

From:
To: [Planning](#)
Subject: Fwd: NYM/2018/0448/FL Methodist Chapel Chopgate
Date: 12 April 2019 16:39:50

Good afternoon

this message was intended for Mrs Saunders but I note that she is away from the office for a while. Hopefully, your office will be able to deal with this in her absence?

Kind regards, Robin Chapman, Clerk to Bilsdale Midcable Parish Council

Begin forwarded message:

From: Robin Chapman
Subject: Re: NYM/2018/0448/FL Methodist Chapel Chopgate
Date: 12 April 2019 at 16:36:22 BST
To: Hilary Saunders <h.saunders@northyorkmoors.org.uk>

Dear Mrs Saunders

Thank you for your e mail.

I have consulted the members of Bilsdale Midcable Parish Council and their consensus response is as follows:

We all recognise that there is no scope for parking on the site and there is very limited parking adjacent to the green lane. We were pleased to note that highways recognise these constraints and have no objection to residential use. If permission was granted for a residential house then the occupier would need to explore a number of options - there is public parking at the village hall and private parking at the Buck. In the immediate vicinity, there is very limited parking within the low cost housing complex, at the neighbour's house, adjacent to the green lane and in the informal layby on the opposite side of the B1257. All of those locations are already used by the existing residents in the area, all of whom share the same problems with parking space limitations.

The occupier of the dwelling would need to discuss the various options with his/her neighbours to achieve a reasonable basis for sharing the resources. The view of the Parish Council is that these matters can be more easily resolved if the house is permanently occupied, rather than being occupied by temporary holidaymakers. This is not an ideal situation, but if the objective is to agree a permanent use for this building, there must be compromises.

Kind regards, Robin Chapman, Clerk to Bilsdale Midcable Parish Council

From: Tony Lewis
Sent: 06 March 2019 14:52
To: Hilary Saunders
Cc: Area2 Thirsk
Subject: RE: Methodist Chapel

Hi Hilary

I would consider that this would be a sensible course of action and a condition of this nature would be acceptable.

Regards

Tony

Tony Lewis
Project Engineer

From: Hilary Saunders
Sent: 05 March 2019 14:21
To: Tony Lewis
Subject: FW: Methodist Chapel

Hi Tony,

See the email below from the Head of DM – would such a condition be acceptable to you?

Thanks

Hilary

Mrs Hilary Saunders MRTPI
Planning Team Leader

Development Management

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Tel. no. 01439 772700

Web: www.northyorkmoors.org.uk

From: Mark Hill
Sent: 05 March 2019 13:59
To: Hilary Saunders
Subject: RE: Methodist Chapel

Either that or given the pub will likely refuse any formal arrangement or next pub owner renage, could add condition that the holiday cottage is not occupied unless there is a 'parking agreement' in place between the property owner and a nearby landowner to provide a car parking space, for holiday makers at the property, and that the agreement be provided to the LPA on request. It would not matter if then if space was nearby and not at the pub so giving them some options.

Mark

From: Hilary Saunders
Sent: 27 February 2019 11:32
To: Mark Hill
Subject: FW: Methodist Chapel

Mark,

See the sentence about car parking – do I get the applicant to serve notice on the pub owner and include the car parking in the blue line?

Thanks

Hilary

Mrs Hilary Saunders MRTPI
Planning Team Leader
Development Management

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Tel. no. 01439 772700

Web: www.northyorkmoors.org.uk

From: The Planshop
Sent: 26 February 2019 15:26
To: Hilary Saunders; Chris Stamp

Subject: Re: Methodist Chapel

Dear Hilary

Further to your discussions with the applicant, Mr Stamp we attach a location plan indicating the proposed vehicle loading and unloading point for visitors to the building.

Mr Stamp informs us that the church deeds include a right of access to and beyond this point to the rear of the building, previously used for oil deliveries.

We are also able to confirm that the applicant has reached an agreement with the proprietor of The Buck Inn, Chop Gate that occupants of the holiday home will be allowed to leave their vehicles in the pub car park for the duration of their stay on the understanding that the visitors will provide additional trade for the public house.

We trust this will be acceptable and look forward to receiving the approval notices in due course.

Many thanks for your help in resolving these outstanding matters.

Ian Harrison



The Plan Shop Architects
Landscape & Interior Designers

The Assembly Rooms
29 Market Place
Bedale
North Yorkshire
DL8 1ED

From: [Building](#)
To: [Planning](#)
Subject: RE: Methodist Church, Chop Gate, - NYM/2018/0448/FL
Date: 06 March 2019 11:30:28

No further comment

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2018/0448/FL**

Proposed Development: Application for conversion of former Methodist Chapel to form holiday accommodation

Location: Methodist Church, Chop Gate

Applicant:

CH Ref: **Case Officer:** Tony Lewis

Area Ref: **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date: 19 February 2019

FAO: Hilary Saunders **Copies to:**

The Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reason:

R8 LACK OF PARKING

The Planning Authority considers that in the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the County Highway to the detriment of the free flow of traffic and road safety.

Signed:

Issued by:

Thirsk Highways Office
Thirsk Industrial Estate
York Road
Thirsk
North Yorkshire
YO7 3BX

For Corporate Director for Business and Environmental Services

e-mail:

From: Paul Robertson
Sent: 15 February 2019 08:59
To: Hilary Saunders
Subject: FW: Planning Application for conversion of former Methodist Chapel to form holiday accommodation at Methodist Church, Chop Gate,

Hi Hillary,

Richard Smith, who originally commented on the application, has left the authority. I have looked at our records and the original planning application.

As the building work will require building regulation approval, and the Building Control Surveyor has said they will control these matters as part of their remit, I am sure a water supply will be installed.

I therefore feel that the original response to the consultation was correct. Please feel free to contact me if you would like to discuss this further.

Regards,

Paul Robertson

Environmental Health Officer

From: Planning

Sent: 03 September 2018 12:38

To: Planning

Subject: Comments on NYM/2018/0449/LB - Case Officer Mrs H Saunders - Received from Bilsdale Midcable Parish Council at c/o Mr Robin Chapman, The Forge, Fangdale Beck, Bilsdale, North Yorkshire, TS9 7LE, Via Email:

The Council is very keen that a suitable, sustainable long term use be identified for the Chapel, which has been an important feature in the history of Chop Gate.

The Council notes that the location is immediately adjacent to a very narrow section of road between existing buildings and at a fairly busy road junction. There is no car parking provision at the proposed development for guests or for people who service the holiday let. It is likely that they would park on the road edge or in the green lane. Either of these options would cause obstruction with consequent implications for safety of pedestrians, damage to vehicles and buildings given the already tight space available for vehicle manoeuvring or free access along the green lane and the Raisdale Road.

The Council also notes that the building offers only one small area where guests might sit outside and relax. This area is immediately next to and overlooking the nearby residential properties so the Council concluded that this development would be likely to adversely affect the amenity for the existing residents.

Bilsdale Midcable Parish Council therefore objects to the current application on the grounds of the likely consequences of inadequate parking arrangements and likely impact on the amenity of residents in existing neighbouring properties.

The Council also notes that the building as yet has no water supply or sewerage provision, both of which can only be resolved by special agreement with neighbouring property owners although this is not in itself a key factor in the decision of the Council to object to this proposal.

Comments made by Bilsdale Midcable Parish Council of c/o Mr Robin Chapman
The Forge
Fangdale Beck
Bilsdale
North Yorkshire
TS9 7LE

Comment Type is Comment
Letter ID: 503913

From: [Maria Calderon](#)
To: [Hilary Saunders](#)
Cc: [Planning](#)
Subject: RE: 2018/0448 & 449 Methodist Chapel, Chopgate
Date: 13 February 2019 12:16:55
Attachments:

I am satisfied with the revised plans to relocate the stair and WC and would now recommend this for approval subject to the conditions below.

When conservation officers met with the applicant we discussed the use of appropriate mortars. The applicant seemed agreeable to using a quick lime (hot-mixed) and not a hydraulic lime which are known now to not have sufficient effective porosity which results in erosion and damp in traditional buildings. However, there has been no amended specification for the mortar mix. Rather than ask for a revised method statement could you please condition that the mortar should be subject to approval? Can you also please condition the interior paintwork to the walls to be subject to approval? This is to ensure that an appropriately breathable paint rather than a non-breathable paint is applied. This will ensure the plasterwork and/or building fabric is not compromised, but remains breathable.

Could you please also condition that details be submitted for the retention and use of the screen to the Sunday School?

Maria-Elena Calderón
Building Conservation Officer (Planning)
North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

Working pattern: Tuesday and Wednesday

From: Edward Freedman
Sent: 10 September 2018 11:38
To: h.saunders@northyorkmoors.org.uk
Cc: m.calderon@northyorkmoors.org.uk
Subject: RE: ADDITIONAL INFO TO ACTION - 18/0448 AND 0449 - Methodist Chapel, Chop Gate

Thanks, I haven't seen any revised plans as requested on 8/08, but comment below on the proposed Method Statement rec'd 7/09:

1. Repointing: If NHL lime is used then NHL2 for walls and NHL5 for ridges and copings should be used. NHL3.5 for general use will set too hard and may exacerbate stone erosion. I would recommend consideration of a hot lime mix, or secondarily a lime putty mix in preference to NHL. Please also refine specification to state that: a selective approach should be taken to repointing, retaining historic mortar where sound; hacking out should be carried out using hand tools no wider than the width of the joint, for example hack saw blades may be used for fine joints, to avoid damage to the arrises of the stone. No mechanical tools such as angle grinders should be used due to the risk of damage to the masonry.
2. Please seek clarification re use of limecrete: I believe the floor is currently a suspended board floor and this should be retained unless otherwise agreed.
5. Previous response requested consideration of relocation of staircase to main space and use of tower for ensuite facilities.

thanks

Edward Freedman
Building Conservation Officer

From: Edward Freedman
Sent: 08 August 2018 18:37
To: h.saunders@northyorkmoors.org.uk; planning@northyorkmoors.org.uk
Subject: NYM/2018/0449/LB Methodist Church, Chop Gate

Dear Hilary

Proposal: The application proposes to convert the redundant Wesleyan Chapel to holiday accommodation. The chapel is a single volume space, with a school room in an addition to the right hand side. Alterations would involve the construction of a mezzanine within the principal space, the removal of the majority of pews, the provision of domestic services including a kitchen two bathrooms and a multi-fuel stove, the incorporation of the bell tower to accommodate a spiral staircase to access the mezzanine, and the enclosure of the open porch to the school room.

Heritage significance: The design and form of the chapel is characteristic of non-conformist church buildings of the earlier nineteenth century, and incorporates restrained Gothic and Romanesque influences in its window designs and other architectural detailing within a simple oblong built form, with tower and school room extensions, of local sandstone with pick faced and lined tooling, giving it a strong affinity with the local building vernacular. The restrained treatment typical of non-conformist chapels is evident internally, with little elaboration except to the fine quality masonry principal window surrounds, and a sense of rustic quality to joinery with exposed pine boards to floors, dado panelling and ribbed ceiling. Numbered pews are also pine and have a robust quality. Other fixtures including altar panelling, altar and possibly school room arch screen appear to be later additions, possibly dating from the 1890s works and after. Stained glass windows are restricted to the principal window over the altar, with some decorative panels to the school room. The large arched windows to south and east elevations are glazed in original leaded light green-tinged glass which impart a sequestered and peaceful quality to the interior. The building possesses high historical illustrative and associative values as an example of a non-conformist chapel of the 1850s within Bilsdale which illustrates the practice of the Wesleyan church; high aesthetic design values evidence in the largely unaltered exterior and interior; and significant communal values as a former place of worship.

Legislation & policy: Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Policy 194 advises that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Assessment and recommendations: The scheme of conversion is generally sympathetic because it seeks to preserve the existing spatial character of the interior and maintains the exterior largely unaltered. However, the loss of the majority of the original pews, the raked and stepped floors, insertion of new openings to the tower, subdivision of the school room and furniture layout are alterations which would have harmful effects on the heritage values of the building. As the original use of the building is no longer viable, it will be necessary to reconcile alterations to facilitate a sustainable use which can maximise the preservation of the heritage values of the listed building. However, in order to have clear and convincing justification harm must be minimised and I would request the following amendments and further information:

- * mezzanine: the proposed mezzanine is currently excessively large and would have a dominating effect from within the main body of the nave. The omission of a shower room would allow the structure to be substantially reduced in size. I would suggest considering locating the bathroom within the first floor of the tower, and providing a spiral staircase within the nave to access the mezzanine and bridge.

- * use of the tower with new openings to ground and first floors: the interior of the tower currently has little significant character and would lend itself to an alternative use. The insertion of two doorways necessitates removal of substantial fabric and some negative impact on the character of the northern wall, and the ground floor already has two doorways within it. The option to locate the shower room within the first floor of the tower would result in the insertion of only a single further doorway. The ground floor could then be retained as a garden or household store.

- * flue: please clarify the flue arrangement externally

- * screen: please retain the attractive gothic screen within the school room arch. Privacy could be achieved by backing the screen with plasterboard to the bedroom side.

- * altar: the altar is a highly significant focal point within the chapel and should be retained under the central window. The retention of a pew in that location does not confer the same meaning or focus.

- * pews: the removal of so many of the original numbered pews is highly regrettable but likely to be inevitable for any viable use to be accommodated. I would suggest that a more contextual arrangement of the dining area could be to install a refectory-type table that would allow a pair of pews to be used to either side.

- * porch door: the existing open porch should be retained without altering the door position.

- * additional detailing:

- o existing and proposed floor sections to illustrate the proposals for dealing with the existing raked and stepped floor levels.

- o large scale details for the proposed glazed screen to the mezzanine should be provided.

- o large scale details for the mezzanine construction including the treatment of the perimeter edge are required.

Please re-consult with amended plans. It is crucial that any approval is tied to a holiday accommodation use as the character of the building would be severely compromised by conventional domestic use.

Thanks

Edward Freedman
Senior Building Conservation Officer

North York Moors National Park Authority The Old Vicarage Bondgate Helmsley
YO62 5BP

*: 01439 772700

*: www.northyorkmoors.org.uk<<http://www.northyorkmoors.org.uk/>>

Please note: my usual working days are Monday to Wednesday

From:
To: [Planning](#)
Subject: NYM/2018/0448/FL The former Methodist Chapel, Chop Gate
Date: 03 January 2019 10:52:25

Good morning

I tried to submit the comments from Bilsdale Midcable Parish Council this morning but the submission was rejected so please accept this email.

Bilsdale Midcable Parish Council (BMPC) notes that this proposed development is also registered under NYM/2018/0449/LB so our comments apply equally under both headings.

BMPC submitted an earlier objection to the proposal on traffic / parking provision grounds and also amenity grounds along with comments about water supply and sewerage provision.

BMPC notes that the revised plans appear to relate to internal details only and therefore has no objection or comments regarding the latest revisions.

However, BMPC is disappointed that there appears to have been no progress regarding the issues cited in our earlier objection and comments. Therefore, BMPC reiterates its objection to this proposed development on traffic / parking provision and neighbour amenity grounds along with comments that the water supply and sewerage provision issues should be properly resolved before site work is authorised.

Kind regards

Robin Chapman
Clerk to Bilsdale Midcable Parish Council

Our ref: NYM/2018/0448/FL
Internal - Yorkshire Wildlife Trust
Yorkshire Wildlife Trust
fao: Sara Robin
1 St George's Place
York
YO24 1GN

Date: 23 August 2018

This matter is being dealt with by: Mrs H Saunders

Dear Sir/Madam

Application for conversion of former Methodist Chapel to form holiday accommodation at Methodist Church, Chop Gate,

Grid Reference 455896 499820

I have received the above application. The details including forms, supporting information and plans for the application are available under the application reference number on the Authority's website using the following link:

<http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> and by following the instructions given.

Should you wish to view the electronic file at the Authority's offices, please call to make an appointment between the hours of 9am and 5pm Monday to Friday.

If you are being consulted by email please allow 24 hours for these plans to be made available.

I would be grateful for any comments you may have on this application within 21 days of the date of this letter. **If you wish to extend the period in which to submit your comments or**

have any queries on this application please contact the Planning Officer named above who is dealing with the matter. You may reply by letter, fax, email

(planning@northyorkmoors.org.uk) or by using the Authority's online consultation response form.

Yours faithfully

Mark Hill

Head of Development Management

Comments:

I have read the thorough survey by John Drewett Ecology. The survey included an internal inspection and two emergence surveys. The surveys showed that there are about four common pipistrelle bat roosts in the roof of the building used by at least 9 bats. Due to the position of the roosts they are unlikely to be maternity roosts and are probably used by non breeding and male bats. Apparently the applicants are not expecting to do any works to the roof. However if this is not the case, and roof repairs and works to the roof are to be carried out then a European Protected Species Licence will be required. 8.3 on page 21 of the Bat Survey gives details of the impacts on bats if works are done to the roof without mitigation:

"The client has indicated that no works will be carried out to the roofs of the building or to the roof void. If this is the case, no adverse impact on bats is likely. Should works to the roof areas prove to be necessary, including re-roofing, replacing slipped roof slates and timber treatment, it will be necessary to carry these out under licence and in accordance with an agreed method statement.

Re-pointing gaps in the exterior walls is considered unlikely to adversely impact on bats, though this should be carried out with care in case bats are using the crevices on an occasional basis. Before pointing a crevice it should be carefully inspected to ensure bats are not present. If bats are observed the work MUST STOP and further advice be obtained from the ecologist. Pointing should be avoided between November 1st and March 1st as any bats that might choose to hibernate in the walls would be concealed and vulnerable to being entombed."

A condition such as the following may be appropriate:

"If works are proposed to the roof of the building the applicants should show to the authority that a European Protected Species Licence has been obtained. In addition any works involving pointing to the exterior walls must not be done between November 1st and March 1st so that hibernating bats are not entombed"

A Bat informative could also be included:

"All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300-060-3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0345 1300 228"

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0448/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 11 September 2018 12:15:20

Please see comments submitted by E Freedman to the planning officer.

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

via email: building@northyorkmoors.org.uk

Phone: 01439 772700

Fax: 01439 770691

EMail: building@northyorkmoors.org.uk

Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 507031

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0448/FL - Case Officer Mrs H Saunders - Received from Ms Sara Robin at Yorkshire Wildlife Trust, 1 St Georges Place, York, N Yorks, YO24 1GN
Date: 12 September 2018 12:45:22

Comments:

I have read the thorough survey by John Drewett Ecology. The survey included an internal inspection and two emergence surveys. The surveys showed that there are about four common pipistrelle bat roosts in the roof of the building used by at least 9 bats. Due to the position of the roosts they are unlikely to be maternity roosts and are probably used by non breeding and male bats. Apparently the applicants are not expecting to do any works to the roof. However if this is not the case, and roof repairs and works to the roof are to be carried out then a European Protected Species Licence will be required. 8.3 on page 21 of the Bat Survey gives details of the impacts on bats if works are done to the roof without mitigation:

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A Bat informative could also be included:

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Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN

Website: <http://www.ywt.org.uk>

Comments made by Ms Sara Robin of Yorkshire Wildlife Trust, 1 St Georges Place, York, N Yorks, YO24 1GN

Preferred Method of Contact is Post

Comment Type is Comment

From:
To: [Planning](#)
Subject: NYM/2018/0448/FL CONVERSION OF FORMER METHODIST CHAPEL TO HOLIDAY ACCOM METHODIST CHURCH CHOP GATE
Date: 03 September 2018 17:11:20

Planning Consultation reference: NYM/2018/0448/FL

Service request reference: 18/02429/PLANNP

Memorandum in reply from: Environmental Health Services

I have considered the potential impact on amenity and likelihood of the development to cause a nuisance and consider that there will be no negative impact. Therefore the Environmental Health Service has no objections, although the comments below must be taken into consideration by the applicant.

INFORMATIVE - All housing developments must comply with national housing standards such as the decent Homes Standard and must be free from category 1 hazards when assessed in accordance with the Housing Health and Safety Rating System (HHSRS) (sections 1 and 2 of the Housing Act 2004) The Council's (Housing Section) also apply specific standards to premises defined as Houses in Multiple Occupation (HMO's). These may include:

- Houses divided into flats or bedsits where some amenities are shared
- Houses occupied on a shared basis where occupiers have rooms of their own
- Lodging accommodation where resident landlords let rooms
- Hostel, lodging houses and bed and breakfast hotels
- Registered residential hotels
- Houses converted to self-contained flats with common parts such as stairways

The standards may relate to matters such as, minimum room size, and occupancy levels, numbers of kitchens and bathrooms and fire precautions.

Richard Smith
EHO
Environmental Health Service
Hambleton District Council

Your Ref: NYM/2018/0448/FL

30th August 2018

FAO: Mrs H Saunders

Dear Mrs H Saunders,

Subject: Methodist Church, Chop Gate

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

Carrie Taylor
Development Planning Assistant