

NYMNPA

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18<sup>th</sup> June 2020

Ms A Teasedale  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Dear Ailsa,

**Biggin House Barns, Ugthorpe NYM/2020/0275/FL**

I note that the above application is due to be determined very shortly. I have reviewed the representations received during the consultation period and in order to assist you in the determination of this application, make the following comments:

Building Conservation

The historic value and context of the traditional range of the u-shaped outbuildings is acknowledged. A Heritage Statement was submitted with the application to address this matter. The scheme has been carefully designed to ensure that it makes best use of existing opening and those that have been previously blocked-up. The proposed internal layout successfully maintains the existing divisions within the buildings and therefore does not compromise the historic arrangement of the internal spaces. The historic value of the internal fabric and remaining timber structures is also noted and will wherever possible be retained to add character to the converted buildings.

Contrary to the Officer's suggestion that the proposed holiday use is likely to '*create a hive of activity that would ruin the sensory experience of the place*' I would suggest that this is a highly emotive expression of subjective opinion. The proposed holiday will not be intensive, and by comparison to an alternative farming or commercial use, is likely to be low impact and tranquil in nature.

Ecology

It is agreed that three bat activity surveys will be required to be carried out prior to the commencement of any development. However, I do not accept that it is necessary for these surveys to be undertaken prior to planning permission being granted. If the surveys are undertaken now the reports resulting from the survey work would only be considered valid for two years. Given the current circumstances it is quite likely that the proposed scheme will not be developed for sometime, in which case the survey reports may be no longer valid and further survey work required putting the applicant to additional and unnecessary expense. The presence, or otherwise of bats would not

prevent development it would simply mean that a European Protected Species Licence would have to be obtained prior to disturbing any bat roost. There is therefore, no necessity for the further bat surveys to be undertaken prior to the determination of the application. This and the provisions for breeding birds can be addressed by an appropriately worded planning condition. I set out below my suggested wording for addressing these matters.

*No development shall be commenced until further bat activity surveys have been undertaken and the results have been submitted to and approved in writing by the Local Planning Authority, together with a Ecological Mitigation and Enhancement Strategy that includes provision of alternative nesting sites for swallows.*

#### Proposed package treatment plant

The Applicant proposes to install a new private treatment plant to serve the guest accommodation. It is acknowledged that this needs to be appropriately sized to ensure that it has sufficient capacity to serve the occupants of the proposed accommodation. It is suggested that this may be secured by a planning condition as follows:

*The holiday accommodation hereby permitted shall not be brought into use until a suitably sized private sewage treatment plant has been installed to serve the development. The specification of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.*

#### Highways

The Local Highway Authority comments and proposals are noted. The Applicant accepts the Authorities suggested proposal for the installation of passing places on the highway between the application site and the A171 and agrees to wording of the proposed condition.

I trust that the above commentary assists you in the determination of this application. Please let me know if you require any further information.

Yours sincerely

6

Erica Whettingsteel BA (Hons) Dip TP Dip UD MRTPI

Cc. Robert Childerhouse – Mulgrave Estate