

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/299/FL**

Proposed Development: change of use of and internal works to listed buildings to form events venue. erection of marquee.

Location: Egton Manor,
Barnards Road, Egton Bridge

Applicant: Ms Laura Heath

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

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

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

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 13 August 2019

FAO: Ailsa Teasdale **Copies to:**

Note to the Planning Officer:

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

Following the submission of the revised layout showing the dog kennel field would be available for guests parking and on the understanding that different events would not take place at the same time, limiting the number of guests to a maximum of 160, the local Highway authority is satisfied that the amount of parking provision should be adequate.

Consequently 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:

NYM19/299/FL

From:
To:
Cc: [Planning](#)
Subject: RE: Egton Manor venue NYM/2019/0299/FL
Date: 30 July 2019 16:44:14

Hi Laura

I was not made aware of the additional documents supplied to NYMP, but I have now taken a look at them.

I have looked at your noise control measures, the timings and the management plan and am satisfied that following this regime is likely to result in minimal impact on neighbouring residents. I will suggest that the times you have suggested in your submission form part of the conditions made with the planning permission, and form part of any submission for a premises licence for alcohol or public entertainment.

I note that your application states that water to the site is mains water.

Regards

Ailish Lilley
Environmental Health Officer
Commercial Regulation
Environmental Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

From:
To: [Planning](#)
Subject: RE: Egton Manor, Barnards Road, Egton Bridge , - NYM/2019/0299/FL
Date: 19 July 2019 10:49:38
Attachments: [image002.png](#)

The proposed development site falls within Flood Zone 3/2, which is land defined in the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Kind regards,

Sustainable Places, Yorkshire.

- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0299/FL - Case Officer Mrs Ailsa Teasdale - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 03 July 2019 10:34:33

The heritage statement is poor and the writer does not appear to understand what the term significance means in a heritage context. Current guidance from Historic England (<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>) and ICOMOS clearly set out the heritage values and how they contribute to significance. For such a scheme of development to a designated heritage asset a more robust heritage statement is required.

Despite this as the applicant sought pre-application advice the significance of the site is somewhat understood by the Authority. As such I offer no objection to the above proposal. The loss of some features such as the wall between the stores and the insertion of such large doors is regrettable but on balance the benefit gained from giving the building a viable use that will not be too detrimental to character and in a good state of repair the overall impact upon the significance is negligible. Can the below please be conditioned?

1. The application indicates that besides the relation of the hexagonal tiles, repairing/reinstatement of the panelling and the insertion of a suspended timber floor there are to be no further wall treatments ie insulation, plasterboard etc. if this is not the case can details please be submitted for approval.
2. Any repointing or repairs to plasterwork around new door openings should be carried out in a like-for-like basis. For the sake of clarity can the mortar or plaster specifications be submitted to the Authority for approval.
3. A level 2 historic building record should be completed ahead of works to strip out the building.

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 Support with Comments
Letter ID: 523934

From:
To: [Planning](#)
Subject: RE: Egton Manor, Barnards Road, Egton Bridge , - NYM/2019/0299/FL
Date: 25 June 2019 13:20:42
Attachments:

Dear Sir or Madam,

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission's [Standing Advice on Ancient Woodland](#) – plus supporting [Assessment Guide and Case Decisions](#).

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

These comments are based upon information available to us through a desk study of the case, including the [Ancient Woodland Inventory](#) (maintained by Natural England), which can be viewed on the [MAGIC Map Browser](#), and our general local knowledge of the area.

We hope these comments are helpful to you. If you have any further queries please do not hesitate to contact me.

Yours faithfully,

Serena Clifford
Y&NE Area Administration Officer
Forestry Commission
Yorkshire & North East Area
Foss House, King's Pool,
1-2 Peasholme Green,
York
YO1 7PX

Please note our new email address, please update your records.

www.gov.uk/forestrycommission

Protecting and expanding England's forests and woodlands, and increasing their value to society and the environment

A summary of Government policy on ancient woodland

[Natural Environment and Rural Communities Act 2006](#) (published October 2006).

Section 40 – “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.

[National Planning Policy Framework](#) (published July 2018).

Paragraph 175 – “*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*”.

[National Planning Practice Guidance](#) – Natural Environment Guidance. (published March 2014)

This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission’s role as a non statutory consultee on “*development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in [Natural England’s Ancient Woodland Inventory](#)), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings*”

It also notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, **Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework**. It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.

[The UK Forestry Standard](#) (4th edition published August 2017).

Page 23: “Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs”.

[Keepers of Time](#) – A Statement of Policy for England’s Ancient and Native Woodland (published June 2005).

Page 10 “The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland”.

[Natural Environment White Paper “The Natural Choice”](#) (published June 2011)

Paragraph 2.53 - This has a “renewed commitment to conserving and restoring ancient woodlands”.

Paragraph 2.56 – “The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites”.

[Standing Advice for Ancient Woodland and Veteran Trees](#) (first published October 2014, revised November 2018)

This advice, issued jointly by Natural England and the Forestry Commission, is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it.

The Standing Advice refers to an [Assessment Guide](#). This guide sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.

[Biodiversity 2020: a strategy for England's wildlife and ecosystem services](#) (published August 2011).

Paragraph 2.16 - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).

Importance and Designation of Ancient and Native Woodland

Ancient Semi Natural Woodland (ASNW)

Woodland composed of mainly native trees and shrubs derived from natural seedfall or coppice rather than from planting, and known to be continuously present on the site since at least AD 1600. Ancient Woodland sites are shown on Natural England's Inventory of Ancient Woodland.

Plantations on Ancient Woodland Site (PAWS)

Woodlands derived from past planting, but on sites known to be continuously wooded in one form or another since at least AD 1600. They can be replanted with conifer and broadleaved trees and can retain ancient woodland features, such as undisturbed soil, ground flora and fungi. Very old PAWS composed of native species can have characteristics of ASNW. Ancient Woodland sites (including PAWS) are on Natural England's Inventory of Ancient Woodland.

Other Semi-Natural Woodland (OSNW)

Woodland which has arisen since AD 1600, is derived from natural seedfall or planting and consists of at least 80% locally native trees and shrubs (i.e., species historically found in England that would arise naturally on the site). Sometimes known as 'recent semi-natural woodland'.

Other woodlands may have developed considerable ecological value, especially if they have been established on cultivated land or been present for many decades.

Information Tools – The Ancient Woodland Inventory

This is described as provisional because new information may become available that shows that woods not on the inventory are likely to be ancient or, occasionally, vice versa. In addition ancient woods less than two hectares or open woodland such as ancient wood-pasture sites were generally not included on the inventories. For more technical detail see [Natural England's Ancient Woodland Inventory](#). Inspection may determine that other areas qualify.

As an example of further information becoming available, Wealden District Council, in partnership with the Forestry Commission, Countryside Agency, the Woodland Trust and the High Weald AONB revised the inventory in their district, including areas under 2ha.

Some other local authorities have taken this approach.

Further Guidance

[Felling Licences](#) - Under the Forestry Act (1967) a Felling Licence is required for felling more than 5 cubic metres per calendar quarter. Failure to obtain a licence may lead to prosecution and the issue of a restocking notice.

[Environmental Impact Assessment](#) - Under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended, deforestation which is likely to have a significant impact on the environment may also require formal consent from the Forestry Commission.

From:
To: [Planning](#)
Subject: planning applications
Date: 19 June 2019 10:36:22

Hi

Please see below councils comments on the following applications

Miss Helen Webster - NYM/2019/0299/FL application for use of Manor House, grounds and outbuildings as events venue, siting of marquee and associated ancillary tents/temporary buildings at Egton Manor, | Barnards Road, Egton Bridge. **Further information received - No objections**

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
To: [Planning](#)
Subject: RE: Egton Manor, Barnards Road, Egton Bridge , - NYM/2019/0299/FL
Date: 18 June 2019 08:37:21
Attachments: [image002.png](#)
[NERSA.docx](#)

Thank you for consulting us on the above application.

Flood Risk

This application lies partially within flood zones 2/3 and the proposed use is classed as less vulnerable. It therefore should be assessed in line with our flood risk standing advice

<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

Please ensure you assess the applicant's flood risk assessment in line with the NPPF and its associated planning practice guidance. You should also ensure that the application complies with any local planning guidance, such as that within your strategic flood risk assessment.

Informative: Surface Water Drainage now the responsibility of the LLFA.

Non mains drainage

Under the Development Management Procedure Order (DMPO) the Environment Agency is only a statutory consultee on non-mains foul drainage proposals for major development. For this reason we do not wish to make detailed comments in this instance however you are strongly advised to satisfy yourself that the proposal complies with the requirements of the Planning Practice Guidance and the Environment Agency's Pollution Prevention Guidance Note 4. You may wish to consult with your Environmental Health team for further guidance.

Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank
4. If none of the above are feasible a cesspool

Where a mains sewer connection cannot be achieved, applicants must first consider the use of a package treatment plant discharging to a soakaway. Provided there is sufficient

land available and the ground conditions are such that a soakaway will be effective, the ground will provide additional attenuation to the quality of the water discharged. A septic tank discharged to soakaway may also be acceptable in some circumstances.

If neither the use of a soakaway or a direct discharge is possible, consideration may then be given to the use of a system without any discharge such as a sealed cess pool or chemical toilet. Such sealed systems are a last resort given their need to be regularly emptied and their capacity to overflow or be breached. The traffic impacts and carbon emissions associated with regular emptying, and the risk that they may discharge raw sewage direct to the water environment means these solutions have the potential to render such a development unsustainable.

A Foul drainage assessment form should be filled in and added to the planning file <https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>

Informative: Further advice is available at: Septic tanks and treatment plants: permits and general binding rules <https://www.gov.uk/permits-you-need-for-septic-tanks/you-have-a-septic-tank-or-small-sewage-treatment-plant>

Permit

If necessary, our National Permitting team can be contacted on

If there's any doubt about whether a consultation is needed, please give us a call (Tel.). Please do the same if you think we've incorrectly returned a consultation.

Kind regards,

Sustainable Places, Yorkshire

Email:

Team Phone:

Guide to the National Flood Risk Standing Advice

	Operational Development						
	Minor Development*	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	Changes of Use
Flood Zone 1	X	X	X	X	X	X	X
Flood Zone 2	X	✓	✓	Waste facilities, landfill sites, and caravan sites only	Agricultural or forestry development, waste treatment sites, mineral processing sites, and water or sewage treatment plants only	X	X
Flood Zone 3	X	✓	✓	✓	✓	✓	Changes to more or highly vulnerable & changes from water compatible to less vulnerable only

✓ EA should be consulted

* Householder, residential extensions; non-residential extensions <250m²

X EA should not be consulted

What to include in your assessment – standing advice

For all developments covered by standing advice, you must put together a flood risk assessment which includes:

- a site address
- a description of the development
- an assessment of the flood risk for the development (considering all sources of flooding, not just rivers and the sea, and including an allowance for climate change)
- the estimated flood level for your development, i.e. the 1 in 100 year river flood level or the 1 in 200 year tidal flood level
- details of your flood resilience and resistance plans
- any supporting plans and drawings
- any information the relevant standing advice tells you to include

You may be able to get the estimated flood level from the Environment Agency or your local planning authority. If not, you'll need a flood risk specialist to calculate this for you.

Minor extensions - standing advice

Must provide a plan showing the finished floor levels and the estimated flood levels.

Floor levels must be either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If the floor levels aren't going to be 300mm above existing flood levels, you need to check with your local planning authority if you also need to take flood resistance and resilience measures.

The assessment must have all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey. If not, you'll need to get a land survey carried out by a qualified surveyor.

Plans need to show how you've made efforts to ensure the development won't be flooded by surface water runoff, e.g. by diverting surface water away from the property or by using flood gates.

If your minor extension is in an area with increased flood risk as a result of multiple minor extensions in the area, you need to include an assessment of the off-site flood risk. Check with your local planning authority if this applies to your development.

Make sure your flood resistance and resilience plans are in line with the guidance on improving the flood performance of new buildings.

Vulnerable developments – standing advice

For all relevant vulnerable developments (i.e. more vulnerable, less vulnerable and water compatible), you must follow the advice for:

- surface water management
- access and evacuation
- floor levels

Surface water management

Plans for the management of surface water need to meet the requirements set out in either the local authorities:

- surface water management plan, where available;
- or strategic flood risk assessment

They also need to meet the requirements of the approved building regulations Part H: drainage and water disposal. Read section H3 rainwater drainage.

You need to get planning permission to use a material that can't absorb water (e.g. impermeable concrete) in a front garden larger than 5 square metres.

Access and evacuation

You need to provide details of your emergency escape plans for any parts of a building that are below the estimated flood level.

Make sure that your plans show:

- single storey buildings or ground floors that don't have access to higher floors can access a space above the estimated flood level, e.g. higher ground nearby
- basement rooms have clear internal access to an upper level, e.g. a staircase
- occupants can leave the building if there's a flood and there's enough time for them to leave after flood warnings

Floor levels

You need to provide both the:

- average ground level of your building
- finished floor level of the lowest habitable room in your building

Ground floor levels should be a minimum of whichever is higher of:

- 300 millimetres (mm) above the general ground level of the site
- 600mm above the estimated river or sea flood level

State in your assessment all levels in relation to Ordnance Datum (also known as height above average sea level). You may be able to get this information from the Ordnance Survey. If not, you'll need to get a land survey carried out by a qualified surveyor.

If you can't raise floor levels above the estimated flood level, you need to consider extra flood resistance and resilience.

From:
To: [Planning](#)
Cc:
Subject: FW: Egton Manor, Barnards Road, Egton Bridge , - NYM/2019/0299/FL
Date: 11 June 2019 17:49:50

FAO Ailsa Teasdale

Hi Ailsa

Could you please ask the applicant if the premises and/or the marquee and toilets is provided with a mains or private water system. Also if there is any further detail on the 'zone array' speaker system and likely noise impacts from amplified music this department would be pleased to comment on them

Regards

Ailish Lilley
Environmental Health Officer
Commercial Regulation
Environmental Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00046027
Job: 1174504

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: J Butterfield

11 June 2019

Dear Sir or Madam

Egton Estate, Egton Manor, Estate Office, Egton Bridge, Whitby, YO21 1UY

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 04 June 2019
Ref No: NYM/2019/0299/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the fire authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/key-documents/links-registers.

Should you require further information please contact the officer whose name appears at the head of the letter.

Egton Manor
Estate Office
Egton Bridge
Whitby
YO21 1UY

From:
To: [Planning](#)
Subject: RE: Egton Manor, Barnards Road, Egton Bridge , - NYM/2019/0299/FL
Date: 05 June 2019 12:24:30
Attachments:

Based on the information submitted, we have no comments on this proposal.

Kind regards,

Sustainable Places, Yorkshire