Proposed development: conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works

Appeal reference: APP/W9500/W/16/3166289

Appeal starting date: 13 January 2017

Appellant(s) name: Malcolm & Pauline Armstrong

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission by this Planning Authority for the reasons given on the decision notice. A copy of the appeal documentation can be seen at, or obtained from, The Old Vicarage, Bondgate, Helmsley and is available to view on the Planning Explorer section of the Authority's website under the application reference number. The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Department and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to withdraw or modify your earlier comments in any way, or request a copy of the appeal decision letter, you should write direct to the Planning Inspectorate, Room 3N, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN within five weeks of the appeal start date, quoting the appeal reference number.

Continued.....



Three copies of any comments need to be forwarded to the Inspectorate. If they receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.

The Planning Inspectorate will not acknowledge your letter however; they will ensure that it is passed on to the Inspector dealing with the appeal. Once decided a copy of the appeal decision will be published on the Planning Explorer section of the Authority's website under the application reference number and Planning Portal website www.planningportal.gov.uk/pcs. Guidance on the appeal process can be found on the Planning Portal website using the link set out above.

Yours faithfully

Mark Hill

M Hill
Head of Development Management

Area Traffic Manager - Scarborough
NYCC - Area 3 Whitby
Discovery Way
Whitby
North Yorkshire
YO22 4PZ
Via Email

Cloughton Parish Council
c/o Mrs J Marley
Annan
41 Scalby Road
Burniston
Scarborough, YO13 0HN

EHO - Scarborough 1
Commercial Regulation Manager
Via Email

EHO - Scarborough 2
Private Sector Housing Team
Via Email

Owner/Occupier
Whin Brow Cottage
Hood Lane
Cloughton
Scarborough
YO13 0AT

Owner/Occupier
The Gatehouse
Newlands Road
Cloughton
Scarborough
YO13 0AR

Dr James A Brace
Whin Brow
Hood Lane
Cloughton
Scarborough
YO13 0AT

Ronald and Joan Greenfield
Little Pastures
Hood Lane
Cloughton
Scarborough
North Yorkshire
YO13 0AT

Julia Read
Bracken Brae
Hood Lane
Cloughton
YO13 0AT

Rosemary March
The Haycorns
Stillington Road
Sutton on the Forest
YO61 1EJ

Mr & Mrs Bleasdale
Trattles Hall
Newlands Road
Cloughton
YO13 0AR

North York Moors
National Park Authority
Local Development Framework

Core Strategy and
Development Policies

Adopted Copy 13th November 2008

For York
May 2008

Development Policy 3 – Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

1. The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
2. The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
3. A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
4. Provision is made for adequate storage and waste management facilities.
5. 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.
6. A satisfactory landscaping scheme forms an integral part of the proposal.
7. The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

Applicants should refer to:

- Design Guide Supplementary Planning Document
- Secured by Design
- Safer Places: The Planning System and Crime Prevention
- Code for Sustainable Homes

- 7.5 New development should respect existing settlement character, patterns and layouts and the principles of traditional building design in order to ensure that the character and local distinctiveness of the built environment is maintained and the landscape of the Park conserved and enhanced. Most development in the smaller settlements has taken place on infill plots and whilst this will still be permitted under the housing policies, some 'gap' sites may not be suitable for development where they contribute to the amenity, form and character of the settlement.

- 7.6 It is important to recognise that new development today represents the cultural heritage of future generations. It should always be of the highest quality and should demonstrate the use of good quality and sustainable design and the Design Guide provides more guidance to help achieve this. The Authority does not wish to simply to replicate the past and stifle innovation or originality. Support will be given to proposals of a more contemporary, modern design where they promote and reinforce local distinctiveness and seek to add variety and interest to the Park's cultural heritage by enhancing and enriching it over time.
- 7.7 The safety and security of potential users of new development are an important consideration which should be taken into account at an early stage in the design process. Incorporating features that address this issue will help to contribute to a high quality and safe environment for all.
- 7.8 In order to encourage a choice in modes of travel within and around the Park alternative modes of transport to the private car should also be considered, particularly when assessing an appropriate location for a development proposal. The accessibility needs of all potential users including the elderly, wheelchair users and those with children should be carefully considered in any proposed design or layout.
- 7.9 It is important to recognise that new development today represents the cultural heritage of future generations. The principles of sustainable design should therefore be applied including measures to reduce energy use and use of resources, the use of sustainable drainage systems and the incorporation of facilities for the sustainable management of waste. Development should facilitate the efficient use of natural resources in construction and make use of recycled materials, land and buildings wherever possible.
- 7.10 The Authority is working with communities to produce Village Design Statements which will be adopted by the Authority as Supplementary Planning Documents and these are included in the Local Development Scheme (September 2007).
- 7.11 A Design and Access Statement must accompany most planning applications in the Park. This should demonstrate how the principles of good design including those set out in this policy have been incorporated into the development and how the development will be accessed by all users.

Development Policy 14 – Tourism and Recreation

The quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where:

1. The proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities of the National Park or in a way that conserves and enhances the special qualities.
2. The development can be satisfactorily accessed from the road network¹ (categories 1, 2 or 3) or by other sustainable modes of transport including public transport, walking, cycling or horse riding.
3. The development will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents.
4. It will make use of an existing building. Proposals for new buildings will be expected to demonstrate that the facility cannot be satisfactorily accommodated within an existing building in that location.

Applicants should refer to:

- Planning Policy Statement 7 – Sustainable Development in Rural Areas
- Regional Spatial Strategy – Policy E6
- Development Policies 16 & 17

For further reference:

- Good Practice Guide on Planning for Tourism
- Moors and Coast Tourism Strategy 2006-2009
- A Tourism Strategy for the Tees Valley

8.17 A statutory purpose of the National Park is to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public. The Regional Economic Strategy for Yorkshire and Humber 2006 - 2015 aims to create a broader and stronger economic base for rural communities and encourage sustainable tourism. The Yorkshire and Humber Sub-Regional Investment Plan provides the vehicle by which the Regional Economic Strategy will be implemented within York and North Yorkshire and highlights

¹ For the purposes of the Local Development Framework, Category 1, 2 & 3 roads are considered to be those defined on the road hierarchy map contained within the North York Moors National Park Management Plan. Category 1 and 2 roads are also visually illustrated on the accompanying Proposals Maps.

the importance of using heritage and the natural and cultural assets of the region as catalysts for economic activity.

- 8.18 The Authority has adopted the principles of sustainable tourism which is most commonly defined by the World Tourism Organisation as ‘meeting the needs of the present tourists and host regions while protecting and enhancing opportunities for the future’. The aim of the Core Strategy and Development Policies is to support tourism based opportunities for visitors and local communities which respect the Park’s special qualities. For this reason the Authority will not support development which would adversely impact the integration between social, economic and environmental benefits. Amongst other environmental considerations, development proposals that could have an adverse effect on the integrity of a European site would not be in accordance with the Development Plan.
- 8.19 The Authority also encourages sustainable tourism through encouraging visitors to use Moorsbus, a recreational bus service meeting the needs of visitors to the Park. The Authority is a member of the Moors and Coast Area Tourism Partnership, which is a private and public sector consortium that seeks to support the growth of the tourism economy through the Moors and Coast Tourism Strategy. The vision of the Tees Valley Tourism Strategy is “a sustainable tourism sector that contributes to the social and economic well-being of the Tees Valley, achieving success through delivery”. The Strategy’s Action Plan includes a number of projects aimed at improving provision in the Cleveland Hills area of the Park.
- 8.20 The management of woodland owned by the Forestry Commission is important for recreation and tourism in the Park and future plans will be set out in the District Strategic Plan to be prepared by Forest Enterprise.
- 8.21 In order to fulfil its purposes the Authority must help to provide opportunities for the enjoyment and understanding of the special qualities of the area. However tourism and recreation facilities can have an adverse impact on the environment, particularly because of traffic generation and it is therefore important to ensure that the special qualities and habitats of the Park are not compromised by new developments. Developers can positively contribute to reducing the impacts of traffic within the Park by encouraging modal shifts, for example through the preparation of green travel plans which will be required for proposals which will have significant transport implications.
- 8.22 The industry can also fluctuate greatly as new types of activity, attractions and areas become more or less popular and this can have a significant impact on the economic stability of the Park.
- 8.23 The Park offers a range of tourist accommodation such as hotels, guesthouses, self catering cottages, hostels, chalets, caravan and camping sites which make it more accessible to a greater number and variety of people. However proposals for new accommodation will only be permitted where the scale and design of the proposed development will not have an adverse impact on the character of the local area. Proposals should be in

locations which can be accessed by public transport, cycling or walking and development should not result in the generation of increased levels of traffic.

- 8.24 Recreational facilities can be both those that serve the local community as in the case of a leisure centre or the needs of visitors to the Park such as specialist activities like mountain bike hire facilities. For the purposes of decision making, proposals for recreational facilities for tourists should be assessed under this Development Policy while proposals for recreation facilities to serve the needs of the local community should be assessed against Core Policy I.

North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on Thursday 15 September 2016.

Present: Leslie Atkinson, Jim Bailey, Malcolm Bowes, Guy Coulson, Ena Dent, Michael Dick, Alison Fisher, Janet Frank, David Hugill, David Jeffels, Heather Moorhouse, Sarah Oswald, Clive Pearson, Ted Sanderson, Andrew Scott, Jeremy Walker

Apologies: Christopher Massey, Caroline Patmore, John Ritchie

Copies of all Documents Considered are in the Minute Book

57/16 Minutes

Resolved:

That the minutes of the meeting held on 18 August 2016, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

58/16 Minutes of the Site Visits of 2 September 2016

Resolved:

That the site visit minutes of the 2 September 2016, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

59/16 Members Interests

Members were reminded of their responsibility to declare any personal, prejudicial and/or discloseable interests relating to any agenda item prior to its consideration.

60/16 Emergency Evacuation Procedure

The Chairman informed Members of the Public of the emergency evacuation Procedure.

61/16 Miscellaneous Items

Considered:

The report of the Director of Planning.

Resolved:

That the report be noted.

62/16 Development Plan Working Group – Verbal Update by the Chair of the Working Group

Resolved:

That Members noted the verbal update given by Malcolm Bowes.

63/16 Applications for Planning Permission

The following members of the public addressed the meeting regarding the Plans List Items indicated:

Plans List Item 1 – Mr Sadler spoke against the application.

Plans List Item 2 – Sue Brown spoke against the application and Councillor Acomb spoke on behalf of the Parish Council.

Plans List Item 3 – Dr Brace spoke against the application.

Plans List Item 5 – Anne Beckett spoke in support of the application and Councillor Sarah Wilson spoke on behalf of the Parish Council.

Plans List Item 8 – Mr Clifford spoke against the application.

Considered:

The report listing applications and the Director of Planning's recommendations thereon. Members also considered further information circulated on the Members' Update Sheet at the meeting including; updated recommendations from the Director of Planning and comments received after the agenda was printed from: consultees, objectors and supporters.

Resolved:

- (a) That with regard to all applications listed in the report and subject to:
- (i) the amendments specified below; and
 - (ii) the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning's recommendation or in an amendment referred to in (i) above;
- decisions be given in accordance with the Director of Planning's recommendations:

List No	Plan No and Description of Proposal
1.	<p data-bbox="331 1339 1410 1503">NYM/2015/0197/FL - Alterations and subdivision of existing dwelling into 3 no. dwellings and construction of 1 no. dwelling with detached garage, together with associated access, parking and amenity space at Ryefield, Hackness Road, Scalby for Mr Barry Ricketts, Ryefield, Hackness Road, Scalby, Scarborough, North Yorkshire, YO13 0QY.</p> <p data-bbox="331 1507 1410 1570">Decision Approved as recommended.</p>
2.	<p data-bbox="331 1579 1410 1709">NYM/2015/0919/FL - Construction of 2 no. dwellings with associated access, parking, garages and amenity space at land to the south of Brookfield Cottage, Maltongate, Thornton le Dale for Mrs G Forester, Briggate Barn, Nesfied, Ilkley, West Yorkshire, LS29 0BS.</p> <p data-bbox="331 1713 1410 1973">Decision Alison Fisher declared a personal interest in this item as she is acquainted with the agent. Consideration deferred to enable a site visit to be undertaken to fully appraise the impact of the development, particularly the height of the proposed dwellings in relation to existing housing, impact on the Conservation Area and existing trees and also access, with the attendance of Members being regarded as an approved duty for the purposes of the payment of Members' allowances.</p>

3.	NYM/2016/0349/FL - Conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottage with associated landscaping works at Rock Haven, Newlands Road, Cloughton for M & P Armstrong, Rock Haven, Newlands Road, Cloughton, Scarborough, North Yorkshire, YO13 0AR
	<p>Decision Refused contrary to Officer recommendation as Members considered that the proposed extension and addition of large areas of glazing would have a detrimental impact on the simple character of the building and would increase its visual prominence in the landscape, In addition, the works required to reduce the height of the front boundary wall would have a detrimental impact on the street scene contrary to Development Policy 3 of the NYM Local Development Framework.</p>
4.	NYM/2016/0484/R3 - Application under regulation 3 (Town and Country Planning General Regulations 1992) for installation of rock ramp to act as a fish easement to Ford together with the temporary use of land to the west for storage purposes (resubmission following withdrawal of NYM/2015/0724/R3) at Glaisdale Ford, Glaisdale for North York Moors National Park Authority, fao: Mr Simon Hirst at the Old Vicarage, Bondgate, Helmsley, York, North Yorkshire, YO62 5BP.
	<p>Decision Approved as recommended.</p>
5.	NYM/2015/0700/FL - Raising of boundary wall and erection of gate, formation of terrace steps at land adjacent Glendevon, Barrass Square, Staithees for Mr Spence & Mrs Beckett, 80 Prendas Walk, Crossgates, Leeds, West Yorkshire, LS15 8HS.
	<p>Decision Approved as recommended.</p>
6.	NYM/2016/0599/AGRP - Erection of covered area for livestock at Grange Farm, Spaunton Bank, Spaunton for Mr J R Bailey, Grange Farm, Spaunton Bank, York, YO62 6TS.
	<p>Decision Jim Bailey declared a personal and prejudicial interest in this item as the applicant and left the room. Approved as recommended.</p>
7.	NYM/2016/0540/FL - Erection of 2 no. feed bins (retrospective) at Turtle Hill Farm, Faceby for J D & G Hugill, fao: Mr David Hugill, Turtle Hill Farm, Faceby, Middlesbrough, TS9 7BZ.
	<p>Decision David Hugill declared a personal and prejudicial interest in this item as the applicant and left the room. Janet Frank chaired this item in his absence. Approved as recommended.</p>
8.	NYM/2016/0504/FL - Change of use of land to form manege for hobby use at Zetland House, 17 Mill Lane, Iburndale, Sleights for Mr Toby Taylor, Zetland House, 17 Mill Lane, Iburndale, Sleights, Near Whitby, North Yorkshire, YO22 5DU.
	<p>Decision Approved as recommended.</p>

64/16 **Other Business - Exclusion of the Public**

Resolved:

That, pursuant to Section 100(A) (4) of the Local Government Act 1972, the public be excluded from the meeting during consideration of the following items on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A to the Local Government Act 1972.

65/16 Trees adjacent to 136 Aldenham Road, Guisborough

Considered:

The report of the Woodland Officer

Members were provided with a Report on the morning of the Meeting. Following a presentation by the Woodland Officer Members resolved to authorise the recommendation set out in the Report.

Resolved:

That Members authorised the serving of a Tree Preservation Order on an area of trees adjacent to 136 Aldenham Road, Guisborough.

66/16 Oak tree on land at The Byre, Middle Farm, Ellerby

Guy Coulson declared a prejudicial interest in this item as he undertakes tree work for Mulgrave Estate and left the room.

Considered:

The report of the Woodland Officer

Members were provided with a Report on the morning of the Meeting. Following a presentation by the Woodland Officer Members resolved to authorise the recommendation set out in the Report with a modification.

Resolved:

That Members authorised the serving of a TPO on the oak tree planted on land at The Byre, Middle Farm, Ellerby if Officers are unable to secure an alternative form of protection.

67/16 Health and Safety at Committee Site Visits

Members were reminded of their responsibility to ensure that health and safety measures are undertaken when attending Committee Site Visits, including the wearing of appropriate personal protective equipment. Members were advised that they each will be issued with a high visibility jacket in due course.

North York Moors National Park Authority Planning Committee

Public Minutes of the meeting held at The Old Vicarage, Helmsley on Thursday 21 July 2016.

Present: Leslie Atkinson, Jim Bailey, Malcolm Bowes, Ena Dent, Alison Fisher, Janet Frank, David Hugill, Heather Moorhouse, Sarah Oswald, Caroline Patmore, Clive Pearson, Ted Sanderson, Andrew Scott

Apologies: Guy Coulson, David Jeffels, Christopher Massey, John Ritchie, Jeremy Walker

Copies of all Documents Considered are in the Minute Book

The Authority's Solicitor Richard Smith opened the Meeting

41/16 Election of Chair

Resolved:

That Mr David Hugill be elected Chair of Planning Committee, to take office until the first meeting of Planning Committee following the Annual General Meeting of the Authority.

Mr David Hugill in the Chair

42/16 Election of Deputy Chair

Resolved:

That Mrs Janet Frank be elected Deputy Chair of Planning Committee, to take office until the first meeting of Planning Committee following the Annual General Meeting of the Authority.

43/16 Minutes

Resolved:

That the minutes of the meeting held on 16 June 2016, having been printed and circulated, be taken as read and be confirmed and signed by the Chair as a correct record.

44/16 Members Interests

Members were reminded of their responsibility to declare any personal, prejudicial and/or discloseable interests relating to any agenda item prior to its consideration.

45/16 Emergency Evacuation Procedure

The Chairman informed Members of the Public of the emergency evacuation Procedure.

46/16 **Miscellaneous Items**

Considered:

The report of the Director of Planning.

Resolved: That the report be noted.

47/16 **Implications of the 2016 Housing and Planning Act**

Considered:

The report of the Director of Planning

Resolved: That Members noted the content of the report.

48/16 **Tree Preservation Order 2016/1 – Woodland to west of Hayburn Beck between Wyke Lodge and Hayburn Beck Farm, Staintondale**

Considered:

The report of the Director of Conservation

Resolved: That Members confirmed Tree Preservation Order 2016/1 at Woodland to West of Hayburn Beck between Wyke Lodge and Hayburn Beck Farm, Staintondale.

49/16 **Development Plan Working Group – Verbal Update by the Chair of the Working Group**

Resolved: That Members noted the verbal update given by Malcolm Bowes.
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50/16 **Applications for Planning Permission**

The following members of the public addressed the meeting regarding the Plans List Items indicated:

Plans List Item 1 – Malcolm Tempest spoke in favour of the application and Stephen Saddler spoke against the application.

Plans List Item 3 – Tim Harrison spoke in favour of the application and Tom Chadwick of the North Yorkshire Moors Association spoke against the application.

Plans List Item 6 – Mrs Hazlett spoke in favour of the application.

Considered:

The report listing applications and the Director of Planning's recommendations thereon. Members also considered further information circulated on the Members' Update Sheet at the meeting including; updated recommendations from the Director of Planning and comments received after the agenda was printed from: consultees, objectors and supporters.

Resolved:

- (a) That with regard to all applications listed in the report and subject to:
- (i) the amendments specified below; and
 - (ii) the imposition of conditions in accordance with the relevant provisions of Sections 91-94 of the Town and Country Planning Act 1990, except in those instances where an alternative condition is contained in the Director of Planning's recommendation or in an amendment referred to in (i) above;
- decisions be given in accordance with the Director of Planning's recommendations:

List No	Plan No and Description of Proposal
1.	NYM/2015/0197/FL – Alterations and sub division of existing dwelling into 3 no. dwellings and construction of 1 no. dwelling with detached garage, together with associated access, parking and amenity space at Ryefield, Hackness Road, Scalby for Mr Barry Ricketts, Ryefield, Hackness Road, Scalby, Scarborough, North Yorkshire, YO13 0QY.
	<p>Decision</p> <p>Consideration deferred to enable a site visit to be undertaken to fully appraise the impact of the detached dwelling on the Conservation Area, neighbouring properties and character of the area, with the attendance of Members being regarded as an approved duty for the purposes of the payment of Members' allowances.</p>
2.	NYM/2016/0349/FL – Conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works at Rock Haven, Newlands Road, Cloughton, for M & P Armstrong, Rock Haven, Newlands Road, Scarborough, North Yorkshire, YO13 0AR.
	<p>Decision</p> <p>Deferred in order to enable Officers to seek the submission of amended plans to improve the design of the proposed conversion to more clearly reflect the existing character of the building and reduce its impact on the landscape, and to omit the extension from the scheme and reduce the amount of glazing.</p>
3.	NYM/2016/0387/FL – Proposed sculpture (The Seated Figure) (max height 2.9 metres) at Castleton Rigg, to the east of Station Gallery and Quarry Farm Lamb for Kandahar, Nuffield House, 41 – 46 Piccadilly, London, W1J 0DS
	<p>Decision</p> <p>Approved as recommended with the decision delegated to the Director of Planning to clear an amendment to Condition 1 relating to installation and removal time frames and additional condition requiring the submission of a management plan for access.</p>
4.	NYM/2016/0243/FL – Construction of conservatory linking dwelling and garage at Holly Cottage, Hutton le Hole for Mr Gary Mayatt, Holly Cottage, Hutton le Hole, North Yorkshire, YO62 6UB.
	<p>Decision</p> <p>Approved as recommended.</p>
5	NYM/2015/0932/FL – Alterations to and change of use of Post Office/shop with residential accommodation above to 1 no. dwelling and 1.no holiday cottage together with demolition of existing garage and shed at 55 – 57 Staithes Lane, Staithes for Mr Richard & Mrs Pamela Blakeley, 9 Grenville Close, Marske by the Sea, Redcar, Cleveland, TS11 7JD.
	<p>Decision</p> <p>Approved as recommended with the decision delegated to the Director of Planning to clear the inclusion of an additional condition concerning boundary treatments and informative requiring the making good of the adjoining garage following the demolition of the garage within the applicant's ownership.</p>

6.	NYM/2016/0367/CU – Use of garden building as both annexe accommodation and holiday letting accommodation (no external alterations) at 56 Ellerby Lane, Runswick Bay for Mr & Mrs Bryan Hazlett, 56 Ellerby Lane, Runswick Bay, Saltburn-by the-Sea, TS13 5HS.
	Decision Approved as recommended with the decision delegated to the Director of Planning to clear the inclusion of an additional condition requiring the maintaining of a register of the permanent home addresses for the occupiers of the holiday cottage.

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning)
Mr Mark Hill (Head of Development Management)

From: Mrs H Saunders

File Ref: NYM/2016/0349/FL

Date: 16 September 2016

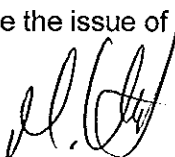
Application for conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works at Rock Haven Newlands Road, Cloughton

For: M & P Armstrong Rock Haven
Newlands Road
Cloughton
Scarborough
North Yorkshire
YO13 0AR

I enclose for your attention the file relating to the above planning application which was **Refused** contrary to Officers recommendation by the Planning Committee on 15 September 2016. The following reason for refusal is recommended:

1. In the view of the National Park Authority the proposed extension and addition of large areas of glazing would have a detrimental impact on the simple character of the building and would increase its visual prominence in the landscape, to the detriment of views into the site and the character of the area. In addition, the works required to reduce the height of the front boundary wall, in order to enable the proposed access to meet highway safety standards would have a detrimental impact on the street scene. The proposal would therefore be contrary to Development Policy 3 of the NYM Local Development Framework, which seeks to maintain and enhance the distinctive character of the National Park.

I should be pleased if you would approve the issue of the decision notice.


20th Sept. 2016.

Item 3 NYM/2016/0349/FL

Please see separate circulated information received from Dr J A Brace in objection to the application.

Ron & Joan Greenfield, Little Pastures – The new plans for the entrance are impossible to achieve unless a substantial building (The Coach House) is demolished. The large wooden gate is a relatively recent replacement of a five bar gate and the removal of the gate will allow their dog to roam freely. This corner is extremely dangerous. It is yet another fudge which will lead to a retrospective planning application to retain the existing entrance and a humiliating climb down by the Authority.

Julia Read, Bracken Brae, Hood Lane – Object to revised plans. The existing solid gate was added to improve privacy so applicants will be reluctant to remove them and lower the wall. The addition of shutters will have little impact on visual intrusion as unlikely they will ever be closed and will probably be removed. There will inevitably be light pollution from these cottages.

The large paddock is ideal for horse grazing and therefore it is likely that there will be further applications for stables.

The junction of Hood Lane and Newlands Road is dangerous, with parked cars blocking views, buses turning and pavement changing sides at the junction. Hood Lane also leads to a bridle path and horses are regularly ridden along here. The 60mph speed limit is often exceeded and in the past there has been a fatal accident.

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Cloughton	App No. NYM/2016/0349/FL
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Proposal: conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works

Location: Rock Haven, Newlands Road, Cloughton

Applicant: M & P Armstrong, Rock Haven, Newlands Road, Cloughton, Scarborough, North Yorkshire, YO13 0AR

Agent: Alan Campbell Architects, 7 Cliff Bridge Terrace, Scarborough, YO11 2HA

Date for Decision: 07 July 2016

Grid Ref: SE 501123 495315

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. RSU011 Use as Holiday Accommodation Only - Outside Villages
4. RSU014 Holiday Unit Not Sold or Leased Separately - Outside Villages
5. GACS07 External Lighting - Submit Details
6. GAC00 No external paraphernalia shall be installed in the development hereby permitted until details of paraphernalia have been submitted to and approved in writing by the Local Planning Authority. The external paraphernalia shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7. MATS03 Stonework to Match
8. MATS60 Windows and Doors - Timber
9. MATS00 The external face of the glazing in the veranda extension shall be set back in a reveal of a minimum of 20mm from the front face of the adjacent window/door frame and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. HWAY00 Before the use hereby approved is brought into use, the access gates should be removed and the wall either side of the access be reduced in accordance with the submitted details and thereafter so maintained.
11. DRGE12 Foul Drainage to Private Treatment Plant
12. HWAY07 Private Access/Verge Crossings: Construction Requirements
13. HWAY10 Visibility Splays
14. HWAY14 Details of the Access, Turning And Parking (Amended)

Informatives

1. MISCINF01 Bats

Application No: NYM/2016/0349/FL

Informatives continued

2. MISCINF00 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
3. MISCINF00 The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

Consultations

Parish – Object - Clearly the Parish Councils concerns that the original intention was to use this building for residential purposes were valid. The building is already highly visible from the Cinder Track and the addition of yet more glass will only serve to further this.

Do not understand why the applicants consider that the noise from holiday cottages wouldn't be a problem in such close proximity to their house, but that the use as stables by others would be problematic. Vehicle movements will all go past the main house in order to reach the only highway access and traffic will increase considerably.

Highways – In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

As Rock Haven is outside the speed restriction for Cloughton village the design standard for the required visibility splay is 160metres by 2.0metres. There is an existing access to the main property whose available visibility to the north does not meet the current requirements falling some 40m short. Visibility to the south exceeds the required standard. Given that the current proposal is to convert the stable building into two holiday cottage properties which will intensify the use of this sub-standard access, the Highway Authority would therefore require modification to the existing access to improve the existing visibility. This would involve the lowering or setting back of the current gates and the wall to either side allowing vehicles to see and be seen when looking north. Setting the gates back from the highway boundary would also allow vehicles to pull off the carriageway whilst the gates are opened, improving the safety of all highway users.

Highways - No Objections

Environmental Health - No objections

Site Notice Expiry Date - 14 June 2016

Others –

Dr J A Brace, Whin Brow, Hood Lane, Cloughton – Object. This building was built in 2010 following grant of permission for stables. The Parish Council objected at that time on many grounds. A further application was refused in 2013 to convert it into a residential annex and the Parish Council again objected. Those objections raised are still applicable. The proposal is contrary to Development Policy 8 as the building is not of architectural or historic importance and it is contrary to Core Policy J as the building is outside the built up limits of a village.

Application No: NYM/2016/0349/FL

Others continued

In terms of the local environment, the application forms give no details about the current capacity of the existing system or whether it has been enlarged or updated. If it has not been updated, it may not have the capacity to handle the effluent and will discharge foul water into the surrounding water courses.

In terms of traffic, the road is very fast and buses and coaches turn regularly. The entrance to Rock Haven is hidden by the brow of the hill and this is made worse by the gates being closed, so cars have to stop in the road to open them. Also, at the junction with Hood Lane, the footpath changes from east side to west side so pedestrians have to cross further exacerbating the traffic hazard. Inadequate parking is also proposed. If approved these traffic hazards will be exacerbated.

Dr J A Brace, Whin Brow, Hood Lane, Cloughton – Additional comments - The previous application was refused by the Planning Committee on the basis that there may be a long term need for this ancillary building to serve the host dwelling, and consequently, if converted there maybe further demand for further buildings. The proposal was then dismissed at appeal because the Inspector considered that the proposed residential use would lead to increased pressure for structures, enclosures and domestic paraphernalia which would have a detrimental visual impact on the landscape. This would be worse with two dwellings proposed.

The Highway Authority have been critical regarding the intensification of the use and their proposed conditions are onerous and there are also concerns about adequate off-road parking. Visibility to the north is poor and there is already on-street parking sat the corner of Hood Lane.

The neighbours and the Parish Council object to the application and expressed concerns with the original application that there would be future applications to convert the stables into living accommodation.

Holiday cottages in this area tend to be occupied for 11 months of the year not just the summer season so in effect there will be two dwellings rather than the one rejected on 2013. Whilst the Authority may be considered about the cost of defending an appeal, it would be gross dereliction of duty to approve the application for that reason.

I am confident that the Authority Members will reject this application as this would be inconsistent, controversial and open to challenge.

Rosemary March, The Haycorns, Stillington Road, Sutton on the Forest – Object. The building is very recently constructed and does not show any features which link it to the landscape, and the large amounts of glazed frontage proposed does not match the main house which is Victorian. This development will also be viewed by many walkers who use the Old Railway Line and will therefore spoil the countryside vista,

The original permission was for stables and storage and the 2013 refusal reinforced that it should not be used for domestic/holiday use.

Also have concerns about highway safety as many accidents have happened at this point, including two fatalities. The gateway to Rock Haven is blind and the solid gates restrict views further.

Julia Read, Bracken Brae, Hood Lane, Cloughton – Highway safety is an issue. I frequently walk past with my husband who is in a wheelchair, and often have to bypass the

Application No: NYM/2016/0349/FL

Others continued

pavement when walking by as cars are blocking it in front of the gates and often I can't get back onto the footpath until several hundred yards further down the road on the brow of the hill. The other side of the road is too dangerous. This is the only walk from my house where I can push my husband to the Cober Hill duck pond as everywhere else is too hilly.

Ronald & Joan Greenfield, Little Pastures, Hood Lane – Object. This is nothing but a ploy to get an extra dwelling in this beautiful part of the National Park. If permission is granted then a precedent will be set for anyone else wishing to get around the planning laws.

Mr & Mrs Blasdale, Trattles Hall, Newlands Lane, Cloughton – Object as it is doubtful that the entrance/exit is adequate, due to the 60mph speed limit, high wall and access gates. and proximity to Hood Lane junction.

Ron & Joan Greenfield, Little Pastures – The new plans for the entrance are impossible to achieve unless a substantial building (The Coach House) is demolished. The large wooden gate is a relatively recent replacement of a five bar gate and the removal of the gate will allow their dog to roam freely. This corner is extremely dangerous. It is yet another fudge which will lead to a retrospective planning application to retain the existing entrance and a humiliating climb down by the Authority.

Julia Read, Bracken Brae, Hood Lane – Object to revised plans. The existing solid gate was added to improve privacy so applicants will be reluctant to remove them and lower the wall. The addition of shutters will have little impact on visual intrusion as unlikely they will ever be closed and will probably be removed. There will inevitably be light pollution from these cottages.

The large paddock is ideal for horse grazing and therefore it is likely that there will be further applications for stables.

The junction of Hood Lane and Newlands Road is dangerous, with parked cars blocking views, buses turning and pavement changing sides at the junction. Hood Lane also leads to a bridle path and horses are regularly ridden along here. The 60mph speed limit is often exceeded and in the past there has been a fatal accident.

Background

Rock Haven is a substantial and attractive Edwardian style property set in extensive grounds lying to the north of Cloughton on Newlands Road. The site is situated approximately one mile from the centre of the village and has no immediate neighbours. The grounds at Rock Haven have been, in part, heavily landscaped to create a formal garden but a good mix of woodland and pasture still exist at the site. A belt of mature and dense woodland splits the formal garden (in front of the house) from the informal garden and pasture to the east.

In 2010, planning permission was granted at Committee for the erection of a double garage and stabling for two horses, together with associated tack and feed storage and first floor studio space for hobbies and crafts. Pre-application advice had been sought for that application and following Officer negotiations, the overall size was reduced and the balcony removed on account of its overly domestic character and appearance. The application as submitted originally included a large dormer on the east elevation and this was also negotiated out of the scheme before it was approved. The garage/stable development has now been completed.

Application No: NYM/2016/0349/FL

Background continued

The Parish Council objected to that application on the basis that it was not close to the main house and the garage/studio element was considered to be excessive. They also expressed concerns that there would be a future application to convert the building into residential, office or holiday accommodation.

In addition to the host dwelling and newly built stable/garage building, there is also a two storey stone and slate building set immediately to the north-west of the house, which comprises garaging at ground floor and contains residential accommodation at first floor.

Planning permission was sought in 2013 for the conversion of the building to residential annexe accommodation, set within its own curtilage and own separate access taken from an existing field gate and across a grass verge, at the southern end of the site, across open paddock land. This application was refused on the basis that it was contrary to Development Policy 19, Development Policy 8, Development Policy 3 and Core Policy J, because the proposed annexe would be created through the conversion of a new building along with the creation of a separate domestic curtilage and new vehicular access across an open field, resulting in a harmful and urbanising form of development, and effectively comprising a new independent dwelling. Also because the engineering works required enabling the proposed new access to meet highway safety standards would have a significant impact on the rural character of the locality.

Following the refusal of this application the proposal was subsequently dismissed at appeal, for the reasons that the application was originally refused.

Permission is now sought to convert the garage and stables into two holiday units. It is proposed to retain the existing footprint but to extend the existing canopied area over the stables and tack room with a glazed veranda area.

The road facing elevation would remain unchanged, other than the insertion of a small window at ground floor and a ground floor window on the south facing gable end.

In terms of accommodation it is proposed to create two bedrooms, kitchen and dining room with studio/living area above in the existing garage/studio part of the building and to provide one bedroom and living/kitchen area with second bedroom above in the stable area.

The applicants agent has written in response to the objections received and makes the following comments:

- The access – the existing wall and gate are attractive features and need to be maintained and it is proposed to fit automatic controls so that they can be opened with a remote control thus avoiding vehicles parking on the main road. We are not aware of any accidents directly related to the access and feel that the gates themselves and any emerging vehicles are fairly prominent. Following the deferral in July, the owners have agreed to remove the gate and reduce the wall either side of the access of 900mm for a distance 15 metres to the south and to the existing building to the north. There is space to manoeuvre vehicles to go out forward and visitors tend to the more cautious exiting sites than locals.
- Environmental Health - We would comply with the normal highways regulations about the protection of the highway from mud and debris being tracked on to the main road and are happy to agree to the restrictions on working hours as proposed.

Application No: NYM/2016/0349/FL

Background continued

- Parish Council comments - We are dismayed and a bit concerned that the Parish Council should, once again, suggest that there were ulterior motives in the original planning application for stables. This objection was, apparently, initially provoked by the inclusion of a WC in the garage, which was entirely reasonable as the stables are at some distance from the main house. The building was originally built to a high standard as stables with the garage big enough for a horsebox as both Mr and Mrs Armstrong were extremely keen horse riders. The unfortunate fact that both of them were prevented by illness in taking part in their favourite activity should, in fact, be a matter for sympathy, not for the casting of aspersions. The suggestion that anyone would go to such extremes to then have to seek ways of making use of the buildings must be refuted. Under the circumstances I think it is perfectly understandable that the owners don't want an outside party using the stables when they can't. Regarding the appearance, we feel that the use of glass on the frontage is a way of retaining the overall appearance of the original buildings behind a transparent frontage.

From the point of view of traffic the occasional passing of a holiday visitor's car will be less intrusive than the more intensive activity that one would expect for a commercial stables operation.

- In terms of design, have removed a substantial amount of glazing but feel the footprint should be retained to create '5 star' levels of accommodation.

This application was deferred by Members at July's Planning Committee as Members considered the proposed design of the conversion was unacceptable. Officers have subsequently requested amended plans to seek improvements, specifically to ensure the building can be converted without the need for any extension and in a way that reflects more appropriately the existing character of the building and its previous use. It has also been requested that the amount of the proposed glazing be reduced to reduce the visual impact of the proposed changes to the building on the wider landscape.

Revised plans have been received which reduce the amount of glazing to the elevational treatment, and also proposes shutters over the glazing in the existing stable part of the building. The veranda extension has not been omitted, but has been reduced slightly in footprint.

Main Issues

Policy Context

Rock Haven is located to the north of the village of Cloughton, but as it is well outside the main built up area, in policy terms is considered as open countryside.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 8 says that outside the settlements identified in the settlement hierarchy the conversion of traditional unlisted rural buildings for short term self-catering holiday accommodation will be permitted where the building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.

Application No: NYM/2016/0349/FL

Main Issues continued

Development Policy 14 seeks to ensure that new tourism development will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; and where it will make use of existing buildings. New buildings are expected to demonstrate why the facility cannot be accommodated in the existing building.

Material Considerations

The original proposal for the building was for garaging, stabling and a studio, required to serve a substantial property with substantial grounds including paddocks. Consequently, it was considered reasonable when considering the original application, that such size of ancillary building would be required to serve the needs of the host dwelling and its associated land.

The subsequent application was to convert the building into a residential annexe and consequently this was considered under Development Policy 8, Development Policy 19 and Core Policy J of the NYM Local Development Plan and was considered to be unacceptable.

This current application seeks consent for holiday form of residential accommodation development associated with fostering the rural economy in the form of accommodation and hence Development Policy 19 and Core Policy J are not relevant policies, instead the proposal needs to be considered under Development Policy 3 and 14.

Development Policy 14 allows the re-use of existing buildings, without the requirement for them to be buildings of historical merit. This proposal is considered to meet all the requirements of Development Policy 14, as it is situated close to a number of bridleways, footpaths and the Cinder Track and therefore in a location where visitors have opportunities to increase their awareness, understanding and enjoyment of the special qualities of the National Park.

It is not considered that the levels of activity generated by this use would have a detrimental impact on the amenities of nearby residents compared to existing ancillary levels of use and separation distances to neighbours.

Impact of Physical Alterations

There are considered to be significant differences with this proposal to the previous residential refusal. No new access is proposed which was previously considered to have a significant detrimental impact on the character of the locality as it would have cut across open paddock land. Also no separate domestic curtilage is proposed.

The proposed extension is light weight and infills an existing canopied area without significantly altering the size or scale of the building. Whilst not a historical building, it is considered to be a building of good quality materials and design which does not detract from the character of the locality and is therefore in accordance with Development Policy 3. Some Members will recall the proposed conversion of a timber workshop at Orchard Farm, Goathland in 2013 to holiday letting accommodation which the Authority resisted but was subsequently allowed on appeal. In that case the Inspector found that retaining the building with a new use would not be visually harmful and the holiday use would not be likely to be so continuous or intensive to be harmful to the amenities of neighbours.

Application No: NYM/2016/0349/FL

Management Plan

The proposed development helps to meet the National Park Management Plan target set out in Policy B3 & B4 which seek to promote overnight tourism and the variety and quality of accommodation, in and around the National Park.

Conclusion

Whilst the applicants have not reduced the floor area by omitting the front extension, the glazing has been reduced and Officers still consider the proposal to be in accordance with Development Policies 3 and 14 of the North York Moors Local Development Plan and approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

Please see separate circulated information received from Dr J A Brace in objection to the application.

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Additional Background Information

Additional comments have been received from the applicant's agent with regards to concerns expressed about access to the highway, and make the following comments:

- Requirements on the alterations to the access are excessive in relation to the small amount of additional traffic likely to be generated and does not justify the detrimental effect of removing or reducing the height of the existing stone boundary wall. This would affect privacy and security and also affect the appearance both from inside and from out where the rather fine wall and gates look good.
- From the gate, there are clear sightlines in both directions – these are in fact clearer than the sightlines from adjoining properties which are obscured by both walls and trees. There is an existing "early warning" mirror mounted on a tree opposite the Rockhaven entrance and we intend to install automatic gates.
- Rockhaven has the space for vehicles to turn within the curtilage whereas several of the other properties on the Road have to either reverse in or out.
- Visitors tend to be more cautious but locals who know the road are aware of the necessity to take care, particularly in this area, where, every 30 minutes the No. 15 bus stops on Newlands Road, reverses into Hood Lane then re-emerges, taking the whole width of the road in both directions

In conclusion, we are aware that the existing access to Rockhaven does not meet the current Highways requirements which would be applied to a new access. We feel however that the current situation coupled with the automatic gate solution produces a scheme that is at least as good, if not better than the current access ways to many of the properties on Newlands Road and in many rural areas. We hope that the planning authority will agree with these observations and support the application.

Dr J A Brace, Whin Brow, Hood Lane, Cloughton – Additional comments - The previous application was refused by the Planning Committee on the basis that there may be a long term need for this ancillary building to serve the host dwelling, and consequently, if converted there may be further demand for further buildings. The proposal was then dismissed at appeal because the Inspector considered that the proposed residential use would lead to increased pressure for structures, enclosures and domestic paraphernalia which would have a detrimental visual impact on the landscape. This would be worse with two dwellings proposed.

The Highway Authority have been critical regarding the intensification of the use and their proposed conditions are onerous and there are also concerns about adequate off-road parking. Visibility to the north is poor and there is already on-street parking at the corner of Hood Lane.

The neighbours and the Parish Council object to the application and expressed concerns with the original application that there would be future applications to convert the stables into living accommodation.

Holiday cottages in this area tend to be occupied for 11 months of the year not just the summer season so in effect there will be two dwellings rather than the one rejected on 2013.

Whilst the Authority may be considered about the cost of defending an appeal, it would be gross dereliction of duty to approve the application for that reason.

I am confident that the Authority members will reject this application as this would be inconsistent, controversial and open to challenge.

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Cloughton	App No. NYM/2016/0349/FL
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Proposal: conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works

Location: Rock Haven, Newlands Road, Cloughton

Applicant: M & P Armstrong, Rock Haven, Newlands Road, Cloughton, Scarborough, North Yorkshire, YO13 0AR

Agent: Alan Campbell Architects, 7 Cliff Bridge Terrace, Scarborough, YO11 2HA

Date for Decision: 07 July 2016

Grid Ref: SE 501123 495315

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. RSU011 Use as Holiday Accommodation Only - Outside Villages
4. RSU014 Holiday Unit Not Sold or Leased Separately - Outside Villages
5. GACS07 External Lighting - Submit Details
6. GAC00 No external paraphernalia shall be installed in the development hereby permitted until details of paraphernalia have been submitted to and approved in writing by the Local Planning Authority. The external paraphernalia shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7. MATS03 Stonework to Match
8. MATS60 Windows and Doors - Timber
9. MATS00 The external face of the glazing in the veranda extension shall be set back in a reveal of a minimum of 20mm from the front face of the adjacent window/door frame and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. HWAY00 Prior to the development hereby approved being first brought into use, automatically opening mechanisms for the entrance gates shall be installed details of the means of opening the entrance gates shall be submitted to the Local Planning Authority for approval and thereafter shall be so maintained.
11. DRGE12 Foul Drainage to Private Treatment Plant
12. HWAY07 Private Access/Verge Crossings: Construction Requirements
13. HWAY10 Visibility Splays
14. HWAY14 Details of the Access, Turning And Parking (Amended)

Informatives

1. MISCINF01 Bats

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Informatives continued

2. MISCINF00 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
3. MISCINF00 The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

Consultations

Parish – Object - Clearly the Parish Councils concerns that the original intention was to use this building for residential purposes were valid. The building is already highly visible from the Cinder Track and the addition of yet more glass will only serve to further this.

Do not understand why the applicants consider that the noise from holiday cottages wouldn't be a problem in such close proximity to their house, but that the use as stables by others would be problematic. Vehicle movements will all go past the main house in order to reach the only highway access and traffic will increase considerably.

Highways - In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

As Rock Haven is outside the speed restriction for Cloughton village the design standard for the required visibility splay is 160metres by 2.0metres. There is an existing access to the main property whose available visibility to the north does not meet the current requirements falling some 40m short. Visibility to the south exceeds the required standard. Given that the current proposal is to convert the stable building into two holiday cottage properties which will intensify the use of this sub-standard access, the Highway Authority would therefore require modification to the existing access to improve the existing visibility. This would involve the lowering or setting back of the current gates and the wall to either side allowing vehicles to see and be seen when looking north. Setting the gates back from the highway boundary would also allow vehicles to pull off the carriageway whilst the gates are opened, improving the safety of all highway users.

Environmental Health - No objections

Advertisement Expiry Date - 14 June 2016

Others –

Dr J A Brace, Whin Brow, Hood Lane, Cloughton – Object. This building was built in 2010 following grant of permission for stables. The Parish Council objected at that time on many grounds. A further application was refused in 2013 to convert it into a residential annex and the Parish Council again objected. Those objections raised are still applicable. The proposal is contrary to Development Policy 8 as the building is not of architectural or historic importance and it is contrary to Core Policy J as the building is outside the built up limits of a village.

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Others continued

In terms of the local environment, the application forms give no details about the current capacity of the existing system or whether it has been enlarged or updated. If it has not been updated, it may not have the capacity to handle the effluent and will discharge foul water into the surrounding water courses.

In terms of traffic, the road is very fast and buses and coaches turn regularly. The entrance to Rock Haven is hidden by the brow of the hill and this is made worse by the gates being closed, so cars have to stop in the road to open them. Also, at the junction with Hood Lane, the footpath changes from east side to west side so pedestrians have to cross further exacerbating the traffic hazard. Inadequate parking is also proposed. If approved these traffic hazards will be exacerbated.

Dr J A Brace, Whin Brow, Hood Lane, Cloughton – Additional comments - The previous application was refused by the Planning Committee on the basis that there may be a long term need for this ancillary building to serve the host dwelling, and consequently, if converted there maybe further demand for further buildings. The proposal was then dismissed at appeal because the Inspector considered that the proposed residential use would lead to increased pressure for structures, enclosures and domestic paraphernalia which would have a detrimental visual impact on the landscape. This would be worse with two dwellings proposed.

The Highway Authority have been critical regarding the intensification of the use and their proposed conditions are onerous and there are also concerns about adequate off-road parking. Visibility to the north is poor and there is already on-street parking sat the corner of Hood Lane.

The neighbours and the Parish Council object to the application and expressed concerns with the original application that there would be future applications to convert the stables into living accommodation.

Holiday cottages in this area tend to be occupied for 11 months of the year not just the summer season so in effect there will be two dwellings rather than the one rejected on 2013.

Whilst the Authority may be considered about the cost of defending an appeal, it would be gross dereliction of duty to approve the application for that reason.

I am confident that the Authority members will reject this application as this would be inconsistent, controversial and open to challenge.

Rosemary March, The Haycorns, Stillington Road, Sutton on the Forest – Object. The building is very recently constructed and does not show any features which link it to the landscape, and the large amounts of glazed frontage proposed does not match the main house which is Victorian. This development will also be viewed by many walkers who use the Old Railway Line and will therefore spoil the countryside vista,

The original permission was for stables and storage and the 2013 refusal reinforced that it should not be used for domestic/holiday use.

Also have concerns about highway safety as many accidents have happened at this point, including two fatalities. The gateway to Rock Haven is blind and the solid gates restrict views further.

Julia Read, Bracken Brae, Hood Lane, Cloughton – Highway safety is an issue. I frequently walk past with my husband who is in a wheelchair, and often have to bypass the

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Others continued

pavement when walking by as cars are blocking it in front of the gates and often I can't get back onto the footpath until several hundred yards further down the road on the brow of the hill. The other side of the road is too dangerous. This is the only walk from my house where I can push my husband to the Cober Hill duck pond as everywhere else is too hilly.

Ronald & Joan Greenfield, Little Pastures, Hood Lane – Object. This is nothing but a ploy to get an extra dwelling in this beautiful part of the National Park. If permission is granted then a precedent will be set for anyone else wishing to get around the planning laws.

Mr & Mrs Blasdale, Trattles Hall, Newlands Lane, Cloughton – Object as it is doubtful that the entrance/exit is adequate, due to the 60mph speed limit, high wall and access gates. and proximity to Hood Lane junction.

Background

Rock Haven is a substantial and attractive Edwardian style property set in extensive grounds lying to the north of Cloughton on Newlands Road. The site is situated approximately one mile from the centre of the village and has no immediate neighbours. The grounds at Rock Haven have been, in part, heavily landscaped to create a formal garden but a good mix of woodland and pasture still exist at the site. A belt of mature and dense woodland splits the formal garden (in front of the house) from the informal garden and pasture to the east.

In 2010, planning permission was granted at Committee for the erection of a double garage and stabling for two horses, together with associated tack and feed storage and first floor studio space for hobbies and crafts. Pre-application advice had been sought for that application and following Officer negotiations, the overall size was reduced and the balcony removed on account of its overly domestic character and appearance. The application as submitted originally included a large dormer on the east elevation and this was also negotiated out of the scheme before it was approved. The garage/stable development has now been completed.

The Parish Council objected to that application on the basis that it was not close to the main house and the garage/studio element was considered to be excessive. They also expressed concerns that there would be a future application to convert the building into residential, office or holiday accommodation.

In addition to the host dwelling and newly built stable/garage building, there is also a two storey stone and slate building set immediately to the north-west of the house, which comprises garaging at ground floor and contains residential accommodation at first floor.

Planning permission was sought in 2013 for the conversion of the building to residential annexe accommodation, set within its own curtilage and own separate access taken from an existing field gate and across a grass verge, at the southern end of the site, across open paddock land. This application was refused on the basis that it was contrary to Development Policy 19, Development Policy 8, Development Policy 3 and Core Policy J, because the proposed annexe would be created through the conversion of a new building along with the creation of a separate domestic curtilage and new vehicular access across an open field, resulting in a harmful and urbanising form of development, and effectively comprising a new independent dwelling. Also because the engineering works required enabling the proposed new access to meet highway safety standards would have a significant impact on the rural character of the locality.

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Background continued

Following the refusal of this application the proposal was subsequently dismissed at appeal, for the reasons that the application was originally refused.

Permission is now sought to convert the garage and stables into two holiday units. It is proposed to retain the existing footprint but to extend the existing canopied area over the stables and tack room with a glazed veranda area.

The road facing elevation would remain unchanged, other than the insertion of a small window at ground floor and a ground floor window on the south facing gable end.

In terms of accommodation it is proposed to create two bedrooms, kitchen and dining room with studio/living area above in the existing garage/studio part of the building and to provide one bedroom and living/kitchen area with second bedroom above in the stable area.

The applicants agent has written in response to the objections received and makes the following comments:

- The access – the existing wall and gate are attractive features and need to be maintained and it is proposed to fit automatic controls so that they can be opened with a remote control thus avoiding vehicles parking on the main road. We are not aware of any accidents directly related to the access and feel that the gates themselves and any emerging vehicles are fairly prominent.
- Environmental Health - We would comply with the normal highways regulations about the protection of the highway from mud and debris being tracked on to the main road and are happy to agree to the restrictions on working hours as proposed.
- Parish Council comments - We are dismayed and a bit concerned that the Parish Council should, once again, suggest that there were ulterior motives in the original planning application for stables. This objection was, apparently, initially provoked by the inclusion of a WC in the garage, which was entirely reasonable as the stables are at some distance from the main house. The building was originally built to a high standard as stables with the garage big enough for a horsebox as both Mr and Mrs Armstrong were extremely keen horse riders. The unfortunate fact that both of them were prevented by illness in taking part in their favourite activity should, in fact, be a matter for sympathy, not for the casting of aspersions. The suggestion that anyone would go to such extremes to then have to seek ways of making use of the buildings must be refuted.

Under the circumstances I think it is perfectly understandable that the owners don't want an outside party using the stables when they can't. Regarding the appearance, we feel that the use of glass on the frontage is a way of retaining the overall appearance of the original buildings behind a transparent frontage.

From the point of view of traffic the occasional passing of a holiday visitor's car will be less intrusive than the more intensive activity that one would expect for a commercial stables operation.

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Main Issues**Policy Context**

Rock Haven is located to the north of the village of Cloughton, but as it is well outside the main built up area, in policy terms is considered as open countryside.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 8 says that outside the settlements identified in the settlement hierarchy the conversion of traditional unlisted rural buildings for short term self-catering holiday accommodation will be permitted where the building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.

Development Policy 14 seeks to ensure that new tourism development will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; and where it will make use of existing buildings. New buildings are expected to demonstrate why the facility cannot be accommodated in the existing building.

Material Considerations

The original proposal for the building was for garaging, stabling and a studio, required to serve a substantial property with substantial grounds including paddocks. Consequently, it was considered reasonable when considering the original application, that such size of ancillary building would be required to serve the needs of the host dwelling and its associated land.

The subsequent application was to convert the building into a residential annexe and consequently this was considered under Development Policy 8, Development Policy 19 and Core Policy J of the NYM Local Development Plan and was considered to be unacceptable.

This current application seeks consent for holiday form of residential accommodation development associated with fostering the rural economy in the form of accommodation and hence Development Policy 19 and Core Policy J are not relevant policies, instead the proposal needs to be considered under Development Policy 3 and 14.

Development Policy 14 allows the re-use of existing buildings, without the requirement for them to be buildings of historical merit. This proposal is considered to meet all the requirements of Development Policy 14, as it is situated close to a number of bridleways, footpaths and the Cinder Track and therefore in a location where visitors have opportunities to increase their awareness, understanding and enjoyment of the special qualities of the National Park.

It is not considered that the levels of activity generated by this use would have a detrimental impact on the amenities of nearby residents compared to existing ancillary levels of use and separation distances to neighbours.

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Impact of Physical Alterations

There are considered to be significant differences with this proposal to the previous residential refusal. No new access is proposed which was previously considered to have a significant detrimental impact on the character of the locality as it would have cut across open paddock land. Also no separate domestic curtilage is proposed.

The proposed extension is light weight and infills an existing canopied area without significantly altering the size or scale of the building. Whilst not a historical building, it is considered to be a building of good quality materials and design which does not detract from the character of the locality and is therefore in accordance with Development Policy 3. Some Members will recall the proposed conversion of a timber workshop at Orchard Farm, Goathland in 2013 to holiday letting accommodation which the Authority resisted but was subsequently allowed on appeal. In that case the Inspector found that retaining the building with a new use would not be visually harmful and the holiday use would not be likely to be so continuous or intensive to be harmful to the amenities of neighbours.

Management Plan

The proposed development helps to meet the National Park Management Plan target set out in Policy B3 & B4 which seek to promote overnight tourism and the variety and quality of accommodation, in and around the National Park.

Conclusion

The proposal is considered to be in accordance with Development Policies 3 and 14 of the North York Moors Local Development Plan and approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

Additional Background Information

Additional comments have been received from the applicant's agent with regards to concerns expressed about access to the highway, and make the following comments:

- Requirements on the alterations to the access are excessive in relation to the small amount of additional traffic likely to be generated and does not justify the detrimental effect of removing or reducing the height of the existing stone boundary wall. This would affect privacy and security and also affect the appearance both from inside and from out where the rather fine wall and gates look good.
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- Rockhaven has the space for vehicles to turn within the curtilage whereas several of the other properties on the Road have to either reverse in or out.

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- **Visitors tend to be more cautious but locals who know the road are aware of the necessity to take care, particularly in this area, where, every 30 minutes the No. 15 bus stops on Newlands Road, reverses into Hood Lane then re-emerges, taking the whole width of the road in both directions**

In conclusion, we are aware that the existing access to Rockhaven does not meet the current Highways requirements which would be applied to a new access. We feel however that the current situation coupled with the automatic gate solution produces a scheme that is at least as good, if not better than the current access ways to many of the properties on Newlands Road and in many rural areas. We hope that the planning authority will agree with these observations and support the application.