

**From:**  
**To:** [Wendy Strangeway](#)  
**Subject:** Fw: Planning Application NYM/2019/0697/FL  
**Date:** 19 November 2019 12:16:08

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Hello Wendy,

I am forwarding this email to you on behalf of Rachel Crawshaw as this was also sent previously and does not seem to have arrived.

Kind Regards,  
D. Anderson.

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**From:** Rachel Crawshaw <  
**Sent:** Tuesday, November 19, 2019 12:09 PM  
**To:** Dennis Anderson  
**Subject:** Fwd: Planning Application NYM/2019/0697/FL

Many thanks Dennis for forwarding the email to planning that has previously not been received. Rachel

Sent from my iPhone

Begin forwarded message:

**From:** Rachel Crawshaw <  
**Date:** 4 November 2019 at 12:05:13 GMT  
**To:** Dennis Anderson <  
**Subject:** **Planning Application NYM/2019/0697/FL**

Dear Mrs Bastow,

I am writing re my thoughts on the above following Mr Herrings most recent proposed amendment to his application.

The errors and omissions in his first application were quite substantial and it seems that this is a theme that he continues with. At the outset there was no rear elevation or roof view on the plan but it is my understanding that this is a condition imposed by planning and the national park, how else could things be regulated. The latest proposed amendment relating to conditions 9,11 and 12 completely demonstrates that Mr Herring has no regard for such conditions and seems to think that that he can do exactly as he chooses with the plan that all will be granted and accepted because it is already in place. He also suggests that others involved in HIS project, particularly The Contractor are the cause of this catalogue of errors and that it was not influenced by him. I am sure that the contractor would have something to say about that.. However, the contractor can only work with the information he has and any sense of urgency on his part would surely be driven by his client ? He is being employed and paid to carry out the work is he not?

Apologising NOW for not submitting window plans and colour schemes, is not acceptable. Things have to be approved BEFORE work is done. As for the proposed amendment regarding the doors to the annex it is clear that he did not want to follow the condition set and chose exactly what he wanted and put in place without any discussion with yourselves. How can that be?

Lastly my concern is for the possible 'vulnerable adults' that this will be using the developed property. How can it be that a young person is already living in one of the units when they are yet to be finished and signed off ? This has always been a Planning issue. Any further public discussion relating to this planning application would do well to remember that IS a planning issue and not an opportunity to become a forum for extolling the virtue of Fostering young people.

Yours sincerely  
Rachel Crawshaw

Mrs J. Bastow  
NYMNPA  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Your Ref: NYM/2018/0255/FL & NYM/2019/0697/FL

7<sup>th</sup> November 2019

Dear Mrs Bastow

I strongly oppose the above planning application in respect of variation of condition 2 (material amendment), 9, 11, & 12 of planning approval NYM/2018/0255/FL to allow retention of windows and doors as installed and painted/stained together with additional Rooflights at 24 Castlegate, East Ayton, Grid Reference 499033 485036.

My wife, two children and I live at number 9 Moor Lane, East Ayton, the stable adjoins our garden to the front of our house.

The stables are directly adjacent to Mr. Potters property and the UNAUTHORISED windows, which were deceitfully NOT APPLIED FOR afford overlooking of my garden and completely overlook Mr. Potters from a distance of approximately 3 feet.

Mr. Herring claims it was always his intention to install these window, he purposefully told no one about them, the Planning Authority did not approve them, **THEY SHOULD BE REMOVED.**

The situation Mr. Herring apologies for finding himself in regarding the windows, doors, cladding and colour schemes are ALL OF HIS OWN MAKING, no one elses.

He boasts he has 40 experience in the construction industry but he thinks he can just do as he wants not what he is instructed to do.

NYMNPA imposed the conditions for the very valid reasons given in the planning decision, Mr. Herring chose to ignore them and now says he is sorry but can you just ignore what I have done! **THE ANSWER MUST BE NO.**

The conditions stated must be abided by or why else do we have a Planning Authority.

Yours Sincerely

Mr A Crawshaw

Dear Mrs Bastow

Thank you for allowing the extension to the above application.

East Ayton Parish Council met last night and after looking at the retrospective planning application it was unanimously agreed that no objections were to be put forward.

Kind regards

Dawn Naylor  
Parish Clerk

Dear Dawn

Many thanks for your email and my apologies for the delay in responding. I am happy to agree to an extension of time for the Parish Council's comments until 15 November 2019.

Kind regards,

**Jill Bastow**

Senior Planning Officer

*My normal working hours are : 9am-5pm Tuesday & Wednesday; 9.15am-12.15pm Thursday;  
9.45am-2.15pm Friday*

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

**Subject:** Planning Extension Request

Dear Mrs Bastow

Further to my telephone conversation with the planning department this morning, please may East Ayton Parish Council have an extension to give our comments for the following planning application NYM/2019/0697/FL until 13 November 2019 as this is when our next meeting will be taking place.

Kind regards

Dawn Naylor

East Ayton Parish Clerk



PRINCESS ROYAL  
TRAINING AWARD  
2018

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM19/697/FL**

**Proposed Development:** Application for variation of condition 2 (material amendment), 9, 11 & 12 of planning approval NYM/2018/0255/FL to allow retention of windows and doors as installed and painted/stained together with additional rooflights

**Location:** 24 Castlegate, East Ayton

**Applicant:** Mr Thomas Herring

**CH Ref:** **Case Officer:** Kay Aitchison

**Area Ref:** 4/12/299A **Tel:**

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

**To:** North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 7 November 2019

**FAO:** Jill Bastow **Copies to:**

There are **no local highway authority objections** to the proposed variations to the consented application which do not have an impact on the highway.

**Signed:**

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

**e-mail:**

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2019/0697/FL - Case Officer Mrs J Bastow - Received from Mrs Linda Corrie at Mrs, 40 Castlegate, East Ayton, Scarborough, North Yorkshire, YO13 9EJ  
**Date:** 06 November 2019 11:24:09

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I find it totally incomprehensible that the applicant is now seeking approval from NYMNPA for making a mockery of certain conditions imposed in its planning decision. He is also trying to place the blame for all errors, on any personnel he can think of, except himself as project manager.  
Regarding the extra windows - if the planning decision was reached without rear elevation drawings, surely that is an unacceptable omission, considering the stables rear wall is the boundary of, and overlooks Mr Potter's property at no 32.  
I should like to think that had I applied for and received planning consent for a project, I would adhere to and respect any conditions attached to that approval. However perhaps that is just a peculiarity of my generation.  
"Rules are there to be broken" obviously!

Comments made by Mrs Linda Corrie of Mrs, 40 Castlegate, East Ayton, Scarborough, North Yorkshire, YO13 9EJ  
Phone  
EMail  
Preferred Method of Contact is Email

Comment Type is Comment

**From:**  
**To:** [Planning](#)  
**Cc:**  
**Subject:** Planning Extension Request  
**Date:** 29 October 2019 10:27:04

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Dear Mrs Bastow

Further to my telephone conversation with the planning department this morning, please may East Ayton Parish Council have an extension to give our comments for the following planning application NYM/2019/0697/FL until 13 November 2019 as this is when our next meeting will be taking place.

Kind regards

Dawn Naylor  
East Ayton Parish Clerk



**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2019/0697/FL Consultation response  
**Date:** 22 October 2019 14:42:58  
**Attachments:** [119101810115102739.png](#)  
[StandardConsult\\_749464.PDF](#)

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Dear Mrs J Bastow

Our ref: 298394

Your ref: NYM/2019/0697/FL

**Planning consultation: Variation of condition 2 (material amendment), 9, 11 & 12 of planning approval NYM/2018/0255/FL to allow retention of windows and doors as installed and painted/stained together with additional rooflights**  
**Location: 24 Castlegate, East Ayton**

Thank you for your consultation.

Natural England currently has no comment to make on the variation of conditions 2, 9, 11 & 12

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Jacqui Salt  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected**

**Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) [<mailto:planning@northyorkmoors.org.uk>]

**Sent:** 18 October 2019 10:12

**To:** SM-NE-Consultations (NE)

**Subject:** 24 Castlegate, East Ayton, - NYM/2019/0697/FL

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at 24 Castlegate, East Ayton, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:

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



PRINCESS ROYAL  
TRAINING AWARD  
2018

**From:**  
**To:** [Planning](#)  
**Subject:** RE: 24 Castlegate, East Ayton, - NYM/2019/0697/FL  
**Date:** 21 October 2019 15:09:03  
**Attachments:** [image002.png](#)

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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.

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**From:**  
**Sent:** 18 October 2019 10:14  
**To:** FS, Yorkshire and North East Area  
**Subject:** 24 Castlegate, East Ayton, - NYM/2019/0697/FL

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2018

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[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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