

NYMNPA
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18th June 2020

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

Dear Ailsa,

Lodge Hill Farm, Egton Grange NYM/2020/0294/FL

I refer to your letter dated 14th May 2020, setting out your further comments in respect of the above application and address these below.

Building Conservation

The Building Conservation Officer's comments are noted. The scheme has been carefully designed to ensure that it makes best use of the existing openings within the buildings.. The proposed internal layouts successfully maintain the existing divisions within the buildings and makes best use of their historic grouping. Features such as roof structures and flagged floors are to be retained wherever possible. The conversion of the buildings as proposed will ensure their long-term maintenance and protection and therefore their aesthetic value.

Trees

It is confirmed that whilst there is extensive tree cover to the north of the buildings there are no individual trees of merit within the site such that an Arboricultural Assessment is warranted. Trees that have established in close proximity and in some cases within the buildings are to be removed. Other trees and shrubs within the site will be subject to pruning and management as necessary and incorporated into the overall landscaping of the scheme. The Applicant is prepared to accept a condition in this regard.

Archaeology

The Archaeology Officer's comments in respect of the potential for the existence of a historic trod running through the site are noted. The Applicant has undertaken further on-site investigations and has not found any evidence of this. However, it may be appropriate to attach a condition to ensure that if evidence of the trod path is found during site clearance that any flagstones will be retained in-situ or if found elsewhere within the site will be incorporated into the landscaping of the site as appropriate.

Ecology

It is acknowledged that bat access tiles required to be installed prior to the commencement of development. Having consulted with our Ecological Advisors and given that a European Protected Species Licence will have to be obtained prior to disturbing any bat roost, this matter can be addressed via condition. It is also noted that bat boxes are required to provide mitigation whilst the development is being carried out. I would therefore suggest the following condition to secure the provision of bat boxes and bat access tiles:

Two Schwegler FF (or similar) bat boxes must be provided on site to compensate for the bat day roosts lost through development. These must be erected on suitably located trees within the site for the duration of works to minimise disturbance, and must be in place at least 1 month prior to the start of works. In the Autumn following the completion of works on site, bat access tiles are to be inserted within the eaves of a building and maintained there in perpetuity in a scheme to be previously agreed in writing by the Local Planning Authority.

It is agreed that nesting boxes for breeding birds can be secured by planning condition. Similarly site landscaping and biodiversity could be secured by a condition seeking the submission of a detailed landscaping scheme incorporating biodiversity enhancements, worded as follows:

Notwithstanding any details or description contained with the application documents the development hereby permitted shall not be commenced unless and until a scheme of landscaping and a landscape management plan detailing all of the measures that will be adopted in the site clearance and construction activities and details of biodiversity enhancement and habitat creation will be implemented within the scheme has first been submitted to and approved in writing by the Local planning Authority.

The Applicant acknowledges that a new suitably sized private treatment plant is required to serve the guest accommodation. It is suggested that this may be secured by an appropriately worded 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.

Public Rights of Way

It is noted that a public footpath runs through the site. The buildings will be enclosed by Arris fencing during the construction phase. A Risk Management Plan to ensure the safety of walkers using the public footpath can be secured by planning condition.

I trust that the above comments assist you in the positive determination of this application.

Yours sincerely



Erica Whettingsteel BA (Hons) Dip TP Dip UD MRTPI

Cc. Robert Childerhouse – Mulgrave Estate