

**From:** [Ebberston With Yedingham Parish Council](#)  
**To:**  
**Subject:** NYM/2018/0653/FL  
**Date:** 14 January 2020 09:34:52

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Hi

St Athanasius Monastery Langdale End.

Construction of Church with associated vehicular access and landscaping work.

Ebberston with Yedingham Parish Council which includes Bickley has only just been made aware of this planning application and following a conversation by a resident with Hilary Saunders we were informed we could comment on this application.

The Parish Council object to this application. It feels that the architecture and size of this building is not suitable for a rural area in the National Park. It is totally overwhelming for a small village. The road infrastructure is not suitable for the increase in traffic this venue is likely to cause. The roads are narrow and twisty and not suitable for large vehicles including coaches which seem to appear on the plans.

In conclusion. The Parish Council has had very little time to consider these plans in full but would like their opposition to the plans to be considered.

Kind regards

Lesley

Lesley Myers

Clerk to Ebberston with Yedingham and Bickley Parish Council

Waterways

Main Street

Allerston

Pickering

YO18 7PG

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**From:** Mrs J. Marley, Clerk to Hackness & Harwood Dale Group Parish Council

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**Sent:** 16 December 2019 20:04

**To:** Hilary Saunders

**Subject:** Re: FW: NYM/20108/0653/FL St Athanasius Monastery Langdale End E62 NYMNP details 31-01-19

Evening - the amended plans didn't alter Council's view. It's still a "no" from us. Jools.

On 16/12/2019 16:01, Hilary Saunders wrote:

Good afternoon Jools,

This application has been hanging around for some time and the Parish objected to the original scheme. However, the Parish was re-consulted in February 2019 on revised plans with revised materials. The Parish never commented on the revised plans (attached) and I'd be grateful to know if the Parish Council have any further comments to make on this application.

Kind reagrds

Hilary

H. Saunders

Mrs Hilary Saunders MRTPI  
Planning Team Leader  
Development Management

Tel. no 01439 772700

---

**From:** Neil Duffield

**Sent:** 31 January 2019 17:13

**To:** Hilary Saunders

**Subject:** NYM/20108/0653/FL St Athanasius Monastery Langdale End E62 NYMNP details 31-01-19

Hi Hilary,

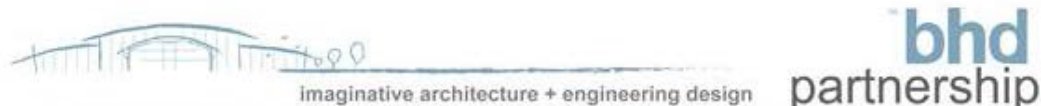
Following various requests for further information I now confirm/attach the following:-

- Elliot Consultancy Arboricultural report using new topographical survey showing full extent of trees
- D11161-02F, Floor Plans showing minor design alteration, windows to Lower ground
- D11161-03H, Elevations, added windows also materials to externals altered.
- D11161-04B, Revised existing topographical survey produced to show further trees as noted in Astute Ecology Report
- D11161-05E, Proposed Block Plan/Topo, building moved to prevent encroachment on Car Park
- D11161-06B, Amended site sections following building position change
- D11161-07A, Car Parking drawing

In addition and relating to Officers comments re Archaeology would it be possible for the WSI and watching brief to be conditioned. Given they will be carried out can the Archaeological Heritage Statement be omitted from the requirements?

I hope the above details allow validation of the scheme as they answer all requests for information/alteration, made but if you have any further queries just let me know.

Kind regards  
Neil



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**BHD Partnership, Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB**

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PRINCESS ROYAL  
TRAINING AWARD  
2018

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM18/653/FL**

**Proposed Development:** construction of Church with associated vehicular access and landscaping works

**Location:** St Athanasius Monastery, Langdale End

**Applicant:** Coptic Orthodox Monastery

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

**Area Ref:** 4/21/65J **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 18 November 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 application is for the construction of a church building at the site of an existing monastery. During consultations with the applicant regarding the number of worshippers and their method of transport to the site, the applicant has stated there could be approximately 100 external visitors to the church, who are not resident at the monastery. These visitors have been, and would be travelling by coach, along narrow winding rural lanes. Although this is not ideal, the alternative would be for visitors to travel by individual vehicles which would result in congestion along the route to the site. The application form states that the carpark size would be increased from 28 spaces currently to 30 spaces but no drawings have been provided to show this. The drawings submitted show the carpark will be reducing to 20 spaces which includes a disabled space. This would result in visitors vehicles parking outside of the site, restricting the width of the already narrow roads and damaging verges in the vicinity. The applicants are proposing to construct a new access to the rear of the church, which is now proposed to extend around the monastery building to access the carpark. This would create an entrance via the new access and an exit via the existing carpark, a solution which is preferred by the local highway authority, although the

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM18/653/FL

design does not show whether the coaches could negotiate the route around the monastery building. The applicant should demonstrate that coaches can negotiate the proposed new access, the route around the monastery into the carpark and the exit before the proposed new church building is given consent.

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

**1. 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 shall be constructed in accordance with the Standard Detail number **E7**.

h. The final surfacing of any private access within **6 metres** of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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

**2. HC-14a DETAILS OF ACCESS, TURNING AND PARKING**

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 in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- d. vehicular turning arrangements
- e. manoeuvring arrangements

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM18/653/FL**

f. loading and unloading arrangements.

**HI-14      INFORMATIVE**

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**REASON**

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

**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 **D11161-07A submitted 2-10-19** 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.

**Signed:**

***Kay Aitchison***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:** \_\_\_\_\_

**From:** Kay Aitchison  
**Sent:** 25 June 2019 15:27  
**To:** Hilary Saunders; Planning  
**Cc:** Area3 Whitby  
**Subject:** RE: St Athanasius Monastery, Langdale End, - NYM/2018/0653/FL

Good afternoon

Thank you for re-consulting the Highway Authority on this application.

As previously requested, the car parking drawing mentioned in the amended details D11161 – 07A is not available on the website. The application also states that the car-parking will increase from 28 vehicles to 30 vehicles, as the proposed new building will take part of the car park, who is this increased parking to be accommodated/located.

The new additional information submitted states the church will potentially have 100 additional people attending services and says that these will be arriving by coach. The application details show the number of parking spaces for buses is zero. the agent has provided photos to show three coaches in the existing carpark which is preventing use by any other vehicles. See extract below, which states that the current situation is “far from adequate” however the plans do not appear to show any changes which would improve those facilities

- The Church will provide service space for congregation of up to 100 people.
- The congregation require space during the service for Prostrating themselves.
- The additional congregation arrive on 3 buses. This occurs now (photo attached) but the existing facilities are far from adequate as previously explained. In terms of traffic the expectation is for the current levels to remain. They will use the existing Car park.

It is not possible to comment on the highway implications whilst critical information is not available and information in the application and the additional information appear to contradict one another.

Regards

*Kay Aitchison*

Project Engineer

Area 3 Whitby  
Whitby Highways Depot  
Discovery Way  
Whitby  
YO22 4PZ

**If you intend to reply to this message please respond to:**

**From:** [Elspeth Ingleby](#)  
**To:** [Planning](#)  
**Cc:** [Mark Antcliff](#)  
**Subject:** RE: NYM20180653FL St Athanasius Monastery  
**Date:** 14 February 2019 16:56:56

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I agree with Mark that there needs to be proposals for where tree loss can be mitigated.

Relooking at the ecology report, if the application is approved, section 6 of the report relating to mitigation and enhancements should be conditioned.

Many thanks,

Elspeth

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**From:** Mark Antcliff  
**Sent:** 11 February 2019 15:45  
**To:** Planning  
**Cc:** Elspeth Ingleby  
**Subject:** NYM20180653FL St Athanasius Monastery

NYM/2018/0653/FL St Athanasius Monastery

Re-consultation response

An arboricultural impact assessment has been provided and this has identified which trees need to be removed if the development is to be carried out. As we thought likely, more trees are to be removed than was implied by the original documentation.

Trees in the report have been categorized A, B, C and U in accordance with the BS standard.

31 trees and one hedge will need to be removed. 1 fir tree is cat A1 and 10 trees are cat B. Cat A and B trees are considered to be constraints to development and would usually be expected to be retained.

The 10 cat B trees are a range of conifers and broadleaves either young, semi-mature or early mature.

As well as the tree losses themselves we will need to give some consideration to likely impact on the retained trees. The report states that the trees on the site have mainly grown up as a group and therefore we need to assess if the visual appearance of the remaining group will be satisfactory. I haven't been to the site so I'm unable to offer a view on this.

There will of course be some loss of screening to views of the existing buildings, parking areas etc. Looking at the aerial there appears to be very limited opportunities for replacement planting between the new access and the road.

If the proposals are to be approved then we will need an arboricultural method statement incorporating a tree protection plan (as advised in the report) to ensure that impacts on trees is restricted to those scheduled for removal.

I can't see any proposals for mitigation of tree losses .Can we determine if there are



opportunities for this elsewhere on the site?

Mark

Mark Antcliff

Woodland Officer

**From:**  
**To:** [Planning: Hilary Saunders](#)  
**Cc:**  
**Subject:** RE: St Athanasius Monastery, Langdale End, - NYM/2018/0653/FL  
**Date:** 11 February 2019 16:05:28  
**Attachments:**

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Good afternoon Hilary

I have reviewed the new information and do not appear to have one of the plans referenced by the agent.

D11161-07A Car parking

Plan D11161-05E shows the re-positioned building and some of the car-park but only shows 21 spaces including a disabled space. The application form states that parking will be increased from 28 existing spaces to 30 proposed spaces. There is no plan showing where the car-parking will be provided.

I also requested additional information regarding the use and the capacity of the proposed building, it is difficult to assess the impact of the proposals on the highway network without this information.

- How many people will the church be capable of holding?
- Will the church attract people not resident within the existing monastery?
- Where will vehicles park who attend services/functions at the proposed building?
- The building has a function room, who will use this area and will it be used to attract visitors and outside activities?
- How often will the function room be used by non-residents of the monastery?

Regards

*Kay Aitchison*

Project Engineer

Area 3 Whitby  
Whitby Highways Depot  
Discovery Way  
Whitby  
YO22 4PZ

**If you intend to reply to this message please respond to:**

**From:** [Mark Antcliff](#)  
**To:** [Planning](#)  
**Cc:** [Elspeth Ingleby](#)  
**Subject:** NYM20180653FL St Athanasius Monastery  
**Date:** 11 February 2019 15:45:06

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NYM/2018/0653/FL St Athanasius Monastery

Re-consultation response

An arboricultural impact assessment has been provided and this has identified which trees need to be removed if the development is to be carried out. As we thought likely, more trees are to be removed than was implied by the original documentation.

Trees in the report have been categorized A, B, C and U in accordance with the BS standard.

31 trees and one hedge will need to be removed. 1 fir tree is cat A1 and 10 trees are cat B. Cat A and B trees are considered to be constraints to development and would usually be expected to be retained.

The 10 cat B trees are a range of conifers and broadleaves either young, semi-mature or early mature.

As well as the tree losses themselves we will need to give some consideration to likely impact on the retained trees. The report states that the trees on the site have mainly grown up as a group and therefore we need to assess if the visual appearance of the remaining group will be satisfactory. I haven't been to the site so I'm unable to offer a view on this.

There will of course be some loss of screening to views of the existing buildings, parking areas etc. Looking at the aerial there appears to be very limited opportunities for replacement planting between the new access and the road.

If the proposals are to be approved then we will need an arboricultural method statement incorporating a tree protection plan (as advised in the report) to ensure that impacts on trees is restricted to those scheduled for removal.

I can't see any proposals for mitigation of tree losses .Can we determine if there are opportunities for this elsewhere on the site?

Mark  
Mark Antcliff  
Woodland Officer

**From:**  
**To:** [Planning](#)  
**Subject:** Ref: NYM/2018/0653/FL - New Church at St Athanasius Monastery, Langdale End - Amended Application.  
**Date:** 07 February 2019 11:59:51

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*F A O : Mrs H Saunders – Application Planning Officer*

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**Consultation Response from the Commercial Regulation Section – Scarborough Borough Council**

Thank you for your amendments/further details, in connection with the above application.

As before, I have no objections or any relevant comments to make.

Tony Abbs, Environmental Health Officer – (Part-time)  
Commercial Regulation Section  
Scarborough Borough Council

**From:**  
**To:** [Planning](#)  
**Subject:** RE: St Athanasius Monastery, Langdale End, - NYM/2018/0653/FL  
**Date:** 04 February 2019 14:42:12  
**Attachments:**

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We have assessed the amended/new documents and have no further comments.

Kind regards,

Sustainable Places, Yorkshire

Mrs Hillary Saunders  
North York Moors National Park  
Development Control  
The Old Vicarage Bondgate  
Helmsley  
York  
YO62 5BP

**Our ref:** RA/2018/139316/01-L01  
**Your ref:** NYM/2018/0653/FL  
**Date:** 09 November 2018

Dear Mrs Saunders

**APPLICATION FOR CONSTRUCTION OF CHURCH WITH ASSOCIATED  
VEHICULAR ACCESS AND LANDSCAPING WORKS.**

**ST ATHANASIUS MONASTERY, LANGDALE END.**

Thank you for your consultation regarding the above proposal which was received on 23 October 2018.

We have reviewed the information submitted with the application and we have no objection to the proposal. Our detailed comments on flood risk and foul drainage are as follows.

**Flood Risk**

Our flood map for planning shows that the application site is partially located within flood zone 2 and 3. However the outline of flood zones in this location appears to be mis-aligned with Black Beck to the south. As such we understand that the application site is located within flood zone 1. On this basis we have no objection on flood risk grounds.

**Foul Drainage**

The application form states that the method of disposing of foul sewage from the development is to septic tank. Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

If connection to the mains is not feasible and the applicant proposes non-mains foul drainage, the application should be accompanied by sufficient information to understand

Environment Agency  
Lateral 8 City Walk, LEEDS, LS11 9AT.

Cont/d..

the potential implications for the water environment. A completed FDA1 form or equivalent information should be submitted, so that you are able to make a considered judgment on the environmental risks associated with the application. We have produced an advice note on non-mains drainage for non-major development to help you which have previously been sent to your authority.

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We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

**Mr Fraser Tomlinson**  
Sustainable Places Planning Adviser

**From:** Mark Antcliff  
**Sent:** 08 November 2018 11:56  
**To:** Elspeth Ingleby; Hilary Saunders  
**Subject:** RE: NYM/2018/0653/FL - St Athenasius Monastery

There is no tree survey or arboricultural impact assessment and therefore we have sufficient information to evaluate tree losses (both through initial removals and later through necessity). It would appear that there will be greater losses than indicated on the plans because there are level changes associated with the new access road that will affect soil levels well beyond its footprint.

The current screening provided by mature trees and other younger trees and shrubs (including part of "overgrown area") will be reduced. The new access road itself will be closer to the highway and higher than current land level at the northern end so will itself be more visible than the current access.

I advise that we request a tree survey and arboricultural impact assessment be provided. A tree protection plan and arboricultural method statement is likely to be required as I expect works will be required in proximity to retained trees. This should comply with the recommendations of the BS standard and our own trees and landscape design guide.

Thanks

Mark



Mark Antcliff  
Woodland Officer  
North York Moors National Park Authority

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**From:** Elspeth Ingleby  
**Sent:** 05 November 2018 16:06  
**To:** Hilary Saunders  
**Cc:** Mark Antcliff  
**Subject:** NYM/2018/0653/FL - St Athenasius Monastery

Dear Hilary,

The ecological survey provided is reasonably thorough, however I have struggled to compare the phase 1 map produced (with trees marked) with the provided plans – also with marked trees. It appears to me that the tree noted as T1 (which could support breeding bats) may actually be located within or extremely close to the new road in contrast to what is stated within the report. Quite a few trees and a belt of broadleaf woodland will also need to be removed to allow this application to take place which are not fully assessed and documented on the maps provided and should be clarified.

Mark, I would assume that you will require an arboricultural report to be carried out?

Many thanks,

Elspeth

**Elspeth Ingleby**

**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.

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2018/0653/FL  
**Date:** 12 November 2018 20:45:13

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## **Construct church with associated vehicular access and landscaping at St. Athanasius' Monastery, Langdale End.**

The above application has been considered by Hackness Group Parish Council. While councillors can appreciate the monastery's need for a church they do feel that the design is completely out of keeping for the area and will result in a building which looks totally alien in the landscape

Council objects to the application as submitted on the grounds it is contrary to the following strategies and policies in the LDF adopted in November 2008:-

- Core Policy A points 1, 2 and 4
- Core Policy B points 5c and 5d
- Core Policy G by virtue of the fact it does not enhance the landscape setting or character area.
- Development Policy 3 (Design) points 1, 2 and 6

--

J Marley (Mrs)  
Clerk to Hackness and Harwood Dale Group Parish Council  
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,  
41 Scalby Road,  
Burniston,  
Scarborough

**Your ref:** NYM18/653/FL

**Whitby Highways Office**

Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**Our ref:**

**Contact:** Kay Aitchison

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

12 November 2018

Dear Sirs

**Proposal:** construction of Church with associated vehicular access and landscaping works

**Location:** St Athanasius Monastery, Langdale End

**Applicant:** Coptic Orthodox Monastery

Thank you for your consultation on the above application. I have looked at the documents submitted in support of the application and my comments on the documents are as follows:-

The planning application states that the number of parking spaces will be increased from 28 to 30 however the layout plans show the proposed new building would be built on land which is currently used as the carpark. There are no plans showing the layout of the existing carpark or the proposed layout with the additional carparking spaces.

In order to make an informed decision regarding the highway impact of the proposed building I would like to see plans showing the above and also information regarding the capacity of the proposed church. There is no information provided to clarify whether this proposed church will be open to the public.

I await amended documents before making a formal recommendation.

Yours faithfully

Kay Aitchison  
Project Engineer

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

**From:** Nick Mason  
**Sent:** 05 November 2018 14:08  
**To:** Hilary Saunders  
**Subject:** NYM/2018/0653/FL Church at St. Athanasius Monastery

Hi Hilary,

I have a few comments about the above plan.

1. Although the surrounding buildings 'The Lodge' and 'Manor House' do not appear on historic mapping until the second half of the 19<sup>th</sup> Century, it would be good to have a heritage statement describing their history, setting and use, and how they might be affected by the proposed church building. It would be very useful if the applicant could supply a heritage statement about the application.
2. The Landscape Characterisation for the footprint of the church describes it as being woodland since the post-medieval period. However, historic mapping shows that there was no woodland present until at least 1952. This means there may have been other activity going on here, and with a lime kiln noted immediately across the road to the north of the site (HER 5044) there is a potential for further, pre-19th C archaeology here.
3. The potential for archaeology is supported by the site of a historic footbridge and the site of a ford immediately to the south of the site, across Black Beck. This means the area around the site is likely to have seen significant activity through at least the post-medieval, and there may be remains of this reflected in archaeology. If the church is built I would like to ask for an archaeological WSI and watching brief to be carried out to mitigate this.

Please let me know if you or the applicant would like to discuss the heritage considerations of the area further.

Best regards,

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

**From:** Elspeth Ingleby  
**Sent:** 05 November 2018 16:06  
**To:** Hilary Saunders  
**Cc:** Mark Antcliff  
**Subject:** NYM/2018/0653/FL - St Athenasius Monastery

Dear Hilary,

The ecological survey provided is reasonably thorough, however I have struggled to compare the phase 1 map produced (with trees marked) with the provided plans – also with marked trees. It appears to me that the tree noted as T1 (which could support breeding bats) may actually be located within or extremely close to the new road in contrast to what is stated within the report. Quite a few trees and a belt of broadleaf woodland will also need to be removed to allow this application to take place which are not fully assessed and documented on the maps provided and should be clarified.

Mark, I would assume that you will require an arboricultural report to be carried out?

Many thanks,

Elspeth

**Elspeth Ingleby**

**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.

**From:**  
**To:** [Planning](#)  
**Subject:** Ref" Nos" - NYM/2018/0653/FL : New Church @ St Athanasius Monastery, Langdale End, Scarborough.  
**Date:** 05 November 2018 15:22:37

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*F A O : Mrs H Saunders-case Officer*

Planning Consultation Response from Scarborough Borough Council-Commercial Regulation Section

-

Thank you for your consultation of 23 October 2018.

Having reviewed the application proposals, I have no adverse comments .

Tony Abbs Environmental Health Officer(Part- time)  
Commercial Regulation Section  
Scarborough Borough Borough Council

**From:**  
**To:** [Planning](#)  
**Subject:** Reply to Planning Application Consultation ref: NYM/2018/0653/FL  
**Date:** 26 October 2018 11:48:24

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Dear Sir or Madam,

Thank you for your email with regards to the above reference number.

We provide standing advice in place of individual responses to planning consultations on or near ancient woodland.

Please view the following link to the Forestry Commission and Natural England's standing advice in relation to ancient woodland and veteran trees.

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Should you require bespoke advice in relation to any impacts on ancient woodland with regards to this planning application, please let us know.

Kind regards,

**Serena Clifford**

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

[www.gov.uk/forestrycommission](http://www.gov.uk/forestrycommission)

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increasing their value to society and the environment