

From:
To: [Helen Webster](#)
Cc: [Planning](#)
Subject: NYM/2020/0067/FL - Willow Cottage, Low Dales, Hackness
Date: 11 September 2020 11:51:03

Dear Helen

Further information in relation to bat presence at this development have now been submitted for consideration. Three activity surveys, conducted at appropriate times of year, have been conducted and the presence of a small maternity roost of brown long-eared bats, and day roosts of common pipistrelle and soprano pipistrelle bats have been detected. The report provided by Curtis Ecology and dated August 2020 is appropriate for the purpose and therefore sufficient information has been provided to enable the application to be determined.

In relation to this aspect, **planning permission may now be given** subject to certain conditions to prevent harm to protected species found on the site.

- Section 7 of the Bat Survey Report dated 17 Aug 2020 covering recommendations, mitigation strategy and method statements should be conditioned. This includes timing restrictions on development, the provision of an independent bat loft within the conversion, and compensatory bat boxes for the duration of works, as well as measures to protect nesting birds and compensate for loss.
- A European Protected Species Licence is required for works. A copy of this once obtained is to be supplied to the Authority in advance of any licensable works commencing on the site.
- Details of any external lighting should be reserved by condition, and be compliant with the guidance provided by the applicant's ecologist.

I don't believe any further information has been supplied in reference to the septic tank to be used. Can this please be followed up to ascertain if the existing unit is compliant with existing legislation and has the capacity to take the additional waste that this development will produce.

Thanks very much

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

Date: 02 September 2020
Our ref: 326698
Your ref: NYM/2020/0067/FL



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

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

BY EMAIL ONLY

Dear Sir/ Madam

Planning consultation: Application for conversion of barn to form holiday letting cottage
Location: Willow Cottage, Low Dales, Hackness

Thank you for your consultation on the above dated 01 September 2020 which was received by Natural England on 01 September 2020.

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.

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

Amy Knafler
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.

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).

Miss Helen Webster
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2020/141239/01-L01
Your ref: NYM/2020/0067/FL
Date: 18 March 2020

Dear Miss Webster

**CONVERSION OF BARN TO FORM HOLIDAY LETTING COTTAGE.
WILLOW COTTAGE, LOW DALES, HACKNESS**

Thank you for your consultation regarding the above proposal which was received on 7 February 2020.

We have reviewed the information submitted with the application and we have no objection to the proposal, subject to condition. Our detailed comments are as follows.

Flood Risk

Our current Flood Map for Planning shows that the site lies within Flood Zone 2 and 3, with a medium and high probability of flooding from rivers and/or sea. The application is for the conversion of a barn to a holiday letting cottage which is classified as a 'more vulnerable' land use in [Table 2: Flood Risk Vulnerability Classification](#) of the Planning Practice Guidance: Flood risk and Coastal Change. It is therefore necessary for the application to be supported by a site-specific flood risk assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

Environment Agency position

An FRA has been submitted on 3 February 2020. We have reviewed this FRA and consider that the proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning conditions are included.

Condition

The development shall be carried out in accordance with the flood risk assessment submitted 3 February 2020, including:

- Finished floor levels of the development shall be set no lower than 400mm **above** the existing ground levels of the site.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Advice to LPA

We have some concerns regarding ground floor sleeping in a development within Flood 2 and 3. We would suggest that the finished floor levels for the development are raised as high as possible. We would wish to be consulted on any proposal in the future to change the use of the building to become a permanent residence.

We are aware that the existing development and proposed development lies close to Lowdales & Highdales Beck which are classified ordinary watercourses. We do not hold any information regarding flooding in the area, however the Lead Local Flood Authority of the Internal Drainage Board may hold local information about the site. I would suggest you contact them for further local information about the site.

Flood Resilience

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving the Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007);

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Additional guidance can be found in our Flood line Publications. A free copy of these is available by telephoning 0345 988 1188 or they can be found on our website

<https://www.gov.uk/topic/environmental-management/flooding-coastal-change>

Access/Egress

We note from the information provided within the FRA and the Design & Access statement that in the event of a flooding situation there is safe access to the first floor of the holiday let. The applicant should sign up to received flood alerts from the Environment Agency and to develop a plan to evacuate away from the property if advised to do so by the Environment Agency, Emergency Services; or other statutory body.

Flood Evacuation Plan

We not normally comment on or approve the adequacy of flood emergency evacuation procedures accompanying development proposals, as we do not carry out these roles

during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Planning Practice Guidance states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response it is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Flood Warning Service

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Foul Drainage

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, in addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Cont/d..

Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Frances Edwards

Sustainable Places Planning Adviser

Direct dial

Direct e-mail

SP Team Direct Dial:

SP Team e-mail:

cc Victoria Wharton Architectural Design Ltd

End

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0067/FL
Date: 15 March 2020 10:57:20

NYM/2020/0067/FL convert barn to form holiday letting cottage at Willow Cottage, Lowdales

The above application has been considered by Hackness & Harwood Dale Group Parish Council and no objections are offered.

--

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

(NOTE - due to the high number of nuisance calls we've been
u may be asked to leave a message
or give your name before your call is accepted.)

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From: [Elspeth Ingleby](#)
To: [Helen Webster](#)
Cc: [Planning](#)
Subject: NYM/2020/0067/FL - Willow Cottage, Low Dales, Hackness
Date: 16 March 2020 15:55:30

Dear Helen

The application includes a report of a bat scoping survey carried out on 31 October. The report identifies the presence of bat droppings which is highly indicative of a roost, whilst the building itself shows high potential of bat use. As Curtis Ecology identify, a number of activity surveys will be required to confirm bat roosting and to characterise the size and nature of any roost before it can be ascertained whether the application is acceptable with regard to its impact on protected species, and if so the level of mitigation that may be required.

Given the high suitability of the building, a minimum of two activity surveys will be required to characterise any bat roost covering both an emergence and re-entry surveys spaced at least 2 weeks apart (preferably more) between May and August. Additional surveys may be required in order to give confidence to roost characterisation – additional surveys should be carried out between May and mid-September. A minimum of three activity surveys (including at least one emergence and one re-entry survey will be required to confirm that no roost is present and these should be spaced across the survey season.

The application cannot be determined until a report detailing bat activity surveys and including appropriate mitigation/recommendations is submitted to the Authority for consideration.

In addition nesting birds are present. It is likely that a seasonal restriction in starting work will be required unless checked by a qualified ecologist. Details will be determined once more information regarding bat presence is provided.

The applicant is proposing to connect to the existing septic tank, which will increase the use of this system. Given the close proximity of the described location of this unit to the watercourse, I feel it is appropriate to seek additional information to clarify whether the existing tank drains to a soakaway or directly discharges into the watercourse. It would also be helpful if the applicant could indicate the approximate capacity of the existing unit.

Many thanks

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

Telephone: 01439 772700

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0067/FL**
Proposed Development: Application for conversion of barn to form holiday letting cottage
Location: Willow Cottage, Low Dales, Hackness
Applicant: Mr Stuart Wharton

CH Ref: **Case Officer:** Kay Aitchison
Area Ref: 4/21/90 **Tel:**
County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 2 March 2020
FAO: Helen Webster **Copies to:**

There are **no local highway authority objections** to the proposed conversion of a barn into a one bedroom holiday letting unit. Although the access road to the application site is very narrow, the additional vehicle movements created by this proposal will be minimal.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2020/0067/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 19 February 2020 11:11:43

Please re-consult when clarification is received on the legal agreement mentioned in earlier planing applications

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

via email: building@northyorkmoors.org.uk

Phone: 01439 772700

Fax: 01439 770691

EMail: building@northyorkmoors.org.uk

Preferred Method of Contact is: Post

Comment Type is Holding Response

Letter ID: 538831

From:
To: [Planning](#)
Subject: Planning consultation responses - request for extension
Date: 20 February 2020 10:29:23

Hi,

As you will be aware, the recent severe weather events have had some significant impacts on parts of Yorkshire, with more rain forecast over the coming days, into the weekend.

Our resources are being diverted to work related to managing the flooding incidents in Yorkshire and ongoing recovery. Many staff are rostered up to incident management roles, carrying out patrol duties, meeting with our communities providing support and advice.

As a result our ability to respond to planning consultations is currently significantly compromised and therefore I am writing to request an extension to the target response time to the following applications:

- NYM/2020/0067/FL – Low Dales, Hackness

We are currently requesting a blanket **extension to 13th March** in the hopes that our teams will be back on day job duties and caught up with the backlog of work in this time.

Your assistance with this would be greatly appreciated allowing our staff to focus on our critical incident management roles.

Please be assured that we will try to provide any responses we can over this period. We will also aim to respond to any consultations that you feel cannot be extended. Please get back in touch to flag any priority cases with us and we'll do all that we can with remaining available resource to deliver a response with the timescales you need.

We'd ask that you don't determine applications where you haven't yet received a response from us without first contacting me as your local authority lead. I will work with our teams to try and deliver our response to meet your deadlines. We do want to respond to consultations and would appreciate it greatly if you can work with us to help us to do so.

Kind regards,
Frances

Frances Edwards (MSc PIEMA)
Planning Advisor - Sustainable Places (Yorkshire)

Direct Dial:
Internal:

Yorkshire Area Sustainable Places Team :

Environment Agency
Lateral

8 City Walk
Leeds
LS11 9AT

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From:
To: [Planning](#)
Subject: Willow Cottage, Low Dales, Hackness - NYM/2020/067/FL
Date: 07 February 2020 17:47:08

NYM/2020/067/FL

Application for conversion of barn to form holiday letting cottage at Willow Cottage, Low Dales, Hackness

With reference to the above planning application, I confirm that we have no objection on housing grounds to the granting of planning consent for conversion to a holiday cottage.

However, I understand that this cottage will be supplied by a private water supply. The applicants should be aware that if the holiday cottage goes ahead, the supply will be deemed to be a commercial supply and will therefore be subject to annual testing as per the Private Water Supply (England) Regulations 2016, and a five yearly risk assessment, the costs of sampling etc will be borne by them. They can contact me on the details below for more advice regarding this.

Regards,

Stephanie Baines

Technical Officer (Residential Regulation Team)

Scarborough Borough Council

e:

| t:

| f:

w: www.scarborough.gov.uk

Office: Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG