

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0281/LB - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 24 July 2020 10:59:51

The agent has amended the details of the application as requested and as such I have not further comments to make

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

of Contact is: Post

Comment Type is Comment
Letter ID: 547645

From:

Subject: Mill Farmhouse, Low Mill - NYM/2020/0281/LB & 2020/0265/FL

Date: 04 June 2020 15:41:44

Building Conservation comments:

I managed to carry out a site visit to Mill Farmhouse on the 28 May to go through the plans on site. I have since compared them to the last approval (NYM/20105/0214/LB) and on the whole the details remain the same. The only change I can see is the insertion of the rooflight to the entrance lobby. The insertion of a rooflight on this elevation would be regrettable as at present this side of the property is void of such features. As the door to the lobby (ED5) is proposed for removal and replacement to match the historic four-panel door at ED6, I wonder whether consideration could be given to installing glass to the upper panels in order to provide natural light into the lobby, rather than the rooflight?

I appreciate that there has been a lot of discussion on this scheme with previous officers and while I don't want to re-open those discussions and the decisions made, I would appreciate clarification/amendment on a few matters:

1. Clarification on the extent of new joists, oak beams and trusses to all three units (the farmhouse, attached outbuilding and detached outbuilding) as mentioned in the technical notes provided by Mason Clark Associates. Apologies if these are noted somewhere but I couldn't see them mentioned on the plans.
2. Consideration on the reduction of external lighting bollards which seems excessive – 11 in total. Please could these be halved in number?
3. It is likely that there will be historic flags and cobbles around these buildings, particularly in front of the piggery. Please could any salvaged material be re-used to any areas of hard surfacing, such as the area around the main farmhouse?

I also note that the window schedule submitted is the same as that agreed previously between Laura Fieldsend and EDF back on the 16 October 2019 and as such are acceptable. I would however like to ask whether the owner would consider the reinstatement of single glazing throughout Mill Farmhouse (not to the conversions) in order to replicate what was there previously? Since the use of slim IGU's was agreed back in 2015, the Authority now has a different approach to its installation and had the application come in without this history, it is likely that we would have insisted on replacement with matching single glazing. Given that all the windows require replacement anyway (as they haven't been installed in accordance with the previous approvals) and a new landowner, I thought it worth asking.

The plans provide a lot of detail which was previously conditioned such as the use of traditional handmade clay pantiles for which a sample is to be provided; RWG to be black painted cast iron; and gutter spikes to be used. As such, I don't think we need to add these to the approval. However the following information will be required either prior to determination or conditioned as part of the approval:

- The plans state that sectional details of the windows and doors have been provided, but I couldn't find these. We will require details of all windows to both the main farmhouse and the conversions as well as any new door proposed. Condition: *No work shall commence on the installation of any windows or doors in the development hereby*

approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

- **Trickle Vents:** *External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.*
- The proposed pointing mix is noted but please could we include a condition stating the use of a dry non-hydraulic quicklime: sand mix in order to provide further clarity. A 1m x 1m sample area of pointing should be provided for approval.
- **External paint colour scheme** to be agreed. I note that the replacement windows which have already been installed to the attached outbuilding are painted a cream colour to match the main farmhouse which is not acceptable. The conversions should be painted in a darker colour/estate colour in order to maintain the agricultural character of these buildings and their distinction to the main farmhouse. Condition: *No work shall commence to paint or stain external joinery in the development hereby approved until a scheme for the painting or staining of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.*
- **External Fixtures:** *No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.*

Thanks, CS

FARNDALE PARISH COUNCIL

PLEASE REPLY TO
The Parish Clerk
Farndale Parish Council
The Old Post Office
Low Mill, YORK
YO62 7UY

15 May 2020

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

For the attention of Mrs Hilary Saunders

Dear Mrs Saunders

Planning Application NYM/2020/0281/LB

Listed Building consent for internal and external alterations to farmhouse and conversion of outbuildings to form 2 no. holiday letting cottages with lean-to log store

The members of the Farndale Parish Council have reviewed the plans for the proposed alterations. We have the following comments and concerns.

1. The plans appear to show three holiday cottages are involved – i.e. two in the main building and one separate let at the rear. We ask the Authority to please confirm how many holiday letting properties are in fact being requested.
2. We believe that the restoration of these buildings is invaluable to the long-term appearance and the income to the dale, and in this respect the development is welcomed.
3. However, we would draw the Authority's attention to one particular aspect that this development will bring –increased traffic hazards.
 - a. The additional properties will mean increased vehicular traffic as implied by the parking area shown in the plans. In the case of groups using these lets, then this will probably entail more than one car per let.
 - b. All such vehicles are expected to use the one entry and exit to and from the parking area. This access is shown on the plans as entering Daleside Road (West) opposite to Dove Cottage, Low Mill. This entry to the primary road comes at a point following a steep descent from Goodwill Hill to the north of the access.
 - c. As the plans show, there is an outbuilding on the north side of the entry which effectively blocks the line of sight onto the primary road.

FARNDALE PARISH COUNCIL

- d. In Spring and Summer, there is already a large increase in tourist vehicular traffic – and especially in cyclist and motorcycle traffic using this road. Road speeds from such vehicles descending into Low Mill can at times be high as residents have frequently seen. In addition, this is the only road serving the dale on the west side. It carries farm traffic, deliveries and emergency service vehicles. Although the number of residents in the community is small, this, the primary road, sees a disproportionately high volume of traffic, especially in the Spring and Summer.
- e. Good visibility is essential to enable drivers emerging from the minor road to see and be seen by drivers proceeding along the primary road.
- f. Reference is hereby drawn to the North York County Council Environmental Services document - ‘**Residential Highways Design Guide**’. Appendix A1 details the criteria for establishing the minimum visibility requirements. It references Paragraph 6.7 of Planning Policy Guidance 13 which states “*Whatever the type of access, good visibility is essential*”. Appendix A1 of the NYCC document and Appendix D of PPG13 go on to give details of the Visibility Splay requirements. Please note - the primary road is not subject to a speed limit restriction. It is at the bottom of a hill, and on a curve making visibility on the north side of the entrance, by either primary road users or entry road users, impossible with the current layout of buildings. Even accounting for speeds of 30mph, we do not believe that any of the visibility criteria on the north side of the entrance can be met.
- g. We therefore request that the Authority consider
 - i. there will be an increase in traffic entering the primary road as a result of the holiday lets.
 - ii. These drivers will, by virtue of the fact that they are on holiday from other areas, be unfamiliar with these roads and the dangers of traffic descending the hill. This will constitute an increase in road traffic risk
 - iii. That without any mitigation measures being taken and given the popularity of Farndale with tourists (especially cyclists and motorcyclists) there will be an increase in the risk of serious or even fatal injuries.

We look forward to your response. If you wish to discuss any of the points raised, we remain at your disposal.

Peter Dowsland
Chairman – Farndale Parish Council