
From: Anne Ellmore
Sent: 13 May 2020 12:38
To: Helen Webster
Subject: NYM/2019/0165/FL Egton Manor Summer House

Good morning Mrs Webster

NYM/2019/0165/FL Egton Manor Summer House
Commercial Regulation – Environmental Health

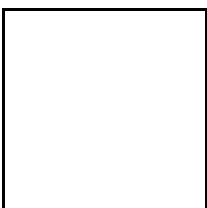
Thankyou for your consultation with regard to condition 4 and the flood evacuation plan. Having reviewed the above application I have the following advisory comments to make from a Commercial Regulation Perspective;

- The escape route should be well maintained and of an adequate width to allow assisted movement along it
- It should be lit at night
- Sign posted

I hope you find these comments helpful and should you wish to clarify way anything I can be contacted on the number shown below

A. Ellmore MSc BSc (Hons) Cert. of CLM
Environmental Health Technical Officer
Commercial Regulation
Environmental Health Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
North Yorkshire
YO11 2HG

Web: www.scarborough.gov.uk



Miss Helen Webster
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2019/140443/01-L01
Your ref: NYM/2019/0165/FL
Date: 09 August 2019

Dear Miss Webster

**APPLICATION FOR VARIATION OF CONDITION 1 OF PLANNING APPROVAL
NYM/2004/0515/FL TO ALLOW THE SUMMERHOUSE TO BE USED AS ANNEXE
ACCOMMODATION OR AS OVERNIGHT GUEST/HOLIDAY ACCOMMODATION**

EGTON MANOR, BARNARDS ROAD, EGTON

Thank you for your consultation regarding the above variation of condition application which was received on 25 July 2019.

We have reviewed the information submitted with the application and we have no objection to the proposal, subject to condition. Our detailed comments are as follows.

Flood Risk

Our Flood Map for Planning shows the site lies within Flood Zone 2 and 3, the medium and high probability zones.

The application is for the variation of condition 1 to allow the summerhouse to be used for overnight accommodation, which is considered to be a 'more vulnerable' land use in [Table 2: Flood Risk Vulnerability Classification](#) of the Planning Practice Guidance: Flood Risk and Coastal Change (subject to a specific warning and evacuation plan).

It is therefore necessary for the application to be supported by a site-specific flood risk assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

Flood Risk Assessment

An FRA by Cheryl Ward Planning, dated 6 March 2019, reference P2018#012 (section 5) has been submitted in support of the application.

Environment Agency

Environment Agency Position

We have reviewed this FRA and have no objections to the variation of condition 1, subject to;

- Any accommodation must be on a short term use basis only, and
- A specific flood warning and evacuation plan must be created, implemented and agreed with the LPA.

We consider that the proposed development will only meet the requirements of the National Planning Policy Framework if the development is carried out in accordance with the above points and the FRA and it is listed as an approved plan/document in any permission granted.

Informatives

For information, we have records of the site having flooded in the autumn 2000 flood event, but do not have a depth of flooding recorded.

Signing up for Floodline Warnings Direct (FWD)

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Flood Evacuation Plan

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Technical Guide to the National Planning Policy Framework (paragraph 9) states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the

emergency planning and rescue implications of new development in making their decisions.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods'

<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>

as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mr Fraser Tomlinson
Sustainable Places Planning Adviser

From:
To: [Planning](#)
Subject: RE: NYM/2019/0165/FL - Egton Manor, Barnards Road, Egton
Date: 29 July 2019 11:26:39

RE: variation of condition 1 of planning approval NYM/2004/0515/FL to allow the summerhouse to be used as annexe accommodation or as overnight guest/holiday accommodation

Having reviewed the above application I have no comments to make from a commercial regulation perspective.

Julie Peirson
Commercial Regulation Manager MCIEH CEnvH DipIOA
Environmental Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/165/FL**

Proposed Development: Egton Manor, Barnards Road, Egton

Location: Application for variation of condition 1 of planning approval
NYM/2004/0515/FL to
allow the summerhouse to be used as annexe accommodation or as
overnight
guest/holiday accommodation

Applicant: Ms L Heath

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/32/256A **Tel:**

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

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 30 July 2019

FAO: Helen Webster **Copies to:**

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, it is not expected to have any significant impact on the highway network.

Therefore, there are **no local highway authority objections** to the proposed development

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM19/165/FL

From: Elspeth Ingleby
Sent: 04 April 2019 12:13
To: Helen Webster
Cc: Planning
Subject: NYM/2018/0165/FL - Egton Manor

Dear Helen,

As the application will seemingly involve more frequent use of the building, given that guests will be able to stay there in addition to family members, it would be appropriate that details are provided as to the capacity of the existing septic tank. This is to ensure that the existing system can cope with the anticipated additional use and that no pollution to the river and its immediate environs is caused as a result.

Many thanks,

Elspeth

Elspeth Ingleby

Ecologist

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

From:
To: [Planning](#)
Subject: NYM/2004/0515/FL miss helen webster
Date: 30 March 2019 15:00:50

Hi

The form has been posted, but I am not sure if it will reach you by the timeframe quoted so please see below Egton Parish Councils response re:
NYM/2004/0515/FL To allow the summerhouse to be used as annexe accommodation or a use ancillary to the enjoyment of the dwelling house at Egton Manor, Barnards Road, Egton, Grid Reference 480445 505050.

The Council supports this application as it will provide local employment.

Kind Regards