
From: Nick Mason
Sent: 04 August 2020 10:08

To: Conservation; Hilary Saunders; Planning
Subject: RE: NYM/2020/0294/FL

Thanks Rachel. I've talked to Hilary about this one already, don't think it requires further action from my end.

Best,

Nick Mason
Archaeology Officer

From: Conservation
Sent: 03 August 2020 15:54
To: Mark Antcliff; Nick Mason
Subject: FW: NYM/2020/0294/FL
Importance: High

Rachel Smith
Conservation Administrator
North York Moors National Park Authority

From: Planning
Sent: 23 July 2020 12:44
To: Conservation
Subject: NYM/2020/0294/FL
Importance: High

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at The Old Vicarage, Bondgate, Helmsley, .

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 Authority 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.

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0294/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 17 August 2020 08:35:52

Please see email to case officer

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

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 548500

From:
To: [Planning](#)
Subject: Lodge Hill Farm, Egton Grange - change of use of adjoining barns to office and holiday accommodation etc. NYM/2020/0294/FL
Date: 04 August 2020 15:47:42

FAO Mrs H Saunders

Lodge Hill Farm, Egton Grange - change of use of adjoining barns to office and holiday accommodation etc. NYM/2020/0294/FL

I refer to your e-mail of the 23rd July 2020 regarding the above application. I hereby confirm that I have no objection to the proposals on environmental health or housing grounds.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

www.scarborough.gov.uk

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From:
To: [Planning](#)
Subject: FW: Lodge Hill Farm
Date: 30 July 2020 13:06:08

Please upload as public consult response

Thanks

From: Nick Mason
Sent: 30 July 2020 12:45
To: Hilary Saunders
Subject: RE: Lodge Hill Farm

Hi Hilary,

Yes, that looks like a good result from my end. My thanks to the applicant for investigating further on site. It will not be worth a full archaeological condition, but as Erica suggests is there a way to condition protecting in-situ any stone flags that are discovered during landscaping works?

Best,

Nick Mason
Archaeology Officer

****Due to the current Covid-19 restrictions we are all working from home. Therefore, please can we request that you continue to contact us by email and not by post. Thank you.***

The Authority charges for providing planning and administration advice. A copy of the charging schedule is available to view on the Authority's website.

From:
To: [Hilary Saunders](#)
Cc: [Planning](#)
Subject: RE: Lodge Hill Farm 2020/0294
Date: 03 August 2020 10:49:55

Hi Hilary

Thank you for flagging this up – I hadn't seen the details submitted in June although note I have a reconsult from the more recent information submitted in mid-July. In response to the agent's letter of 18 June 2020 which contains a more detailed response to my comments than the more recent update, I am disappointed to note that none of the (relatively simple and straightforward) additional details I requested regarding the location of compensatory provision have been provided at this stage, particularly the location of the required compensatory bat loft given the plans indicate (through placement of proposed roof lights) that most if not all of the converted barns will be open to the eaves. As inclusion of such a feature could necessitate the alteration of the design/layout/position of windows etc of a building hence I personally believe it is better for this information to be received pre-determination to reduce the likelihood that approved plans need to be subsequently altered, however I will leave this to your discretion. I note that some of the conditions suggested by the agent do not include the level of mitigation required in the Ecological reports and are therefore insufficient, plus no mention of the required barn owl nesting provision is made.

Should the application be favourably approved without further information being supplied, a considerable number of ecological conditions will be required – I accept my wording is likely to need refining and rationalisation of the number may be possible, however I consider it essential that all the points are included in some form:

- Prior to the commencement of the development, details of the specific location, size and nature of all compensatory structures provided for roosting bats, breeding birds and barn owl, both temporary (during development) and permanent (post development) are to be provided and approved in writing by the Authority. Details provided must clearly demonstrate how the location of the provision relate to other features of the building/site including window openings, flues (if applicable) etc.
- A copy of the required European Protected Species License covering the development must be provided to the Authority in advance of any works covered by the licence from commencing.
- *Three 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 as agreed with a suitably qualified ecologist 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 and a suitably sized bat loft are to be inserted within the eaves of a building within the site boundary and maintained there in perpetuity in a scheme to be previously agreed in writing by the Local Planning Authority.*
- Sections 6.2 and 6.3 of the Preliminary Bat Roost Assessment, reference BE-1075.1a and dated 29 July 2019 covering avoidance of ecological impacts and mitigation measures for breeding birds and barn owl must be complied with.

The conditions proposed by the agent relating to landscaping and the PTP are acceptable;

- *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 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.*

In addition it will be essential that any external lighting proposed is secured under condition. Due to the isolated nature to the site, any external lighting proposed must be minimal in both number and effect and of course compliant with our dark skies policy and to minimise impacts on nocturnal wildlife.

Many thanks

Elspeth

****Due to the current Covid-19 restrictions we are all working from home. Therefore, please can we request that you continue to contact us by email and not by post. Thank you.***

The Authority charges for providing planning and administration advice. A copy of the charging schedule is available to view on the Authority's website.

From:
To: [Planning](#)
Subject: NYM/2020/0294/FL
Date: 24 July 2020 17:56:11

Attention of Mrs H Saunders

Dear Madam,

Thank you for consulting the Ramblers Association in this application

Our committee has considered this matter and object to the proposal

We object until such time details confirming the Public Rights of Way, Egton 129, will be open 24/7 during construction and thereafter, are included in the application.

Bill Dell

For and on behalf of Ramblers Association-Cleveland Group

85 Farndale Drive, Guisborough, Redcar & Cleveland, TS14 8JX, UK

MIStructE

Ramblers, Cleveland group - Footpath Officer, Webmaster, Membership Secretary

“The Ramblers’ Association is a company limited by guarantee, registered in England and Wales. Company registration number: 4458492. Registered Charity in England and Wales number: 1093577, registered charity in Scotland: number: SC039799. Registered office: 2nd floor, Camelford House, 87-90 Albert Embankment, London SE1 7TW.”

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0294/FL - Case Officer Mrs Ailsa Teasdale - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 11 June 2020 17:01:11

The outbuildings for lodge farm liner or adjacent to the farmhouse in a non typical arrangement. All are constructed in traditional techniques which utilise solid wall, traditional king pot roof trusses and pantile roofs. The site although not designated is clearly worthy of the title of heritage asset as it embodies evidential, historical and aesthetic values.

The site in isolation for use as holiday accommodation reasonable and agricultural buildings often are suitable for this type of conversion. However, it is clear that not all of the buildings on site, particularly those to the end of the west range are not particularly suited for conversion owing to their lack of openings and the building to the south proposed for ramblers accommodation. Particular features such as the roof structure, flagged floors should be retained and incorporated. I also raise concerns about the intensity of development and the pressure that causes for new openings and how that will impact the tranquillity of the site and area as a whole. I also raise particular concern for the lack of storage and the large gable window at a particularly odd level when viewed externally.

Any design should seek to better retain the character and fabric of the buildings, that that which is currently proposed. The plethora of rooflights proposed to the east range would give the site as a whole a domestic quality which is inappropriate and should be omitted. The east end is particularly sensitive being high visible on approach.

Prior to any adaptation there should be a scheme of historic building recording to capture any information and featured which might be negatively impacted.

If planning are minded to approve please come back to me for conditions.

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

is Comment
Letter ID: 544913

From:
To: [Planning](#)
Cc: [Elspeth Ingleby](#)
Subject: NYM/2020/0294/FL - Lodge Hill Farm, Egton Grange
Date: 26 May 2020 17:14:29

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

No tree survey has been supplied.

Judging by the site photographs and aerials there are a range of trees and shrubs located on the site. There appear to be no individual trees of particular merit, however as a whole they will be providing some habitat, and integration into the surrounding landscape. The drawings show some trees/shrubs but these don't appear to relate exactly to the current cover.

It is apparent that trees/shrubs have established in close proximity to the buildings and understandably these will need to be removed. Elsewhere it would be preferable to retain as many as possible to retain habitat and landscaping. It may be appropriate to rationalise the tree and shrub cover in the medium term but this would be best done by undertaking additional planting at the outset, and the removal of poorly sited or lower quality specimens once the planted ones have established.

I note our ecologist has requested a landscaping plan to address other issues of habitat loss and so the above could be included in this. I don't think that a formal tree survey and arboricultural impact is necessarily required but it would be helpful if the applicant could provide a basic assessment of the tree and shrub cover. This should identify those that may be retained and how these will be protected through the course of the development. As the trees are unlikely to be a constraint to the development I would be content for this to be conditional.

Mark Antcliff
Woodland Officer
26 May 2020

From:
To: [Planning](#)
Subject: FW: FW: Lodge Hill Farm, Egton Grange
Date: 22 May 2020 11:45:33

Good afternoon

Following on from the previous email.

Cllr J Walker "said she has now looked at the access and spoken to Mr Welford who was quite accepting because of new road and has said.. he was getting an improved water supply. He was just surprised at the number"
So the council have no objections to the application.

Kind Regards

Christine

From:
To: [Planning](#)
Subject: Lodge Hill Farm Egton Grange
Date: 19 May 2020 14:08:58

Hi

The council have asked me to pass on the following comments on this application:

“Access needs looking in to as it was once through Butterpark farm yard. I don't know if another access has been formed. Also Delves Bank is not the best of accesses for is it 7 new dwellings. Needs careful consideration .”..

Kind Regards

CA Harrison – Clerk to Egton Parish Council

Subject: Re: Lodge Hill Farm, Egton Grange

Christine,
Please respond with Julies observations.
Thanks,
Tony

On Saturday, 16 May 2020, 11:04:42 BST, C A Harrison

wrote:

As you will be aware the North York Moors National Park Authority office is closed. As a result of staff no longer having access to printers and post, regrettably the Authority has had to temporarily suspend neighbour consultation letters. As your Parish/Town Council/Meeting may wish to display the attached site notice in your Parish notice board and/or send to any relevant person locally you consider may be affected by the proposal, we have provided a copy for your usage.

Kind regards

The Planning Department

North York Moors National Park Authority

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www.northyorkmoors.org.uk



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Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
To:
Subject: NYM/2020/0294/FL Archaeology
Date: 15 May 2020 11:17:43

Hi Ailsa,

The above application potentially has a historic trod running through it which needs to be protected. The line of the trod can be seen by using the 'Trods' layer on the GIS.

Without getting into the office I can't say what level of survival there is supposed to be of this section, but I can't see anything on the applicants photos or APs. It would be worth investigating, as if there are flags surviving they are usually of some significance, and should be left in situ. Vehicle access as per the plans should not be affected, particularly if the archaeology is below ground level, but heavy vehicles should avoid driving over exposed flagstones. If needed it would probably be fine to incorporate surviving elements into any landscaping plans as a feature.

Could I ask at this stage that the applicants or planners have a poke around on the line of the trod and see if anything survives. It'll just be worn flagstones under vegetation. Then I can give better guidance on avoiding damage. If there's nothing there then no worries.

Best,

Nick Mason
Archaeology Officer

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

From:

Cc: [Planning; Mark Antcliff](#)

Subject: NYM/2020/0294/FL - Lodge Hill Farm, Egton Grange

Date: 15 May 2020 16:30:14

Dear Ailsa

There are a number of ecological constraints relating to this development, for some of which adequate information has been provided, however there are outstanding issues that will need to be resolved before determination can be made.

Bat roosts

Reports covering a preliminary roost assessment (dated July 2019) and activity surveys (dated October 2019) have been submitted. Although no data searches were carried out with local data sources such as the local ecological data centre and bat groups, meaning that the report was not able to set in the context of previous survey records, the preliminary roost assessment is in other respects reasonably comprehensive and set out a logical assessment of the buildings on site, with the exception of the small low outbuilding to the west of the house which appears to have been omitted from the scoping assessment. The surrounding habitat was identified as being of high suitability for bats with good connections to nearby habitats of high value. This assessment identified the need for bat activity surveys to be carried out to assess roost potential.

The report of the dusk and dawn activity surveys contains some small errors, such as the timings of visit 1 on 7 August, but otherwise indicates that the survey effort gained good coverage of the buildings present (including the small building omitted from the scoping survey) and was carried out in suitable conditions. Both surveys were carried out in August which is still within the window of surveys for maternity/summer roosts but could mean there is a small possibility that a larger number of bats, potentially breeding, that were present earlier in the season have dispersed to other locations. A total of seven pipistrelles were observed emerging or returning to roosts, along with a single brown long eared bat, whilst myotis, brown long eared and pipistrelle bats were observed foraging around the buildings.

As the report concludes, a European Protected Species licence will be required, and a condition should be used to require a copy of this to be given to the LPA in advance of works commencing if the application is approved. The Ecologist recommends three bat access tiles near the eaves of one of the roofs, which must be lined with bitumen type 1-F felt, to enable pipistrelle roosting to continue, along with the creation/retention of a void suitable for brown long eared bat roosting, which should be detailed on plans submitted for planning approval. I am satisfied that the inclusion of this level of mitigation would be proportionate for the identified level of use, and would also support a larger number of bats if some roosts had been abandoned by the time of survey, however details of such provision is not identified within the plans. I would request that **the applicant identifies a suitable roof space** within one of the buildings where bat access tiles, bitumen 1F liner, and a bat loft can be incorporated (this could be in a number of roofs, but the key thing is that only bitumen type 1-F liner can be used in any roof space available for bats) and **details this within the plans** prior to determination being made. Bat boxes will be required to provide mitigation whilst the development is being carried out and this can be secured by condition along with an appropriate method statement. An outdoor lighting scheme (if such lighting is proposed) will also need to be conditioned.

Barn Owls

The Preliminary Bat roost Assessment (July 2019) identified that the roof space of the house had previously been used as a barn owl roost (now excluded) and that a barn owl box in the central barn of the eastern range showed evidence of very probably barn owl nesting. As the development would necessitate the removal of the barn owl box from the barn, and therefore the loss of a nesting site, alternative provision is necessary. The plans submitted (received 23 April 2020) indicate that a barn owl access is to be inserted into the loft space of the house, however it is not clear if this will be to give access to the whole internal void, or whether this will give egress into an inbuilt barn owl box secured onto the west wall of the loft space (but no wider access to the loft). **The applicant should clarify the nature of the provision.** Due to the likelihood of disturbance of the nest site whilst works are taking place, a temporary barn owl box will need to be sited elsewhere on the property in a suitable and undisturbed location to ensure ongoing provision for the duration of the works. The applicants ecologist should be consulted about the best place to site the temporary box, which must be in place at least a month before works start. A condition will be needed to ensure that if works take place during the bird breeding season (March – August incl) that the site is checked for nesting barn owl no more than 3 days before works start by a suitably qualified ecologist, and if present then left undisturbed until chicks fledge and leave the nest.

Breeding birds (buildings)

The Preliminary Bat roost Assessment (July 2019) identified the presence of swallow and passerine nests within the buildings surveyed which will be lost if works proceed. No open sided buildings are indicated as remaining on the site to provide suitable compensation for nesting swallows. It will be necessary to condition the ecologists recommendation of 4 bird boxes being provided on site (of differing dimensions to widen use). I would also encourage the applicant to consider (subject to planning regulation where necessary) the erection of a simple open sided store on the property that may be suitable to provide shelter for swallows to nest in alongside an alternative domestic/commercial function.

Site landscaping and biodiversity

The unmanaged nature of the grounds surrounding the farmhouse and around (and within) the derelict barns has provided plentiful habitat for biodiversity to thrive. Site and aerial photographs indicate a profusion of shrubs, thickets and trees along with a range of wildflowers. The proposed development will result in a significant intensification of use, and the outline plan indicates a significant domestication of these developing habitats, with car parking, terraces and 'grass' areas with a large reduction in shrubs and trees, which will result in a level of biodiversity loss, across a wide range of taxa. Whilst I will leave Mark to comment on issues affecting the numerous trees onsite, the **applicant will need to submit a much more detailed landscaping plan** indicating how areas of value for wildlife will be incorporated into the proposals enabling this delightful location to continue to provide habitat for the local flora and fauna. Some final details may be appropriate to reserve by condition, however I feel that as presently presented, the landscaping presents an unacceptable loss of biodiversity and therefore revised details will be required before determination.

Services

A new package treatment plant is proposed to be installed. Whilst this will in principle be acceptable (from an ecological perspective), I noted that the non-mains drainage form identifies '14 part time users'. Given the capacity of the holiday lets will be 28 persons (as proposed) it will be important to understand the anticipated level of use of the holiday lets, and it may be appropriate for a condition to be used to limit the occupancy, in order to be confident that the proposed unit will be adequate for the likely peak usage

and that no threat is posed to the natural environment through overuse of a unit of insufficient capacity.

If you have any queries about the above, please let me know. I look forward to viewing the additional details in due course.

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

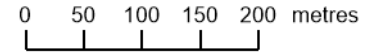
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP



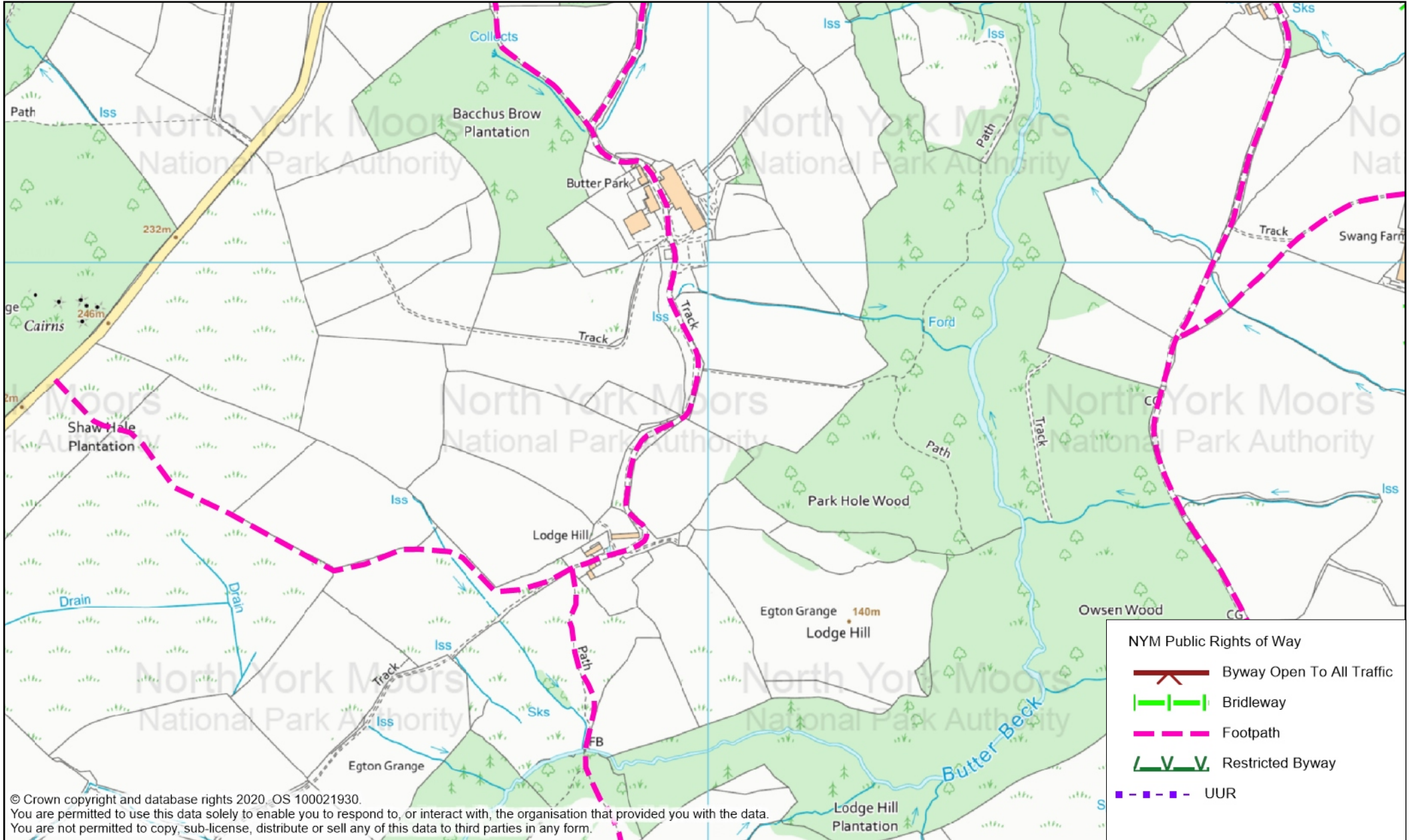
North York Moors National Park Authority
 The Old Vicarage
 Bondgate
 Helmsley YO62 5BP
 01439 772700

Rights of Way Location Plan

Printed: 09 May 2020
 By: Naomi Green



Scale: 1:6500



NYM Public Rights of Way

- Byway Open To All Traffic
- Bridleway
- Footpath
- Restricted Byway
- UUR

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From:
To:
Cc: [Planning](#)
Subject: NYM/2020/0294/FL Lodge Hill Farm, Egton Grange
Date: 09 May 2020 12:48:33
Attachments:

Hi Ailsa

**Public Footpath Egton 129 (map attached)
NYM/2020/0294/FL Lodge Hill Farm, Egton Grange**

The above public footpath runs through the development site. If the proposal is to go ahead, a risk assessment should be undertaken and implemented to safe guard passing public whilst the work is undertaken.

Holiday accommodation will increase use and impact on public rights of way in the area which would benefit from improvement by the landowner.

Thank you
Naomi

Naomi Green
Senior Ranger (North)

North York Moors National Park Authority
The Moors National Park Centre, Danby,

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0294/FL**

Proposed Development: conversion of buildings adjoining farmhouse to create office (Use Class B1) and redundant agricultural buildings to 4 no. holiday letting cottages and 3 no. en-suite units of holiday accommodation together with associated parking and landscaping works

Location: Lodge Hill Farm, Egton Grange

Applicant: Mulgrave Estate

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/32/258A **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 12 May 2020

FAO: Ailsa Teasdale **Copies to:**

Note to the Planning Officer:

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

There are no further highway recommendations to this application on the clear understanding that the original condition previously applied to application NYM/2019/0728/FL is still valid.

That recommendation is repeated below:

Note to the Planning Officer:

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

The design standard used for the site is the North Yorkshire County Council Residential Highway Design Guide and the required visibility splay is 2.4 metres by 60 metres. The visibility available on the Autumn day of inspection was 2.4 metres by 40 metres.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/0294/FL

Consequently the Local Highway Authority recommends that the following **Condition** is 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 60 metres measured along both channel lines of the major road Smith's Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05metres and the object height shall be 1.05metres. 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.

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: _____



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00309357
Job: 1196761

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

When telephoning please ask for: J Butterfield

07 May 2020

Dear Sir or Madam

Mrs D M Hewitt, Lodge Hill Farm, Egton Grange, Egton Bridge, Whitby, YO22 5AZ

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 01 May 2020
Ref No: NYM/2020/0294/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.

Mrs D M Hewitt
Lodge Hill Farm
Egton Grange
Egton Bridge
Whitby
YO22 5AZ

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

Yours faithfully

J Butterfield

From:
To: [Planning](#)
Subject: Conversion of buildings adjoining farmhouse to create office and 4 no. holiday letting cottages and 3no. en-suite units of holiday accommodation at Lodge Hill Farm, Egton Grange NYM/2020/0294/FL
Date: 04 May 2020 09:58:33

FAO Mrs Ailsa Teasdale

Conversion of buildings adjoining farmhouse to create office and 4 no. holiday letting cottages and 3no. en-suite units of holiday accommodation at Lodge Hill Farm, Egton Grange NYM/2020/0294/FL

I refer to your e-mail of the 1st May 2020 regarding the above application. I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

[.gov.uk](#)

www.scarborough.gov.uk

Coronavirus: Stay at home, Save lives



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From:

Subject: Re: Lodge Hill Farm, Egton Grange, - NYM/2020/0294/FL
Date: 01 May 2020 16:39:26

Attention of Mrs A Teasdale

Dear Madam

Thank you for consulting the Ramblers Association in this planning application

Our committee has considered this matter and object to the proposal as no statement is made regarding the footpath which passes through the site

1. Will the footpath be open at all times during construction work.
2. Confirmation the footpath is not to be re-located

Bill Dell

For and on behalf of Ramblers Association-Cleveland Group

The Ramblers promote walking and protect the places where people walk.

Ramblers: Cleveland - Footpath Officer, Webmaster, Membership Secretary

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From: planning@northyorkmoors.org.uk
Sent: 01 May 2020 16:49
To: dellwj1939@outlook.com
Subject: Lodge Hill Farm, Egton Grange, - NYM/2020/0294/FL

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

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/25pmndj> -> <https://eur05.safelinks.protection.outlook.com/?url=http%3A%2F%2Ftinyurl.com%2F25pmndj&data=02%7C01%7C%7C48F001861e1246a7d6b708d7ede73468%7C84D9e7f9f640afb435aaaaaaa%7C1%7C0%7C637239450390180733&data=hc2WL%2FY6HJ%7tZ88gicvp5luMpa1bOTnE%2BY2GtCf%3D&reserved=0>

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 -> <mailto: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.
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[NYMNPALogo]

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