

1 Bickley Cottages  
Langdale End  
Scarborough YO13 0LL

Mrs H. Saunders  
NYMNPA  
The Old Vicarage, Bondgate  
Helmsley,  
York YO62 5BP



5<sup>th</sup> June 2015

Dear Mrs Saunders

Your Ref: NYM/2014/0819/FL

As advised, I enclose a copy of the letter sent to the Appeals Inspectorate on behalf of the group of 53 signatories to the collective objection to this application and its subsequent appeal. Ref: APP/W9500/W/15/3007950.

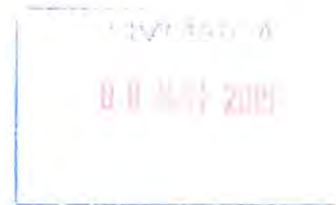
We now await further developments and would be pleased to be kept informed if there is a change of mind from the Inspector regarding a hearing as opposed to a decision based upon written evidence, or any other developments in this case in which we may offer support to the Park Authority in its attempts to have the application fully refused.

Yours sincerely

Joan Roberts & Brian Turner

1, Bickley Cottages  
Langdale End  
Scarborough  
North Yorkshire  
YO13 0LL

The Planning Inspectorate  
3/06, Temple Quay House,  
2, The Square, Temple Quay,  
Bristol.  
BS1 6PN



Dear Sirs

1<sup>st</sup> June 2015

**Town & Country Planning Act 1990**

**Land at:** South Moor Farm, Langdale End, Scarborough.

**Proposed development:** change of use of land to form2 no. Grass runways, construction of storage building and pilot/restroom building (revised scheme to NYM/2013/0435/FL)

**Appeal Reference:** APP/W9500/W/15/3007950

**Appeal Starting date:** 07May 2015

**Appellant name:** Mr R Walker

I write on behalf of the 53 residents and other supporters of the collective objection to the revised application **NYM/2014/0819/FL**. While we are glad of the extension to allow further submissions, withdrawals and modifications we are very disappointed at the decision not to allow a Hearing as requested by the planning authority. We understand this is because the appellant objects to this. If we may comment on the decision it appears to give unfair control of the process to the appellant who will naturally reject any opportunity for further objection to his appeal.

At the Planning Committee meeting on the 19<sup>th</sup> February, at which the Committee rejected the revised application by 100%, I was asked to speak on behalf of the objectors. As this

Attachment A.

Planning Committee Notes for Meeting 19<sup>th</sup> Feb 2015

Good Morning, I'm Joan Roberts a resident of Bickley and I have been asked to speak on behalf of a large group of residents and other objectors to this application.

I trust you have all read the many individual letters of objection and the collective objection letter, **signed by 53 people**, so I don't want to spend my 3 minutes going through those in further detail. What I do want to do is to convey the level of feelings this 2<sup>nd</sup> application has raised in the community.

I speak on behalf of people who have grown up here and have spent all their lives in the area, working the land, the forest, contributing to the community good at many levels. I also speak on behalf of others who have chosen to come and live and work in this area, or to retire to the area, **specifically** because of its beauty, its peace and tranquillity, its wilderness, closeness to nature and its wonderful skies.

On Monday evening I spoke to 2 families who only very recently moved to live here, both couples having spent many months, even years looking around the country, and indeed the county, to find these special qualities and having done so felt very happy with their choice. Imagine then their horror to know of this application which, if it succeeds, will destroy what peace and tranquillity they had so carefully sought and believed they had found.

Imagine the anxieties of those who keep stock – hens, sheep, cattle and horses who are in no doubt about the dangers and impact upon their livelihoods brought about by this truly selfish application.

Imagine those who now feel they must uproot and move away from such intrusion, the same people who have worked hard to support and protect the environment in which we live, learning about the very careful balance that must be struck to ensure that we enhance, not destroy, what has been protected by our forefathers and is entrusted to us to further enhance and protect for our children and their children.

National Parks such as the North York Moors and beautiful quiet spaces such as Dalby Forest are now, and will become increasingly important for the physical and mental health of those who visit, to find **tranquillity**, a place where they can play, paddle, walk, run, cycle, ride and climb **safely** in beautiful **quiet** surroundings, to discover the wildlife and flora, to spend time away from all the ever-present noise and overcrowding of urban living and increasingly elusive work/school life balance. We, the objectors, hope the Committee will consider all this and firmly reject the application.



ATTACHMENT B.

Latest **FLYER** headlines: **Fit enough to drive a car? Fly!** - **CAA updates pilot training** - **Vulcan bomber in final season** [More news](#)

## Proposed Air Strip, South Moor Farm. New Plan

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by [\[User\]](#) Mon Feb 23, 2015 11:15 am

Thank you for the offer Marj will be in touch after the appeal.  
South Moor Farm. Bed and Breakfast.  
Dalby Forest. North Yorkshire.

Forumite

Posts: 119

Joined: Mon Sep 25, 2006 8:34 am

Location: North Yorkshire

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### Second Appeal started.

Sun May 24, 2015 12:58 pm

Here we go again,

The second appeal against NYMNPA decision to refuse my planning application for an air strip at South Moor Farm has started.

If you wrote in support of the planning application, those comments will be sent to the planning inspector, there is no need to repeat them.

If you wish to add further information or comments you can do so at:-





Visiting ACFT welcome, **PPR** due to temporary fences and livestock on runway.

Landing Fee £5 with Prior Permission, livestock removed. £50 to £2000 if you hit livestock.

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**Facilities.** 4 Star Farm Guest Accommodation.

Tea, Coffee, Water, Biscuits, Walks, Mountain bike routes.

**/O=NYMNP/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENT**

**From:** Andrew Wyatt  
**Sent:** 05 June 2015 07:42  
**To:** Planning  
**Subject:** NYM/2014/0818/FL SOUTH MOOR FARM LANGDALE END AIRFIELD

Dear Mark

The Parish Council remains committed to objection to this application and take it there will not be a requirement to resubmit previous correspondence concerning objection.

However, concerns intensify when it is clear from [www.southmoorfarm.co.uk](http://www.southmoorfarm.co.uk) that the applicant has every intention of moving on with the plan to extend the operation of his airfield irrespective of the current planning process and procedure.

You may not be aware of this web site facility but the Council would appreciate your comments on the implications for this planning appeal.

Yours sincerely

Andrew Wyatt

Clerk to the Council



**/O=N YMNP/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENT**

**From:** Hilary Saunders  
**Sent:** 05 June 2015 10:13  
**To:** Planning  
**Subject:** FW: Letter sent to the appeals Inspectorate on behalf of Bickley residents  
**Attachments:** Appeals Inspectorate letter 1st June 2015..docx; 150531\_South Moor 28 Day Operation\_Latest FLYER headlines.pdf; 150601\_South Moor Farm \_Flying\_ Web Page[2].pdf

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**From:** Joan Roberts  
**Sent:** Friday, June 05, 2015 9:56 AM  
**To:** Hilary Saunders  
**Subject:** Letter sent to the appeals Inspectorate on behalf of Bickley residents

Dear Mrs Saunders

As agreed I attach a copy of the letter and attachments sent to the Appeals Inspectorate regarding Appeal APP/W9500/W/15/3007950 and will forward a paper copy by post for your records.

It is heartening to see a copy of your response to Graham Dixon regarding permission required before any work can begin on the proposed site. Let us hope that the appellant has, like the moles, undermined his case before the appeal is determined!

Kind regards

Joan Roberts & Brian Turner





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The Planning Inspectorate

3/06, Temple Quay House,

2, The Square, Temple Quay,

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At the Planning Committee meeting on the 19<sup>th</sup> February, at which the Committee rejected the revised application by 100%, I was asked to speak on behalf of the objectors. As this

was verbal I realise that the Inspectorate will not have a copy of the statement. For your consideration I now attach a copy. See **attachment A**.

As has been pointed out in other further submissions there are many inaccuracies in the Appeal documentation submitted by Mr Walker, including the box ticked to indicate he will not claim expenses from the Planning Authority, which he has now done.

We also wish to point out that Mr Walker has clearly indicated that he has begun to prepare the landing strip. He has done this on the Flyer's Forum see **attachment B**. He has also advertised the landing strip on his B & B website see **attachment C**, but fails completely to indicate that this will only run for a 28 day period and fails to give the start and end dates of that period. We wish to comment that this cavalier action is commensurate with the total disregard for processes, rules and authority Mr Walker has shown throughout the applications and appeals processes and indeed we question whether this action compromises his Full Application and Appeal? We feel it should.

All previous individual objections submitted by those who also ascribed to the collective letter still stand as given.

Given the failure of the previous Appeal Inspector to fully investigate the noise impact upon the specific topology of the area affected by the application; his acceptance of the findings of a report which did not meet planning requirements; his denial or dismissal of the many expert submissions committed to protecting the tranquillity and the flora and fauna of the area, we dearly hope that this appeal will be properly and fully considered and that for once and for all this development will be soundly rejected.

Finally, we request that the Appeal Inspector notifies us directly of the outcome of this Appeal which we will then forward to all signatories to the collective letter of objection.

Yours faithfully

Joan Roberts & Brian Turner



Enc: Attachments A, B & C

3 copies of letter and attachments enclosed as required

Latest **FLYER** headlines: **Fit enough to drive a car? Fly!** - **CAA updates pilot training** - **Vulcan bomber in final season** *More news*

## Proposed Air Strip, South Moor Farm. New Plan

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by **r\_w\_walker** » Mon Feb 23, 2015 11:15 am

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South Moor Farm. Bed and Breakfast.  
Dalby Forest. North Yorkshire

01751 460285

Forumite

Posts: 119  
Joined: Mon Sep 25, 2006 8:34 am  
Location: North Yorkshire



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Sun May 24, 2015 12:58 pm

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Meanwhile I have started preparing the main runway. I have removed one fence between the two largest fields and have started levelling the mole hills.

As soon as the fields are smooth enough for a light aircraft to land and take off I intend operating the air strip for 28 days this year.

Bob.

South Moor Farm. Bed and Breakfast.  
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Forumite

Posts: 119

Joined: Mon Sep 25, 2006 8:34 am

Location: North Yorkshire



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## Re: Proposed Air Strip, South Moor Farm. New Plan

☐ by **A le Ron** » Mon May 25, 2015 7:54 am

Good luck Bob. Keep us informed!

Sometimes you need to read between the lines to see that the writing's on the wall...



**A le Ron**

Seasoned Forumite

Posts: 1718

Joined: Sun Nov 29, 2009 7:22 pm

Location: OTR28040



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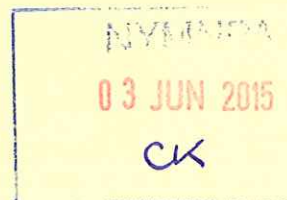
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Mr. M. Hill,  
Head of Development Management,  
North York Moors National Park Authority,  
The Old Vicarage,  
Bondgate,  
Helmsley,  
York,  
YO62 5BP.



Your ref. NYM-2014-0819-FL & APP-W9500-W-15-3007950

1<sup>st</sup> June 2015

Dear Mr. Hill,

**Re: Land at South Moor Farm, Langdale End, Scarborough. Appeal Hearing decision**

Thank you for your letter of 29th May 2015.

We are astonished to read that the Planning Inspectorate has decided that a Hearing will not be held

We remain unconvinced that the Planning Application and supporting documents and the Appeal and supporting documents provide a true and reconcilable description of the development, the purpose of the development, the use to which the development will be put and the impact that it will have on the ecology, environment and peace and tranquility in the surrounding area of the North York Moors National Park.

A Hearing would provide a suitable opportunity to address these issues. Denied this opportunity, we will continue to make our objection to the proposed development to the Planning Inspectorate and North York Moors National Park Authority.

Our concerns and objections to the Application have been previously recorded and we wish to confirm that these remain valid for consideration during the Appeal process, just as they were for the Application.

We continue to have significant concern about the development, purpose and operation. The Appeal and supporting documentation fails to present details of a development that will comply with Planning Policy. Consequently, we present our objection to the Appeal, as follows.

1. In the Appeal Statement of Case, Part 7, Social, The Appellant states "Residents living over 1 mile away will not be affected by this development."  
However, the Appeal documentation provides no evidence-based information, facility operating controls or protocols to confirm how the Appellant proposes to comply with this statement.  
The Appellant provides no information to explain how residents living less than 1 mile away will be affected by this development.

2. Appendix 2, Part 1.4 Local Planning Policy Development Policy 12

The Policy states that "Proposals for new agricultural buildings, tracks and structures or extensions to existing buildings will be permitted where:"

(1) "There is a functional need for that building and the scale is commensurate with that need"

(2) "The building is designed for the purposes of agriculture"

In Part 1 of the Planning Statement dated November 2014, that accompanied the Planning Application dated 3<sup>rd</sup> December 2014, the building is described as "an aircraft storage building." In Part 6.3 of the same Planning Statement, the building is described as "a traditional lambing shed adapted for aircraft storage."

We are unable to understand how a building that is to be designed for and Planning Permission applied for to use the building as an aircraft storage facility can be classed as having a functional need for the purposes of agriculture. This Planning Application and Appeal is in direct conflict with Local Planning Development Policy 12 and other Local Planning Policies as we have previously recorded.

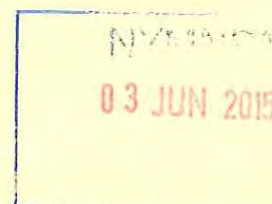
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We trust the North York Moors National Park Authority will fully consider our previous objections to the Planning Application NYM/2014/0819/FL revised scheme and our new objections to the Appeal APP/W9500/W/15/3007950 and present these in your report to the Planning Inspectorate who we trust will diligently review the evidence and determine to reject the Appeal, or allow a hearing to be held.

Yours sincerely,

M R Heap & J M Singleton

cc. Bickley Residents Association





2014/0819/FL HS

**Dawn Paton**

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**From:** Rob Heap  
**Sent:** 01 June 2015 23:00  
**To:** Planning  
**Subject:** Attention: Mrs. Saunders - Ref: APP/W9500/W/15/3007950  
**Attachments:** 150601\_MRH & JMS\_NYM-2014-0819-FL &\_APP-W9500-W-15-3007950\_Additional Information.pdf; 150601\_MRH & JMS\_NYM-2014-0819-FL &\_APP-W9500-W-15-3007950\_Objection.pdf; 150531\_South Moor 28 Day Operation\_Latest FLYER headlines.pdf; 150601\_South Moor Farm \_Flying\_ Web Page.pdf

Dear Mrs. Saunders,

Please find attached a copy of a letter to Mr. M. Hill in reply to correspondence he sent to us on 29th May 2015.

We trust our objections will prove helpful and constructive.

Please also find a copy of correspondence sent to the Planning Inspectorate regarding our objection to the Appeal. Paper copies will be posted to The Old Vicarage.

We believe that the Appellant is preparing the site to operate flying activities under Permitted Development Regulations. The attached documents contain information has been copied from the Flyer Air Portal forum web site and the South Moor Farm website Flyer page.

Kind regards,

Rob Heap & Judy Singleton



2 Bickley Cottages,  
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Scarborough,  
YO13 0LL.

Mr. M. Hill,  
Head of Development Management,  
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Your ref. NYM-2014-0819-FL & APP-W9500-W-15-3007950

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A Hearing would provide a suitable opportunity to address these issues. Denied this opportunity, we will continue to make our objection to the proposed development to the Planning Inspectorate and North York Moors National Park Authority.

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We trust the North York Moors National Park Authority will fully consider our previous objections to the Planning Application NYM/2014/0819/FL revised scheme and our new objections to the Appeal APP/W9500/W/15/3007950 and present these in your report to the Planning Inspectorate who we trust will diligently review the evidence and determine to reject the Appeal, or allow a hearing to be held.

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by **A le Ron** » Mon May 25, 2015 7:54 am

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Seasoned Forumite

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1<sup>st</sup> June 2015

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**Appeal starting date:** 07 May 2015

**Appellant name:** Mr. R. Walker

Dear Sirs,

We are astonished to read that the Planning Inspectorate has decided that a Hearing regarding the above Appeal will not be held.

We remain unconvinced that the Planning Application and supporting documents and the Appeal and supporting documents provide a true and reconcilable description of the development, the purpose of the development, the use to which the development will be put and the impact that it will have on the ecology, environment and peace and tranquility in the surrounding area of the North York Moors National Park.

A Hearing would provide a perfect opportunity to address these issues. Denied this opportunity, we notify you of our objection to the proposed development through written representations below that will be copied to the North York Moors National Park Authority.

Along with many other objectors in the vicinity of the proposed development, our concerns and objections related to the Application have been previously recorded and we confirm that these remain valid for consideration during the Appeal process, just as they were for the Application.

We continue to have significant concern about the development, purpose and operation. The Appeal and supporting documentation fails to present a development that will comply with Local Planning Policy. Consequently, we present our new objections in response to the Appeal, as follows.

1. In the Appeal Statement of Case, Part 7, Social, The Appellant states "Residents living over 1 mile away will not be affected by this development."  
However, the Appeal documentation provides no new evidence-based information, facility operating controls or protocols to confirm how the Appellant proposes to comply with this statement.  
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2. Appendix 2, Part 1.4 Local Planning Policy, Development Policy 12.

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We trust the Planning Inspectorate will diligently consider our previous objections to the Planning Application NYM/2014/0819/FL revised scheme and our new objections to the Appeal APP/W9500/W/15/3007950 and determine to reject the Appeal, or allow a Hearing to be held.

Please provide us with a copy of the appeal decision.

Yours faithfully,

M R Heap & J M Singleton

cc. NYMPA, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP







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South Moor Appeal

2014/0819  
HS

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**From:** Hilary Saunders  
**Sent:** 01 June 2015 10:14  
**To:** Planning  
**Subject:** FW: Attached a copy of the verbal statement I made to the Planning Committee.  
**Attachments:** Planning Committee Notes for Meeting 19th Feb 2015.docx

*H. Saunders*

**Mrs Hilary Saunders**  
**Planning Team Leader**  
**Development Management**

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**From:** Joan Roberts [mailto:[joan@northyorkmoors.org.uk](mailto:joan@northyorkmoors.org.uk)]  
**Sent:** 01 June 2015 10:01  
**To:** Hilary Saunders  
**Subject:** Attached a copy of the verbal statement I made to the Planning Committee.

Dear Hilary

Attached is a copy of the verbal statement I made to the Planning Committee. Please feel free to plagiarise.

Regards

Joan Roberts

## Planning Committee Notes for Meeting 19<sup>th</sup> Feb 2015

Good Morning, I'm Joan Roberts a resident of Bickley and I have been asked to speak on behalf of a large group of residents and other objectors to this application.

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I trust you have all read the many individual letters of objection and the collective objection letter, signed by 53 people, so I don't want to spend my 3 minutes going through those in further detail. What I do want to do is to convey the level of feelings this 2<sup>nd</sup> application has raised in the community.

I speak on behalf of people who have grown up here and have spent all their lives in the area, working the land, the forest, contributing to the community good at many levels. I also speak on behalf of others who have chosen to come and live and work in this area, or to retire to the area, **specifically** because of its beauty, its peace and tranquillity, its wilderness, closeness to nature and its wonderful skies.

On Monday evening I spoke to 2 families who only very recently moved to live here, both couples having spent many months, even years looking around the country, and indeed the county, to find these special qualities

and having done so felt very happy with their choice. Imagine then their horror to know of this application which, if it succeeds, will destroy what peace and tranquillity they had so carefully sought and believed they had found.

Imagine the anxieties of those who keep stock – hens, sheep, cattle and horses who are in no doubt about the dangers and impact upon their livelihoods brought about by this truly selfish application.

Imagine those who now feel they must uproot and move away from such intrusion, the same people who have worked hard to support and protect the environment in which we live, learning about the very careful balance that must be struck to ensure that we enhance, not destroy, what has been protected by our forefathers and is entrusted to us to further enhance and protect for our children and their children.

National Parks such as the North York Moors and beautiful quiet spaces such as Dalby Forest are now, and will become increasingly important for the physical and mental health of those who visit, to find **tranquillity**, a place where they can play, paddle, walk, run, cycle, ride and climb **safely** in beautiful **quiet**

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surroundings, to discover the wildlife and flora, to spend time away from all the ever-present noise and overcrowding of urban living and increasingly elusive work/school life balance. We, the objectors, hope the Committee will consider all this and firmly reject the application.

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