

From: [Planning](#)
To: [Ailsa Teasdale](#)
Subject: New application post - NYM/2019/0480/FL - The Willows, Low Newbiggin North Farm, Egton - Parish
Date: 19 September 2019 11:27:42
Attachments: [image002.png](#)

From: C A Harrison
Sent: 18 September 2019 13:09
To: Ailsa Teasdale
Subject: RE: NEW APPLICATION POST - 19/0480 - The Willows, Low Newbiggin North Farm, Egton

Good Morning

Following our call I have now spoken to the Council about this application and they have noted they have concerns over the annex and the roof lights.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From: Ailsa Teasdale <a.teasdale@northyorkmoors.org.uk>
Sent: 18 September
To: C A Harrison <
Subject: RE: NEW APPLICATION POST - 19/0480 - The Willows, Low Newbiggin North Farm, Egton

Dear CA Harrison,

Thank you for your reply, however I am unsure what you are requesting.

You will have been sent the paper copies of all of the plans back in August. I do not have any other information that you do not already have.

I have checked the online plans and the links to them do appear to working.

Kind Regards

Ailsa Teasdale

From: C A Harrison
Sent: 18 September 2019 09:56
To: Ailsa Teasdale
Subject: RE: NEW APPLICATION POST - 19/0480 - The Willows, Low Newbiggin North Farm, Egton

Good Morning

The Council had problems accessing this application on line. The paper documents were discussed at the meeting. The Council have asked me to respond with the following comments:

They felt they could not make a decision with the information to hand and requested I email to say they would need more details to ascertain the before and after picture.

Please can you advise.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From: Ailsa Teasdale <a.teasdale@northyorkmoors.org.uk<<mailto:a.teasdale@northyorkmoors.org.uk>>>

Sent: 03 September 2019 13:36

Subject: RE: NEW APPLICATION POST - 19/0480 - The Willows, Low Newbiggin North Farm, Egton

Dear Mrs Harrison,

I write with regard to your email to request an extension to the deadline for the Parish Council's comments on the above planning application. I can confirm that in this instance that would be acceptable, however I would appreciate their comments at the earliest convenience following the meeting.

Thank you for contacting me and informing me of your intentions.

Regards

Mrs Ailsa Teasdale
Senior Planning Officer

My Normal Working Hours are 9am-5pm Tuesday to Thursday.

For planning application post or general enquiries please respond to :

planning@northyorkmoors.org.uk<<mailto:planning@northyorkmoors.org.uk>> to allow your email to be logged and acknowledged without any delay on days when I am not at my desk. Thank you.

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

Tel: 01439 772700

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

From: Planning

Sent: 03 September 2019 13:08

To: Ailsa Teasdale

Subject: NEW APPLICATION POST - 19/0480 - The Willows, Low Newbiggin North Farm, Egton

From: C A Harrison

Sent: 31 August 201

To: Planning

Subject: planning applications

Good Morning

The councils next meeting is 19 September. Is it possible to extend the time on the following until after the meeting.

NYM/2019/0480FL – Application for alterations and construction of single storey side extension to dwelling, detached annexe and car port/garage at the willows, low Newbiggin, north farm, egton, grid ref 485420 507087.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

[NYMNPA Logo]

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/480/FL**

Proposed Development: alterations and construction of single storey side extension to dwelling, detached annexe and car port/garage

Location: The Willows, Low Newbiggin North Farm, Egton

Applicant: Mr & Mrs I Gates

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

Area Ref: 4/36/122B **Tel:** 01609 780 780

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 12 September 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:

The application documents do not state whether the residents of the detached annexe will have a right of access from the public highway.

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

HC-27 ACCESS TO THE HIGHWAY

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.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/480/FL

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:
To: [Planning](#)
Subject: planning applications
Date: 31 August 2019 11:23:00

Good Morning

The councils next meeting is 19 September. Is it possible to extend the time on the following until after the meeting.

NYM/2019/0480FL – Application for alterations and construction of single storey side extension to dwelling, detached annexe and car port/garage at the willows, low Newbiggin, north farm, egton, grid ref 485420 507087.

NYM /2019/0562/NM Application for non-material amendment to planning approval nym/2019/0156/fl to allow the change in material of the balustrade at overdale (now honeybee house), egton. Grid ref 481019 506340

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From: [Rachel Smith](#)
To: [Planning](#)
Subject: Informatives
Date: 29 August 2019 17:44:58

Hello

Please can you include bat informatives with the following applications if consent is given:

NYM//2019/0480/FL The Willows, Low Newbiggin North Farm, Egton

Thanks

Rachel Smith
Conservation Administrator

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

Telephone: 01439 772700
Email: r.smith@northyorkmoors.org.uk
www.northyorkmoors.org.uk

From:
To: [Planning](#)
Subject: RE: The Willows, Low Newbiggin North Farm, Egton, - NYM/2019/0480/FL
Date: 28 August 2019 09:46:34
Attachments: [image002.png](#)

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 suggest that you take regard of any points provided by Natural England about the biodiversity of the woodland.

We also assume that as part of the planning process, the local authority has given a screening opinion as to whether or not an Environmental Impact Assessment is needed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. If not, it is worth advising the applicant to approach the Forestry Commission to provide an opinion as to whether or not an Environmental Impact Assessment is needed under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended.

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

Yours faithfully,

Inez Hein

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

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.