

From:

Subject: Re: Faceby Lodge Farm, Faceby - NYM/2018/0843/FL
Date: 29 April 2020 17:10:46

Dear Mrs Saunders,

Thank you for the email of 20th April.

The objections raised on behalf of Faceby Parish Meeting to the original application, previous amendments and to the current amendment still stand as previously set out.

Best Regards

David Osborne
Secretary
Faceby Village Meeting

On Monday, 20 April 2020, 08:41:29 BST, <planning@northyorkmoors.org.uk> wrote:

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Faceby Lodge Farm, Faceby .

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.



North York Moors
National Park

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www.northyorkmoors.org.uk

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

MEMORANDUM

From: Environmental Health

To:

Cc: Mrs H Saunders

Date: 20 February 2020

Planning Consultation reference: NYM/2018/0843/FL, Faceby Lodge Farm, Faceby

Service request reference: 20/00381/PLANNP

Subject: **Planning consultation response:**
NYM/2018/0843/FL, Faceby Lodge Farm, Faceby

Memorandum in reply from: Residential Services

This service has considered the potential impact on amenity and likelihood of the development to cause a nuisance and consider that there will be no negative impact. Therefore the Environmental Health Service has no objections.

Peter Crass
Scientific Officer

Tel:
Email:

Environmental Health Service
Hambleton District Council

Website: www.hambleton.gov.uk

From:
To: [Planning](#)
Subject: NYM/2018/0843/FL
Date: 18 February 2020 12:29:49

Thank you for reconsulting the Trust on the above application.

We would appreciate the clarification over the compensatory roost habitat proposed to be created under EPSM licence to be applied for from Natural England. The current mitigation strategy outlines the proposed working methods for the demolition of the buildings, but no timings are provided to show how there will be no loss of roosting habitat for the number and type of roosts identified on site. Consideration must be made to those roosts confirmed during 2019 surveys by Quants and previous work which identified higher numbers and maternity colonies. We feel there is currently insufficient information to confirm that the three derogation tests (as outlined within the ecology report) have been satisfied. We would also be encouraged to see the conditioning of a sensitive lighting scheme intended to protect the functionality of roosts and surrounding foraging areas for bats.

In accordance with NPPF, measurable net gain for biodiversity should also be demonstrated on site through sensitive landscaping schemes as advised by the ecologist. The application of the Defra metric v2.0 can be useful for this purpose.

I trust these comments are helpful.

Regards,

Laura Hobbs

Conservation Planning Officer

Yorkshire Wildlife Trust

Tel:

Email:

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

From: J
To: [Planning](#)
Subject: NYM/2018/0843/FL
Date: 14 February 2020 12:03:42

Application for holiday units at Faceby Lodge Farm

Reference your letter of 7th February re further amendments to application.

The objections raised on behalf of Faceby Parish Meeting to the original application, previous amendments and to the current amendment still stand as though set out herein verbatim.

A J Salmon
Chairman Faceby Village Meeting

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0843/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: 26 November 2019 18:12:51

Further to my previous comments following subsequent revisions.

Revised plans do address some of the concerns; however, they have not improved sufficiently for me to be able to support them. Although the number of new openings has been reduced, it still overly domesticates the building. The treatment of some of the openings is of further concerns with very domestic fenestration which is totally out of character for the site. It remains clear that within this design the external opening are still being dictated by the desired internal layout, which is contrary to policy.

I strongly maintain my objection to the division of the courtyard as it stands. The south facing court yard is very typical for this type of farm and therefore intrinsic to its significance. As discussed I believe a fully glazed homogenous link would achieve the space the applicant requires without compromising the appreciation of the space.

Overall the scheme still appears to be far too domestic in detailing and harmful to the character, fabric and setting of the site. The designs should seek to utilise the existing buildings layout, form and character in line with current policy.

DP8 states that the building should be capable for conversion without the need for significant alterations, extensions and other new buildings. It further states that the proposal should be of high quality design which retains existing external features and that it should reflect the simple functional form and traditional character of the building. It is my opinion that the proposals, still do not meet the requirements of Development Policy 8, that they are harmful to the character and significance of the site and as such I maintain my objection to the proposal and recommend it for refusal.

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 Object with comments
Letter ID: 533348

Your Ref: NYM/2018/0843/FL

31st July 2019

FAO: Mrs H Saunders

Dear Mrs H Saunders,

Application details – Faceby Lodge Farm, Faceby

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make, as no connections to the public sewerage network are proposed in the application documents. Should the drainage proposal change for this application, we would request re-consultation.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

Carrie Taylor
Developer Services

From:
To: [Planning](#)
Cc:
Subject: NYM/2018/0843/FL Faceby Lodge Farm
Date: 29 July 2019 18:54:20

Dear Mrs Saunders,
Thank you for your letter of 25th July informing me of amended detail. The
Objection of Faceby Parish Meeting remains as before, as if set out as
before herein.

Yoursfaithfully
A J Salmon
Chairman

Our Ref: 422-2-2019 MR
Your Ref: NYM/2018/0843/FL

Date 26 July 2019



Partnership Hub

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

Dear Hilary,

Proposal **Application for demolition works, conversion of remaining buildings to form 9 no. holiday units and 1 no. managers unit together with associated access improvements**

Location **Faceby Lodge Farm, Faceby**

Many thanks for giving North Yorkshire Police the opportunity to comment on this amended application.

Having reviewed the accompanying documents and drawings that were submitted with the application, in relation to Designing Out Crime the only comment I would make is that the revised drawings do not appear to show any provision for cycle storage, which was something that was included in the previous scheme.

Due to the nature of this development, it is likely that the occupants may bring pedal cycles with them, to take advantage of the location. Pedal cycles are an attractive item to steal as they can be of significant value and are relatively easy to dispose of.

I would therefore suggest that the applicant reconsider the omission of the cycle parking and as stated in my previous report dated 22 February 2019, it is preferable for any cycle storage to be in a secure structure.

Yours sincerely,

Mr Mark Roberts
Police Designing out Crime Officer

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2018/0843/FL**

Proposed Development: Application for demolition works, conversion of remaining buildings to form 9 no. holiday units and 1 no. managers unit together with associated access improvements, parking areas with pergola and landscaping works

Location: Faceby Lodge Farm, Faceby

Applicant: Mr SJ and Ms J Monk

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

Area Ref: 2/49/84 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 12 April 2019

FAO: Hilary Saunders **Copies to:**

The Local Highway Authority recommends that the following **Conditions** are 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 215m measured along both channel lines of the A172 from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2018/0843/FL

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:

- (i) vehicular access onto the A172

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

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.

HC-14b PROVISION OF APPROVED ACCESS, TURNING AND PARKING AREAS

No part of the development shall be brought into use until the approved vehicle access approved under condition number #: are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

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

VAR PASSING PLACES

The areas shown on 18030/P110 for passing places shall be constructed and 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.

HC-16 PARKING FOR DWELLINGS

No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing no P104 REV C. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

REASON

In accordance with policy # and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2018/0843/FL

Signed:

Issued by:

Thirsk Highways Office
Thirsk Industrial Estate
York Road
Thirsk
North Yorkshire
YO7 3BX

For Corporate Director for Business and Environmental Services

e-mail:

From: [Elspeth Ingleby](#)
To: [Hilary Saunders](#)
Cc: [Planning](#)
Subject: NYM/2018/0843/FL - Faceby Lodge Farm, Faceby
Date: 18 March 2019 16:48:09

Dear Hilary,

In addition to Sara's comment requiring bat emergence surveys to assess the impact of the development on bats, there is also other ecological surveys that need to be undertaken/updated.

An up to date Preliminary Ecological Appraisal must be undertaken to assess the potential impact of the proposals on biodiversity. Whilst it is known that the buildings have potential to harbour bats which needs to be further investigated as previously noted, this survey should assess the value of the site for nesting birds of any species and use by owls specifically. The presence of other protected species should also be investigated and this should include the value of the surrounding habitat for great crested newt, for which a Habitat Suitability survey of the nearby pond would be appropriate given the connectivity of habitats around the site.

Given the known use of the site for nesting birds and roosting bats (from the out of date surveys carried out previously) the report should include the likely scale of mitigation required, and enhancements suggested, to preserve the biodiversity value of the site. I would anticipate that this could include the provision of one or more bat lofts, swift bricks and other integral bird nesting opportunities and/or the provision of alternative sheltered open sided sites for swallow nesting amongst other species, which the applicant should take into consideration with their development proposals.

The drainage philosophy appears appropriate from an ecological point of view and further details should be submitted for consideration, including the type of sewage treatment plant proposed to be installed.

I haven't been able to track down the landscape statement, landscape design or architectural design solution, but given we cannot move to a decision on the proposals until revised bat activity surveys are carried out in May and June at the earliest and a PEA has been submitted there is some time for these elements to be assessed.

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.

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



Application No:	NYM/2018/0843/FL LLFA		
Proposed Development:	Application for demolition works, conversion of remaining buildings to form 9 no. holiday units and 1 no. managers unit together with associated access improvements, parking areas with pergola and landscaping works		
Location:	Faceby Lodge Farm, Faceby Grid Reference 449679 504010		
Applicant:			
District/Borough:	North York Moors National Park Authority		
FRM Engineer:	Meirion Jones	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.

The following documents are noted:

- Drainage Philosophy, Billingham George and Partners, 18T1486, Revision 001, November 2018.
- Existing Impermeable Areas Plan, Billingham George and Partners, 18T1486-900, Revision P1, 14th November 2018.
- Proposed Impermeable Areas Plan, Billingham George and Partners, 18T1486-901, Revision P1, 14th November 2018.
- Existing Impermeable Areas Plan, Billingham George and Partners, 18T1486-100, Revision P1, 20th November 2018.

In assessing the submitted proposals and reaching its recommendation the Authority would like to make the following comments:

1. Runoff Destinations

The LLFA is satisfied that the applicant has demonstrated that the surface water

Date:	13 March 2019	Approved by:	Emily Mellalieu Flood Risk Management Team Leader
FAO:	Hilary Saunders		
Issued by:	Meirion Jones		

**LEAD LOCAL FLOOD AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Continuation sheet:

Page 2 of 2

Application No:

NYM/2018/0843/FL LLFA



discharge hierarchy has been followed and has no objection to discharge to the nearby watercourse.

2. Flood Risk

The drainage system must be designed so that, unless an area is designed to hold and/or convey water, flooding does not occur on any part of the site for a 1 in 30 year rainfall event. Calculations must include and allowance for climate change.

The drainage system must be designed so that, unless an area is designed to hold and/or convey water, flooding does not occur on any part of the site for a 1 in 100 year rainfall even 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. Calculations must include and allowance for climate change.

The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

The consulting engineers have not provided the drainage networks calculations for the proposed drainage system and cannot therefore demonstrate that the design complies with the above.

3. Peak Flow Control

The LLFA would like to seek the planning authorities' views on the drainage consultant's statement that the site is considered to be brownfield. In accordance with the Annex 2 of the NPPF (2018) previously developed land is defined as:


"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings..."

As the current use is for agriculture, the LLFA would consider the site to be greenfield and as such runoff rates should be limited to the greenfield runoff rate. We request the LPA's opinion on this matter.

If the site is considered by the LPA to be greenfield, we would request that the applicant provides the greenfield runoff calculations. The minimum allowable flow rate accepted by the LLFA is that limited by a 75mm diameter vortex flow control device.

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 new development. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable

LEAD LOCAL FLOOD AUTHORITY CONSIDERATIONS and RECOMMENDATION		
Continuation sheet:	Page 3 of 2	
Application No:	NYM/2018/0843/FL LLFA	

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. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

5. Climate Change

An allowance of at least 30% must be made in SuDS design for increased amounts of rainfall as a result of Climate Change. The applicant has proposed a 40% allowance. The LLFA has no objection.

6. Maintenance

The drainage philosophy reports needs to specifically identify the responsible organisation and provide a maintenance regime for the proposed drainage system. Specific detail and funding arrangements can be provided at a later stage such as discharge of conditions.

Recommendation to the Local Planning Authority:

The submitted documents are limited and 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;

- Confirmation of the site's Brownfield/Greenfield status
- Greenfield runoff calculations
- Drainage Layout Plan to include as a minimum pipe sizes, falls, invert and cover levels
- Design calculations for the surface water network
- Details of organisation responsible for the SuDS

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0843/FL - Case Officer Mrs H Saunders - Received from Ms Sara Robin at Yorkshire Wildlife Trust, 1 St Georges Place, York, N Yorks, YO24 1GN
Date: 13 March 2019 11:39:11

I have read the Bat Risk Assessment by Applied Ecological Services Ltd (AES) from February 2019 and looked briefly at the plans for the development. The site is surrounded by good quality bat habitat and connected to a wooded beck corridor. There is considerable data from earlier surveys showing bat roosts are present in the buildings. As the survey was carried out in February when bats are not active and a number of different species of bats have been shown to be present in the past there is insufficient information to inform a European Protected Species Licence application. Activity surveys will show what species of bats and types of roost are present so that mitigation can be designed and an EPSL applied for. Planning permission should not be given until emergence surveys have been carried out between May and August and the results provided to the authority.

Comments made by Ms Sara Robin of Yorkshire Wildlife Trust, 1 St Georges Place, York, N Yorks, YO24 1GN

Preferred Method of Contact is Email

Comment Type is Comment

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0843/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: 12 March 2019 18:19:48

Faceby lodge farm is an historic farmstead that is depicted on the early mapping as having an open courtyard to the south with a horse engine house attached to the granary. At some point in the late 19th century the farm underwent a scheme of redevelopment and the courtyard was built over, the horse engine house lost and the side barns were widened to create a pattern similar to the existing structure. It is also located within the setting of or attached to two listed buildings. However, given the traditional building construction and style, the importance attached to agricultural buildings within the NYMNP and the sites early origins; the site is identified as undesignated heritage assets in its own right.

The buildings at Faceby Lodge Farm are in a poor state of repair and the principle of development for use as holiday accommodation is acceptable. However, I have concerns regarding this proposal in regard to the extensiveness of change which is contra to point 3 of Development Policy 8. The number of openings both new and altered is not in line with the policy or the Design guide: Part 4 which specifically covers the re-use of traditional rural buildings. The number of openings which I feel harm the character of the building are too many to list in this response, but an example would include the large opening into the garden wall attached to the listed structure; and two new openings for natural light to allow for the creation of a gym. Furthermore the details of the fittings over domesticate the site and do not sustain or enhance the character of this undesignated heritage asset.

Much of the internal layout is proposed to be altered rather than allowing the existing layout to dictate the design as suggested in the design guidance. Further to this I do not feel the landscaping of the site respects the simple rural character of the buildings, for example the newly created courtyard has the appearance of a cloister, rather than a farmyard.

The NPPF (2019) states that a balanced judgement should be made in regard to the harm caused by a proposal and the significance of the asset; and that this significance should be described by the applicant. The significance of the heritage asset is not adequately addressed in the heritage statement which focuses on the listed buildings and appears to fail to recognise that the site is also a heritage asset, although undesignated. However, regardless of the heritage statement the current proposed scheme is not in keeping with the local policy (as discussed above), which is a shame given the availability of design guidance available in this regard. I therefore object to this proposal on the grounds that it harms the character of the traditional building, and is contra to current Development Policy 8 which seeks to avoid this. However, I do not object to the principle of conversion, provided it is more sensitive to the character of the traditional farmstead and in line with policy and design guidance. Prior to any development at the site I would also recommend a scheme of archaeological recording be undertaken in line with paragraph 199 of the NPPF (2019).

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 Strongly Object
Letter ID: 517173



North York Moors National Park Authority
Planning Consultation Form

Case Officer: Mrs H Saunders
Application Number: NYM/2018/0843/FL

Site: Faceby Lodge Farm, Faceby

Development Description: **demolition works, conversion of remaining buildings to form 9 no. holiday units and 1 no. managers unit together with associated access improvements, parking areas with pergola and landscaping works**

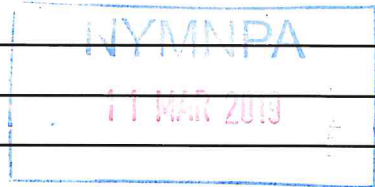
Applicant: Mr SJ and Ms J Monk

(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)

Please see attached reasons.



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

Signed _____

On behalf of ~~Faceby Parish/Town Council~~ *VILLAGE MEETING*

Date 8.3.2019

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.

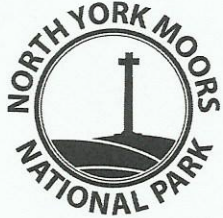
NYM/2018/0843/FL

- The application was noted to be a large development which could have a large impact on the surrounding infrastructure and residents.
- The large almost industrial scale of the development appeared out of place with the locality within the National Park, and would create in effect a new community.
- Concern of a future change from holiday lets to permanent residencies. Concern that such change could then lead to additional planning applications.
- A large number of car parking spaces for holiday lets?
- Significant light pollution was expected.
- Noise from the development could be significant.
- Work for managing surface water and sewerage would be significant.
- The approach road seems small for such a large development.
- The turn into the existing access road is on a straight section of the A172 where cars are commonly driving at the 60mph speed limit, with a consequent safety potential for cars accessing/leaving the development.
- Strong concern that (since it was believed that planning applications had been rejected in previous years) this application could be a "soft" entry to planning application.
- Increased load on the access road due to services (laundry, cleaning, rubbish collection, etc).
- Concern that this application could be extended in future to include weddings, conferences, etc which would lead to further escalation of the proposed development.
- Concern that the buildings would require additional recreational space (family areas, play areas, BBQ areas, etc) which would extend the development further into the owner's land.
- Residents of Faceby Manor and other adjacent residencies would potentially suffer significant loss of amenity; noise; disturbance; nuisance; light pollution and and general disturbance compared to the existing tranquil ambience.
- Faceby Manor and associated buildings stand on a slightly elevated site visible at distance from the north, south and east – development of the kind proposed would detract from the character and history of the listed manor house.
- Management of the existing bats/owls resident in the existing buildings.

Chairman
Faceby Village Meeting.

8/3/2019





North York Moors National Park Authority
Planning Consultation Form

Case Officer: Mrs H Saunders
Application Number: NYM/2018/0843/FL

Site: Faceby Lodge Farm, Faceby

Development Description: **demolition works, conversion of remaining buildings to form 9 no. holiday units and 1 no. managers unit together with associated access improvements, parking areas with pergola and landscaping works**

Applicant: Mr SJ and Ms J Monk

(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)

Please see attached reasons.

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

Signed _____
On behalf of **Faceby Parish/Town Council** *VILLAGE MEETINGZ*

Date 8.3.2019

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.

NYM/2018/0843/FL

- The application was noted to be a large development which could have a large impact on the surrounding infrastructure and residents.
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- Residents of Faceby Manor and other adjacent residencies would potentially suffer significant loss of amenity; noise; disturbance; nuisance; light pollution and and general disturbance compared to the existing tranquil ambience.
- Faceby Manor and associated buildings stand on a slightly elevated site visible at distance from the north, south and east – development of the kind proposed would detract from the character and history of the listed manor house.
- Management of the existing bats/owls resident in the existing buildings.


Chairman

Faceby Village Meeting.

8/3/2019

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0843/FL - Case Officer Mrs H Saunders - Received from Mr Paul Robertson at Hambleton DC, Civic Centre, Stone Cross, Northallerton, DL6 2UU
Date: 01 March 2019 11:06:36

Memorandum in reply from: Residential Services

This service has considered the potential impact on amenity and likelihood of the development to cause a nuisance. In particular we have assessed whether the use of the surrounding fields could cause issues with odours e.g. from muck spreading.

I am satisfied that there will be no negative impact with the application as proposed. This is based on the buildings being used solely for holiday accommodation, and for workers associated with the holiday accommodation, rather than as accommodation for permanent residents. I would ask you to place a condition to this effect on the final approval - to limit the use as holiday accommodation and for those working at the site.

Reason: To prevent nuisance and loss of amenity to the occupiers.

Mr Paul Martin Robertson
Environmental Health Officer

Environmental Health Service
Hambleton District Council

Comments made by Mr Paul Robertson of Hambleton DC, Civic Centre, Stone Cross, Northallerton, DL6 2UU

Preferred Method of Contact is Email

Comment Type is Comment

Your Ref: NYM/2018/0843/FL

1st March 2019

FAO: Mrs H Saunders

Dear Mrs H Saunders,

Proposal Location: Faceby Lodge Farm, Faceby

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make, as no connections to the public sewerage network are proposed in the application documents. Should the drainage proposal change for this application, we would request re-consultation.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

Carrie Taylor
Developer Services



NORTH YORKSHIRE POLICE

Designing out Crime Report

**Planning Application – NYM/2018/0843/FL
Faceby Lodge Farm, Faceby**

**Mr. Mark Roberts
Police Designing Out Crime Officer**

22 February 2019

Police Ref No: 136-1-2019 MR

Executive Summary

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).

In general the current design of the scheme raises no significant concerns in relation to Designing Out Crime, however, there are some aspects that should be addressed which would enhance the overall security of the scheme.

Contents

Proposal

Planning Policy Context – Relevant Guidance

Safety and Security Considerations

Crime Issues at Location

Observations, Advice and Recommendations

Additional Comments

Conclusion

Appendix A

Proposal

Application for demolition works, conversion of remaining buildings to form 9 no. holiday units and 1 no. managers unit together with associated access improvements, parking areas with pergola and landscaping works

Planning Policy Context - Relevant Guidance

National

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.

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)”

Local

Development Policy 3 – Design (Page 54) North York Moors Core Strategy and Development policies, states “To maintain and enhance the distinctive character of the National Park, development will be permitted where: (7) The design takes account of the safety, **security** and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority. The safety and security of potential users of new development are an important consideration which should be taken into account at an early stage in the design process. Incorporating features which address this issue will help to contribute to a high quality and safe environment for all (7.7. page 57)

Safety and Security Considerations

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

Burglary

Damage to buildings and vehicles

Auto-crime

Bicycle theft

Unauthorised access to buildings/private space

Anti-social behaviour
Theft and damage during construction period

Crime Issues at Location

An analysis of police recorded incidents covering an area as shown in the report in Appendix A 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 February 2018 to 31 January 2019. In summary, there was 1 crime and 1 anti-social behaviour incident recorded during this twelve month period.

In view of the above it would be reasonable to state that the development lies within an area with low crime & disorder levels. However any new development has the potential to increase these levels if the designing out of crime is not considered and implemented.

Observations, Advice and Recommendations

Design & Access Statement

The Design & Access statement provides no details of how crime prevention has been considered and what measures are to be incorporated to reduce the risk of the development suffering from crime and disorder.

CABE's document "Design & Access Statements – How to Write, Read and Use Them", states that *"Statements should demonstrate how development can create accessible and safe environments, including addressing crime and disorder and fear of crime"*

Access & Movement

The proposed vehicular access onto the site and movement within it are suitable as it keeps permeability at an appropriate level.

Defensible space & Boundaries

The development has a clearly defined perimeter with appropriate boundary treatments. Each unit has been provided with an area of private amenity space that has appropriate treatments in place to clearly define one area from another.

Car Parking

In general the proposed parking provision is appropriate for this type of development. However, in respect of the parking area under the pagoda consideration should be given to omitting any planting against the Southern side of the pagoda, as this would impede the natural surveillance of the car park from within units 4 & 5.

Cycle storage

It is pleasing to see that the applicant has considered the provision of cycle parking within the scheme. However, I would suggest that consideration be given to having this within a secure enclosure, which would enhance the security of the cycles. The design of any rack should enable both of the wheels and the crossbar to be secured to it, such as in the below example.



Lighting

Although it is accepted that light pollution may be a consideration, lighting or the lack of it can have a significant impact on crime and the fear of crime

All external doors, should be illuminated with vandal resistant security lighting, operated by a photocell sensor with manual override switch and fitted at a height that makes them not easily accessible.

It is recommended that the parking areas should also be appropriately illuminated. 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 can cause an increase in the fear of crime. It is also susceptible to deliberate or accidental damage.

Landscaping

In general the proposed landscaping is appropriate. However the applicant should ensure that any trees planted within the car parking areas are not located near to any lighting which could lead to tree canopies eventually obscuring lighting or creating shadow.

Tree canopies should be a minimum of 2.5m from ground level and any other planting should either have a maximum growth height of 1m or should be maintained to that height to ensure that natural surveillance is not impeded.

Construction Phase

There are many crimes that can occur during the construction phase of building. Common crimes include the theft of plant, equipment, materials, tools and diesel fuel. It is therefore strongly recommended that site security be given serious consideration should this application be successful.

Additional Comments

Although not necessarily a planning issue I would also make the following comments.

Doors & Windows

The developer should consider using doors and windows to the relevant SBD standards. This would enable them to meet the requirements of Approved Document Q and is also a significant step to achieving SBD silver accreditation.

There is no cost to the developer to apply for SBD accreditation. For more information on Secured by Design the applicant should contact the author of this report or visit the web site at www.securedbydesign.com

Conclusion

The above suggestions if incorporated and observations if addressed are intended to ensure that the development will provide a safe and secure environment by reducing the opportunities for crime and anti-social behaviour. This will accord with the core principles and design objectives set out in the National Planning Policy Framework and local policy.

Informative

Should this application be granted, the Authority may wish to consider the inclusion of an Informative stating that the applicant should take cognisance of the content of the Designing Out Crime Report and should provide written details of how the issues raised are to be addressed. .

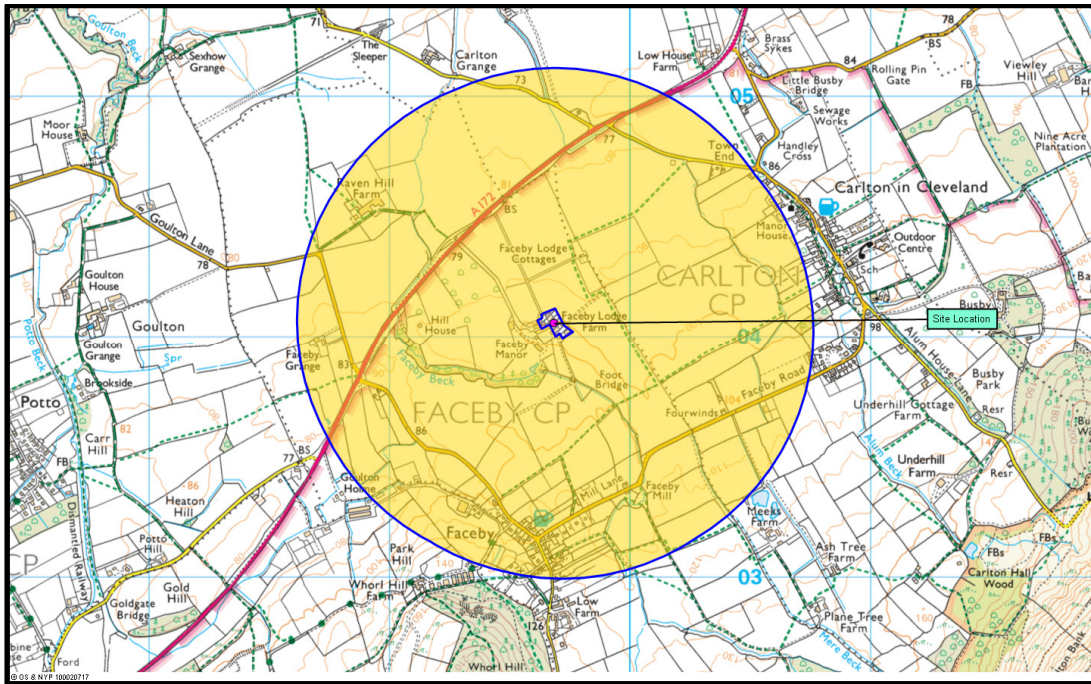
Mr Mark Roberts
Designing Out Crime Officer
Police Station, Northway, Scarborough, North Yorkshire, YO12 7AD

Appendix A

NYP ASB & Crime Incidents Report

Analysis Study area	Faceby Lodge Farm, Faceby
Planning Application reference	NYM/2018/0843/FL
Size of study area	1 Km Radius
Study period start	1 February 2018
Study period end	31 January 2019
Date study completed	22 January 2019
Compiled By	Mark Roberts DOCO

Map Of Study Area



Anti-Social Behaviour

ASB Group	Total
ASB Environmental	2
ASB Nuisance	
ASB Personal	
Grand Total	2

Crime

Crime Group	Total
Arson & Criminal Damage	1
Burglary Residential ¹	
Burglary Non Residential	
Drug Offences	
Fraud	
Misc Crimes Against Society	
Possession Of Weapons	
Public Order Offences	

Robbery	1	
Sexual Offences		
Theft: All Other Theft		
Theft: Bicycle Theft		
Theft: Shoplifting		
Theft: Theft From Person		
Vehicle Offences		
Violence Against The Person		
Grand Total		1

¹ Includes residential garages, sheds and other outbuildings