
From: John Woodhead [
Sent: 19 December 2019 09:46
To: Ailsa Teasdale
Subject: RE: New application post - Bank Bottom, High Street, Staithes - NYM/2019/0393/FL - Coastal Engineer

Good Morning Ailsa,
Just to confirm that;

The structural issues at the adjacent property known as "Valley View" are not related to the geology in this locality and the mechanism of failure was an issue with a supporting wall that was not fit for purpose, therefore "3 Conclusion" is an accurate statement.

Hope this clarifies the situation...

Merry Christmas
John

From: Ailsa Teasdale <a.teasdale@northyorkmoors.org.uk>
Sent: 17 December 2019 17:13
To: John Woodhead
Subject: Re: New application post - Bank Bottom, High Street, Staithes - NYM/2019/0393/FL - Coastal Engineer

Dear John,

Thank you for your comments below in relation to this application. Whilst it is not any area of expertise, having now thoroughly read the report there is one point that I wish to question with you.

"3 Conclusion [states:] The recent walkover inspection found no evidence that slope instability is a problem at this site. In addition, it is understood that there is no recent history of instability either the site-specific location or of the adjoining buildings which also cling to the same section of very steep riverbank and similar underlying geology."

With reference to the underlined statement above can this be taken to be accurate given the fact that the property on the adjacent (Valley View) has collapsed in recent years?

I would be grateful of you comments with regard to this so that I may finalise by Committee report on this property before Thursday if at all possible. I am out on site tomorrow, however I should be in first thing and last thing if you want to speak on the phone.

Many Thanks

Ailsa Teasdale

From: John Woodhead [
Sent: 01 November 2019 15:50
To: Planning
Subject: RE: Bank Bottom, High Street, Staithes - NYM/2019/0393/FL

Good Afternoon,

Having read the report submitted following my meeting with the agent/developer I am satisfied that a detailed geological assessment of the site has been undertaken and provided the suggested measures to secure stability of the foundation/building are implemented I would have no objections to the development taking place.

Sorry about my delay in responding.

John Woodhead

Northern Area Engineer

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

Sent: 11 October 2019 14:54

To: John Woodhead

Subject: Bank Bottom, High Street, Staithes - NYM/2019/0393/FL

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Bank Bottom, High Street, Staithes.

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

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

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

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

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

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

[NYMNPA Logo]

[NYMNPA Logo]<<http://www.northyorkmoors.org.uk>>

From:
To: [Planning](#)
Subject: Holiday Cottage, Bank Bottom, High Street, Staithe NYM/2019/0393/FL
Date: 13 December 2019 08:55:55

FAO Ailsa Teasdale

Holiday Cottage, Bank Bottom, High Street, Staithe NYM/2019/0393/FL

I refer to your e-mail of the 12th December 2019 regarding the above application and my previous response dated 16th October 2019. I am now satisfied that a satisfactory engineers report has been obtained for the property. However I would still wish to see a restriction limiting the use of the property to a "holiday cottage" as I do not consider the layout conducive to permanent occupation as a residential dwelling.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

[Coast](#)



DISCLAIMER

This email (and any files transmitted with it) may contain confidential or privileged information and is intended for the addressee only. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful - you should therefore return the email to the sender and delete it from your system.

For information about how we process data please see our Privacy Notice at www.scarborough.gov.uk/gdpr

Any opinions expressed are those of the author of the email, and do not necessarily reflect those of Scarborough Borough Council.

Please note: Incoming and outgoing email messages are routinely monitored for compliance with our policy on the use of electronic communications.

This email has been checked for the presence of computer viruses, but please rely on your own virus-checking procedures.

From:
To: [Planning](#)
Subject: RE: Bank Bottom, High Street, Staithes - NYM/2019/0393/FL
Date: 01 November 2019 15:50:10
Attachments:

Good Afternoon,

Having read the report submitted following my meeting with the agent/developer I am satisfied that a detailed geological assessment of the site has been undertaken and provided the suggested measures to secure stability of the foundation/building are implemented I would have no objections to the development taking place.

Sorry about my delay in responding.

John Woodhead
Northern Area Engineer

From: planning@northyorkmoors.org.uk [mailto:planning@northyorkmoors.org.uk]
Sent: 11 October 2019 14:54
To: John Woodhead
Subject: Bank Bottom, High Street, Staithes - NYM/2019/0393/FL

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Bank Bottom, High Street, Staithes.

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

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

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

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

If you cannot open the attachment you can download the following software free of charge:
- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.



PRINCESS ROYAL
TRAINING AWARD
2018

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

From:
To: [Planning](#)
Subject: Bank Bottom, High Street, Staithes - NYM/2019/0393/FL
Date: 16 October 2019 12:25:16
Attachments:

FAO Mrs Ailsa Teasdale

Bank Bottom, High Street, Staithes - NYM/2019/0393/FL

I refer to your e-mail of the 11th October 2019 regarding the above.

I note that the statement supplied by BHD Partnership states "A structural engineer must be employed to specify sequence of work and type of permanent and temporary supports." It is my view that a structural engineers report is essential; there have been stability issues with other dwellings along the beck side and it is clear from the photographs that the existing structure has suffered some settlement in the past.

In relation to the proposal I would ask that any permission is limits the future use of the site as a holiday cottage. I do not consider the layout conducive to permanent occupation as a residential dwelling.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

www.scarborough.gov.uk

From: planning@northyorkmoors.org.uk [mailto:planning@northyorkmoors.org.uk]
Sent: 11 October 2019 14:53
To: ResidentialRegulationTeam
Subject: Bank Bottom, High Street, Staithes - NYM/2019/0393/FL

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Bank Bottom, High Street, Staithes.

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

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

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

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at

planning@northyorkmoors.org.uk who will be happy to set you up with a log-in username and password..

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

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



PRINCESS ROYAL
TRAINING AWARD
2018

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>

[Discover Yorkshire Coast](#)



DISCLAIMER

This email (and any files transmitted with it) may contain confidential or privileged information and is intended for the addressee only. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful - you should therefore return the email to the sender and delete it from your system.

For information about how we process data please see our Privacy Notice at www.scarborough.gov.uk/gdpr

Any opinions expressed are those of the author of the email, and do not necessarily reflect those of Scarborough Borough Council.

Please note: Incoming and outgoing email messages are routinely monitored for compliance with our policy on the use of electronic communications.

This email has been checked for the presence of computer viruses, but please rely on your own virus-checking procedures.

Scarborough Borough Council Engineering Department

Planning Comments

File - NYMNP Planning

Application Details NYM/2019/0393/FL

Bank Bottom
High Street
Staithes

Comments

I would request a report undertaken by a suitably qualified engineer to assess the condition of the existing rock face and in addition a ground investigation of the "shelf" area including providing information with regards to the existing footing and the founding material relative to the possible rock head.

These reports need to specifically state whether the development is susceptible to becoming undermined and conclude on the viability of the site.

Have you made the right connections?

**Cross connections are polluting our rivers and beaches.
Want to find out if your property is misconnected visit
www.connectright.org.uk**

Name John Woodhead (Northern Area Engineer)

27/8/19

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0393/FL - Case Officer Mrs Ailsa Teasdale - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 08 August 2019 11:50:34

The building is very characterful and clearly historic as evidence of a building in this location, identified as a “smithy”, is shown on the 1894 maps. The building is also located within the Staithe Conservation Area. The Appraisal summarises the character of the immediate area in question, where at para.8.16 it states that views are afforded over the stone wall to be seen below....upturned fishing boats, derelict sheds, pigeon coops and allotment garden given an ‘unkempt’ if not traditional introduction to the area.

Although the building has been much altered, due to its historical significance and its location within the Staithe Conservation Area (itself a designated heritage asset) the building would be deemed to be a non-designated heritage asset and as such we see this application as an opportunity to enhance the significance of this building. It is therefore important that any scheme retains its character and features as a functional service building rather than a domestic house. At pre-app we did raise concerns about the capability and structural soundness of the existing building and whether it was possible to convert the building without rebuilding. A structural report has been submitted which, while quite brief, does conclude that the building can largely be retained in its current form. On that basis, we would have no objections to its conversion to holiday accommodation in order to secure the long term future of this building.

It is good to see that some of the suggestions made a pre-app have been taken on board, however I would still request that the area proposed for rendering (to cover up the blockwork wall) is instead clad with timber in order to maintain and enhance the smithy character of this building. It would also be preferable and more characteristic if the main entrance door (west elevation) were to have timber to the lower section and for the windows to have some vertical glazing bars (see similar site near the foot bridge) or possibly inward opening hopper style. My final concern would be the details of the timber fence which appears to show a close boarded timber fence which is considered to be suburban in character and not appropriate for this location. A more traditional simple picket fence may be more appropriate.

As with conversion schemes like this, much of its success lies in the detail and therefore please condition:

- Lime mortar mix for pointing - sample area for approval
- Roofing materials TBA
- Natural handmade clay pantiles
- External paint colour TBA
- Details of any stain to external timber elevations
- Window details
- Door details
- Reveals minimum of 100mm
- Details of external fixtures
- Details of the proposed boundary treatment.
- Because of the condition of the building, please also condition ARCH02 – an archaeological survey of the building (Level 2).

The duty as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPA's to pay special attention to the desirability of preserving or enhancing the character and appearance of the area. Para.200 of the NPPF requires LPAs to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance, or better reveal their significance. On the basis that the above amendments are accepted, it is considered that the conversion of this building would secure the long-term future of this historic building and provides an opportunity to enhance/better reveal the buildings significance.

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 Comment
Letter ID: 526383

From: [Elspeth Ingleby](#)
To: [Ailsa Teasdale](#)
Cc: [Planning](#)
Subject: NYM/2019/0393/FL - Bank Bottom, High Street, Staithes
Date: 05 August 2019 16:31:23

Dear Ailsa,

The site is in close proximity to Staithes Beck, if significantly vertically displaced! This being the case, there is a significant risk during the construction phase of sediments and pollutants falling, or being washed, into the beck. It would be appropriate for a pre-construction condition to require a Construction Method Statement to be submitted for approval by the Authority before works start on renovating the building.

It is noted from site photographs submitted that the building is surrounded by scrubby vegetation which could be of value to nesting birds. The submitted Bat, Breeding Bird and Barn Owl report covers only use by these animals of the buildings. Clearance of the vegetation around the property should be done out with of the nesting season (March – September inclusive) unless checked immediately prior (within 24 hours) by a suitably qualified ecologist.

Bird and bat informatives should also be included with the decision notice if the application is approved.

Many thanks,

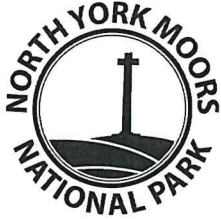
Elspeth

Elspeth 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 York Moors National Park Authority
Planning Consultation Form

Case Officer: Mrs Ailsa Teasdale
Application Number: NYM/2019/0393/FL

Site: Bank Bottom, High Street, Staithes

Development Description: conversion of domestic store to holiday cottage

Applicant: Mr and Mrs G Hill

(Please Tick One Box Only)

The Parish/Town Council has **no objection** to this application

The Parish/Town Council **objects** to this application
(A reason **must** be given)

Perceived safety issues as cliff is crumbling now & the
neighbouring property, lower down the bank, has already collapsed,
grave doubts about safety and stability of the area and
the effects it may have on the only access into the lower
village - particularly during building works,

The Parish/Town Council **supports** this application
(A reason **must** be given)

Signed _____
On behalf of **Hinderwell Parish/Town Council**

Date 2/8/19

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



Please note that where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period.

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/393/FL**
Proposed Development: Application for conversion of domestic store to holiday cottage
Location: Bank Bottom, High Street, Staithes
Applicant: Mr and Mrs G Hill

CH Ref: **Case Officer:** Ged Lyth
Area Ref: 4/51/782 **Tel:**
County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 17 July 2019
FAO: Ailsa Teasdale **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The current access from the public highway to the building is not expected to change. The local Highway Authority will require assurances that the construction of the building will not undermine the adjacent highway and therefore the applicant should provide details following the County Council's "Approval in Principle" procedure.

Consequently the Local Highway Authority recommends that the following **Informative** is attached to any permission granted:

HI-20 INFORMATIVE - STATUTORY PROCESSES (STRUCTURAL APPROVAL IN PRINCIPLE)

There shall be no site clearance, demolition, excavation or depositing of material in connection with the construction of the development until an APPROVAL IN PRINCIPLE form has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved details shall, at the applicant's

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/393/FL

expense, undergo the legal process required. Subject to the successful completion of this legal process the measures will be implemented at the applicant's cost prior to the development being brought into use.

REASON

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

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____