

**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0547/OU - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)  
**Date:** 23 September 2020 10:18:57

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I appreciate the applicant considering way of funding repairs to listed buildings and in general I will support such proposals where I can. I do have concerns over the impact on the conservation area. The heritage statement is one of the better examples I have seen, however, it fails to take account of the impact of on the setting on the conservation area in respect to the boundary also being the edge of the village. The proposed, quite dense level of development will negatively impact that upon the historic pattern of development. The current pattern of development although loose around the historic core is set within clear parameters, with would be extended in this case in a fashion at odds with historic character. I would better be able to support if it was shown that this was the only suitable and available land for the proposed.

Regarding the principal of enabling development, given the condition of the property it is likely that enabling development will be a valid planning tool. However, the costs submitted indicate the cost of conservation, but they do not indicate the conservation deficit (the surplus of cost of conservation (sufficient to bring the building into a good state of repair) compared to land values) which is how enabling development is valued. I would also like to have seen a LBC or CLPW application alongside this to ensure that that costings were accurate and provided for a best practice approach to conservation. Furthermore the land valuation appears talks about 'a pair of semis' whereas the proposals are for 5 dwellings.

Enabling Development and Heritage Assets Historic Environment Good Practice Advice in Planning Note 4 was published by Historic England this year. As an official HE guidance document it should be given material weight in decision making. It advises that consideration should first be given to alternative sources of funding and market testing to reduce or negate the need for enabling development and that it should be just enough to cover the conservation deficit. Given the information provided I am not of the mind that clear and convincing justification has been put forward in this case that alternative sources of funding have been explored or that if enabling development is appropriate the level proposed is correct, particularly when considering the impact on the conservation area, which is itself a designated heritage asset.

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
via email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)  
Phone: 01439 772700  
Fax: 01439 770691  
EMail: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)  
Preferred Method of Contact is: Post

Comment Type is Raise Concerns  
Letter ID: 550487

**From:**  
**To:** [Planning](#)  
**Subject:** FW: NYM/2020/0547/OU  
**Date:** 16 September 2020 16:46:14

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Good Morning

The council object to this planning application and had the following comments:

They have said that this is outside of policy as the plots are outside of the village boundary. It was also questioned as to whether there was a need in the village as the other site applications from Mulgrave Estates are more suitable.

A potential issue with the access was also raised.

Cllr J Walker also had the comments which are attached.

A resident also approached the council to say that a couple of residents from Browns wood cottages said that they would have concerns with a path and would like to be consulted in regards to any path going through their car park.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**From:** C A Harrison  
**Sent:** 04 September 2020 11:39  
**To:**  
**Subject:** RE: NYM/2020/0547/OU

Good morning

The next meeting is the 15 September, if there are any comments these will be sent 16 September.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**From:**  
**Sent:** 25 August 2020 13:03  
**To:**  
**Subject:** NYM/2020/0547/OU  
**Importance:** High

*As you will be aware the North York Moors National Park Authority office*

NYM/2020/0547/OU

Beck west of site under Glaisdale Lane

Crosses fields 824, 823,822 ,814 etc etc and culminates just above School House Egton Bridge into a culvert that is prone to flooding. As this is used as a water supply to most of these fields it will be no good for overflow to sewerage. surface water can easily be contaminated i.e car washing etc. So this needs careful monitoring.

In accordance with new regulations of 2020 regarding septic tanks a "small sewerage treatment plant" and pump to join main sewer on Egton High Street is mandatory.

Forge house had a Flyte pump and macerator installed.

It is to be noted that main sewer is not very far underground due to rock formation.

Sent from my iPad

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM20/0547/OU**

**Proposed Development:** outline application for construction of 5 no. principal residence dwellings (all matters reserved) (proposed as enabling development in respect of the repair and restoration of Listed heritage assets at Mulgrave Farm, Ugthorpe)

**Location:** Land west of The Forge, Egton Lane, Egton

**Applicant:** The Mulgrave Estate

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

**Area Ref:** 4/32/259 **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 11 September 2020

**FAO:** Hilary Saunders **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 Local Highway Authority have a number of concerns regarding this proposal, of which some will be easier than others to overcome.

In this area of Egton, there are very few metalled footways. Instead, roads like Egton High Street have wide grass verges which are not ideal for all pedestrians but allow the majority to be able to walk off the carriageway. The applicant, at this outline stage, has not referred to any pedestrian routes between the site and Egton High Street. The LHA would not insist on a metalled footway as there are very few others to join up to, but would want to see the applicant considering how to make some provision to improve the pedestrian access. If no improvements are proposed in a full application, the LHA are likely to recommend a refusal.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/0547/OU

As this proposal would be extending the built up area, consideration should be given to extending the speed limit. please note that this would require a statutory process of consultation and advertising and would be at the cost of the applicant.

The proposed vehicular access is shown in the south east corner of the plot at a location where there is an existing gated field access. The access would require upgrading and would need to meet the visibility splay requirements. The amount required will be dependant upon whether the speed limit can be extended but is likely to be 2metres by 33 metres. As the applicant is not in control of the land to the immediate east, it is unlikely that this can be achieved and would therefore require the access point to be relocated.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. MHC-03      New Private Access INSERT LOCATION

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with approved details and Standard Details

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

2.MHC-05 Visibility Splays at the access to the site

If the extension to the 30mph speed limit can be achieved, the below figures are likely to apply.

There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 33 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM20/0547/OU**

**3.MHC-07 Delivery of off-site highway Works**

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- Improvements to aid the pedestrian route between the site and Egton High Street

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

**Reason for Condition**

To ensure that the design is appropriate in the interests of the safety and convenience of highway users.

**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:**

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM20/0547/OU**

**From:**  
**To:** [Hilary Saunders; Planning](#)  
**Subject:** NYM/2020/0547/OU  
**Date:** 07 September 2020 15:12:10

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Hi Hilary,

The heritage statement for this OU is good, and I agree with the conclusions on page 8 concerning the impacts, or lack thereof, on nearby non-designated assets. Nevertheless, I would like to advise that should this come to full application I will request an archaeological watching brief condition on the site, to ensure any below-ground archaeology is adequately mitigated.

The reason for this is that Egton is a Domesday settlement (ie pre-dating the Norman Conquest), and although there is little left of the original village, and the site is not within the Conservation Area, there remains a chance for significant early medieval/medieval archaeology to be present anywhere near the village centre.

Happy to discuss the reasoning here with the applicants if needed.

Best,

**Nick Mason**  
**Archaeology Officer**

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



**From:**  
**To:** [Hilary Saunders](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2020/0547/OU - Land west of the Forge, Egton  
**Date:** 07 September 2020 15:09:27

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Dear Hilary

I have no specific ecological objection to the proposal to build on the site in question on the proviso that the existing mature boundary hedges/trees are retained, and sufficient room is given by the proposed access routes/structures to ensure harsh pruning of this valuable wildlife corridor is not encouraged or necessitated.

A watercourse is present to the western boundary of the site and I would anticipate that a water attenuation scheme would be important in ensuring no additional run-off from the site into this watercourse is caused during heavy rainfall events.

Whilst the field itself does not appear to be of specific ecological importance, it is still highly likely to provide a foraging area for local species including hedgehog, bats, swallow, swift etc and therefore I would expect details to be provided in any future planning application of mitigation features including as a minimum the provision of inbuilt nest boxes (including bat boxes) within the proposed structures, an appropriate low impact and minimal lighting scheme, permeable boundaries and sensitive native landscape planting.

Many thanks

Elsbeth

**Elsbeth Ingleby MA<sub>Cantab</sub> ACIEEM**

**Ecologist**

North York Moors National Park Authority

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

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2020/0547/OU and NYM/2020/ 0605FL and 0600FL  
**Date:** 04 September 2020 10:57:20

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Good morning

The next council meeting is 15 September, if there are any comments these will be sent 16 September.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**From:**  
**Sent:** 25 August 2020 13:03  
**To:**  
**Subject:** NYM/2020/0547/OU  
**Importance:** High

*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.*

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](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.

**From:**  
**To:** [Planning](#)  
**Subject:** Outline application for construction of 5 no. principal residence at Land west of The Forge, Egton Lane, Egton NYM/2020/0547/OU  
**Date:** 25 August 2020 14:48:46

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FAO Mrs H Saunders

**Outline application for construction of 5 no. principal residence at Land west of The Forge, Egton Lane, Egton NYM/2020/0547/OU**

I refer to your e-mail of the 25<sup>th</sup> August 2020 in respect of the above application. Whilst I have no comments at this, the outline application stage, I would wish to comment on any detailed proposals in a full application, should permission be granted.

Thanks

Steve

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

[www.scarborough.gov.uk](http://www.scarborough.gov.uk)

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