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**From:** Tony Lewis  
**Sent:** 13 October 2020 11:46  
**To:** Ailsa Teasdale  
**Cc:** Area2 Thirsk  
**Subject:** RE: Response to conditions

Good morning Ailsa

Sorry for the delay in replying. I do have some comments to make.

The visibility splay has not been marked on the drawing CCC Site plan A. The splay should be available from a point set back 2.4m from the carriageway down the centre line of the access as detailed in Manual for Streets.

In terms of the Parking Management Plan part of their proposals direct any excess vehicles to Gribdale Gate Car Park. This isn't in the control of the Highway Authority but could be in the control of your organisation. There is a comment in the Parking Management Plan saying that they would erect their own signage on highway verges. Unfortunately this is not possible and this recommendation should be removed. Again it should be a living condition as detailed by the condition and should adapt if the need arises.

Hope this helps

Regards

Tony

Tony Lewis  
Project Engineer

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**Read the latest on maintaining the safety of everyone in North Yorkshire**



<https://www.northyorks.gov.uk/coronavirus-advice-and-information>

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Direct Line:

Your Ref: NYM/2018/0732/FL

14<sup>th</sup> August 2020

Dear Sir/Madam,

**Application details – 20 Dikes Lane, Great Ayton**

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

**Carrie Taylor**  
Developer Services

## MEMORANDUM

**From:** Environmental Health  
**To:**  
**Cc:** Dealt With By: Mrs Ailsa Teasdale  
**Date:** 4 December 2019

**Planning Consultation reference:** NYM/2018/0732/FL - See 19/00290/PLANNP for initial comments, 20 Dikes Lane, Great Ayton

**Service request reference:** 19/01746/PLANNP

**Subject:** **Planning consultation response:**  
NYM/2018/0732/FL - See 19/00290/PLANNP for initial comments, 20 Dikes Lane, Great Ayton

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### Memorandum in reply from: Residential Services

This service has considered the potential impact on amenity and likelihood of the development to cause a nuisance. The acoustic assessment submitted as part of this application identifies that during day time hours unless certain works are carried out noise may impact on the holiday accommodation above.

I would recommend the following conditions:

- Mitigation measures as identified in the acoustic report submitted as part of this planning application are applied to the development namely; internal layout and location of the extract fan and inlet casing, installation of a silencer and extension of flu to increase the distance from the upstairs window.
- The applicant's proposal of 'modest food preparation' of refreshments and light meals is classed as 'low level' for odour generation. As such details of odour abatement has not been requested. Should the range and type of food develop into hot food production; use of deep fat fryers which create high grease level or highly spiced foods such as Indian, Italian or use of solid fuel cooking further planning consent should be requested to allow a further assessment to be made to prevent deterioration to local amenity. Further guidance can be obtained from 'control of odour and noise from commercial Kitchen Exhaust systems' EMAQ 2018.
- The noise assessment took place during the day. I would recommend that an 'hours of use' restriction is placed on any planning permission for day time use. The applicant has confirmed operating hours of the development as Summer 8am – 8pm and Winter 8am – 6pm. I would recommend similar conditions shall be applied to the external seating area. If hours wish to be extended a further noise assessment would be needed to assess the noise impact against night time background noise levels which can be substantially lower.

Joy Swithenbank (Residential Team Leader)  
Tel:  
Email:

Environmental Health Service, Hambleton District Council  
Website: [www.hambleton.gov.uk](http://www.hambleton.gov.uk)

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**From:** Ailsa Teasdale  
**Sent:** 20 November 2019 12:25  
**To:** Michael Graham; Mike Hawtin  
**Cc:** Debbie Trafford  
**Subject:** RE: NYM2018/0732/FL - 20 Dikes Lane, Gt Ayton

There are 17 surfaced spaces on site and 18 overflow grass spaces. A transport assessment has been submitted with the report which considers this to be acceptable and the Highway Officer has also recommended Conditions.  
There will be a S106 which looks for an ongoing contribution towards maintenance of the tracks used and also requires appropriate signage to state that on road parking in the area is not acceptable. It isn't too far from our NP car park.  
Whilst this had been a concern of residents, no comments have been made since the transport report has been submitted (consultation expires tomorrow).

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**From:** Michael Graham  
**Sent:** 20 November 2019 12:13  
**To:** Ailsa Teasdale; Mike Hawtin  
**Cc:** Debbie Trafford  
**Subject:** RE: NYM2018/0732/FL - 20 Dikes Lane, Gt Ayton

Hi

I am happy with the notes and have clarified the initial contact as Head of Ranger Service, Debbie.

I think we should add that 'we recommend consultation with the local community and businesses (parking/traffic) and you have already highlighted the need for consultation with landowners / occupiers about possible off road routes. Are the proposals likely to generate a lot of off road car parking?

Thanks

Michael

Michael Graham  
Director of Park Services  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
Tel 01439 772700  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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**From:** Mike Hawtin  
**Sent:** 20 November 2019 11:30  
**To:** Ailsa Teasdale  
**Subject:** RE: NYM2018/0732/FL - 20 Dikes Lane, Gt Ayton

Hi Ailsa

Great. Thanks, I've been able to view it.

Below is a bit of a brain dump. It's probably a bit focused on tourism but hopefully offers some background when considering how robust their application might be.

My initial comments from a cycling and tourism perspective are...

- The location is close to Great Ayton station which offers an ideal sustainable transport option for those visiting from the North East and wishing to cycle in the National Park.
- Thought should be given to how they might work closely with the Esk Valley Railway
- The railway already promotes cycling routes including Great Ayton to Danby, Esk Valley Railway Cycle Route (returning by train) and the Moor to Sea route. They also list cycle hire centres, none of which are currently close to Great Ayton. <http://www.eskvalleyrailway.co.uk/walking/index.html>
- As the railway promotes cycles on trains it's an ideal location and opportunity for cycle tours that utilise the railway to extend range into the Park.
- There are no other cycle hire centres in the area
- The location provides an ideal opportunity for a cycling gateway to the NYMNP from the North East.
- As mentioned, the proposed location is close to the Moor to Sea route. As this is a linear route thought might be given to delivery or collection of hire bikes either to start from the new hire centre or to finish there. Alternatively, as mentioned, the railway could be utilised.
- The location is also close to the new North York Moors Cycleway road cycling loop. Their accommodation could be a base for riding this extended route (screenshot attached). There is already an access route to the NYMCW mapped from Guisborough (also attached).

- They would be ideally located and suited to becoming part of the North York Moors Cycling Friendly scheme for cycle hire, cycling friendly accommodation and as a cycling friendly cafe. They may also wish to consider becoming a public cycle repair station.
- Thought should be given to how they will collaborate with local businesses such as recommending places for evening meals which are within cycling distance to cut down on car use.
- Cafés and tea rooms are already collaborating and recommending routes between each other. This could be another area of collaboration.

My thoughts on how they can learn from other developments

- Thought should be given to the type of hire bikes made available
- Road and hybrid bikes allow a mix of riding road and off road and can benefit more businesses in local villages (i.e. food and drink) through day tours
- Electric bikes offer more scope (and range) for riding in the hilly terrain of the North York Moors and opening up new markets, not just for enthusiast mountain bikers.
- Thought should be given to 'creation' of mapped routes before opening, including quiet road routes and off road routes on public rights of way.
- Learning from YCH is that when advising routes, local landowners should be engaged as early as possible to prevent conflict and alleviate concerns.
- Initially local landowners around YCH were worried about 'hoardes' of mountain bikers tearing up the countryside. The reality is very different and the 'Hub' has become a very popular social gathering venue and is of growing benefit to the local community for all visitors, not just mountain bikers.
- As well as landowners, our Ranger Service should be consulted on the sustainability of any recommended off road routes in this area. **Head of Ranger Service Debbie Trafford should be consulted in the first instance.**

I can't comment on the situation re traffic and parking or potential concern from local residents, though if a big part of their positioning and promotion is through working with the railway, this may go some way to alleviating concerns. The reality of YCH is also something to draw on as, to my knowledge, traffic hasn't created any problems in the area despite initial concerns and I think access to YCH is more difficult than the location for the proposed development.

I hope that helps for now. If I've missed the point and you were thinking of more specific feedback then please let me know.

Many thanks  
Mike

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**From:** Ailsa Teasdale  
**Sent:** 20 November 2019 09:36  
**To:** Mike Hawtin  
**Subject:** RE: NYM2018/0732/FL - 20 Dikes Lane, Gt Ayton

Hi Mike this is the link.  
It's for the conversion of an existing building into a bike hire shop and café with 2 holiday lets above.  
There is a photo of the building attached now too.

<http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning> Applications On-Line&TYPE=PL/PlanningPK.xml&PARAM0=814506&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/NorthYorkMoors/xslt/PL/PLDetails.xslt&FT=Planning Application Details&PUBLIC=Y&XMLESIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/NorthYorkMoors/Menus/PL.xml&DAURI=PLANNING

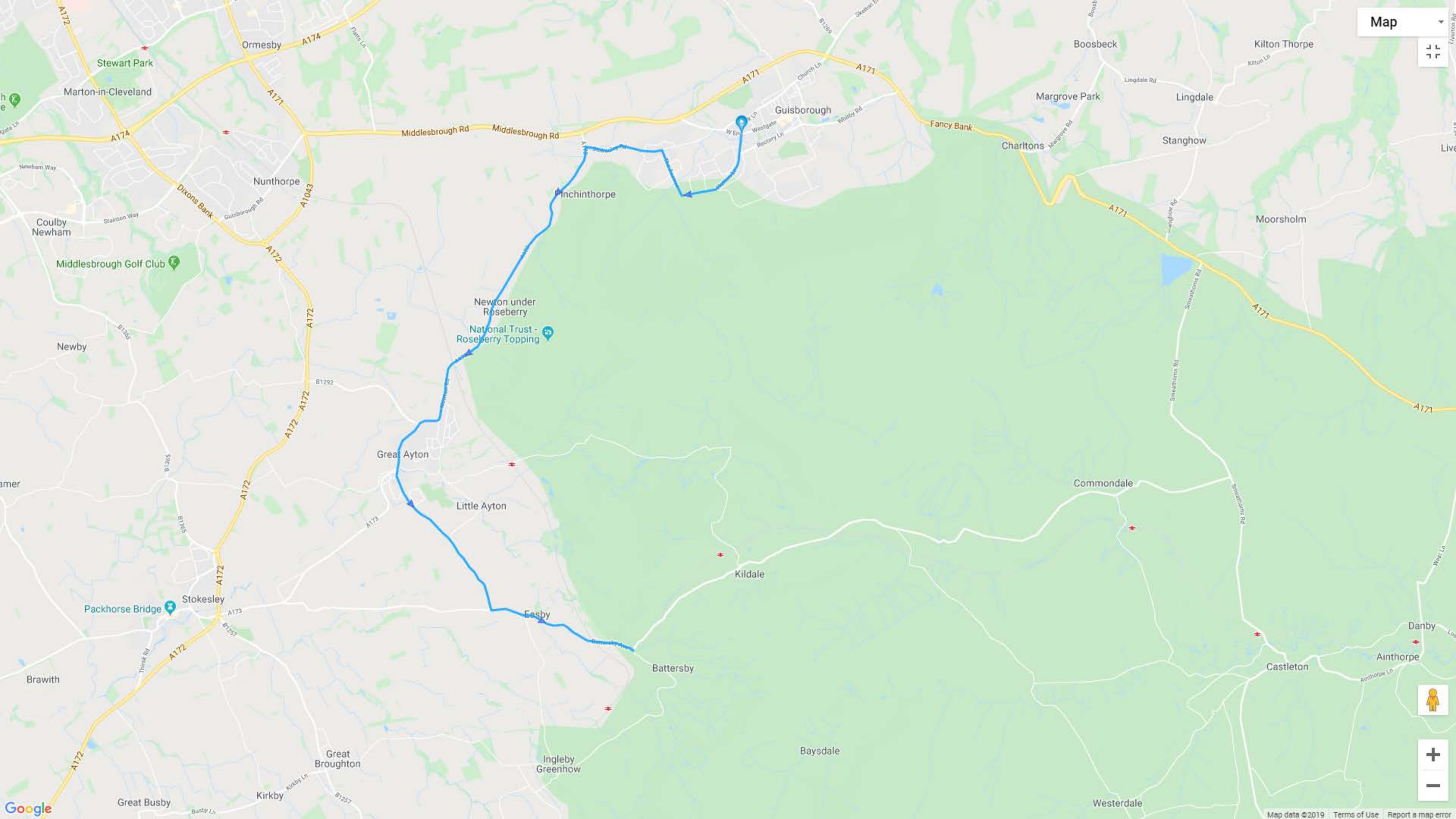
Mrs Ailsa Teasdale  
Senior Planning Officer

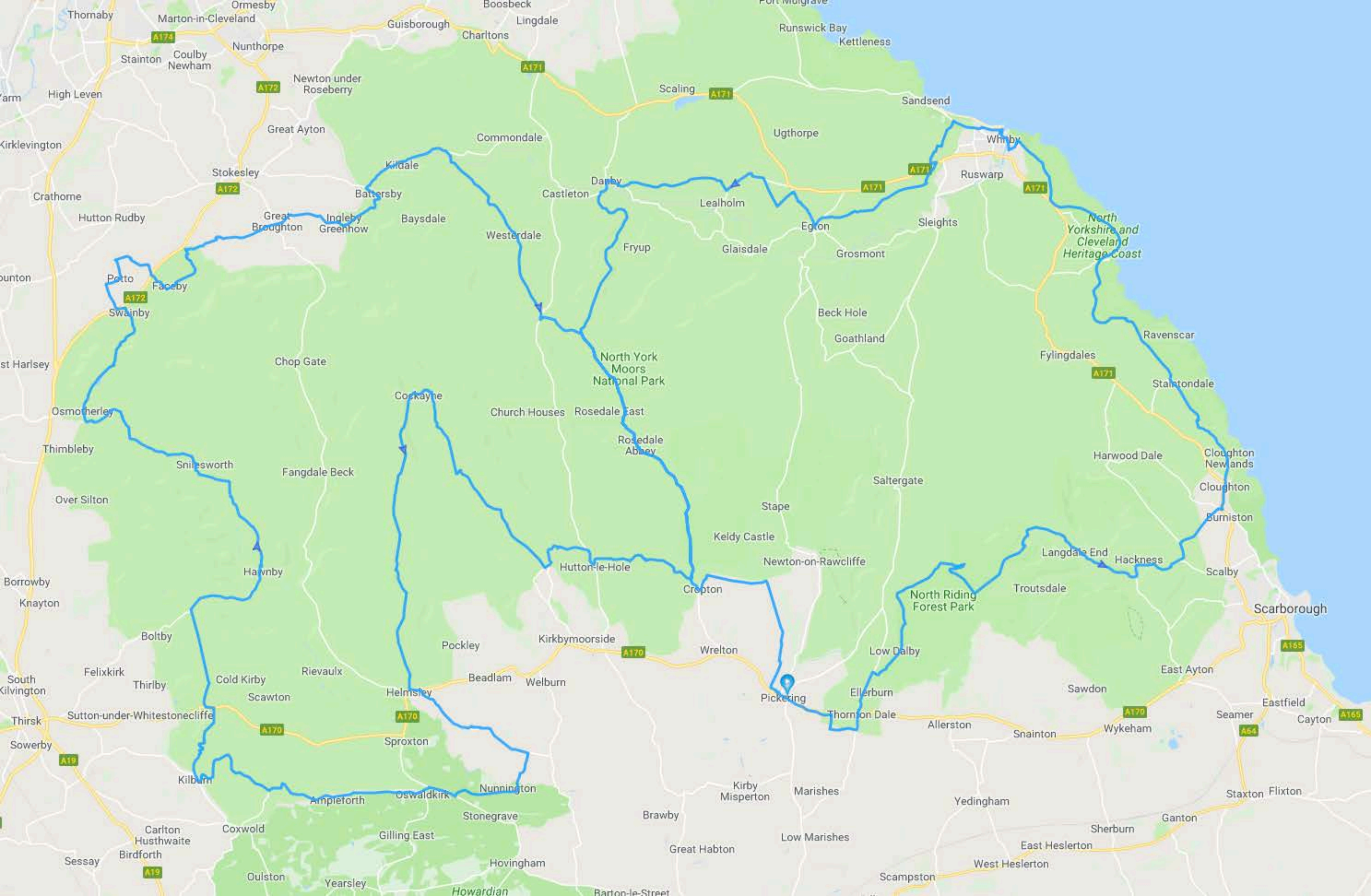
My Normal Working Hours are 9am-5pm **Tuesday to Thursday.**

For **planning application post or general enquiries** please respond to : [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) to allow your email to be logged and acknowledged without any delay on days when I am not at my desk. Thank you.

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

Tel: 01439 772700  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)





North York Moors National Park

North Yorkshire and Cleveland Heritage Coast

North Riding Forest Park

Howardian

Scarborough

Pickering

Helmsley

Kilburn

Wykeham

Cayton

Kirkbymoorside

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM/2018/0732/FL**

**Proposed Development:** Application for conversion of and extension to stable building to form cycle hire shop and cafe at ground floor and 2 no. holiday letting units at first floor, construction of plant room/store together with alterations to access, provision of parking and landscaping works

**Location:** 20 Dikes Lane, Great Ayton

**Applicant:** Mr & Mrs Mark Pearson

**CH Ref:** **Case Officer:** Tony Lewis

**Area Ref:** 2/58/1191 **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 18 November 2019

**FAO:** Ailsa Teasdale **Copies to:**

**Note to the Planning Officer:**

There has been a transport statement submitted to support the proposals that addresses the visibility that should be made available at the access, traffic generation and parking within the site. Consequently the Local Highway Authority recommends that the following conditions are attached to any permission granted:

**HC-06 DISCHARGE OF SURFACE WATER**

There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

**REASON**

In accordance with policy # and in the interests of highway safety



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2018/0732/FL

**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 43m measured along both channel lines of Dikes Lane from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. 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.

**HC-14a DETAILS OF ACCESS, TURNING AND PARKING**

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

a) Vehicle access

**HI-14 INFORMATIVE**

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**REASON**

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

**HC-14b PROVISION OF APPROVED ACCESS. TURNING AND PARKING AREAS**

No part of the development shall be brought into use until the approved vehicle access, approved under condition number #: is available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

**REASON**

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

**HC-15 PARKING SPACES TO REMAIN AVAILABLE FOR VEHICLE PARKING  
(NON-RESIDENTIAL)**

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM/2018/0732/FL**

Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on S17.24(9-)2B for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

**REASON**

In accordance with policy # and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

**VAR - PARKING MANAGEMENT PLAN**

Prior to the development being brought into use a Parking Management Plan based on the submitted details shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority which takes into account arrangements for regular activities, as well as additional activities and functions, which will prevent overspill parking on Dikes Lane and any other areas that may be affected if the parking on the site cannot satisfy the demand.

The Parking Management Plan shall be implemented once the site becomes operational. Should any material changes occur to the measures contained within the approved plan, or the facilities detailed are no longer available for use, the plan should be modified and resubmitted for approval.

**REASON**

To ensure the effective management and control of parking in sensitive areas.

**HC-18a PRECAUTIONS TO PREVENT MUD ON THE HIGHWAY**

There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal

**REASON**

In accordance with policy # and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

**HC-24 ONSITE PARKING, ON-SITE STORAGE AND CONSTRUCTION TRAFFIC DURING DEVELOPMENT**

Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM/2018/0732/FL**

- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

**REASON**

In accordance with policy # and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

**Signed:**

***Tony Lewis***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Thirsk Highways Office  
Thirsk Industrial Estate  
York Road  
Thirsk  
North Yorkshire  
YO7 3BX

**e-mail:** \_\_\_\_\_

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**From:** Tony Lewis < > on behalf of Area2 Thirsk  
**Sent:** 02 August 2019 13:06  
**To:** Ailsa Teasdale  
**Cc:** Area2 Thirsk  
**Subject:** FW: NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton

Dear Mrs Teasdale

**FW: NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton**

I refer to your recent letter with regard to the additional information which included a transport statement.

I do have concerns with regard to this site which include the level of parking provided for the activities proposed, the visibility that is available at the access and also the route to the site from Great Ayton which is likely to be the most used route.

Accordingly I have asked for a Transport Statement to be provided by a suitably qualified transport consultant who will be better able to appraise the transport aspects of the site. They will have access to trip rates and parking standards in order to justify the level of activity on site and be in a position to work with the applicant in order to reduce the impact on the highway. Similar applications involving cafes have been approved in both the North York Moors National Park and Hambleton District Council with the promise of low car usage given the target market of cyclists and walkers however we have experienced car parking problems at both as they have both become popular destinations for the wider public wishing to visit the cafés. The parking associated with both establishments have resulted in affected residents requesting traffic restrictions and other measures to reduce the impact of parked vehicles .

A speed survey has been requested however the applicant is proposing that the Council lowers the speed limit to 30 mph. The Council follows guidance from the Department for Transport in relation to the setting of local speed limits and this stretch of Dikes Lane would not meet the criteria for lowering the speed limit there. The national speed limit applies there however I would anticipate that speeds here are much lower than this and this is why a speed survey is required to assess the speeds, examine the visibility and see how these comply with the requirements in Manual for Streets 1 and 2. Again there is guidance here with regard to visibility splays. The Transport Statement should incorporate this and justify the level visibility provided. We cannot rely on the extracts in the Highway Code that have been quoted as it is the advice in Manual for Streets 1 and 2 that will apply

Given the above I must again ask for a Transport Statement that assesses the visibility at the access and will incorporate a Parking Management Plan which should be carried out by a suitably qualified transport consultant. I understand that this will be at a cost to the applicant but the use of the site is not straight forward and it is recommended that the transport and parking issues are fully resolved before the Local Highway Authority is able to make a recommendation on the application.

Regards

Tony Lewis  
Project Engineer

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**From:** Tony Lewis **On Behalf Of** Area2 Thirsk  
**Sent:** 23 July 2019 15:50  
**To:** 'a.teasdale@northyorkmoors.org.uk' <a.teasdale@northyorkmoors.org.uk>  
**Cc:** Area2 Thirsk  
**Subject:** FW: NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton

Dear Mrs Teasdale

**FW: NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton**

I refer to your re-consultation with regard to the above application. I have looked through the additional information on the website and although there have been some alterations to the plans to indicate a visibility splay and some extra parking we do

need the information that we originally asked for before we make a recommendation on this application.

A Transport Statement that describes the transportation aspects of the site as set out below which also justifies the level of parking on the site. Also required is the justification of the visibility splays available at the access in accordance with the results of a speed survey taken in the vicinity of the access.

The Transport Statement should incorporate the Parking Management Plan and should be carried out by a suitably qualified transport consultant.

Regards

Tony Lewis  
Project Engineer

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**From:** Tony Lewis **On Behalf Of** Area2 Thirsk  
**Sent:** 01 March 2019 13:21  
**To:** 'a.teasdale@northyorkmoors.org.uk' <[a.teasdale@northyorkmoors.org.uk](mailto:a.teasdale@northyorkmoors.org.uk)>  
**Cc:** Area2 Thirsk <  
**Subject:** FW: NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton

Dear Mrs Teasdale

**NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton**

I refer to the above application and I would be obliged if you would ask for some further information in relation to the increased vehicle trips to and from the site.

There is a concern in relation to the visibility that is available at the access. The speed limit is derestricted at the access location and as such the exact speeds of vehicles in the area are not known. As such I will also require further information and justification with regard to the visibility splays that are available at the access. The visibility splays should be justified in line with the guidance from Manual for Streets or the Design Manual for Roads and Bridges as appropriate and justified by means of a speed survey.

I will also require some further information in relation to traffic movements to and from the site and an assessment of the suitability of routes to the site for the proposed use. I would therefore be obliged if you would ask the applicant's agent to provide a Transport Statement detailing the traffic movements that would be associated with the proposal if the site became operational. The information should include figures during the day and on a weekly basis and also include the types of vehicles that would visit the site. These figures should also help to justify the level of parking that is being made available at the site for the mixed uses here i.e. the holiday lets, bike hire and café facilities. Deliveries to the site will also need to be considered as well as refuse collection.

Consideration should also be given to a Parking Management Plan which should be aimed at the keeping the vehicles associated with the site within the site and not parked elsewhere on the highway if the parking demand exceeds the availability at the site.

I will await these details before issuing a recommendation.

Regards

Tony Lewis  
Project Engineer

**From:** [Elspeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2018/0732/FL - 20 Dikes Lane  
**Date:** 30 September 2019 12:47:35

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Dear Ailsa,

The ecological report is detailed and thorough covering all likely risks posed to biodiversity by this development. Planning permission can be granted provided that a number of conditions are put in place to ensure appropriate mitigation is secured.

I note that Sara Robin has requested a condition relating to the securement of a EPSL which will cover the risk to bats and bat roosts.

Section 9.3.2 of the report should be conditioned to ensure that construction work does not take place during the bird breeding season without the building being checked for nesting birds by an ecologist. A permanent tawny owl box will need to be provided on or within the new structure, however in addition temporary owl nesting provision must be provided on the property within nearby trees if it is not possible to demolish the existing structure and provide the new nest box between the four month window of September and the January of the following year. Owls scout out nest sites well in advance of breeding and this is to ensure that the owl presently using the structure is still able to breed in the immediate vicinity. If temporary provision is required, this should be installed under advice from the applicants ecologist by the end of November to be used the following season and each year until the new long-term box is installed on the new building.

Section 9.3.3 of the report should be conditioned, requiring the submission of a pollution prevention plan prior to demolition or construction work commencing.

Provision of nesting sites for other birds though the inclusion of ideally nest bricks, external cups and/or external boxes is strongly encouraged to ensure that birds such as swallow, house martin, swift and small passerines (such as house sparrows, tits etc) can continue to nest in and around the building.

Many thanks,

Elspeth

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

**Ecologist**

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

Our ref: NYM/2018/0732/FL  
Internal - Yorkshire Wildlife Trust  
Yorkshire Wildlife Trust  
fao: Sara Robin  
1 St George's Place  
York  
YO24 1GN

Date: 10 September 2019

This matter is being dealt with by: Mrs Ailsa Teasdale

Dear Sir/Madam

**Application for conversion of and extension to stable building to form cycle hire shop and cafe at ground floor and 2 no. holiday letting units at first floor, construction of plant room/store together with alterations to access, provision of parking and landscaping works at 20 Dikes Lane, Great Ayton, Grid Reference 458326 511119**

I have received amended details/additional information in respect of the above development. The details including forms, supporting information and plans for the application are available under the application reference number on the Authority's website using the following link: <http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> and by following the instructions given.

Should you wish to view the electronic file at the Authority's offices, please call to make an appointment between the hours of 9am and 5pm Monday to Friday.

If you are being consulted by email please allow 24 hours for these plans to be made available. I would be grateful for any comments you may have on the amended/additional details within **10 days** of the date of this letter.

Mr M Hill  
Head of Development Management

**Comments:**

I have read the updated survey by RH Ecological Services. The survey is very thorough and shows that there are active roosts for both common pipistrelle and Natterers bats present in the building. The site is connected to good quality habitats for bats. The consultants have sufficient information to apply for a European Protected Species Licence from Natural England, however this may require changes to the plans as loft space will be required for bats and access to this.

**Planning permission can be given for the application. A condition to see the EPSL may be appropriate:**

**Before the development hereby permitted commences, the applicant/ecological consultant shall forward a copy of the Natural England European Protected Species Licence covering approved mitigation to the National Park Authority.**

Elsbeth will no doubt have suggestions for conditions for birds which are also using the building.

Sara Robin  
Conservation Officer (Planning)  
Yorkshire Wildlife Trust  
1 St George's Place  
York

YO24 1GN

Website: <http://www.ywt.org.uk>



**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton  
**Date:** 05 September 2019 13:43:39  
**Attachments:**

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Hello,

Following the submission of additional information for the above planning application, I have the following comments to make:

- The applicant has confirmed operating hours of the development as Summer 8am – 8pm and Winter 8am – 6pm. I would still recommend conditioning the external seating area shall not be used outside the hours of 08:00 and 20:00 daily.
- The details of the kitchen extraction system identify that the external noise from the extraction system would be 65dB when in use. The nearest residential property is approximately 15m in distance from the proposed development, and at this distance, I believe the system could have an impact on the amenity of this residential property. It would be likely that the system will require noise mitigation measures, and in order for that to be suitably determined, a noise assessment should be carried out by a suitably qualified person. A BS4142:2014 assessment provides a suitable methodology for this assessment.
- The plant room is going to house a biomass woodchip boiler. Biomass boilers are potentially a source of air pollution, and therefore any new biomass boilers installed in Hambleton need to meet certain emission control requirements in order to protect local air quality. In order to approve a planning application associated with a biomass boiler, the attached information must be supplied to the Local Authority (see attached).
- The plant room will also have a generator located within it. The noise from this plant should also be assessed in the noise assessment carried out.
- The clarification on the external lighting, that the fixtures used on the eastern elevation will be with eyelid covers, is acceptable.

Regards,  
Lauren Reed

**Lauren Reed**  
Environmental Health Officer  
Environmental Health



**HAMBLETON  
WELCOMES THE WORLD**  
25 September 2019  
Click [here](#) for more information

**HAMBLETON  
DISTRICT COUNCIL  
INSTITUTIONAL PARTNER**

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Hambleton District Council, Civic Centre, Stone Cross, Rotary Way, Northallerton, DL6 2UU.

## Biomass Boiler Information Request Form

In common with other types of combustion appliances, biomass boilers are potentially a source of air pollution. Pollutants associated with biomass combustion include particulate matter (PM<sub>10</sub>/PM<sub>2.5</sub>) and nitrogen oxides (NO<sub>x</sub>) emissions. These pollution emissions can have an impact on local air quality and affect human health. It is essential that any new biomass boilers installed in Hambleton district meet certain emission control requirements in order to protect local air quality.

In order to approve a planning application associated with a biomass boiler, the following information below must be supplied to the local authority.

You may find the Carbon Trust publication 'Biomass heating: a practical guide for potential users' a useful companion when completing this form. The publication can be downloaded from <http://www.carbontrust.co.uk/publications/publicationdetail?productid=CTG012> (free registration required)

If you require more space for your answer than has been provided then please continue on a separate sheet, making sure you reference the question number to which it relates. Supporting information can also be attached separately as part of the submission.

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### 1. Development Details

a) Planning Application Reference	
b) Name of Site	
c) Address where boiler(s) will be located	
d) Person completing form	
e) Contact telephone number	

### 2. Particulars of the Boiler

This information on the basic design of the system will help us assess the emissions performance. Biomass boilers often produce relatively high emissions when lightly loaded, hence the question regarding an accumulation tank (heat store). The boiler manufacturer and/ or installer should be able to help you provide this information.

f) Describe the proposed biomass boiler including make, model, manufacturer, thermal capacity (kw/MW), efficiency, maximum rate of fuel consumption (kg/hr or m<sup>3</sup>/hr).

--

g) Describe the boiler combustion system and how combustion will be optimised and controlled.

--

h) Describe the fuel feed system.

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i) Provide details of the abatement equipment in place for controlling particulate matter (fly ash) emissions.

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j) How does the biomass boiler deal with variable heat loads – is the boiler linked to an accumulation tank?

k) Is the biomass boiler an exempt appliance in accordance with the Clean Air Act 1993? If yes provide evidence to demonstrate the biomass boiler has been tested and certified as an exempt appliance (for example a link to the appliance on the UK Smoke Control Areas website <http://www.uksmokecontrolareas.co.uk/appliances.php>)

### 3. Boiler Operation and Maintenance

System efficiency and emissions performance very much depend upon regular maintenance. Your installer should be able to recommend a suitable maintenance schedule.

l) Describe arrangements for cleaning and de-ashing the boiler.

m) Provide details of the maintenance schedule associated with boiler, abatement equipment and stack. This should include frequency of boiler inspection and servicing by a trained boiler engineer.

n) Describe how incidences of boiler or abatement system failure are identified & mitigated.

#### 4. Boiler Stack Details

The design of the stack greatly affects how pollutants produced in the boiler disperse over the surrounding area. Where the area is heavily built up, or has existing air quality issues, dispersion becomes more complicated and a computer modelling technique known as dispersion modelling may be required. Your installer should be able to provide most of the details and make a calculation on stack height and design. When dispersion modelling is required you or your installer may need to engage a specialist consultant.

o) Identify the height of the boiler exhaust stack above ground. *The height should be calculated using dispersion modelling software such as ADMS 4 or Aermol [delete if dispersion modelling is not required]* Evidence shall be presented to demonstrate that predicted emission concentrations associated with the calculated stack height do not have a significant impact on the air quality objectives for NO<sub>2</sub> and PM<sub>10</sub>.

p) Identify stack internal diameter (m).

q) Provide maximum particulate matter and nitrogen oxides emission rates (mg/m<sup>3</sup> or g/hr) to standard reference conditions (6% oxygen, 273K, 101.3kPa).

r) Identify the exhaust gas efflux velocity (m/s).

s) Provide the grid reference of boiler exhaust stack.

## 5. Fuel Details

Emissions from a biomass boiler depend greatly on the type and quality of the fuel used. Reasonable guarantees are therefore needed that the fuel is compatible with the boiler, is of a high quality and that quality will be assured for a reasonable period of time. Your fuel supplier and installer should be able to provide this information.

t) Describe the fuel specification including origin, type of wood (chips, pellet, briquettes), nitrogen, moisture, ash content (%).

u) Does the fuel comply with European or equivalent fuel quality standards such as CEN/TS 335 or ONORM?

v) Describe what fuel quality control procedures will be adopted to guarantee constant fuel quality from your supplier.

w) Provide evidence to demonstrate that the biomass boiler combustion system is applicable to the fuel specification.

x) Identify where and how fuel will be stored on site (e.g. bunker or silo).

y) Describe how fuel will be unloaded from the delivery vehicle into the storage facility and what control measures will be in place to reduce particulate matter emissions to atmosphere.

## 6. Building Details

The height and distance of neighbouring buildings will determine their exposure to emissions from the biomass boiler, and therefore the height of the stack needed. Your architect should be able to provide this information.



z) Record the distance of adjacent buildings from boiler exhaust stack.
aa) Record the height of adjacent buildings from boiler exhaust stack.
bb) Record the dimensions of building to which the boiler exhaust stack is attached.
cc) Indicate the distance from the boiler exhaust stack to the nearest fan assisted intakes and openable windows.

**7. Plans**

Please attach the following to this form:

- A site plan showing the location of the boiler room, fuel storage area and the access and exit route for fuel delivery vehicles, and
- A site plan showing the position of the boiler exhaust stack, fan assisted intake air vents and nearest openable windows.

## **8. Returning this form**

Please return this form to:

*Environmental Health Technical Support  
Hambleton District Council  
Civic Centre  
Stone Cross  
Northallerton  
North Yorkshire  
DL6 2UU*

**From:** [Elsbeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#);  
**Subject:** NYM/2018/0732/FL - Dikes Lane  
**Date:** 19 August 2019 15:36:59

---

Dear Ailsa/Planning.

I have looked through the updated ecological report which includes bat activity survey data. Roosting bats have been found in the building. I note that this report clearly states it is a draft copy which is not eligible for submission with a planning application which makes it difficult to comment fully when it has not been signed off by the Ecologist carrying out the survey. Please can you request that the final copy is submitted as soon as possible as we will need to see this prior to determination and to finalise the detail of the conditions needed.

In the meantime, if you haven't already please consult with Laura Hobbs of YWT who is standing in for Sara Robin who is on leave. Laura will be best placed to check that the methodology and conclusions of the survey as presented in this draft report are appropriate and whether further detail is required with relation to the bat surveys before the application can be determined.

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  
Telephone: 01439 772700

**From:**  
**To:** [Elspeth Ingleby](#); [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** RE: NYM/2018/0732/FL - Dikes Lane  
**Date:** 20 August 2019 11:42:39  
**Attachments:**

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Thank you for copying me into your response Elspeth.

Ailsa, I can confirm that we agree with the points that Elspeth has made below; that is, the report is still in draft format likely due to the requirement for an additional dusk or dawn survey to be completed on the site before mitigation measures with regards to bats can be agreed. We would be happy to review the finalised version of the report once this survey has been completed and the bat mitigation strategy completed, however all methodologies and results so far appear sound. As a material consideration, this must be conducted prior to determination.

We would be encouraged to see confirmation of the removal of any trees on site and subsequent assessment of potential roosting features for bats to also be included within the finalised version of the report. As we are currently in the bat season, I would advise that this should be done as soon as possible to prevent any potential lengthy delays.

I hope this helps. Feel free to get in touch should you have any queries.

Regards,

Laura Hobbs  
**Conservation Planning Officer**  
**Yorkshire Wildlife Trust**

Website: <http://www.ywt.org.uk>

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**From:** Elspeth Ingleby [mailto:[e.ingleby@northyorkmoors.org.uk](mailto:e.ingleby@northyorkmoors.org.uk)]  
**Sent:** 19 August 2019 15:37  
**To:** Ailsa Teasdale <[a.teasdale@northyorkmoors.org.uk](mailto:a.teasdale@northyorkmoors.org.uk)>  
**Cc:** Planning <[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)>; Laura Hobbs  
**Subject:** NYM/2018/0732/FL - Dikes Lane

Dear Ailsa/Planning.

I have looked through the updated ecological report which includes bat activity survey data. Roosting bats have been found in the building. I note that this report clearly states it is a draft copy which is not eligible for submission with a planning application which makes it difficult to comment fully when it has not been signed off by the Ecologist carrying out the survey. Please can you request that the final copy is submitted as soon as possible as we will need to see this prior to determination and to finalise the detail of the conditions needed.

In the meantime, if you haven't already please consult with Laura Hobbs of YWT who is standing in for Sara Robin who is on leave. Laura will be best placed to check that the methodology and conclusions of the survey as presented in this draft report are appropriate and whether further detail is required with relation to the bat surveys before the application can be determined.

Many thanks,

Elspeth

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

**Ecologist**

North York Moors National Park Authority

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

Telephone: 01439 772700



PRINCESS ROYAL  
TRAINING AWARD  
2018

**From:** [Elspeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2018/0732/FL - 20 Dikes Lane  
**Date:** 08 August 2019 15:59:24

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Hi Ailsa,

Just a brief comment re the applicants response regarding the lighting and the fence.

I'm now happy with the proposed lighting on the basis that it is shielded as he describes.

Re the fence – my key concern was that the existing hedge was maintained and not negatively impact by the fence. Given his explanation of the line and that it will not material affect the hedge then I don't see an issue with this although it would be valuable to include a couple of gaps at intervals in the base of the fence to permit the movement of hedgehogs and other fauna between his and his neighbours property to maintain wildlife links given this fence will be close boarded when the previous one was not. If he would like to create a hedge on his side of the fence, then that would be fantastic to achieve biodiversity gain, but not necessary to insist on it provided the existing hedge is not damaged as a result of the development.

Cheers,

Elspeth

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

**Ecologist**

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

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

**From:**  
**To:** [Planning](#)  
**Subject:** FW: NYMNP Planning Items - Great Ayton Parish Council meeting 6th August  
**Date:** 07 August 2019 16:05:33

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Dear NYMNP Planning,

Following review at the Great Ayton Parish Council meeting of 6<sup>th</sup> August, we can confirm as follows;

**NYM/2019/0307/FL - Aireyholme Cottage**

Application for construction of replacement garage (grid ref 457652 511727)

Great Ayton Parish Council objects to planning application NYM/2019/0307/FL as follows;

- The proposed garage structure is out of keeping with the rural nature of the location.
- The proposed building materials are not in keeping with those of the main dwelling.
- The size of the proposed structure is disproportionately large compared with the existing garage.

**NYM/2018/0732/FL - 20 Dikes Lane**

Amended application for conversion & extension to stable to become bike hire shop & café at ground floor, 2 holiday lets on first floor, construction of Plant Room.

The Parish Council reiterates its support for application NYM/2018/0732/FL which is seen as a positive addition to the local tourist economy.

Regards

**Andrew Snowdon**

Clerk to the Council  
Great Ayton Parish Council  
C/o 41 Newton Road  
Great Ayton  
North Yorkshire  
TS9 6DT

**From:** Elspeth Ingleby  
**Sent:** 01 August 2019 17:55  
**To:** Ailsa Teasdale  
**Cc:** Planning  
**Subject:** NYM/2019/0732/FL - 20 Dikes Lane, Great Ayton

Afternoon Ailsa,

I note we are awaiting the further ecological survey information, so this is just a brief provisional comment.

I note from the lighting specifications provided that the exterior lighting fittings do not appear to be shielded from casting upwards light. The specifications are a little difficult to interpret so may have got this wrong (it seems to imply that 98% of light will be cast downwards?) but the artists impressions demonstrates that the lighted area will be visible from above which would imply some upward cast on light. This could negatively affect our dark skies as well as bat foraging in the area. As upward casting of light does not appear to be required for visibility or security purposes, I would recommend that an opaque hood is used to screen all light above 90° which will minimise impact on the landscape, amenity and wildlife of the area.

It also appears from the plans that a new fence is to be installed parallel to the existing hedge on the north-eastern boundary. In order to ensure this important biodiversity asset, which is also a valuable screen to the neighbouring property, is not deleteriously affected it would be useful to have a commitment from the applicant that this hedgerow will be maintained in perpetuity.

If you can send me the ecological information when received I will endeavour to put in a quick response.

Many thanks,

Elspeth

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

**Ecologist**

North York Moors National Park Authority

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

Telephone: 01439 772700

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.



**From:** [Elspeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton  
**Date:** 01 August 2019 17:54:57

---

Afternoon Ailsa,

I note we are awaiting the further ecological survey information, so this is just a brief provisional comment.

I note from the lighting specifications provided that the exterior lighting fittings do not appear to be shielded from casting upwards light. The specifications are a little difficult to interpret so may have got this wrong (it seems to imply that 98% of light will be cast downwards?) but the artists impressions demonstrates that the lighted area will be visible from above which would imply some upward cast on light. This could negatively affect our dark skies as well as bat foraging in the area. As upward casting of light does not appear to be required for visibility or security purposes, I would recommend that an opaque hood is used to screen all light above 90° which will minimise impact on the landscape, amenity and wildlife of the area.

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If you can send me the ecological information when received I will endeavour to put in a quick response.

Many thanks,

Elspeth

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

**Ecologist**

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

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

Your Ref: NYM/2018/0732/FL

26<sup>th</sup> July 2019

**FAO: Ailsa Teasdale**

Dear Ailsa,

**Application details – 20 Dikes Lane, Great Ayton**

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make, as no connections to the public sewerage network are proposed in the application documents. Should the drainage proposal change for this application, we would request re-consultation.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

**Carrie Taylor**  
Developer Services

**Our Ref: 405-2-2019/RB**  
**Your Ref: NYM/2018/0732/FL**

18 July 2019



Partnership Hub

Mrs Ailsa Teasdale  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
North Yorkshire  
YO62 5BP

**Proposal**      **Application for conversion of and extension to stable building to form cycle hire shop and cafe at ground floor and 2 no. holiday letting units at first floor, construction of plant room/store together with alterations to access, provision of parking and landscaping works**

**Location**      **20 Dikes Lane Great Ayton**

Dear Ailsa,

Thank you for giving North Yorkshire Police the opportunity to comment on this amended planning application. Having reviewed the documents submitted, in relation to designing out crime, the comments I made in my response dated 5 January 2019 are still pertinent. I have no further comments to make regarding the proposal.

If I can be of further assistance, please do not hesitate to contact me.

Yours sincerely,

Mr Richard Ball, MPlan  
Designing out Crime Officer  
Police Station, Fulford Road, York, North Yorkshire, YO10 4BY



# NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00388774  
Job: 1176921

Northallerton Fire Station  
Crosby Road  
Northallerton  
North Yorkshire  
DL6 1AB

When telephoning please ask for: S Crossley

17 July 2019

Dear Sir or Madam

**The Occupier, 20 Dikes Lane, Great Ayton, Middlesbrough, TS9 6HJ**

## **FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY**

Receipt is acknowledged of your planning communication:

Dated: 17 July 2019  
Plans No: NYM/2018/0732/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/your-data](http://www.northyorksfire.gov.uk/about-us/your-data).

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](http://www.northyorksfire.gov.uk/about-us/key-documents/links-registers).

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

Yours faithfully

S Crossley

**From:** Naomi Green  
**Sent:** 07 March 2019 16:20  
**To:** Ailsa Teasdale  
**Subject:** Dikes Lane, Great Ayton, - NYM/2018/0732/FL

Hi Alisa

This looks like a nice proposal

I do have concerns about the additional pressure on the rights of way network in an already busy location. Any contribution toward the upkeep of routes in the area would be very welcome. Contributions could be used toward repairs of bridleways surfaces, to better signpost the routes and to improve gates etc.

There are issues with trespass by bikes in the area and some help with developing and supporting a code of conduct would be appreciated

Thank you  
Naomi

Naomi Green  
Senior Ranger (North)

North York Moors National Park Authority  
The Moors National Park Centre, Danby,  
Whitby, North Yorkshire, YO21 2NB  
Office: 01287 661013  
Mobile: 07854 313992  
Fax: 01287 660308

[n.green@northyorkmoors.org.uk](mailto:n.green@northyorkmoors.org.uk)

**From:**  
**To:** [Planning](#)  
**Cc:** [Helen Webster](#)  
**Subject:** RE: NYMNP Planning Items - Great Ayton  
**Date:** 06 March 2019 11:07:57

---

Dear NYMNP Planning,

Following review at the Great Ayton Parish Council meeting of 5<sup>th</sup> March, we can confirm as follows;

**NYM/2018/0732/FL - 20 Dikes Lane**

Revised application for conversion & extension to stable to become bike hire shop & café at ground floor. Addition of 2 holiday lets on first floor. Construction of Plant Room.

*The Parish Council supports the application and welcomes the alterations to the building.*

Regards

**Andrew Snowdon**

Clerk to the Council  
Great Ayton Parish Council  
C/o 41 Newton Road  
Great Ayton  
North Yorkshire  
TS9 6DT

Your Ref: NYM/2018/0732/FL

28<sup>th</sup> February 2019

**FAO: Ailsa Teasdale**

Dear Ailsa

**Proposal: 20 Dikes Lane, Great Ayton**

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make, as no connections to the public sewerage network are proposed in the application documents. Should the drainage proposal change for this application, we would request re-consultation.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

**Carrie Taylor**  
Developer Services



**Planning Consultation reference:** NYM/2018/0732/FL  
20 Dikes Lane, Great Ayton

**Service request reference:** 19/00290/PLANNP

**Memorandum in reply from: Environmental Health Services**

The application is seeking to include a café with external seating on site, located in an area in relatively rural surroundings, with the nearest neighboring residential property <15m in distance from the proposed development. With this location type, it is typical that the area would be exposed to low background noise levels. The development would include the installation of extract ventilation to service the commercial cooking facilities. With permitted A3 class use, the development could also lend itself to a restaurant which produces odourous cuisine. Information about the proposed extract ventilation system has not been included as part of this application.

After discussions with the Agent, the development is likely to include external lighting to enhance security of the area. With the closeness to the nearest residential property in mind, I have concern that external lighting from the development could unreasonably impact the neighbouring residential property.

The inclusion of external seating also raises concern to me about the potential impact from noise from customers using the area, especially in the evening and nighttime without adequate control.

I would recommend the following conditions be applied to any planning approval granted:

- Prior to the use commencing details of ventilation and fume extraction, including a full technical specification by a suitably qualified technical person shall be submitted to and agreed in writing to the Local Planning Authority. The scheme should specify the position of ventilation, fume or flue outlet points; the type of filtration or fume treatment to be installed and shall include details of noise levels generated and any noise attenuation structures to be incorporated.

Reason: In the interest of neighbour amenity.

- Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the development commencing. The information shall include a layout plan with beam orientation and schedule of equipment in the design (luminaire type, mounting height, aiming angles, and luminaire profiles) and shall detail any measures to be taken for the control of any glare or stray light arising from the operation of artificial lighting

Reason: In the interest of neighbour amenity.

- The external seating area shall not be used outside the hours of 08:00 to 20:00 daily.

Reason: In the interest of neighbour amenity.

Regards,

Lauren Reed  
Technical Officer  
Environmental Health Service  
Hambleton District Council

**From:** [Elspeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2018/0732/FL - 20 Dikes Lane, Great Ayton  
**Date:** 25 February 2019 11:54:21

---

Dear Ailsa,

I have a few queries/concerns regarding this application;

Firstly, there is some discrepancy as to the means of waste treatment. On the application form and plans, it refers to an existing septic tank, however the submitted non mains drainage assessment states a package treatment plant is to be used. For a development such as this, with considerable use of toilets and kitchen waste water from the café in addition to two dwellings, and located close to a stream (c34m from the septic tank to the stream) carrying low flows of water (as shown in photos submitted in the ecological report) it would be more appropriate for a package treatment plant of appropriate capacity to be used. This would result in a much cleaner effluent to soakaway in the ground than for a septic tank where only settling of waste occurs, not treatment.

The ecological report states that bat summer emergence surveys are required, which should be carried out between May and August, in order to assess the scale of use of the building by bats. As feeding remains and droppings were observed, there is a reasonable chance that the site is used as a brown long-eared roost in addition to other potential use. It is not possible without activity surveys to estimate accurately the value of the barn for bats and the scale of mitigation that would be required. Planning permission can therefore not be given until these surveys have been carried out and the results of the survey and details of any required mitigation has been submitted to the Authority for consideration.

Bird nests and owl pellets were found within the barn. Whilst the ecologist considered it unlikely that the pellets belong to barn owl, being more likely to belong to tawny owl that are unlikely to nest in barns, evidence of breeding of owls within the barn should be checked during the summer bat surveys so that this can be ruled out as a constraint. Other bird nests were also observed in the building. If works commence within the bird breeding season then the barn will need to be thoroughly checked by a suitably qualified person immediately prior to works commencing. It would also be appropriate for some alternative provision of nesting opportunities to be provided and incorporated into the scheme, for which the applicant's ecologist will be able to advise. This should as a minimum include provision for those species likely to be displaced by the development.

The ecological survey also found potential water vole and otter signs in the adjacent woodland. This should be rechecked in the summer months. If confirmed, the presence of neither species would be likely to inhibit permission being granted, however appropriate mitigation for disturbance may be required in order to ensure these species are not disturbed during the development and subsequent use of the site. This would be in keeping with the stated aim of managing the undeveloped areas of site as 'a nature reserve'.

It is noted that in the comment regarding 'Designing out crime' it was requested that adequate lighting is used around the property, particularly around any entrance. It is noted that the addition of large amounts of lighting, particularly close to the boundary

hedgerows and substantial tree, is likely to have a negative impact on the foraging of bats. A lighting scheme will need to be carefully designed, and checked with a suitably trained ecologist, to ensure that it meets the relevant crime prevention requirements without having a deleterious effect on biodiversity. Any design will need to be influenced by the results of the bat emergence surveys and bat development licence (if required).

Many thanks,

Elsbeth

**Elsbeth Ingleby**

**Ecologist**

North York Moors National Park Authority

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

Telephone: 01439 772700

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

**From:**  
**To:** [Planning](#)  
**Subject:** RE: 20 Dikes Lane, Great Ayton, - NYM/2018/0732/FL  
**Date:** 15 February 2019 08:52:49  
**Attachments:**

---

Dear Sir or Madam,

Thank you for your email with regards to the above reference number.

We provide standing advice in place of individual responses to planning consultations on or near ancient woodland.

Please view the following link to the Forestry Commission and Natural England's standing advice in relation to ancient woodland and veteran trees.

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Should you require bespoke advice in relation to any impacts on ancient woodland with regards to this planning application, please let us know.

Kind regards,

**Serena Clifford**  
Y&NE Area Administration Officer  
Forestry Commission England  
Yorkshire & North East Area  
Foss House, King's Pool,  
1-2 Peasholme Green,  
York  
YO1 7PX

**From:** [Mark Antcliff](#)  
**To:** [Planning](#)  
**Subject:** NYM/2018/0732/FL 20 Dikes Lane, Great Ayton  
**Date:** 14 February 2019 12:24:40

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NYM/2018/0732/FL 20 Dikes Lane, Great Ayton

There is a large significant sycamore tree (TN2 in plans) in close proximity to the building and next to the road. This is marked for retention so can we please ensure that is protected during the development. It appears that there will be activity close to it and therefore we will want to see an arboricultural method statement and tree protection plan.

There is woodland adjacent to the sites southern boundary. I would recommend that all construction activity is located at least 15m away from trees to avoid root area damage and future conflicts between tree retention and use of the site. If the applicant wishes to develop closer than this then a tree survey and arboricultural impact assessment will be required for us to determine the application

Mark Antcliff  
Woodland Officer

Your Ref: NYM/2018/0732/FL

14<sup>th</sup> February 2019

**FAO: Ailsa Teasdale**

Dear Ailsa,

**Subject: 20 Dikes Lane, Great Ayton**

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make as no connections are proposed to any existing sewerage networks.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

Yours sincerely

**Carrie Taylor**  
Development Planning Assistant

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2018/0732/FL - 20 Dikes Lane  
**Date:** 12 February 2019 18:54:33

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Dear NYMNP Planning

Following review at the Parish Council meeting of 5<sup>th</sup> February, I can confirm that Great Ayton PC are in support of the application NYM/2018/0732/FL - 20 Dikes Lane.

The property is currently in a state of disrepair and hence the proposed conversion / extension are judged to be a positive improvement to the structure.

Regards

**Andrew Snowdon**

Clerk to the Council  
Great Ayton Parish Council  
C/o 41 Newton Road  
Great Ayton  
North Yorkshire  
TS9 6DT





NORTH YORKSHIRE POLICE

# Designing out Crime Report

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**Planning Application – NYM/2018/0732/FL**  
**20 Dikes Lane**  
**Great Ayton**

**Mr. Richard Ball, MPlan**  
**Police Designing Out Crime Officer**

**5 January 2019**

**Police Ref No: 087-1-2019**

## 1. Introduction

This report is intended to highlight any crime and disorder issues in the vicinity of the proposed development, assess the development in terms of its likely effect on crime and disorder and identify design solutions that will help to reduce vulnerability to crime. The recommendations made have followed the principles of 'Crime Prevention through Environmental Design' (CPTED).

## 2. Proposal

- 2.1. The proposal is a full planning application for conversion and extension to stable building to form cycle hire shop and café at ground floor and 2 holiday lets at first floor at Dikes Lane Great Ayton.

## 3. Planning Policy Context - Relevant Guidance

### 3.1. Community safety and the planning process

A strong legislative and policy framework exists for considering Community Safety as part of the planning process. The Revised National Planning Policy Framework (England) July 2018 paragraphs 91 and 127 state that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### 3.2. National Planning Practice Guidance

National Planning Practice Guidance states:

“Designing out crime and designing in community safety should be central to the planning and delivery of new development. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and do all they reasonably can to prevent crime and disorder”.

(Paragraph 010 Ref ID: 26-010-20140306).

“Taking proportionate security measures should be a central consideration to the planning and delivery of new developments and substantive retrofits”.

(Paragraph 011 Ref ID: 26-011-20140306)”

#### **4. Safety and Security Considerations**

4.1. Typical safety and security implications for a development of this nature could include:

- Burglary
- Unauthorised access to buildings/private space
- Damage to buildings and vehicles
- Autocrime
- Bicycle theft

#### **5. Crime Issues at Location**

5.1. An analysis of police recorded incidents in the area of the proposed development highlights the presence of crime and anti-social behaviour in the area which could impact upon the security of the scheme. The analysis covers a period from the 1 January 2018 to the 31 December 2018 and is attached at Appendix A for information. In summary, there were 9 crimes and 2 anti-social behaviour incidents recorded during this twelve month period.

5.2. The most significant crime issues that could affect this development are burglary and autocrime. Modus Operandi for crime committed in the area includes:

- Burglary by forcing entry into barns and stealing property from within. It is believed that the offenders were looking to steal quad bikes
- Damage to and theft from parked unattended vehicles

5.3. This analysis gives an indication of the current crime and disorder levels in the area. Any new development has the potential to increase these levels if the designing out of crime is not considered and implemented.

#### **6. Observations, Advice and Recommendations**

5.1. It is accepted that light pollution may be a consideration; however, lighting or the lack of it can have a significant impact on crime and the fear of crime. Consequently, external lighting is recommended to each elevation that contains a doorset and for the car parking area. This lighting should be switched using a photo electric cell (dawn to dusk), as a constant level of illumination is more effective than PIR lamp activations which again can increase the fear of crime particularly for the elderly.

5.2. Taking into consideration that there have been burglaries of isolated properties in the area, it is recommended that windows, doors, shutters and roof lights fitted should be to a good security standard. The windows and doors should ideally comply with PAS24, roof lights with LPS1175 Issue 5 or above Security Rating 2 or STS202 Burglary Resistance 2, and the sliding

door should also ideally comply with either LPS1175 Issue 7 Security Rating 2 or STS202 Burglary Resistance 2.

## 6. Conclusion

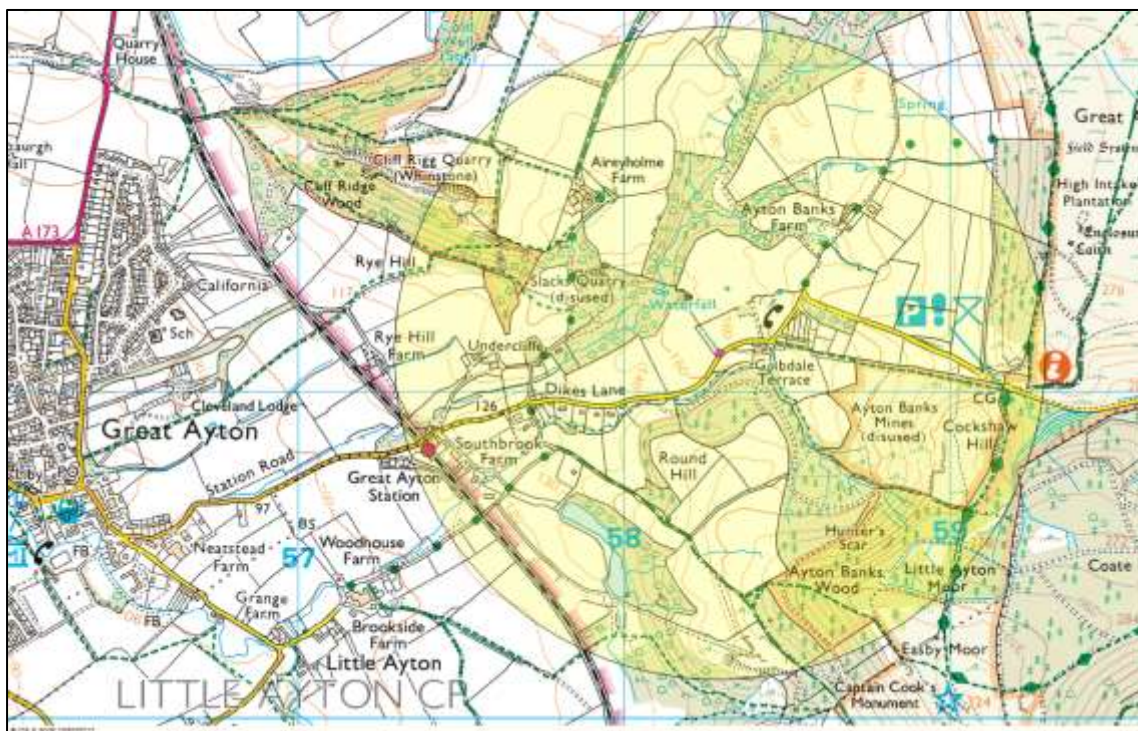
- 6.1. The above advice and recommendations are intended to ensure that should this site be developed as proposed, it will provide a safe and secure environment by reducing the opportunities for crime and anti-social behaviour to occur. This will accord with the core principles and design objectives set out in the National Planning Policy Framework and local policy.

## Appendix A

### North Yorkshire Police Crime Analysis

The analysis covers a period from the 1 January 2018 to the 31 December 2018 to a radius of 1km of the proposal.

#### Map of Study Area



### Crime

Autocrime	3
Burglary Dwelling	1
Burglary Commercial	2
Criminal Damage	1
Crime Other	
Drug Offences	
Fraud Offences	
Sexual Offences	
Theft	1
Violence	1
<b>Grand Total</b>	<b>9</b>

### Anti-social Behaviour

Environmental	
Nuisance	2
Personal	
<b>Grand Total</b>	<b>2</b>