

**From:**  
**To:** [Planning](#)  
**Subject:** FW: Response To Application Number NYM20/0623/FL at Tofta Farm, Brown Rigg Road, Staintondale  
**Date:** 16 October 2020 13:35:24

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## Additional Highway comments to book in please

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**From:** Kay Aitchison  
**Sent:** 05 October 2020 09:15  
**To:** Jill Bastow  
**Subject:** RE: Response To Application Number NYM20/0623/FL at Tofta Farm, Brown Rigg Road, Staintondale

Hi Jill

The presence of the mirror would suggest that the applicants have had issues with the lack of visibility at the access. Mirrors in the highway are not a recognised mitigation for poor visibility as there can be issues with the use of the mirror, vehicles can be missed or the speed and distance can be misjudged. The angle and cleanliness of the mirror is critical, and the can be obstructed by vegetation, or reflections from the sun or vehicle headlights.

Although the new proposed holiday would be one bedroom and the increase would be minimal, the visibility for new and unfamiliar users is below the standard required for highway safety. With holiday lets, the vast majority of the customers will be new.

Could the applicant improve the visibility by removal of all the vegetation, it could then be better assessed. To improve it to the standards it may require the wall to be lowered and the garden to be reprofiled. For a one bedroom holiday let that may not be a reasonable request?

Hope this helps

*Kay Aitchison*

Project Engineer

Area 3 Whitby  
Whitby Highways Depot  
Discovery Way  
Whitby  
YO22 4PZ

**If you intend to reply to this message please respond to:**

**From:**  
**To:** [Jill Bastow](#)  
**Subject:** RE: NYM/2020/0623/FL Tofta Farm, Staintondale  
**Date:** 01 October 2020 09:59:03  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.jpg](#)

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Hi Jill

Yes that's fine. Thanks

Elspeth

From: Jill Bastow  
Sent: 01 October 2020 09:31  
To: Elspeth Ingleby  
Subject: FW: NYM/2020/0623/FL Tofta Farm, Staintondale

Hi, Hope this addresses your concerns? Thanks, Jill

From: eric matthew  
Sent: 30 September 2020 21:44  
To: Jill Bastow  
Subject: Fwd: NYM/2020/0623/FL Tofta Farm, Staintondale

Hi Jill please find a reply from Map ecology Ltd hoping that this clears this particular item up  
Kind regards Eric

Sent from my iPad

Begin forwarded message:

From:  
Date: 30 September 2020 at 15:18:08 BST  
To:  
Cc:  
Subject: FW: NYM/2020/0623/FL Tofta Farm, Staintondale  
Hi Eric,

Ione has forwarded me your email regarding Tofta Farm.

I have reviewed the report and images taken of the site. I can confirm that the minor potential access was on the lower section of the building, and there is no suitable access for bats within the section of the roof where the flue will be placed. The roofs are not connected, and as such I agree with the LPA ecologists' conclusion that the flue presents a negligible risk to roosting bats.

Kind regards,

Sarah Emerson Grad CIEEM

MAB Environment & Ecology Ltd  
11a Kirkgate  
Thirsk  
YO7 1PQ  
www.mab-ecology.co.uk<<http://www.mab-ecology.co.uk/>>

[cid:image001.jpg@01D697D9.7D633780] [cid:image002.jpg@01D697D9.7D633780]

From: eric matthew  
Sent: 29 September 2020 11:08  
To:  
Subject: Fwd: NYM/2020/0623/FL Tofta Farm, Staintondale

Hi lone please find email from NYMNP regarding the above property and hoping that this is not an issue  
Kind regards Eric

Sent from my iPad

Begin forwarded message:

From: Jill Bastow <j.bastow@northyorkmoors.org.uk<<mailto:j.bastow@northyorkmoors.org.uk>>>  
Date: 17 September 2020 at 09:48:06 BST  
To:

Subject: NYM/2020/0623/FL Tofta Farm, Staintondale  
Dear Eric,

Our Ecologist has raised question that I hope you can answer. The submitted Bat Scoping Survey notes that, in respect of the proposed barn conversion into a holiday letting cottage “access is limited to a small opening under the lowest course of tiles on the western aspect, this would provide access between the liner and tiles.... As the roof of Building 1 is in good condition, there are no plans to alter the roof in any way, therefore it would be disproportionate to recommend an evening emergence survey. Should any works involve the roof, including the liner, and the potential access location, then a bat activity should be carried out to determine presence/absence.”

In the plans submitted, the flue of a wood burning stove is to be inserted through the roof of the outbuilding on its western aspect in the higher of the two roof segments whilst the potential bat access appeared to be in the lower segment. Whilst our Ecologist believes this should not negate MAB’s findings, as the two roof sections appear to be displaced, she has requested that MAB confirm this to be the case and that the insertion of the flue does not present a risk to bats particularly as it appears that the plans may have been finalised since the report was supplied.

Once I have been on site I shall be in touch next week should I need any further information or amendments to the proposals.

Kind regards,  
Jill Bastow  
Senior Planning Officer  
My normal working hours are Tuesday 9am – 5pm, Wednesday to Friday 9am - 2pm

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

•: 01439 772700  
•: [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)<<http://www.northyorkmoors.org.uk>>

[NYMNP Logo]

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**From:**  
**To:** [Jill Bastow](#)  
**Subject:** NYM/2020/0623/FL - Tofta Farm, Brown Rigg Road, Staintondale  
**Date:** 11 September 2020 15:55:16

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Hi Jill

I was just checking through this scoping survey. At first I thought all looked ok, but note that the Ecologist has noted;

*"Access is limited to a small opening under the lowest course of tiles on the western aspect, this would provide access between the liner and tiles.... As the roof of Building 1 is in good condition, there are no plans to alter the roof in any way, therefore it would be disproportionate to recommend an evening emergence survey. Should any works involve the roof, including the liner, and the potential access location, then a bat activity should be carried out to determine presence/absence."*

In the plans submitted, the flue of a wood burning stove is to be inserted through the roof of the outbuilding on its western aspect in the higher of the two roof segments whilst the potential bat access appeared to be in the lower segment. I think this should not negate the ecologists findings, as the two roof sections appear to be displaced however I would like to check this with the ecologist as it looks like plans may have been finalised since the report was supplied.

I will be off next week and so will not be able to contact the ecologist myself until Monday 21<sup>st</sup> at the earliest. To avoid delay, could you please contact the agent and ask them to check with the surveying ecologist whether the insertion of the flue present a risk to bats, and therefore whether her recommendations would change in any way?

Thanks very much

Elsbeth

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

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

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM20/0623/FL**

**Proposed Development:** removal of steel portal frame agricultural building and erection or replacement building in revised location, conversion of barn to form 1 no. holiday letting cottage together with construction of single storey extensions to existing dwelling

**Location:** Tofta Farm, Brown Rigg Road, Staintondale

**Applicant:** Mr & Mrs D Dobson

**CH Ref:** **Case Officer:** Kay Aitchison

**Area Ref:** 4/27/203 **Tel:**

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

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

**Date:** 23 September 2020

**FAO:** Jill Bastow **Copies to:**

**Note to the Planning Officer:**

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

The application seeks to re-locate a steel portal frame building within the site to a more suitable location, construct two small extensions to the existing dwelling and also to convert an existing stone barn into an additional one bedroom holiday let. Whilst the local Highway Authority does not have any objection to the re-location of the barn or the extensions to the existing dwelling, there are concerns about the conversion of the barn to a holiday let. Although this is only a one bedroom holiday let it will increase the number of vehicles which will be using the existing access which has very limited visibility. The available visibility at the access is approximately 8 metres to the west and 15 metres to the east and is compromised by the overgrown vegetation which covers a stone boundary wall. The required visibility is 33 metres in either direction. It is difficult to determine how much the visibility could be improved due to the vegetation which is covering the stone wall. Brown Rigg Road is narrow, in the vicinity of the access it is undulating and twisting and does not have any formal passing places, although it is used by limited traffic, any increased traffic from the additional holiday let accommodation would be unfamiliar with the road and the access.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

**R2 VISIBILITY AT NEW ACCESS**

The Planning Authority considers that clear visibility of **33 metres** cannot be achieved along the public highway in a either direction(s) from a point 2.0 metres from the carriageway edge

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

**NYM20/0623/FL**

Application No:

measured down the centre line of the access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety

**Signed:**

***Kay Aitchison***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:**A

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0623/FL  
**Date:** 13 September 2020 21:30:00

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**Remove steel portal frame agricultural building and erect replacement building in revised location, conversion of barn to form 1 no. holiday letting cottage together with construction of single storey extensions to existing dwelling at Tofta Farm, Brown Rigg Road, Staintondale**

The above application has been considered by Staintondale Parish Council and no objections are offered.

--

J Marley (Mrs) CiLCA  
Clerk to Staintondale Parish Council  
Annan,  
41 Scalby Road,  
Burniston,  
Scarborough

name before your call is accepted.)

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**From:**  
**To:** [Planning](#)  
**Subject:** Tofta Farm, Brown Rigg Road, Staintondale - replacement agricultural building, conversion of barn to form holiday letting cottage together with construction of single storey extensions NYM/2020/0623/FL  
**Date:** 04 September 2020 16:14:16

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FAO Mrs J Bastow

**Tofta Farm, Brown Rigg Road, Staintondale - replacement agricultural building, conversion of barn to form holiday letting cottage together with construction of single storey extensions NYM/2020/0623/FL**

I refer to your e-mail of the 2<sup>nd</sup> September 2020 regarding the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

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

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

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