

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2019/0136/FL**

Proposed Development: Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works

Location: Hambleton Inn, Hambleton, Thirsk,

Applicant: McCormack

CH Ref: N/A **Case Officer:** Stephen Boyne

Area Ref: 2/78/43D **Tel:**

County Road No: A170 **E-mail:**

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

Date: 13 December 2019

FAO: Hilary Saunders

Copies to:

Re. Further amended plans as received by NYMNPA on 28/10/2019:

The on-site car parking provision has been increased from 33 to 38 spaces, and the positions revised to offer an improved disabled parking and access arrangement.

Continued

Signed:

Stephen Boyne

For Corporate Director for Business and Environmental Services

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2019/0136/FL

The ground floor bar/restaurant is proposed to be available to the general public / passing casual call as opposed to the basement facilities which are to be reserved for residential guests only.

The revised car parking offers 11 spaces to cater for the demand likely to be associated with the public floor area over and above the 27 spaces deemed appropriate for the remaining host services and staff parking allied to the proposed development.

The overall amount offered is therefore considered reasonable from a highway standpoint and the conditions recommended in my previous consultation response dated 26 September 2019 should be included on any subsequent planning permission if issued. **The approved drawing for recommended highway condition 3 should now read 2018 - 16 - 20R.**

From: Laura Hobbs
Sent: 18 October 2019 10:53
To: Hilary Saunders; Elspeth Ingleby
Subject: RE: R-3327-02 Bat Emergence.pdf - Hambleton Inn

Hi Hilary,

Thank you for this. I would have to say I still disagree with the ecologist that we have sufficient information. Having not entering the loft spaces poses a huge constraint on the survey and information which can be provided. Whilst I completely agree that pipistrelles are crevice dwelling species, it is not only the conjoined loft space but the shared roof space which I am concerned about. Should the roof be shared between the buildings there is potential for the bats to roost in both buildings yet only emerge from the adjacent building. Crevice dwelling species are known to crawl in some cases for considerable distances before emerging hence having this information about the roof structure is important in instances such as this and would likely be easily assessed from internal inspections. Having not fully surveyed the adjacent building I find it difficult to be confident that there will be no impacts upon the roost and along with the lack of internal assessment means that other species may also have been missed (e.g. if there is a conjoined loft space species may roost in the building on site/utilise this for light sampling before emerging from the adjacent building).

Whilst I am in complete agreement with the ecologists point that BCT guidance is guidance only, deviations are often to increase survey effort, not decrease it and in such circumstances full justification is required.

As it stands I'm concerned we do not have sufficient information to ensure the roost is protected at this stage. I'd be happy to review any amendments made to the ecologists report if they feel they can clarify their reasoning further. But I hope this helps you to understand my concerns at this stage.

I'm happy to discuss further if you wish (apologies I am working out of the office today).

Regards,

Laura Hobbs
Conservation Planning Officer
Yorkshire Wildlife Trust

Website: <http://www.ywt.org.uk>

From: Hilary Saunders

Sent: 18 October 2019 09:51

To: Elspeth Ingleby <e.ingleby@northyorkmoors.org.uk>; Laura Hobbs

Subject: FW: R-3327-02 Bat Emergence.pdf - Hambleton Inn

Hi both,

Do you have any comments on the info below?

Thanks

Hilary

Yours sincerely

H. Saunders

Mrs Hilary Saunders MRTPI

Planning Team Leader

Development Management

Tel. no 01439 772700

From: David McCormack

Sent: 17 October 2019 16:37

To: Hilary Saunders

Cc: Jim Leatham

Subject: FW: R-3327-02 Bat Emergence.pdf - Hambleton Inn

Dear Hilary

I append below a response from our Ecologist in relation to the comments received earlier today, please can you confirm that these are acceptable

Kind regards,

David McCormack RIBA APMP

Director

DISCLAIMER NOTICE

This e-mail is intended only for the addressee named above and the contents should not be disclosed to any other person. Any views or opinions presented are solely those of the sender and do not necessarily represent those of Studio Map Limited unless otherwise specifically stated. As internet communications are not secure we do not accept legal responsibility for the contents of this message nor responsibility for any change made to this message after it was sent by the original sender. This email and its attachments have been virus checked. However we advise you to carry out your own virus check before opening any attachments as we cannot accept liability for any damage caused as a result of any software viruses.

From: Rob Weston
Sent: 17 October 2019 11:35
To: David McCormack
Cc: Peter Brooks
Subject: RE: R-3327-02 Bat Emergence.pdf

David

Individual Common pipistrelle bats are likely to be using crevice roosts around the roof or the eaves and will not be dependant on any loft space – conjoined or otherwise. It says this in the report. Suitable precautions have been put forward in the report to deal with the issue of roosts in the adjacent building

In terms of survey the BCT guidelines are not prescriptive.

1.1.3 What the guidelines do not aim to do

The guidelines do not aim to either override or replace knowledge and experience. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate. However, in this scenario an ecologist should provide documentary evidence of (a) their expertise in making this judgement and (b) the ecological rationale behind the judgement.

Equally, it would be inappropriate for someone with no knowledge or experience to read these guidelines and expect to be able to design, carry out, interpret the results of and report on professional surveys as a result, simply following the guidelines without the ability to apply any professional judgement. Training and experience is necessary to carry out all of the surveys described in these guidelines and interpret the survey results appropriately (see Section 2.5.1).

We do not enter loft spaces as a matter of course due to H&S risks of working at height and presence of asbestos.

Sufficient is known about the Site and bats to allow a planning decision.

Best Wishes

Rob Weston BSc (Hons) MSc, MCIEEM
Technical Director

Brooks Ecological Ltd
Unit A, 1 Station Road

Guiseley
LEEDS
LS20 8BX
01943 884451



Ecology - Arboriculture - Invasive Species



From: David McCormack
Sent: 17 October 2019 10:45
To: Rob Weston
Subject: Fwd: R-3327-02 Bat Emergence.pdf

Dear Rob

Are you able to let me have your comments in respect of these matters. We are due to present to committee in around 15-20 minutes

David

Begin forwarded message:

From: Hilary Saunders <h.saunders@northyorkmoors.org.uk>
Date: 17 October 2019 at 09:23:16 BST
To: David McCormack

Subject: FW: R-3327-02 Bat Emergence.pdf

Please see the response below from the Yorkshire Wildlife Trust, requiring additional information.

Regards

H. Saunders

Mrs Hilary Saunders MRTPI
Planning Team Leader
Development Management

Tel. no 01439 772700

From: Laura Hobbs [mailto:
Sent: 17 October 2019 09:01
To: Hilary Saunders; Elspeth Ingleby

Subject: RE: R-3327-02 Bat Emergence.pdf

Hi Hilary,

I've just had a quick read through the report and have a couple of concerns. The report has identified a roost in adjacent buildings and appears to be unsure whether these buildings share a conjoined roof space. There is no evidence that an internal inspection was carried out during the surveys (with no description of the external features of the buildings provided either). Without this information it is not possible to know whether the bats are roosting in adjacent buildings only, or potentially roosting in those proposed to be demolished and using the joined roof space to emerge from the adjacent building; hence it is not possible to fully assess the impacts of works on the roost. With buildings in such close proximity the impacts upon this roost from proposals must be considered even if they are not joined.

No information has been provided with regard to what was found on the FLIR cameras either and the surveys themselves are not up to BCT guidance standard which would expect surveys to be conducted until at least 1.5 hours after sunset (finish times of the survey are not provided), with at least one dawn survey also conducted and surveys a minimum of two weeks apart.

I hope this helps.

Regards,

Laura Hobbs

Conservation Planning Officer
Yorkshire Wildlife Trust

Website: <http://www.ywt.org.uk>



PRINCESS ROYAL
TRAINING AWARD
2018

CONFIDENTIALITY: The contents of this message are the views of the author, not necessarily the views of the North York Moors National Park Authority. This is a private message intended for the named addressee(s) only. Its contents may be confidential. If you have received this message in error please reply to say so and then delete the message. Any use, copying, disclosure or distribution by anyone other than the addressee is forbidden.

www.northyorkmoors.org.uk

This email has been scanned for email related threats and delivered safely by Mimecast.

For more information please visit <http://www.mimecast.com>

From: [Hilary Saunders](#)
To: [Planning](#)
Subject: FW: Hambleton Inn
Date: 17 October 2019 14:41:46

Please upload – non public

Yours sincerely

H. Saunders

Mrs Hilary Saunders MRTPI
Planning Team Leader
Development Management

Tel. no 01439 772700

From: Mike Hawtin
Sent: 17 October 2019 11:45
To: Hilary Saunders
Subject: Hambleton Inn

Hi Hilary

I hope you're well. I was chatting with Rob yesterday after I saw the above planning application and he said he thought you may be the officer for this application? Please feel free to pass this email on it this isn't the case.

I wonder what guidance we might have provided for lighting on this development? Given that we're hoping to further improve Sutton Bank for the purposes of wildlife viewing and stargazing, the development location has the potential to create a detrimental impact for both.

I've just had test lighting audits done at Sutton Bank and Dalby Forest VC to help formulate a S106 Dark Skies lighting scheme. I'll be happy to share the audit results when I have them in case it helps with guidance on developments.

I'm not entirely sure what we can control (or influence?) with regards to lighting for developments like this? It wouldn't usually be a case of saying that no or limited lighting is allowed, unless the development is in the proposed core zone which will come out of the Lighting Management Plan. In instances like this, in relatively remote/isolated locations though we'd be looking for only lighting what you need, when you need it with warm spectrum, shielded lights and zero upward light spill either direct or from upward reflection.

I hope I'm not stepping where I shouldn't and as always, I'm happy to chat if needed.

Kind regards
Mike

Mike Hawtin
Head of Polyhalite Projects
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

T: 01439 772700

www.northyorkmoors.org.uk

-----Original Message-----

From: Hilary Saunders [<mailto:h.saunders@northyorkmoors.org.uk>]

Sent: 16 October 2019 11:19

To: planning@northyorkmoors.org.uk

Cc: c.france@northyorkmoors.org.uk

Subject: FW: The Hambleton inn

Please upload - public

Yours sincerely

H. Saunders

Mrs Hilary Saunders MRTPI

Planning Team Leader

Development Management

Tel. no 01439 772700

From: Stephen Boyne

Sent: 16 October 2019 11:09

To: Hilary Saunders

Cc: Tim Coyne; Philip Sharp;

Subject: RE: The Hambleton inn

Hi Hilary,

Any request for the introduction of a 'local' speed limit (ie. one that is lower than the national speed limit – 60mph, or a change to the existing 'local' speed limit) has to be considered through the NYCC Speed Management Partnership. I would therefore suggest to those making such comments that a formal request is sent to this office in the first instance

area4.kirbymisperton@northyorks.gov.uk <<mailto:area4.kirbymisperton@northyorks.gov.uk>> .

In the context of the planning application, I was aware of such comments posted on your website as part of your consultation process, and in my opinion there was no justification in pursuing this. The stretch of road runs predominantly through open countryside with sporadic, isolated development, and that is still the case should the planning application for refurbishment etc. be approved at this site. Any introduction of such a limit (which in itself needs to be self-enforcing) would likely be largely ignored by the travelling motorist as there is no discernable change to the environment along which the road runs.

However, I will investigate provision of warning signs, and changes to the road markings, to highlight the junction outside the Inn.

Kind regards,

Steve

Stephen Boyne FIHE

Project Engineer, North Yorkshire County Council.

Area 4 Pickering Office, Beansheaf Industrial Park, Tofts Road, Kirby Misperton, MALTON YO17 6BG North Yorkshire

From:
To: [Planning](#)
Subject: NYM/2019/0136/FL
Date: 11 October 2019 11:45:06

Thank you for consulting the Trust on the above application. We have noted that the ecological report has identified bat roosting potential within buildings on site and recommended at least two further nocturnal surveys are conducted in order to assess the presence/absence of roosting bats. As a material consideration this must be conducted prior to determination of the application. If the surveys have been completed this season I would appreciate if you could provide us with the updated report.

I trust these comments are helpful.

Regards,

Laura Hobbs

Conservation Planning Officer
Yorkshire Wildlife Trust

Tel:

Email: |

Website: <http://www.ywt.org.uk>

-----Original Message-----

From: Mark Antcliff

Sent: 01 October 2019 17:13

To: planning@northyorkmoors.org.uk

Subject: NYM/2019/0136/FL The Hambleton Inn, Hambleton, Thirsk

NYM/2019/0136/FL The Hambleton Inn, Hambleton, Thirsk

No specific information has been supplied in respect of the trees on or adjacent to the site.
The image below indicates 5 trees that are potentially affected by the proposals.

[cid:image001.png@01D5787B.848D2210]

On the basis of the information provided we will need to assume that all will be lost during or subsequent to the development.

Mark Antcliff BSc MICFor

Woodland Officer

North York Moors National Park Authority



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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2019/0136/FL**

Proposed Development: Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works

Location: Hambleton Inn, Hambleton, Thirsk,

Applicant: McCormack

CH Ref: N/A **Case Officer:** Stephen Boyne

Area Ref: 2/78/43D **Tel:**

County Road No: A170 **E-mail:**

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

Date: 26 September 2019

FAO: Hilary Saunders

Copies to:

Re. Further amended plans as notified by letter from NYMNPA dated 17 September 2019:

Continued

Signed:

Stephen Boyne

For Corporate Director for Business and Environmental Services

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2019/0136/FL

With reference to Proposed Site Plan ref. 2018 - 16 - 20Q, the arrangements appear acceptable. It should be emphasized that this is based upon the bar and restaurant areas now being restricted to residents' use only and not casual call public use.

The following conditions are therefore, recommended:

1. HC-06 DISCHARGE OF SURFACE WATER

There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

REASON

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

2. HC-07 Private Access/Verge Crossings: Construction Requirements

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

- d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number DC/E9A using conservation-type kerbing.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

In accordance with policy # and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience

Continued

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2019/0136/FL

**3. HC-15 PARKING SPACES TO REMAIN AVAILABLE FOR VEHICLE PARKING
(NON-RESIDENTIAL)**

Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing Number 2018 - 16 - 20Q for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

REASON

In accordance with policy # and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

4. HC-21 HIGHWAY CONDITION SURVEY

Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway (Hambleton Lane - across the whole site frontage and driveway access to the east) has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.

REASON

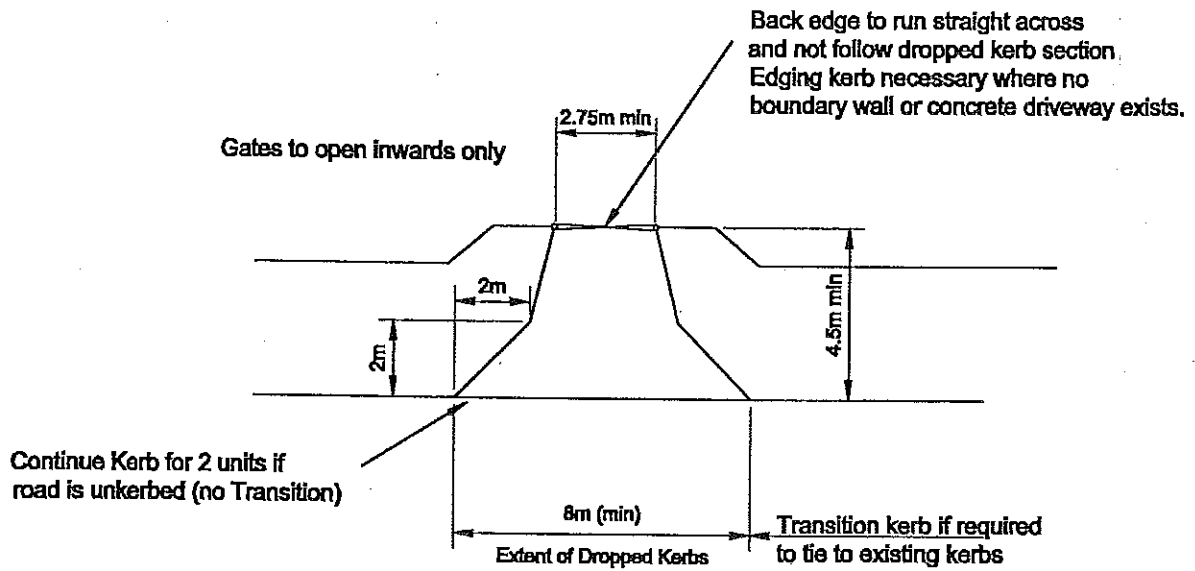
In accordance with policy # and in the interests of highway safety and the general amenity of the area

5. HC-28 CONSTRUCTION MANAGEMENT PLAN

No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

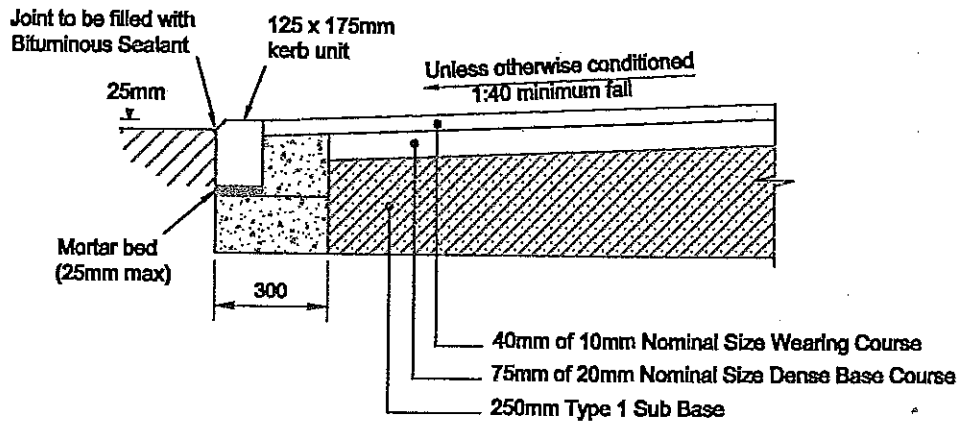
- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. NOT USED
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works

REASON In accordance with policy # and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.




Access Dimensions will vary to suit site conditions

PLAN VIEW



SECTION THROUGH MACADAM CROSSING

 <p>NORTH YORKSHIRE COUNTY COUNCIL Director of Environmental Services M. O'NEILL, C.Eng., FRCGS, FIHT, FIAT</p>	PROJECT :-	Environmental Services Development Control	DRAWN JP/LP	SCALE:- N T S
	DRG. TITLE :-	Access Detail	CHECKED	DATE:- February 2003
			APPROVED	DRAWING No :- DC/ E9A
				Computer Filename: E9A Access Detail.dwg

At the meeting of Kilburn Parish Council on Monday 16th September the revised plans for the Hambleton Inn were discussed. Please find below comments/concerns.

NYM/2019/0136/FL – Alterations, conversion of outbuildings and extensions to building to provide residents only bar/restaurant, 18 no. bed suites, two retail units, staff accommodation and associated parking and landscaping works (Revised Plans).

Kilburn Parish Council supports the Revised plans for the above planning application but would urge the Planning Committee to take due notice of the following concerns:

1 Our response of 20th May erroneously stated that we had no concerns about the reduction of the current speed limit. We would like to correct this as follows:

Kilburn Parish Council are concerned that the speed limit needs to be reduced from the national speed limit to 40mph to avoid risk of accidents due to the nature and layout/landscaping of the road. This also raised concerns regarding the ingress and egress of the site, and original comments of 20th May regarding other measures such as including slip roads and central reservation for turning are still relevant. Delivery access appears to involve an access road to the horse racing stables and adjacent properties. This could also cause major problems with ingress and egress of the site as this access road does not have clear sightlines onto the main road.

Kilburn Parish Council's original comments re. the architecture of new extensions: *"some concerns were raised with reference to the roadside appearance and style of the proposed new buildings. Cllrs felt stylistically that the building jarred with the surrounding environment"* remain pertinent.

Jane de Cogan
Vice-Chair
Kilburn High and Low Parish Council

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2019/0136/FL**

Proposed Development: Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works

Location: Hambleton Inn, Hambleton, Thirsk,

Applicant: McCormack

CH Ref: N/A **Case Officer:** Stephen Boyne

Area Ref: 2/78/43D **Tel:** 01609 780 780

County Road No: A170 **E-mail:**

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

Date: 12 September 2019

FAO: Hilary Saunders **Copies to:**

Revised drawings as notified by letter from NYMNPA dated 28 August 2019 :

Proposed Site Plan (2018 16 20P)

It is difficult to ascertain whether the greyed-out acoustic fence and landscaping shown next to the A170 forms part of the planning application. It is actually shown outside the application site. If they are to be considered, both are situated within the highway boundary, will affect visibility for drivers of vehicles exiting the unclassified road Hambleton Lane (on the former route of the A170) onto the present A170 alignment, may affect underground services situated within the verge and the stability of the retaining wall along its northern edge. An holding objection is therefore raised as these are considered to be unlicensed private structures / planting within the highway.

Continued

Signed:

Stephen Boyne

For Corporate Director for Business and Environmental Services

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM/2019/0136/FL

Application No:

In a similar manner, the two proposed disabled parking spaces closest to the A170 are considered to be within the highway boundary and may block the footway running within the verge at that point. They would also encroach onto the existing frontage junction access / turning area which needs to be kept clear for vehicle manoeuvring onto and off the A170 and vehicles dropping-off at the front entrance, for example.

The northern highway boundary along Hambleton Lane (based upon old Ordnance Survey information) is considered to be 5.5 metres from the retaining wall along the south side. The echelon parking bays should therefore be sited clear of this distance, as mentioned in point 4 of my previous response. Again I would reiterate my previous advice that perpendicular parking should be provided here.

The proposed three spaces on the south-east corner of the site still remain (point 5 of my previous response).

Whilst the submitted swept path analysis shows a multi-point turn for a vehicle as being able to just fit into the layout proposed, it is questioned whether in practice this will actually be carried out by drivers, given the proposed wall, landscaping trees and shrubs and existing boundaries shown. The arrangements can be seen to be very tight on the plan and I would therefore question the effectiveness of the proposal.

I note that the description has now been changed to residents only bar/restaurant, which presumably restricts patronage to exclude casual call in the traditional manner of a public bar / restaurant. I am obliged to comment upon what is submitted and therefore the lower parking provision that will result (including taking into account the points raised above) will generally be acceptable. However, should this situation change the consequence is that the development would be deficient in car parking as previously advised.

I await further amended plans satisfactorily taking into account the above, and further clarification on the first matter raised.

From:
To: [Planning](#)
Subject: NYM/2019/0136/FL
Date: 03 September 2019 08:26:17

Good morning, Kilburn Parish Council have their next council meeting on Monday 16th October 2019.

The Chair received the application by mail on 27th August requesting comments within 10days on the letter, which is before the next meeting. We would therefore request an extension to Wednesday 18th September for comments from Kilburn Parish Council. Is this something that you can sanction?

Regards
Kathi

Clerk and RFO to Kilburn Parish Council

--

Kathi Watson
Clerk of Kilburn Parish Council



Ministry of Defence

Defence Infrastructure Organisation

Safeguarding Department
Statutory & Offshore

Defence Infrastructure Organisation
Kingston Road
Sutton Coldfield
West Midlands
B75 7RL

Hilary Saunders
North York Moors Planning Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

www.mod.uk/DIO

29 August 2019

Your reference: NYM/2019/0136/FL
Our reference: 10046188

Dear Hilary

MOD Safeguarding –RAF Topcliffe

Proposal: Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works

Location: The Hambleton Inn, Hambleton, Thirsk

Grid Ref: 452325 483039

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 19/07/19. I can confirm the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Debbie Baker

DIO safeguarding

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2019/0136/FL**

Proposed Development: Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works

Location: Hambleton Inn, Hambleton, Thirsk,

Applicant: McCormack

CH Ref: N/A **Case Officer:** Stephen Boyne

Area Ref: 2/78/43D **Tel:**

County Road No: A170 **E-mail:**

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

Date: 14 August 2019

FAO: Hilary Saunders **Copies to:**

Re. Additional information and amended plans as notified by letter from NYMNPAA dated 19 July 2019, and further to my consultation response dated 21 May 2019:

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:

1. The letter from the agent dated 27 June 2019 states that the bar and restaurant is now at ground floor only, yet the amended plans still also show a basement bar and restaurant, which obviously increases the public floor drinking area and dining capacity.

Continued

Signed:

Stephen Boyne
(on behalf of Thirsk highways office)

For Corporate Director for Business and Environmental Services

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM/2019/0136/FL

Application No:

2. The private road to the east of the site is still not included in red as part of the application site, the development proposes access to 8 of the car parking spaces via this route, together with delivery access at the north-eastern corner of the site, all of which will require access over it. Currently it is therefore questioned whether these facilities can be provided. The delivery access is proposed at the roads' narrowest point and also adjacent to the gateway into the adjacent race-horse business, and opposite a training ground access track. Inter-visibility between vehicles, horses etc. is, therefore, virtually nil, and the restriction on being able to turn on-site (see point 3 to follow) means that all delivery vehicles will have to reverse out, and larger vehicles may struggle to even get to turn into the delivery area, which could result in such vehicles waiting on the private road or on the public highway to the south of the site, thereby blocking access.
3. The main car parking area has an aisle width that is too narrow to be effective for reversing / turning vehicles. A minimum requirement is 6.0 metres width between car parking spaces. As shown the manoeuvring of a vehicle into and out of the spaces can only really be achieved if a corresponding space opposite is vacant. Effectively this reduces the working capacity by 50%. Similarly, this requirement for 6 metres is likely to affect the 5 car parking spaces positioned next to the private road, and could require longer parking bays to compensate for the restricted manoeuvre.
4. The echelon parking will require vehicles to either use the main car park access to facilitate a turn or reverse along the public highway in order to drive out onto the main A170 in a forward gear. Overall, this is not considered satisfactory in the interests of highway safety. The preferred solution would be to have parking perpendicular to the highway, ensuring the reversing / manoeuvring space of 6 metres is available. The public highway itself should have a clear width of around 5.5 metres from the wall along the south side, based upon reference from older Ordnance Survey plans, where former buildings were situated.
5. The occupation by vehicles of the 3 parking spaces on the corner of the private road may block visibility from the main car park access, the private road itself and the ability to see other legitimate users of the public highway along that section, and turning off it.
6. None of the plans appear to show the additional bay size requirements and positioning for disabled parking spaces (4 no. quoted) and facilities for cycle parking provision (20 no. spaces quoted).

Whilst I recognise some of the elements of the original planning submission have been omitted, and some of the above matters raised could be satisfactorily resolved by clarification and further amendments to the plans, my previous recommendations of refusal currently still stand, based upon the delivery vehicle access and problems with actually providing the level of visitor car parking offered.

Continued

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM/2019/0136/FL

Application No:

NB

The county council has current parking guidance that requires a minimum provision for operational requirements for service vehicle deliveries and taxi pick-up / set-down, together with appropriate minimum cycle parking provision. The levels to be provided for customer and staff vehicle parking need to be assessed on a subjective, case-by-case basis which take into account the potential alternatives available to access the site other than the private car.

However, the previous county council guidance offered maximum parking standard recommendations, which gives a useful starting point for the likely levels of that parking to be considered. Using the latest plans to assess this, an overall maximum provision would be estimated at 61 car parking spaces. The latest provision shown, notwithstanding the above points made on this consultation, is 38 spaces, just over 60% of that estimation. Consequently I would consider a *minimum* of 40 car parking spaces for customers & staff being provided for this development.

From: Baker, Deborah D
Sent: 09 August 2019 13:36
To: Planning
Subject: 20190809-RAF Leeming-FAO Hilary Saunders-The Hambleton Inn, Hambleton, Thirsk

Hi Hilary

I hope all is well. Please could I request an extension the consultation deadline for the above application. I have been chasing our Air Ops team for assessment results, however, it appears they are under resourced presently.

I will be on leave after today until 27/08. In order for me to complete my safeguarding assessment on my return could I request an extension until 29/08?

If this proves to be an issue could you respond to this email (if you cannot respond today to me) via the DIO-Safeguarding-Statutory (MULTIUSER) FAO Louise Dale, who will be able to take the appropriate action. I will be in the office today until 16:30.

Many thanks
Debbie

Debbie Baker

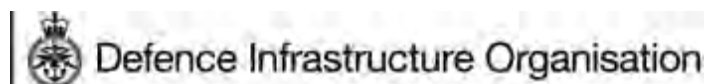
Assistant Safeguarding Officer
Estates – Safeguarding

**Defence
Infrastructure
Organisation**

Building 49, DIO Sutton Coldfield, Kingston Road, B75 7RL

Website: www.gov.uk/dio/ | **Twitter:** @mod_dio

Read DIO's blog: <https://insidedio.blog.gov.uk/>



NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES
LEAD LOCAL FLOOD AUTHORITY
CONSIDERATIONS and RECOMMENDATION



Application No:	NYM/2019/0136/FL (LLFA)		
Proposed Development:	Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works		
Location:	The Hambleton Inn, Hambleton, Thirsk		
Applicant:	Mr David McCormack		
District/Borough:	North York Moors National Park Authority		
FRM Engineer:	Seraya Simcoe	LPA Case Officer:	Hilary Saunders

Note to the Planning Officer:

Thank you for consulting the Lead Local Flood Authority on the planning application referenced above.

- **Runoff destination**

It has been proposed that the discharge of surface water will be via soakaways. Percolation tests have been carried out and infiltration is deemed viable for the site. The LLFA has no objections to this.


- **Volume Control**

Micro Drainage calculations are requested to confirm the functionality of the proposed site drainage network.

Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event, with no flooding anywhere on site.

The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1 in 100

Date:	9 August 2019	Approved by:	Emily Mellalieu Flood Risk Management Team Leader
FAO:	Hilary Saunders		
Issued by:	Seraya Simcoe		

LEAD LOCAL FLOOD AUTHORITY CONSIDERATIONS and RECOMMENDATION		
Continuation sheet:	Page 2 of 2	
Application No:	NYM/2019/0136/FL (LLFA)	

year rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development

- **Designing for Exceedance**

An exceedance plan is required to show overland flow during an extreme flood event. Site design must be such that when SuDS features are exceeded due to failure caused by blockages or collapsed pipes or when the system is overwhelmed by excessive flood flows, the exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways.

Rainfall in excess of a 1 in 100 year rainfall that exceeds the designed SuDS scheme must not flood any properties or essential infrastructure (pumping station, junction boxes, etc.) and any exceedance flows are managed within the site that avoid risk to people and property both on and off site, with the design of the site mindful of the topographic levels and highway requirements (cross fall, dropped kerbs) as to not cause flooding to properties from exceedance flood flows.

- **Climate Change and Urban Creep**

An allowance of at least 30% must be made in SuDS design for increased amounts of rainfall as a result of Climate Change. Due to the nature of the development, 10% urban creep is not required.

Recommendation to the Local Planning Authority:

The LLFA recommends that the applicant provides further information before any planning permission is granted by the LPA. The following should be submitted and approved by the Local Planning Authority;

- The applicant needs to provide MicroDrainage network calculations. Design calculations as necessary to demonstrate the functionality of the SuDS.
- An exceedance flow route plan has not been submitted, the applicant must provide a site plan showing exceedance flow routes.

The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

From:
To: [Planning](#)
Subject: NYM/2019/0136/FL
Date: 30 July 2019 11:14:20

Good morning,

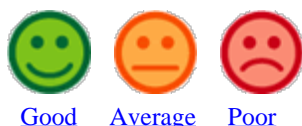
Hambleton District Council have no comments to make in regard to the application ref NYM/2019/0136/FL at The Hambleton Inn, Hambleton, Thirsk.

Kind regards,
Caroline

Caroline Strudwick
Planning Officer
Development Management



How do you rate your email response from Hambleton District Council?
Feedback survey - click below to begin



Your calls may be recorded for training and quality purposes. The call recording policy is available at www.hambleton.gov.uk

The information contained in this email is confidential. It is intended only for the stated addressee(s) and access to it by any other person is unauthorised. If you are not an addressee, you must not disclose, copy, circulate or in any other way use or rely on the information contained in this email. Such unauthorised use may be unlawful. If you have received this email in error, please inform the sender immediately and delete it and all copies from your system. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Hambleton District Council.

All e-mail traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU.

From:
To: [Planning](#)
Subject: NYM/2019/0136/FL
Date: 29 July 2019 16:20:25

Hi,

Just to let you know when I was looking through the documents for this application the link to the animated video has expired. I was interest to see what the developer had put together, can something more permanent be uploaded?

Thanks,
Caroline

Caroline Strudwick
Planning Officer
Development Management



How do you rate your email response from Hambleton District Council?
Feedback survey - click below to begin



[Good](#) [Average](#) [Poor](#)

Your calls may be recorded for training and quality purposes. The call recording policy is available at www.hambleton.gov.uk

The information contained in this email is confidential. It is intended only for the stated addressee(s) and access to it by any other person is unauthorised. If you are not an addressee, you must not disclose, copy, circulate or in any other way use or rely on the information contained in this email. Such unauthorised use may be unlawful. If you have received this email in error, please inform the sender immediately and delete it and all copies from your system. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Hambleton District Council.

All e-mail traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU.

From: [Mark Antcliff](#)
To: [Planning](#)
Subject: NYM/2019/0136/FL The Hambleton Inn, Hambleton, Thirsk Reconsultation
Date: 26 July 2019 14:51:18

NYM/2019/0136/FL The Hambleton Inn, Hambleton, Thirsk Reconsultation

I have been reconsulted on this application.

There appears to have been no clarification by the applicant in respect of which trees are to be retained on the site as requested in my original response. Can we ensure that this is addressed prior to determination.

Thanks

Mark Antcliff
Woodland Officer

Date: 24 July 2019
Our ref: 289674
Your ref: NYM/2019/0136/FL



North York Moors National Park

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Dear Sir or Madam

Planning consultation: Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works

Location: The Hambleton Inn, Hambleton, Thirsk

Thank you for your consultation, which was received by Natural England on 19 July 2019

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Other advice

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to

Yours faithfully

Corben Hastings
Consultations Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment

should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#)

Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the [Magic](#) website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

From:
To: [Planning](#)
Subject: RE: The Hambleton Inn, Hambleton, Thirsk - NYM/2019/0136/FL
Date: 22 July 2019 14:12:57
Attachments:

Good afternoon,

Ryedale District Council Planning Authority have no comments to make on the above application.

Kind regards,

Lizzie Phippard
Planning and Regulation Technical Support Officer

www.ryedale.gov.uk

Ryedale District Council | Ryedale House | Malton | North Yorkshire | YO17 7HH

Twitter: <http://twitter.com/RyedaleDC> | YouTube Channel: <http://www.youtube.com/user/ryedaledc>

Facebook: <http://www.facebook.com/RyedaleDC> | Flickr: <http://www.flickr.com/photos/ryedaledc>

From:
To: [Planning](#)
Subject: NYM/2019/0136/FL Hambleton Inn Hambleton Thirsk FAO Mrs Saunders
Date: 23 July 2019 11:49:30

Dear Mrs Saunders,

NYM/2019/0136/FL Hambleton Inn Hambleton Thirsk

Thank you for giving North Yorkshire Police the opportunity to comment on this amended planning application. Having reviewed the documents submitted, in relation to designing out crime, the comments I made in my initial response dated 23 April 2019 are still pertinent. I have no further comments to make regarding the proposal.

If I can be of further assistance, please do not hesitate to contact me.

Kind regards

Mr Richard Ball, MPlan
Designing out Crime Officer
Police Station, Fulford Road, York, North Yorkshire, YO10 4BY

Internet email is not to be treated as a secure means of communication.

North Yorkshire Police monitors all internet email activity and content.

This communication is intended for the addressee(s) only.

Please notify the sender if received in error. Unauthorised use or

disclosure of the content may be unlawful. Opinions

expressed in this document may not be official policy.

Thank you for your co-operation.

From:
To: [Planning](#)
Subject: LLFA response re application NYM/2019/0136/FUL, The Hambleton Inn.
Date: 03 June 2019 11:17:11

Dear Sir/Madam,

Thank you for consulting the Lead Local Flood Authority on planning application **NYM/2019/0136/FUL**, The Hambleton Inn.

The submitted documents are limited and the LLFA recommends that the applicant provides further information before any planning permission is granted by the LPA. In assessing the submitted proposals and reaching its recommendation the Authority would like to make the following comments:

1. Flood Risk

The Flood Risk associated at this location as shown by the Environment Agency Flood Risk maps show the site to be located in Flood Zone 1.

There is a low risk of surface water flooding in large areas of the site. This means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

2. Soakaway Testing

Soakaway Testing is required for submission to the LPA – Percolation testing to determine soil infiltration rate are to be carried out in accordance with BRE 365 Soakaway Design (2003) and CIRIA Report 156 Infiltration drainage – manual of good practice (1996). Method of test must be relevant to proposed SuDS.

Testing must be carried out at or as near as possible to the proposed soakaway location (No greater than 25m from proposed soakaway for uniform subsoil conditions. For non-uniform subsoil conditions testing must be carried out at the location of the soakaway). Testing must be carried out at the appropriate depth for proposed SuDS (e.g. invert level, base level of soakaway etc.) relative to existing ground levels.

Three percolation tests are to be performed at each trial pit location to determine the infiltration rate, where possible. Where slower infiltration rates are experienced, testing must be carried out over a minimum period of 24 hours (longer if 25% effective depth is not reached). 25% effective depth must be reached. Extrapolated test data will not be accepted and the lowest value should be used.

Groundwater levels should be assessed as the base of the infiltration systems should be at least 1m above maximum anticipated groundwater levels to retain a working infiltration zone for the SuDS scheme, as per the BRE 365 Soakaway Design (2003).

The final results of the repeated percolation tests need to be provided.

3. Volume Control

MicroDrainage calculations are requested (+UC), detailing the design criteria summary, contributing area summary, full network details table, pipeline schedule, control/storage

structure details and results summary. The drainage network must be designed and demonstrate, that unless an area is designed to hold and/or convey water;

- Surface water flows is contained within the proposed drainage pipes without surcharge for up to the 1 in 2 year flood event,
- Flooding does not occur on any part of the site for a 1 in 30 year rainfall event, with all development surface water flows remaining within the proposed drainage system,
- Flooding does not occur during a 1 in 100 year rainfall event (+CC) in any part of a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.

Reducing to the pre-development QMED/QBAR greenfield runoff peak flow rates is usually sufficient to achieve Volume control for the 1 in 100 year 6 hour storm event on sites with the necessary attenuation storage provided.

4. Designing for Exceedance

An exceedance plan is required to show overland flow during an extreme flood event, exceeding the capacity of the proposed drainage system. Mitigation measures should be proposed to minimise the risk of flooding to these properties.

Site design must be such that when SuDS features are exceeded due to failure caused by blockages or collapsed pipes or when the system is overwhelmed by excessive flood flows, the exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways.

Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event, with no flooding anywhere on site.

Rainfall in excess of a 1 in 100 year rainfall that exceeds the designed SuDS scheme must not flood any properties or essential infrastructure (pumping station, junction boxes, etc.) and any exceedance flows are managed within the site that avoid risk to people and property both on and off site, with the design of the site mindful of the topographic levels and highway requirements (cross fall, dropped kerbs) as to not cause flooding to properties from exceedance flood flows

The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

Please note that at discharge of conditions stage, should the requirements not have been approved as part of a planning application, the applicant is exposed to the risk of being unable to discharge the relevant planning condition.

Many thanks

Seraya

Seraya Simcoe

Flood Risk Project Engineer

Seraya Simcoe | Flood Risk Project Engineer | Business and Environmental Services | Flood Risk Management Team | North Yorkshire County Council | East Block | County Hall | Racecourse Lane | Northallerton | DL7 8AH |

Access your county council services online 24 hours a day, 7 days a week at www.northyorks.gov.uk.

WARNING

Any opinions or statements expressed in this e-mail are those of the individual and not necessarily those of North Yorkshire County Council.

This e-mail and any files transmitted with it are confidential and solely for the use of the intended recipient. If you receive this in error, please do not disclose any information to anyone, notify the sender at the above address and then destroy all copies.

North Yorkshire County Council's computer systems and communications may be monitored to ensure effective operation of the system and for other lawful purposes. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

Although we have endeavoured to ensure that this e-mail and any attachments are free from any virus we would advise you to take any necessary steps to ensure that they are actually virus free.

If you receive an automatic response stating that the recipient is away from the office and you wish to request information under either the Freedom of Information Act, the Data Protection Act or the Environmental Information Regulations please forward your request by e-mail to the Information Governance Team
who will process your request.

North Yorkshire County Council.

From:
To: [Planning](#)
Subject: RE: 20190529-The Hambleton Inn, Hambleton, Thirsk - NYM/2019/0136/FL-O
Date: 29 May 2019 15:42:19
Attachments:

Good Afternoon,

FAO Mrs H Saunders,

In relation to the above planning application, can I kindly request a deadline extension to 14/06/2019 in order to assess fully as I am on leave until 10/06/2019.

Many Thanks for your assistance regarding this matter.

Regards

Michael Billings

Safeguarding Assistant
Estates – Safeguarding

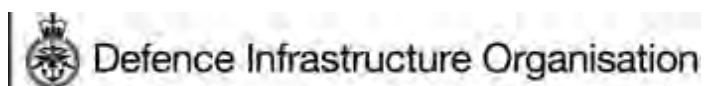
Defence Infrastructure Organisation

Building 49, DIO Sutton Coldfield, Kingston Road, B75 7RL

Please use mobile no. only from 25th Mar onwards. Landline nos. will cease operating

Website: www.gov.uk/dio/ | **Twitter:** @mod_dio

Read DIO's blog: <https://insidedio.blog.gov.uk/>



From:
To: [Planning](#)
Subject: nym/2019/0136/fl The Hambleton Inn Thirsk YO7 2HA
Date: 23 May 2019 12:28:17

Planning Consultation reference: nym/2019/0136/fl The Hambleton Inn Thirsk YO7 2HA

Service request reference: 19/01041/plannp

Memorandum in reply from: Environmental Health Services

This service has considered the above application. Based on the information provided we believe there will be no significant impact on the local amenity. Therefore the Environmental Health Service has no objections.

NYMNPA

23/05/2019

Elaine Wood

Environmental Health Officer

Environmental Health

Website: www.hambleton.gov.uk

Your calls may be recorded for training and quality purposes. The call recording policy is available at www.hambleton.gov.uk

We are interested in your views, please take a few minutes to complete a survey here: [EH Officers](#)

The information contained in this email is confidential. It is intended only for the stated addressee(s) and access to it by any other person is unauthorised. If you are not an addressee, you must not disclose, copy, circulate or in any other way use or rely on the information contained in this email. Such unauthorised use may be unlawful. If you have received this email in error, please inform the sender immediately and delete it and all copies from your system. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Hambleton District Council.

All e-mail traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU.

NYMNP

21/05/2019

From: Kilburn Council
Sent: 21 May 2019 14:39
To: Hilary Saunders
Subject: Re: New application post - NYM/2019/0136/FL - The Hambleton Inn, Hambleton, Thirsk - Parish

On Monday 20th May, Kilburn Parish Council held a meeting at which the above mentioned planning application was discussed.

Decision: It was agreed to support the application with caveats/concerns around two main areas:

1. Reduction in speed limit outside Hambleton Inn: the Cllrs felt that this would be unnecessary. Alternative measures might be more suitable including slip roads and central reservation for turning.
2. Architecture of new extensions: some concerns were raised with reference to the roadside appearance and style of the proposed new buildings. Cllrs felt stylistically that the building jarred with the surrounding environment.

Regards

Kathi

From: [Elsbeth Ingleby](#)
To: [Hilary Saunders](#)
Cc: [Planning](#)
Subject: The Hambleton Inn - NYM/2019/0136/FL
Date: 20 May 2019 12:17:06

Dear Hilary,

At this point I have nothing further to add to the comments of Sara Robin and Mark Antcliff who have flagged up concerns relating to the need for further bat surveys and relating to trees on site. Once further details have been provided by the applicant I would like to be re-consulted regarding this application.

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 COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2019/0136/FL**

Proposed Development: Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works

Location: Hambleton Inn, Hambleton, Thirsk,

Applicant: David McCormack

CH Ref: **Case Officer:** Tony Lewis

Area Ref: 2/78/43D **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 21 May 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 proposed development is to be served with approximately 28 car parking spaces. This level of parking is required to accommodate the guests visiting the suites, the bar and restaurant areas together with the gym and spa facilities as well as the retail units (which may be open to the wider public). Staff will also need to be catered for given the location of the site in a rural area. There are also concerns with regard to

- the layout of the echelon parking on the southern boundary to the site,
- the space available to the rear of the spaces to on the eastern boundary of the site for exiting the car parking spaces.
- The redline does not include the access roads to the south and east of the site or the access onto the A170
- The space available for deliveries and the larger turning manoeuvres associated with larger vehicles to the site via the ramp at the rear
- The proximity of the 4 spaces to the south east of the site and the visibility available for traffic accessing the other businesses in the vicinity.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM/2019/0136/FL

Application No:

Signed:

***Tony Lewis on behalf of Area 4
Highways Office***

For Corporate Director for Business and Environmental Services

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

e-mail:

LACK OF PARKING

The Planning Authority considers that in the absence of adequate on-site parking space, the proposed development would be likely to result in vehicles being parked outside the site to the detriment of the free flow of traffic and road safety.

TURNING AND SERVICING AREAS

The Planning Authority considers that in the absence of adequate manoeuvring and servicing areas, the proposed development would be likely to result in unsatisfactory turning manoeuvres adjacent to the site to the detriment of the free flow of traffic and road safety.

From:
To: [Planning](#)
Subject: Planning Application - Your reference NYM/2019/0136/FL / My reference 19/00943/NYM
Date: 10 May 2019 16:31:01

The Hambleton Inn, Thirsk

Proposal Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works

Dear Hilary,

I can confirm that Hambleton District Council have no objection to the application.

Kind Regards,

Charlotte

Charlotte Cornforth
Planning Officer
Development Management

Website: www.hambleton.gov.uk



How do you rate your email response from Hambleton District Council?

Feedback survey - click below to begin



[Good](#) [Average](#) [Poor](#)

Your calls may be recorded for training and quality purposes. The call recording policy is available at www.hambleton.gov.uk

The information contained in this email is confidential. It is intended only for the stated addressee(s) and access to it by any other person is unauthorised. If you are not an addressee, you must not disclose, copy, circulate or in any other way use or rely on the information contained in this email. Such unauthorised use may be unlawful. If you have received this email in error, please inform the sender immediately and delete it and all copies from your system. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Hambleton District Council.

All e-mail traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, DL6 2UU.

Our ref: NYM/2019/0136/FL
Internal - Yorkshire Wildlife Trust
Yorkshire Wildlife Trust
fao: Sara Robin
1 St George's Place
York
YO24 1GN

Date: 15 April 2019

This matter is being dealt with by: Mrs H Saunders

Dear Sir/Madam

Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping works at The Hambleton Inn, Hambleton, Thirsk, Grid Reference 452325 483039

I have received the above application. The details including forms, supporting information and plans for the application are available under the application reference number on the Authority's website using the following link:

<http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> and by following the instructions given.

Should you wish to view the electronic file at the Authority's offices, please call to make an appointment between the hours of 9am and 5pm Monday to Friday.

If you are being consulted by email please allow 24 hours for these plans to be made available.

I would be grateful for any comments you may have on this application within 21 days of the date of this letter.

Yours faithfully

Mr M Hill

Head of Development Management

Comments:

I have read the Preliminary Ecological Appraisal (PEA) by Brooks Ecology. The survey shows that the building is near to excellent well connected habitat for bats with woodland, Ancient Woodland and a small watercourse nearby. The building itself has a number of roosting opportunities for bats. The PEA states on page 15:

"The main building is assessed as having moderate suitability to support roosting bats and as such will require further survey. Two surveys (Emergence or Dawn re-entry) are recommended in the period May – August to assess the status of roosting. Should roosting be identified, further survey may be required to collect additional information, and a European Protected Species Mitigation Licence (EPSML) is likely to be required from Natural England in order to allow development to proceed."

There does not appear to be details of emergence or re-entry surveys provided with the supporting information.

Planning permission should not be given until results of two surveys (emergence or dawn re-entry) have been provided and information as to whether mitigation for bats can be accommodated within the plans for the development.

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN

Website: <http://www.ywt.org.uk>

Date: 30 April 2019
Our ref: 280060
Your ref: NYM/2019/0136/FL



North York Moors National Park Authority

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Dear Sir/Madam

**Planning consultation: Application for alterations, conversion of outbuildings and extensions to building to provide bar/restaurant, 22 no. bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping
Location: The Hambleton Inn, Hambleton, Thirsk**

Thank you for your consultation on the above dated and received by Natural England on 15 April 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to

Yours faithfully
Dawn Kinrade
Consultations Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#)

Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the [Magic](#) website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0136/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 29 April 2019 16:35:13

Please see email to the Planning Officer

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 Raise Concerns

Letter ID: 520893

The Hambleton Inn 2019

The Hambleton Inn is evident on historical Ordnance Survey mapping dating to 1853 and is a non-designated heritage asset. As a whole the asset exhibits various degrees of Evidential, Historical, Aesthetic and Communal values, as defined by Historic England in *Conservation Principles, Policies and Guidance*, and requires sensitive treatment in order to preserve this significance.

We agree with the author of the Heritage Statement that the proposals will have a significant impact on the non-designated heritage asset (Heritage Statement paragraph 1.3). However, we are concerned that the Heritage Statement does not pay any regard to the negative impacts associated with these proposals and the associated loss of Evidential, Historical and Aesthetic values as a result of the proposed works.

The proposed alterations have the potential to cause harm to the significance of this non-designated heritage asset and the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application in accordance with the NPPF paragraph 197. In order to seek ways to minimise any conflict between the conservation of these heritage assets and the proposals we request that:

- The overhang to the southern gable of the new north-easternmost building is omitted from the proposals.

This overhang to the gable will detract from the setting of the non-designated heritage asset and will be dominant in views from the south looking towards the principal historical elevation of The Hambleton Inn (this effect is enhanced by the wedge-shaped angle of the overhang). This principal elevation makes a positive contribution to the significance of the heritage asset affected and the introduction of a dominant overhang to the gable will not be compatible with preserving or enhancing the significance of the non-designated heritage asset.

- The column of stonework within the southern gable of the new north-easternmost building is omitted from the proposals.

This area of stonework competes with the traditional and historical patterns of stonework within The Hambleton Inn and, in conjunction with the angled glazing forming the remains of this gable, would be very out of context with the external appearance of the host building, the non-designated heritage asset. This contrasting character and visibility may draw the eye to the southern gable of the new north-easternmost building in a way in which is undesirable, and we are concerned that this element of the proposals does not respect the special interest of the non-designated heritage asset. The removal of the stonework and a revision to the design of this gable for a simpler form comprising reflectorless and tinted glazing should be explored.

- The sills to the southernmost range of buildings are raised and the stone jambs are omitted from the proposals.

The current proposals borrow disingenuously from more industrial building traditions in the size of door and window openings, emphasis on a vertical building rhythm and formulaic approach to the ranges. Raised sills and the removal of stone jambs would encourage a more horizontal building rhythm and would enable the southernmost range of buildings to resonate more closely to subservient vernacular and agricultural building traditions. These changes would pay better regard to the special interest of The Hambleton Inn as a non-designated heritage asset.

If you are minded to approve this application please include the following conditions:

MATS01 Stone to be Approved

MATS06 Stone Panel

MATS11 Render Details

MATS21 Roof Slate to be Agreed

MATS22 Pointing New Development

MATS30 Doors Details of Construction to be Submitted

MATS33 Doors Finish to be Agreed

MATS40 Detailed Plans of Window Frames Required

MATS 43 Windows Submit Details of Colour and Finish

MATS54 Trickle Vents Shall Not be incorporated into Windows

From: [Mark Antcliff](#)
To: [Planning](#)
Subject: NYM/2019/0136/FL The Hambleton Inn, Hambleton
Date: 25 April 2019 10:09:46

NYM/2019/0136/FL The Hambleton Inn, Hambleton

The application states that there are no trees on or adjacent to the site although there are a number marked on the plans and described in the ecological report.

There is no tree survey or arboricultural impact assessment and I see no reference to any tree retention.

There are a number of mature trees towards the eastern boundary and a single mature tree in front of the building. They appear to be mainly sycamore. We do not know the condition of the trees although photographs indicate that they are in reasonable condition apart from the one to the front which shows signs of poor physiological condition. They are visible from the public highway and make a significant contribution to the setting of the site.

From the plans I would assume that all trees are to be removed apart perhaps the tree to the front of the existing building. The 7 trees shown in the proposed plans and the various images (apart from the one tree to the front) are I expect to be planted post construction.

Can we ask for clarification regarding any tree removals. If trees are to be retained we will require an arboricultural impact assessment as structures and hard landscaping is almost certainly proposed within close proximity.

I also note that there is to be a noise barrier constructed along the roadside – do we know what the appearance of this will be from the public highway?

Mark Antcliff
Woodland Officer



NORTH YORKSHIRE POLICE

Designing out Crime Report

**Planning Application – NYM/2019/0136/FL
Hambleton Inn Hambleton
Thirsk**

**Mr. Richard Ball, MPlan
Police Designing Out Crime Officer**

23 April 2019

Police Ref No: 258-1-2019

Contents

- 1. Executive Summary**
 - 2. Proposal**
 - 3. Planning Policy Context – Relevant Guidance**
 - 4. Safety and Security Considerations**
 - 5. Crime Issues at Location**
 - 6. Observations, Advice and Recommendations**
 - 7. Conclusion**
- Appendix A – North Yorkshire Police Crime Analysis**

1. Executive Summary

- 1.1. This report is intended to highlight any crime and disorder issues in the vicinity of the proposed development, assess the development in terms of its likely effect on crime and disorder and identify design solutions that will help to reduce vulnerability to crime. The recommendations made have followed the principles of 'Crime Prevention through Environmental Design' (CPTED).
- 1.2. The overall design and layout of the proposed scheme is considered acceptable.

2. Proposal

- 2.1. The proposal is a full planning application for alterations, conversion of outbuildings and extensions to buildings to provide bar/restaurant, 22 bed suites, retail areas, staff accommodation and underground leisure facilities with associated parking and landscaping at the Hambleton Inn, Hambleton Thirsk.

3. Planning Policy Context - Relevant Guidance

- 3.1. Community safety and the planning process

A strong legislative and policy framework exists for considering Community Safety as part of the planning process. The Revised National Planning Policy Framework (England) July 2018 paragraphs 91 and 127 state that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.2. National Planning Practice Guidance

National Planning Practice Guidance states:

“Designing out crime and designing in community safety should be central to the planning and delivery of new development. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and do all they reasonably can to prevent crime and disorder”.

(Paragraph 010 Ref ID: 26-010-20140306).

“Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits”.

(Paragraph 011 Ref ID: 26-011-20140306)”

4. **Safety and Security Considerations**

4.1. Typical safety and security implications for a development of this nature could include:

- Burglary
- Unauthorised access to buildings/private space
- Damage to buildings and vehicles
- Autocrime
- Antisocial behaviour
- Theft and criminal damage during the construction period

5. **Crime Issues at Location**

5.1. An analysis of police recorded incidents in the area of the proposed development highlights the presence of crime and anti-social behaviour in the area which could impact upon the security of the scheme. The analysis covers a period from the 1 April 2018 to the 31 March 2019 and is attached at Appendix A for information. In summary, there were 8 crimes and 2 anti-social behaviour incidents recorded during this twelve month period.

5.2. The most significant crime issues that could affect this development are autocrime, burglary and criminal damage. Modus Operandi for crime committed in the area includes:

- Unauthorised access gained to a private area within a leisure facility and personal property has been stolen
- Damage to and theft from parked unattended vehicles

- 5.3. This analysis gives an indication of the current crime and disorder levels in the area. Any new development has the potential to increase these levels if the designing out of crime is not considered and implemented.

6. Observations, Advice and Recommendations

6.1. Access Control

- 6.1.1. Controlled access to the corridors, lift and stairwells should be considered. This will increase the security of the hotel as only guests with a valid key-card will have access to the corridors where the hotel rooms are situated.

6.2. Surveillance and Activity Support

- 6.2.1. It is recommended that all public entrances and exits into and out of the buildings should be covered by CCTV and in particular the entrance foyer/reception area. The car parking should also be covered. Any CCTV system fitted should be monitored within the hotel reception and should:

- provide digital quality colour images
- be maintained, working and recording at all times
- recordings should be of sufficient quality to be produced in court
- copies of recording should be kept available for a minimum of 30 days and available to any responsible authority within a 48hr request
- recording should display the correct time and date of the recording

- 6.2.2. It is accepted that light pollution may be a consideration; however, lighting or the lack of it can have a significant impact on crime and the fear of crime. The space on the outside and inside of the main entrance doors should be well illuminated during dark hours to allow staff to see approaching guests and vice-versa. External lighting is also recommended to each elevation that contains a doorset and for the car parking spaces. Bollard lighting should be avoided as it does not project sufficient light at the right height and distorts the available light due to the 'up-lighting' effect; making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It is also susceptible to deliberate or accidental damage. Lighting across the site should also be compatible with any CCTV system installed to ensure there is no loss of picture quality or colour rendition.

6.4. Target Hardening

- 6.4.1. It is recommended that all easily accessible external doors and windows should meet a good security standard. The minimum standard recommended is BS PAS 24:2016. External windows on the ground floor should also be fitted with opening restrictors.

6.4.2. All internal doorsets to non-public areas should be of robust construction and fitted with locking furniture, or incorporate an electronic access control system, so that they can be secured to prevent unauthorised access.

7. Conclusion

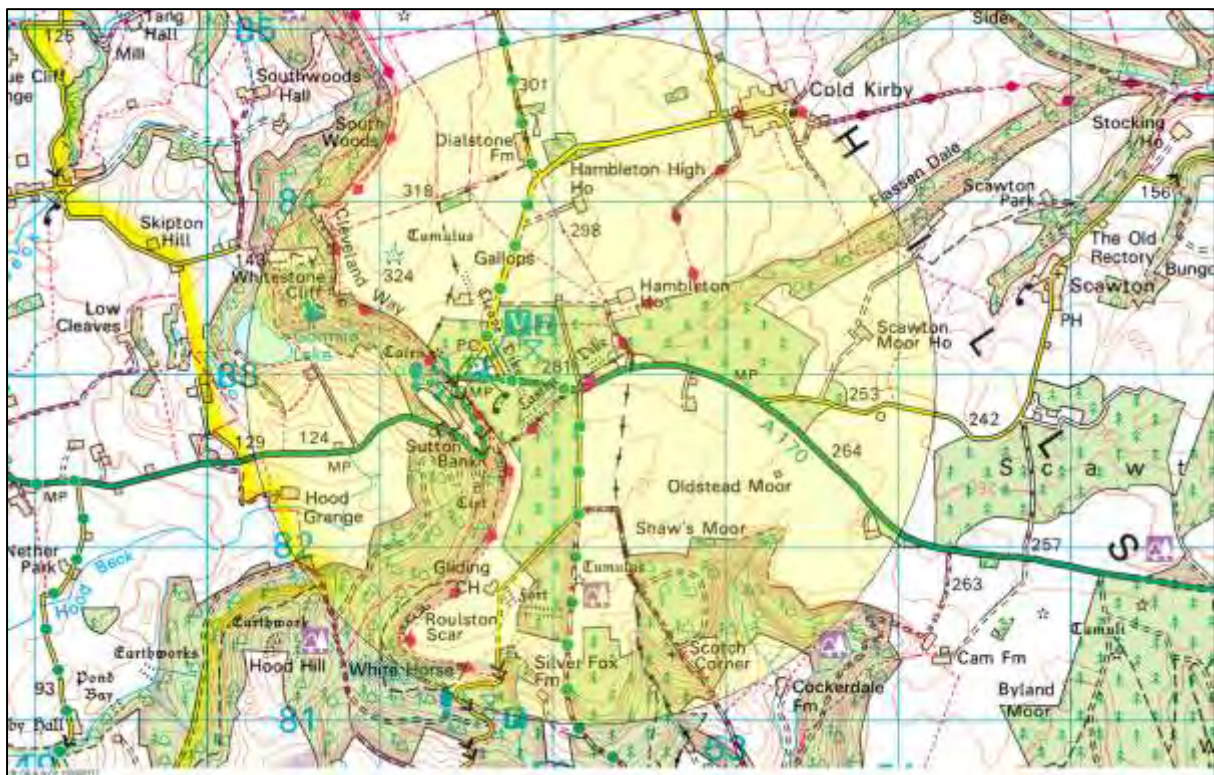
7.1. The above advice and recommendations are intended to ensure that should this site be developed as proposed, it will provide a safe and secure environment by reducing the opportunities for crime and anti-social behaviour to occur. This will accord with the core principles and design objectives set out in the National Planning Policy Framework and local policy.

Appendix A

North Yorkshire Police Crime Analysis

The analysis covers a period from the 1 April 2018 to the 31 March 2019 for the area as shown on the map below.

Map of Study Area

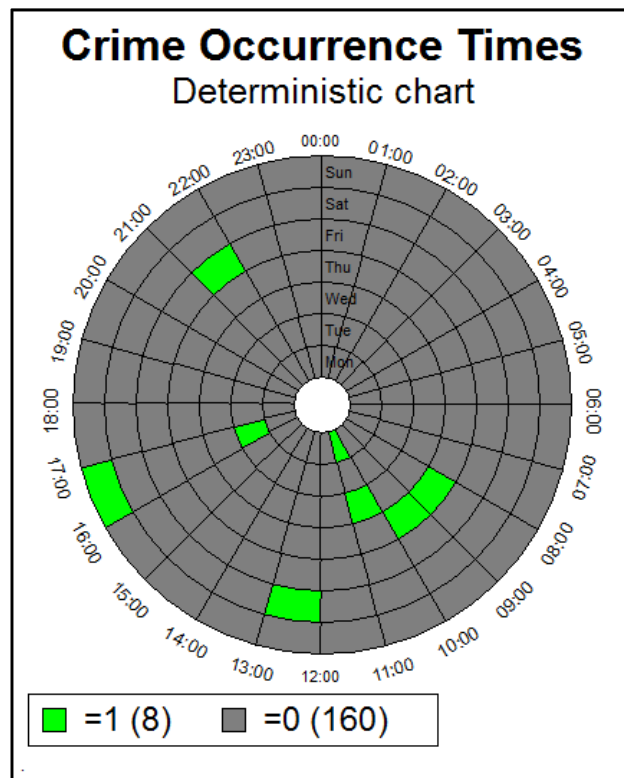


Anti-social Behaviour

Environmental	
Nuisance	1
Personal	1
Grand Total	2

Crime

Autocrime	3
Burglary Dwelling	
Burglary Commercial	1
Criminal Damage	2
Crime Other	
Drug Offences	
Fraud Offences	
Sexual Offences	
Theft	
Violence	2
Grand Total	8



From:
To: [Planning](#)
Cc:
Subject: NYM/2019/0136/FL. - application to extend response date
Date: 18 April 2019 10:04:53

Ref. NYM/2019/0136/FL.

We would like to ask for an extension to our response date on this application as it currently falls before our next planned Parish Council meeting on May 20th additionally with the Easter and May bank holidays it will be difficult to convene an additional meeting at which to discuss the proposal.

We therefore respectfully request an extension to the response date?

regards

Kathi

--

Kathi Watson
Clerk of Kilburn Parish Council

From:
To: [Planning](#)
Cc: [Hilary Saunders](#)
Subject: NYM 2019 0136 FL
Date: 18 April 2019 15:06:33
Attachments:

Good afternoon,

Thank you for consulting the LLFA with regard to application NYM/2019/0136/FL, The Hambleton Inn. The application does not appear to be accompanied by any flood risk or drainage information on which we could provide substantive comment. Given the location, we would be happy to suggest a standard detailed drainage condition for this one:

LLFA C1 - Standard Detailed Drainage Design Condition

Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document). The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed. Note that further restrictions on surface water management may be imposed by Yorkshire Water and the Local Planning Authority.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

Thanks,

Paul

Paul Tweed

Flood Risk Management Project Engineer
North Yorkshire County Council
Business & Environmental Services – County Hall – Northallerton – DL7 8AH



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00209610
Job: 1171609

Harrogate Fire Station
Skipton Road
Harrogate
North Yorkshire
HG1 4LE

When telephoning please ask for: S Crossley

18 April 2019

Dear Sir or Madam

The Hambleton Inn, Hambleton, Thirsk, YO7 2HA

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 15 April 2019
Plans No: NYM/2019/0136/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 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.

Yours faithfully

S Crossley

From: Nick Mason
Sent: 17 April 2019 12:56
To: Hilary Saunders
Subject: NYM/2019/0136/FL The Hambleton Inn archaeology

Hi Hilary,

I would like to request a pre-commencement condition of archaeological trial trenching on the above application, for the following reasons. The application site lies across the line of the Casten Dike, part of the extensive Cleave Dyke system of Late Bronze and Iron Age linear boundaries in the area. Two sections either side of the site are Scheduled Monuments, there has been little chance to investigate these features, and the Casten Dike exhibits possible re-use relating to the Battle of Byland 1322 and WW2, all of which makes it significant archaeology. The attached plan indicates the dike crossing the site, with the designated areas in red, and parish boundaries in purple. Parish boundaries here are clearly based on the prehistoric land divisions.

Whilst the dike may have been damaged during past use of the site, deposits may remain below the surface which will subsequently be destroyed by the planned works. The previous use and topography of the site make it unsuitable for geophysical or earthwork survey. Therefore before any works start, trial trenches are necessary to determine the character and extent of the archaeology. Two trenches will ensure that it is not missed even if sections have been destroyed previously. If the dike cannot be identified, works can continue normally. If the dike is identified, it will need to be subjected to a full archaeological investigation, including environmental sampling. There is a possibility of further prehistoric or medieval earthworks adjoining the dike, which will similarly need excavation and recording.

The successful contractor will need to submit a Written Scheme of Investigation and liaise with us throughout the process, and finally submit a report to the HER.

If the applicant would like to discuss any of the archaeology on site and the work required to deal with it I am more than happy to be contacted again.

Best,

Nick Mason
Archaeology Officer

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

Tel: 01439 772700
www.northyorkmoors.org.uk



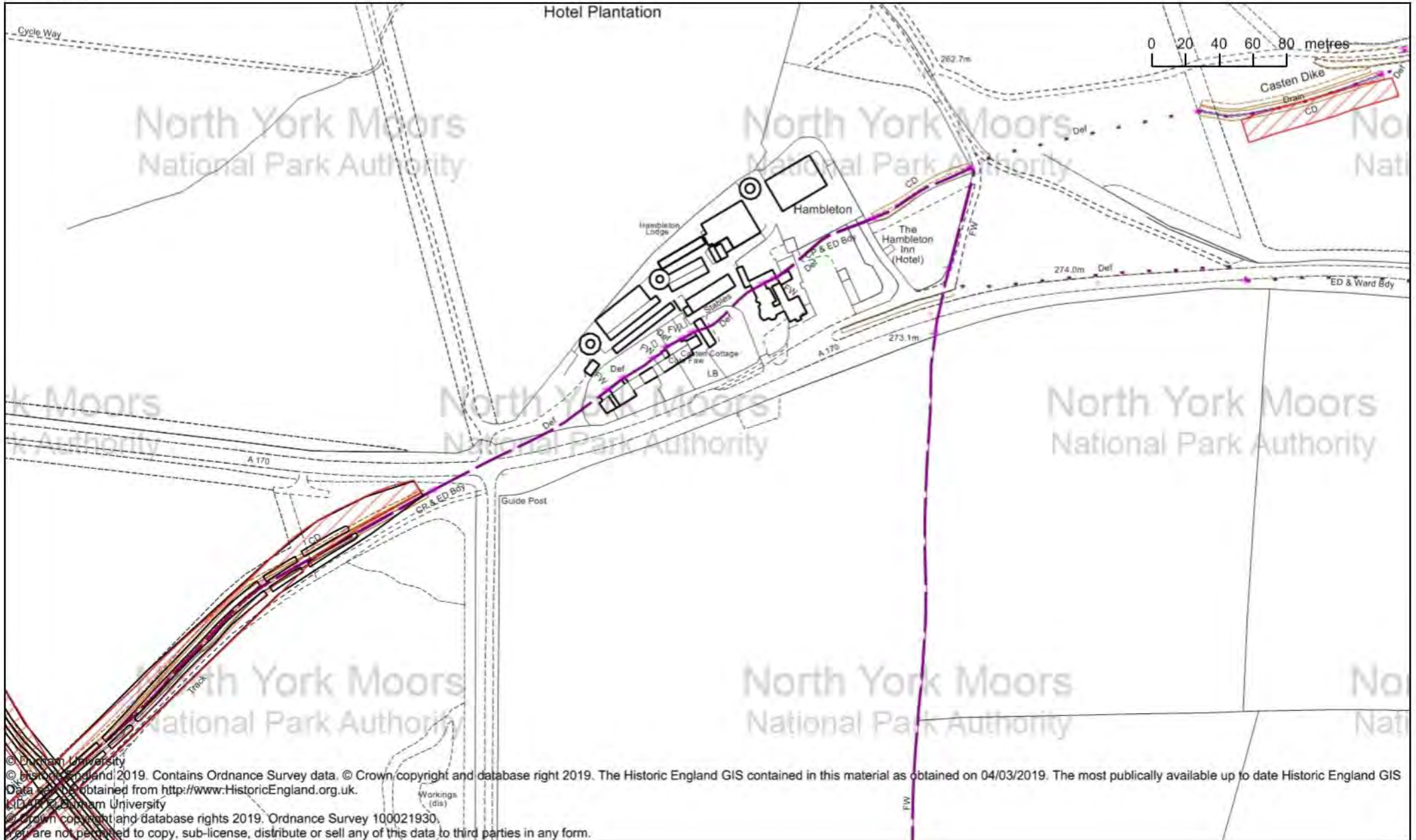
North York Moors National
Park Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Location Plan of Hambleton Inn and surrounding Scheduled Monuments

Printed: 17 April 2019

By: Nick Mason

Scale: 1:3000



© Durham University
© Ordnance Survey 2019. Contains Ordnance Survey data. © Crown copyright and database right 2019. The Historic England GIS contained in this material as obtained on 04/03/2019. The most publicly available up to date Historic England GIS data was obtained from <http://www.HistoricEngland.org.uk>.
© Durham University
© Ordnance Survey 2019. Ordnance Survey 100021930.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

From:
To: [Planning](#)
Subject: RE: The Hambleton Inn, Hambleton, Thirsk - NYM/2019/0136/FL
Date: 15 April 2019 15:18:25
Attachments:

FAO: Mrs H Saunders,

Thank you for consultation letter. In this instance, no observation comments are required from Yorkshire Water as foul drainage is actually to private on-site package treatment plant system (not main sewer stated on app form), surface water to SuDS/existing watercourse.

Kind regards

Jim McGlade
Planning Assistant
Land Use Planning