

From:
To: [Planning](#)
Subject: 304244 Creation of new access track AMEDNED TRACK MATERIAL (NYMNP) NYM/2019/0728/FL
Date: 16 January 2020 12:06:09
Attachments: [1](#)

FAO Megan O'Mara

**Application for creation of new access track and upgrading of a section of existing track to Lodge Hill Farm at Land off Smith's Lane, Egton Grange
Grid Reference 478571 503905**

Dear Megan,

Thank you for re-consulting Natural England on the above planning application. We would like to make the following comments:

Protected Landscape

The proposed development is for a site within a nationally designated landscape namely the North York Moors National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

We note that the track material has been amended from asphalt to stone, which is an improvement to the project. We advise that you seek clarification from your landscape team on the type of stone to be used to ensure that the stone type is appropriate with regards to the protected landscape, and in accordance with your authorities guidance document on agricultural tracks.

Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape. Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Relevant to this is the duty on public bodies to 'have regard' for those statutory purposes in carrying out their functions (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended)). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Kind Regards,

Lauren Forecast

Lauren Forecast
Team Leader
Conservation Delivery Team
Yorkshire and Northern Lincolnshire Area Team
Foss House,
Kings Pool, 1-2 Peasholme Green,
York, YO1 7PX
Tel:

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Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

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

From: Forecast, Lauren

Sent: 10 January 2020 16:51

From: SM-NE-Consultations (NE)

Sent: 23 December 2019 09:35

To: 'planning@northyorkmoors.org.uk' <planning@northyorkmoors.org.uk>

Subject: RE: Land off Smith's Lane, Egton Grange, - NYM/2019/0728/FL

For the attention of Megan O'Mara

Dear Ms O'Mara

Thank you for your consultation.

Unfortunately due to the festive period Natural England will be unable to provide comments on the additional information within 10 days. We will aim to respond by 17 January 2020.

Yours sincerely

Alice Watson
Consultations Team
Operations Delivery
Natural England
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
Tel:

www.gov.uk/natural-england

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

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

Sent: 20 December 2019 16:59

To: SM-NE-Consultations (NE) <c

Subject: Land off Smith's Lane, Egton Grange, - NYM/2019/0728/FL

You have received this email from North York Moors National Park Authority (Planning

Service) in relation to a planning matter at Land off Smith's Lane, Egton Grange, .

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

From: [Elsbeth Ingleby](#)
To: [Megan O'Mara](#)
Cc: [Planning](#)
Subject: NYM/2019/0728/FL - Land of Smith's Lane, Egton Grange
Date: 06 January 2020 15:16:06

Hi Megan,

I am happy to see that the proposal for asphalt has been replaced with twin trod tracks of local stone. My previous comment for a condition and informative remain applicable.

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

From:
To: [Planning](#)
Subject: RE: Land off Smith"s Lane, Egton Grange, - NYM/2019/0728/FL
Date: 23 December 2019 09:35:01
Attachments: [119122016585603089.png](#)
[Reconsult10_753279.PDF](#)

For the attention of Megan O'Mara

Dear Ms O'Mara

Thank you for your consultation.

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Yours sincerely

Alice Watson
Consultations Team
Operations Delivery
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From:
To: [Planning](#)
Cc:
Subject: 298780 Creation of new access track, Lodge Hill Farm NYM/2019/0728/FL
Date: 04 December 2019 14:00:24

FAO Megan O'Mara

**Application for creation of new access track and upgrading of a section of existing track to Lodge Hill Farm at Land off Smith's Lane, Egton Grange,
Grid Reference 478571 503905
Your ref: NYM/2019/0728/FL
Our ref: 298780**

Dear Megan,

Thank you for consulting Natural England on the above planning application. We have the following comments to make:

Protected Landscape

The proposed development is for a site within a nationally designated landscape namely the North York Moors National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

We note that an asphalt track has been proposed for this development, which is not the usual material for an agricultural track in this location. We therefore advise that you seek clarification on the use of this track from the applicant, and landscape advice from within your team on the appropriateness of the use of this material on the protected landscape, and assess it in accordance with your own policies on landscapes and upland tracks.

Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape. Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

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In addition, Natural England supports the comments made by NYMNP Ecologist (Elspeth Ingleby)

on 20/11/19.

Kind Regards,

Lauren

Lauren Forecast
Team Leader
Conservation Delivery Team
Yorkshire and Northern Lincolnshire Area Team
Foss House,
Kings Pool, 1-2 Peasholme Green,
York, YO1 7PX
Tel:

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From: [Elspeth Ingleby](#)
To: [Megan O'Mara](#)
Cc: [Planning](#)
Subject: NYM/2019/0728/FL - Land of Smith's lane, Egton Grange
Date: 20 November 2019 12:06:52

Dear Megan

The proposed new access track is adjacent to a relatively mature hedgerow for part of its length between NZ 78869 03848 and NZ 78841 03815. It is important that excavation works do not negatively impact on this hedgerow by encroaching too close to the base of the trees and their root systems. A minimum buffer of at least 1.5m from the base of the hedge should be observed.

There is a small possibility that wading birds may nest in the fields close to where the track is proposed. If the application is approved, a bird informative would be helpful to inform the applicants of their legal responsibility not to disturb nesting birds if they are encountered before or during the works.

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/728/FL**

Proposed Development: Application for creation of new access track and upgrading of a section of existing

Location: Lodge Hill Farm at Land off Smith's Lane, Egton Grange

Applicant: The Mulgrave Estate

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/32/258 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 14 November 2019

FAO: **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 design standard used for the site is the North Yorkshire County Council Residential Highway Design Guide and the required visibility splay is 2.4 metres by 60 metres. The visibility available on the Autumn day of inspection was 2.4 metres by 40 metres.

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

HC-10 VISIBILITY SPLAYS

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 60 metres measured along both channel lines of the major road Smith's Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05metres and the object height shall be 1.05metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM19/728/FL

REASON

In accordance with policy number and in the interests of road safety.

INFORMATIVE

An explanation of the terms used above is available from the Highway Authority.

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: _____

From:
To: [Planning](#)
Subject: FW: planning app Miss M O,Mara
Date: 04 November 2019 11:17:22

Good Morning

The next meeting is 19 November can the council send any comments the following day please

Kind Regards

CA Harrison – Clerk to Egton Parish Council

Subject: planning app

Hi

The following planning app has been received.

NYM/2019/0728/FLApplication for creation of new access track and upgrading of a section of existing track to Lodge Hill Farm at Land off Smith's Lane, Egton Grange. Grid Ref 478571 503905

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
To: [Planning](#)
Subject: NYM/2019/0728/FL miss megan o'mara
Date: 25 October 2019 11:46:58

Good Morning

The next meeting is 19 October, is it possible to send any comments by 21 October.

Kind Regards

CA Harrison – Clerk to Egton Parish Council