

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:

NYM18/770/FL

Proposed Development:

Application for change of use of land from scrapyards (Sui Generis) to mixed use (B1, B2, and B8 uses) together with construction of 4 no. buildings and siting of storage containers (part retrospective)

Location:

Sea View Farm, High Normanby

Applicant:

Carlanth Fishing Company Limited

CH Ref:

Case Officer:

Ged Lyth

Area Ref:

4/29/561C

Tel:

County Road No:

E-mail:

k

To:

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

Date:

17 June 2020

FAO:

Mr M Hill

Copies to:

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 07/02/2019

It is thus recommended that

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

The LHA have previously stated that they would object to any intensification of traffic on the highway between the application site and the A171 due to the narrow width of the carriageway. Although the road does not have any mandatory restrictions on it, there are signs advising drivers that it is not suitable for long vehicles. Visitors to the site should be made aware that the access is not suitable for all types of vehicles.

The revised application is not expected to give any significant increase on the size or number of vehicles using this stretch of highway compared with the use that the application site already holds permission for.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM18/770/FL

Consequently there are **no local highway authority objections** to the proposed development

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: _____



YorkshireWater

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

Email:

28th May 2020

Your Ref: NYM/2018/0770/FL
Our Ref: V000223

Dear Sir/Madam,

Sea View Farm, High Normanby - Application for change of use of land from scrapyard (Sui Generis) to mixed use (B1, B2, and B8 uses) together with construction of 4 buildings and siting of storage containers (part retrospective)

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Water Supply

Yorkshire Water needs to know if the AC main is being diverted, as this is a 9" Asbestos trunk main that feeds into Robin Hoods Bay. This is a critical main and also being AC it is quite fragile. This is something that needs to be taken into account even if the developer is wanting to build around the main without diverting it. Yorkshire Water is not confident in building/designing the houses around the main even with the 5M either side of the centre of the main. The developer may need to contact us further so we can meet them on site to discuss protection of the main. For any further information, please contact Ben Surtees at tech.support.engineer.north@yorkshirewater.co.uk.

Yours faithfully

Yorkshire Water



Awarded for excellence



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00388457
Job: 1197059

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: M Logan

26 May 2020

Dear Sir or Madam

Proposed 4 buidlings / storage containers, Sea View Farm, High Normanby, Whitby, YO22 4PR

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 6 May 2020
Plans No: NYM/2018/0770/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority have no objection to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

The proposal/plans should ensure that the requirement B5 of Schedule 1 to the Building Regulations 2010 (as amended), access and facilities for the fire service will be met.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

Proposed 4 buidlings / storage containers
Sea View Farm
High Normanby
Whitby
YO22 4PR

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/key-documents/links-registers.

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

M Logan

From:

Subject: Comments on NYM/2018/0770/FL - Case Officer Mr M Hill - Received from Fylingdales Parish Council at c/o Ms Stephanie Glasby, Gilders Holme , Raw, North Yorkshire , YO22 4PP, Via Email:

Date: 18 May 2020 08:33:49

No objections to the application.

Comments made by Fylingdales Parish Council of c/o Ms Stephanie Glasby
Gilders Holme
Raw
North Yorkshire
YO22 4PP

Preferred Method of Contact is: Email

Comment Type is Comment
Letter ID: 544082

From:
To: [Planning](#)
Subject: Fwd: Sea View - High Normanby - NYM/2018/0770/FL
Date: 23 October 2019 15:17:38
Attachments: [Letter to Highways re additional information.pdf](#)

For up loading onto web.
Mark

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Owston Associates >
Date: 23/10/2019 14:56 (GMT+00:00)

Subject: Sea View - High Normanby - NYM/2018/0770/FL

Good afternoon Mr. Lyth

Please see a letter re your queries, attached.

Should you have any further questions, please do contact me.

Kind Regards,

Gemma

Gemma Owston
Planning Consultant
Tel:



Owston Associates Ltd

www.owstonassociates.com

The Stables, Molescroft Farm, Grange Way, Beverley, East Yorkshire, HU17 9FS

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Gemma Owston Associates is a limited company registered in England and Wales. Registration



3, The Stables
Molescroft Farm Estate
Grange Way
Beverley
East Yorkshire
HU17 9FS

Tel:

www.owstonassociates.com

23 October 2019

Dear Mr., Lyth

Re: Highways Consultation Response

I write in response to your request for further information (dated 7/2/19) and the submission of further information to Mark Hill (dated 7/10/19).

The site at Sea View Farm, High Normanby is a scrapyard which had many large steel portal frame buildings on the site, as detailed in Paragraph 1.3 of the submitted Planning Statement and visible on the photographs of the site (Photograph 2 and 3 of the same Planning Statement). The application was in part retrospective as the buildings had already been demolished and replaced when I visited the site and I therefore cannot provide current photographs of the demolished buildings.

The scrap yard permission gave unrestricted vehicle movements to the Applicant in the running of his business, but transport was undertaken by HGV's transporting scrap vehicles to the site, the removal of crushed metal from the site as well as the general public making trips to the site for parts.

There was also, at the time of the submission of this application, an extant permission for 10 holiday lodges on the site. Highways identified that there was a planning gain from the removal of the scrapyard from the site and the reduction of the type and frequency of vehicle movements associated with the scrapyard use. Highways and Mark Hill also discussed the benefit of a use which removed the need for trips by the general public to be made, to and from the site, which this proposal does.

Should you require further information, please do contact me.

Yours sincerely,

Gemma Owston BA (Hons) MSc
Planning Consultant

Date: 17 October 2019
Our ref: NYM/2018/0770/FL
Your ref: 296756



North York Moors National Park Authority
planning@northyorkmoors.org.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T

Dear Sir or Madam,

Planning consultation: Application for change of use of land from scrapyards (Sui Generis) to mixed use (B1, B2, and B8 uses) together with construction of 4 no. buildings and siting of storage containers (part retrospective).

Location: Sea View Farm, High Normanby.

Thank you for your consultation on the above dated and received by Natural England on 03 October 2019.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Registered Common Land

The proposal is sited on an area of land that is registered common land. This is covered by the Commons Act 2006 and will have rights of access by the public. If planning permission is granted,

the applicant will be required to apply to the Secretary of State for consent under section 16 or section 38 of the Commons Act 2006. Guidance on common land is available at <https://www.gov.uk/guidance/carrying-out-works-on-common-land>. Natural England is a specified consultee under the Commons Act 2006 and will respond to any consultations in line with the above guidance.

Other advice

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully,

Danielle Priestner
Consultations Team

Annex - Generic advice on natural environment impacts and opportunities

Sites of Special Scientific Interest (SSSIs)

Local authorities have responsibilities for the conservation of SSSIs under s28G of the Wildlife & Countryside Act 1981 (as amended). The National Planning Policy Framework (paragraph 175c) states that development likely to have an adverse effect on SSSIs should not normally be permitted. Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal. Our initial screening indicates that one or more Impact Risk Zones have been triggered by the proposed development, indicating that impacts to SSSIs are possible and further assessment is required. You should request sufficient information from the developer to assess the impacts likely to arise and consider any mitigation measures that may be necessary.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found here². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Protected landscapes

For developments within or within the setting of a National Park or Area of Outstanding Natural Beauty (AONB), we advise you to apply national and local policies, together with local landscape expertise and information to determine the proposal. The National Planning Policy Framework (NPPF) (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise you to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.

Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000 for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent the special character of Heritage Coasts and the importance of its conservation.

Landscape

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green

infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
 - Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
 - Planting additional street trees.
 - Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00388457
Job: 1181331

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: A

04 October 2019

Dear Sir or Madam

Proposed 4 buidlings / storage containers, Sea View Farm, High Normanby, Whitby, YO22 4PR

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 03 October 2019
Ref No: NYM/2018/0770/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/key-documents/links-registers.

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

Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

www.northyorksfire.gov.uk

Should you require further information please contact the officer whose name appears at the head of the letter.

From:
To: [Planning](#)
Subject: NYM/2018/0770/FL - Sea View Farm, High Normanby, Whitby
Date: 23 August 2019 15:51:00

From Commercial Regulation (Environmental Health)

NYM/2018/0770/FL

Change of use of land from scrapyard (Sui Generis) to mixed use (B1, B2 and B8 uses) together with construction of 4 no. buildings and siting of storage containers (part retrospective)

Having considered the above planning application I would like to comment as follows:

The development is on land of a former scrapyard and as such the land is likely to be contaminated. The site is located in a quiet rural area with residential properties nearby and there is potential for nuisance to be caused from on-site activities. The buildings have already been erected and are being used for shellfish processing and storage. Notwithstanding this, I would request that the following information is submitted to the Planning Authority prior to any planning consent being granted:

1. A full report detailing a site specific investigative study and details of the remediation work which has been undertaken under the contaminated land regime (Environmental Protection Act 1990: Part 2A). I would recommend that any further development ceases until it can be demonstrated that adequate remediation measures have been put in place.
2. Written details of the ventilation/extraction systems installed at the building used for processing shellfish.
3. Details of the drainage serving the site, surface and foul, specifically drainage to the building used for processing shellfish.
4. Details of the storage of waste on site, specifically in connection with the shellfish processing operation.
5. I would recommend that conditions are imposed to restrict hours of operation for the workshop which is currently ancillary to the Applicant's land holding. Times to be restricted to 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and at no times on Sundays and Bank Holidays. Similarly times of deliveries to be restricted to all buildings.

I request the above information so that full consideration may be given in order to prevent harm to amenity.

Carol Cunningham
Environmental Health Officer
Commercial Regulation
Environmental Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough

YO11 2HG

w: www.scarborough.gov.uk

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM18/770/FL
Proposed Development:	Application for change of use of land from scrapyards (Sui Generis) to mixed use (B1, B2, and B8 uses) together with construction of 4 no. buildings and siting of storage containers (part retrospective)
Location:	Sea View Farm, High Normanby
Applicant:	Carlanth Fishing Company Limited

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/29/561C	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	7 February 2019
FAO:	Mr M Hill	Copies to:	

Note to the Planning Officer:

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

The LHA would object to any intensification of traffic on the highway between the application site and the A171 due to the narrow width of the carriageway.

In order to calculate whether the potential amount of traffic associated with the application and that associated with what the site already has permission for, the LHA require further details including:

- i) What permissions the application site already holds, ie. type and size of buildings;
- ii) If this application will be replacing any of those buildings.

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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM18/770/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:

- b. vehicular accesses
- c. vehicular parking
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

<p>Signed:</p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail: _____</p>
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YorkshireWater

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

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western way
Bradford
BD6 2LZ

Your Ref: NYM/2018/0770/FL
Our Ref: V000223

28th January 2019

Dear Sir/Madam,

Sea View Farm, High Normanby - Application for change of use of land from scrapyards (Sui Generis) to mixed use (B1, B2, and B8 uses) together with construction of 4 buildings and siting of storage containers (part retrospective)

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Water Supply

The proposed development crosses an existing 9" Asbestos Cement trunk main for which we have a formal easement. It is essential that the pipe is protected as it is part of the water supply network to surrounding settlements and as such it is imperative it is protected. Under the previous use of the land, we understand that a carpark was located above the pipe within the development boundary which is acceptable as it allows for access for repair and maintenance of the pipe.

It appears from the submitted site layout that at least two buildings will be sited above the pipe or within the required protective strip which is NOT acceptable. We therefore OBJECT to the site layout. Given the buildings have apparently already been erected and this is a retrospective application I have notified YW's legal team with regard to the apparent breach of the deed of easement that YW has benefit of.

Yours faithfully

Stephanie Walden
Land Use Planning Manager





NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00388457
Job: 1165337

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: M Logan

23 January 2019

Dear Sir or Madam

Proposed 4 buidlings / storage containers, Sea View Farm, High Normanby, Whitby, YO22 4PR

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 07/01/19
Plans No: NYM/2018/0770/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue authority have no objection to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the fire authority.

The proposals/plans should ensure that the requirement B5 of Schedule 1 to the Building Regulations 2010 (as amended), access and facilities for the fire service will be met.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/key-documents/links-registers.

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

M Logan

From:
To: [Planning](#)
Subject: Responses from Fylingdales Parish Council
Date: 21 January 2019 10:42:58

NYM/2018/0770/FL Application for change of use of land from scrapyard (Sui Generis) to mixed use (B1, B2 and B8 uses) together with construction of 4 no. buildings and siting of storage containers (part retrospective) at Sea View Farm, High Normanby.

The Parish Council supports this application because it makes use of the land without disturbing anybody else. However concerns were raised about there not being too much land disturbance on this long used land, due to its former use.

Virginia Ramsey.

From:
To: [Planning](#)
Subject: NYM/2018/0770/FL
Date: 12 January 2019 11:28:00

Change of land use and construction of buildings at Sea View Farm, High Normanby

Hackness and Harwood Dale Group Parish Council does not wish to comment on this application since it is not familiar with the area.

--

J Marley (Mrs)
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN

From:
To: [Planning](#)
Subject: 269839 (03) 4 buildings + Shell fish processing (North York Moors) NYM/2018/0770/FL
Date: 12 January 2019 10:12:39
Attachments:

FAO M Hill

Application for change of use of land from scrapyard (Sui Generis) to mixed use (B1, B2, and B8 uses) together with construction of 4 no. buildings and siting of storage containers (part retrospective) at Sea View Farm, High Normanby
Grid Reference 493173 505795
Ref: NYM/2018/0770/FL

Dear Mr Hill,

Thank you for consulting Natural England on the above planning application. Natural England's Yorkshire and northern Lincolnshire Team are not in a position to review the above application at present or to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes. If you consider there are significant risks to statutory nature conservation sites or protected landscapes then please re-consult us detailing the areas on which you would like us to provide detailed advice.

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (SSSI) (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

Please note that our initial screening of this consultation indicates that one or more Impact Risk Zones have been triggered by the proposed development indicating that impacts to SSSIs are likely and may be significant. Natural England is unable to provide a more detailed response to this consultation, as we have to take a risk based approach in deciding when to provide detailed advice to planning consultations. Consequently, the Council as decision maker should request from the developer sufficient information as may be necessary for it to assess the impacts likely to arise and any mitigation measures that may be necessary. You should use the Impact Risk Zones to inform any requests for further information, as they have been designed to inform local authorities when proposed development is likely to affect a SSSI.

Local authorities have responsibilities towards the conservation of SSSIs under [s28g of the Wildlife & Countryside Act \(1981 as amended\)](#), and your biodiversity duties under [s40 of the NERC Act 2006](#). If you have not already done so, we recommend that you ensure that sufficient information in the form of an SSSI impact assessment report or equivalent is built into the planning application validation process. Please note that Natural England is

preparing additional standard advice to cover a range of development scenarios, but as these do not yet cover this planning application we are unable to provide further comments.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

Please contact us again should you wish to discuss this advice further.

Yours faithfully

Lauren

Lauren Forecast (née Garside)
Team Leader
Central Delivery Team
Yorkshire and Northern Lincolnshire Area Team
Foss House,
Kings Pool, 1-2 Peasholme Green,
York, YO1 7PX

From:

Subject: Comments on NYM/2018/0770/FL - Case Officer Mr M Hill - Received from Bernie Mclinden - Ranger Coast at NYMNPA,

Date: 07 January 2019 17:03:23

There are Rights of Way at the farm. These should not be affected by the development and safe access should be maintained during the development.

Comments made by Bernie Mclinden - Ranger Coast of NYMNPA

Preferred Method of Contact is: Email

Comment Type is Further Information
Letter ID: 514453

From:
To: [Planning](#)
Subject: NYM/2018/0770/FL (Amendments to plans) Consultation Response
Date: 12 May 2020 09:59:38
Attachments: [Reconsult21_760571.PDF](#)

Dear Mr Hill,

Our ref: 316482

Your ref: NYM/2018/0770/FL (Amendments to plans)

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter reference 296756 dated 17 October 2019.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely,

Dominic Rogers

Consultations Team

Natural England

Hornbeam House, Electra Way

Crewe, Cheshire, CW1 6GJ

During the current coronavirus situation, Natural England staff are working remotely to provide our services and support our customers and stakeholders.

All offices and our Mail Hub are closed, so please send any documents by email or contact us by phone or email to let us know how we can help you.

See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.

Stay at home, protect the NHS, save lives.



From:

Sent: 06 May 2020 11:18

To: SM-NE-Consultations (NE)

Subject: Sea View Farm, High Normanby - NYM/2018/0770/FL

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

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>

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From:
To: [Planning](#)
Subject: Fylingdales Parish Council
Date: 17 October 2019 06:57:08

Good Morning,

NYM/2018/0770/FL - The Council have No Objections

Kind regards,
Steph Glasby

Parish Council Clerk