
From:**Sent:** 05 December 2019 14:15**To:** Planning**Cc:** Christopher Knowles**Subject:** RE: NYMNPA NYM/2018/0603/CVC (Manor Farm, Normanby) - Correspondence

Dear Chris

I am grateful to submit an update of the Condition verification progress with regard to the above site.

Kind regards

Cheryl Ward

Cheryl Ward Planning

MSc MRTPI

Chartered Town Planner

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Cheryl **Ward**
Planning





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From: Planning <planning@northyorkmoors.org.uk>

Sent: 26 November 2019 10:04

To:

Subject: NYMNPA NYM/2018/0603/CVC (Manor Farm, Normanby) - Correspondence

Importance: High

Dear Mrs Ward

**Verification check of conditions 1, 8, 9, 15, 16 & 18 of planning approval
NYM/2018/0384/FL at Manor Farm, Normanby**

Please find attached correspondence with regard to the above matter.

I trust the content makes sense but if you have any questions, please feel free to contact the Authority.

Yours sincerely

Christopher Knowles
Compliance Officer

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PRINCESS ROYAL
TRAINING AWARD
2018

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05 Dec 2019 – DOC Update

Skelder View (Manor Farm), Normanby – Decision No. NYM/2018/0384/FL

Condition 1 – Timetable for completion of works

<i>Item</i>	<i>Description</i>	<i>Timescale (of letter)</i>	<i>Update</i>
1.	Erect the remaining part of the structure in line with the approved plans and materials to match the main building.	On-going	The applicant has completed the panelling to all sides of the building. One remaining side of the roof is yet to be completed – See Appendix A below to show the on-going progress.
4.	Discussion with Highway Engineer (Ged Lyth) in relation to Conditions 11, 12, 13, 14 & 15.	Actioned & is on-going	Rather than create an area at the rear of the building for deliveries and delivery turning space the applicant is currently in discussion whether he can revert to his original plan to drop off goods at the front of the building. It is anticipated that there is a sufficient amount of space to do so and we will forward an amended block plan when this is forthcoming for advice on how to proceed i.e. whether a nmma is therefore required.
5.	Implementation of Highway improvement works.	On-going to be completed within 3 months.	On-going – Angus from Wilf Nobles is in talks with Ged Lyth with respect to specification of work. BHD Partnership Ltd will complete the necessary drawings.
7.	Site clearance and tidy – incl. composite panels to be used in build. + digger	1 month after completion of build.	The area at the rear of the building (excluding a small concrete pad to be used for staff parking (existing)) is to be fully grass over. There remains to be an outstanding fence dispute between the site and neighbouring site which is preventing the final work/landscaping to be completed.

8.	PROW diversion - NYCC	On-going – up to 1yr	The public right of way is fully operational and continues to function from the existing stile to the corner of the field (Point B) as it has done for many years. On-going – nothing to report. LPA to chase (if possible) on the applicant's behalf.
9.	Stock proof fencing – highway works will determine where this will be located	On-going	Confirmed with H'ways await NYM approval.

Table 1 – Implementation timetable

Further information

Condition 11, 12, 13 – Highway improvement works

Detailed plans will be drawn up between Angus (Wilf Nobles) and Ged Lyth (Highway Engineer) and BHD Partnership Ltd on completion of new topographical survey.

Condition 16 & 18 – Landscaping scheme

Further to your letter of 13 September 2019 with regard to the landscaping scheme we have not heard from you as to whether the hedge planting specification forwarded to the Authority is acceptable – details taken from the Design Guide.

The applicant acknowledges that the scheme is not eligible for grant funding as the Authority had originally initiated despite funds for this type of work through the Potash fund.

This was something that was suggested by an Officer who no longer works in the department and we are in agreement with the Woodland Officer in his email (02/10/19) that it is unclear how the 6-acre size of site and planting suggestion had been arrived at. Therefore, for the time being the applicant does not wish to pursue the planting of the 6-acre field as he feels it could potentially block the view down the landscape to Whitby Abbey.

With regard to your suggestion that an EIA enquiry for afforestation is needed the applicant has determined also not to take this element of the scheme forward and wishes to pursue the remaining parts of the landscaping scheme forwarded to the Authority on 28 February excluding the area identified as (No. 1).

Following an email from the Woodland Officer on 02 October there is no longer a need for him to visit the site.

Condition 18 (CO2 Emissions)

It is confirmed that the applicant is not in receipt of a form to complete for CO2 emissions or that this was ever forwarded to the applicant/agent with regard to Core Policy D.

In this respect, we are keen to point out that the development for the most part is within an existing building which was already in situ prior to any development taking place. The buildings were simply refurbished and therefore did not create 'new floorspace'. Any new floorspace that was created is less than 200 sqm and therefore we do not believe that Core Policy D should have been triggered in the first instance and that the condition you are now seeking to discharge is not therefore relevant.

Notwithstanding this we are happy to provide the energy requirements of the building which operates with a minimum energy requirement.

Energy requirements:

Within the building there are 2 no double tube strip lights for office and bait room = 4 x 1500 (5ft) 22w tubes.

In the workshop there is also 10 no. LED 150w bulbs.

The building is not mechanically heated - other than a propane gas heater used very occasionally - usage equates to 3 x 47kg bottles in the last 12 months.

Electric consumption - 236 KwH was used in the month to 16 June 2019,
 228 KwH in the month to 16 July 2019
 258 KwH in the month to 16 August 2019

The average therefore is 24.66 KwH per month.

We would be pleased if you are able to confirm that no further detail is needed regarding Condition 18. We would have envisaged items such as solar panels and the production of energy from wind not being favourable in this location.

Condition 19 – PROW update

NYCC Highway have commenced the process to divert the adjacent footpath. I am sure you will appreciate that this process is taking some time to complete as guided by the highway officer. A copy of the route suggested by NYCC has already been forwarded to the Authority contained with the last documentation. In the interim period the applicant has not heard from NYCC regarding an update and we would be most grateful if you are able to confirm any update from them.

Appendix A – Original building prior to works taking place –



2017



2017



2017

Photographs of building progress



April 2019



April 2019

Continued ...



July 2019



July 2019



July 2019



July 2019

Continued ...



Nov 2019 – side panels complete – one side of roof to complete