

From: [Mark Antcliff](#)
To: [Planning](#)
Subject: NYM/2019/0497/FL Land at the rear of Fairfield Way, Stainsacre Lane Industrial Estate
Date: 11 September 2019 11:03:10

NYM/2019/0497/FL Land at the rear of Fairfield Way, Stainsacre Lane Industrial Estate

I have looked at the supplied tree report and can confirm that providing the recommendations are strictly followed the tree group can be retained. The report also confirms that the hedgerow group has to be removed to permit the new fence construction. I understand this has already been consented under a previous application. There is some replacement planting although is some 10m shorter than the existing as the development does not leave enough room for replacement.

As this is the current boundary of the industrial estate it's unfortunate that a wider area of landscaping hasn't been made available as tall hedges and trees are visible from distant views and provide some mitigation. However I appreciate that in this case the length of hedgerow is small and already approved and so I have no objection

Mark Antcliff

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM19.497.FL
Proposed Development:	Application for construction of industrial building (Use Class B2) with associated access, parking and landscaping works
Location:	land at the rear of Fairfield Way, Stainsacre Lane Industrial Estate, Whitby,
Applicant:	Rose Engineering (Whitby) Ltd

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/35/2887	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	20 August 2019
FAO:	Hilary Saunders	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:

The access from the application site to the publicly maintainable highway at the junction of Fairfield Road is not included in the redline plan. The applicant should provide evidence that they have a right of access across this land to the public highway. Currently, the road to the Northeast of the JC fabrication building is not in an agreement to become adopted highway but it is a future plan to extend this road further. The proposed access would not prohibit the extension however the construction of the extension would probably require the access to be closed temporarily.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

HC-27 ACCESS TO THE HIGHWAY

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19.497.FL

There shall be no access or egress by any vehicles between the highway and the application site until full details of a safe and satisfactory access to the adopted highway have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall not be brought into use until the approved access is available for use.

REASON

In accordance with policy # and in the interests of highway safety.

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:

From: [Elsbeth Ingleby](#)
To: [Hilary Saunders](#)
Cc: [Planning](#)
Subject: NYM/2019/0497/FL - land at the rear of Fairfield Way, Stainsacre
Date: 13 August 2019 16:49:29

Good afternoon Hilary,

The landscaping scheme laid out in this application largely incorporates that detailed within the previous application for the site (relating to the erection of the fence – NYM/2019/0260/FL). Within this new application, details for the hedge are specified (hawthorn, crab apple and blackthorn) but the other small areas of planting are not specified. Where possible all new planting should be of native species indigenous to the area, but this is particularly important for any planting close to existing woodland, such as the small triangle area and planting around the head of the turning area.

I note that bollard lighting is proposed in addition to down lighting on the building. Whilst design is not specified, some hood or shielding on the bollards would be appropriate to ensure light is directed downwards and there is no upward spill of light which may affect dark sky qualities or local bat populations which may use the woodland edge for foraging.

Many thanks,

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

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.



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00390586
Job: 1177529

York Fire Station
Kent Street
York
North Yorkshire
YO10 4AH

When telephoning please ask for:

Mr M Dunford
Business Fire Safety

13th August 2019

Dear Sir or Madam,

New Commercial Building, Rear Of Fairfield Way,

Stainsacre Lane Industrial Estate, Whitby, YO22 4PU

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 11/07/2019
Plans No: D10938-04 D

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 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.

Observations concerning emergency water supplies and emergency vehicle access.

ADB Volume 2:

Section 15: Hydrants 15.7 b)

Section 16: Vehicle access 16.2 a) or b)

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

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www.northyorksfire.gov.uk

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/your data](http://www.northyorksfire.gov.uk/about-us/your-data).

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.

Yours faithfully

M Dunford
Business Fire Safety



YorkshireWater

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

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western Way
Halifax Road
Bradford
BD6 2LZ

Your Ref: NYM/2019/0497/FL
Our Ref: V012304

12th August 2019

Dear Sir/Madam,

Land at the rear of Fairfield Way, Stainsacre Lane Industrial Estate, Whitby - Application for construction of industrial building (Use Class B2) with associated access, parking and landscaping works

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

Based on the information submitted (foul water only to public foul sewer, surface water to soakaway), no observation comments are required from Yorkshire Water.

Yours faithfully

Jim McGlade
Planning Assistant

From:
To: [Planning](#)
Subject: Responses from Hawsker Cum Stainsacre Parish Council
Date: 08 August 2019 06:36:43

NYM/2019/0497/FL – Application for construction of industrial building (Use Class B) with associated access, parking and landscaping works at land at the rear of Fairfield Way, Stainsacre Lane Industrial Estate, Whitby.

No Objections

Kind Regards,

Stephanie Glasby
Parish Council Clerk