

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2020/0488/FL  
**Date:** 14 December 2020 12:21:59

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Good Afternoon,

Comments on application NYM/2020/0488/FL:

Council object to this application, concerns have been raised that Stainsacre Hall and surrounding land is being over developed for holiday let purposes. Being in a small village that no longer has a bus service this would mean an increase in vehicles visiting the properties. The view of the Council is that Stainsacre does not have the infrastructure for a large amount of holiday lets.

Kind regards,

Steph Glasby

Clerk to Hawsker cum Stainsacre Parish Council

**From:**  
[Jill Bastow](#)  
**Cc:** [Planning](#); [Mark Antcliff](#)  
**Subject:** NYM/2020/0488/FL - Stainsacre Hall, Whitby  
**Date:** 15 December 2020 14:15:56

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Dear Jill

This application does not contain sufficient information for us to fully judge the potential impact on surrounding biodiversity. From what has been provided however, I have some serious concerns and object to the scheme in its current form.

The 'tree house' appears to be a substantial construction with 3-4 rooms on one level, surrounded by a terrace with a 'glass pavillion' suspended underneath. Whilst plans include a round section (presumably where the tree trunk is to go through?) there is no representation of how the structure will be supported or the impact on the tree itself which branches substantially below the proposed roof level of the tree house. Such a large construction is likely to severely impact the host tree, whether or not it is directly supported by the tree itself. The fact that this is an ash, and therefore liable to ash dieback disease, increases the concerns about the long-term viability of the project.

The scale of the structure appears completely unsuitable for the proposed idea of a 'tree house'. It would appear to be highly visible from the nearby public right of way and surrounding land, and will dominate over the small wooded valley below impacting on the character of the area.

A black flue is shown on plans although it is not clear what this connects to. Common sense indicates that inserting a fire flue into a tree canopy is a massive fire risk, and beyond this, emissions from such a flue (whether from a boiler or fire) directly into the canopy will seriously impact existing ecological interest found in mature trees such as ash.

No details are given as to plumbing or waste water treatment.

There is no assessment of the potential impact on protected species. Mature deciduous trees can often support bat roosts as well as protected birds. Given the likely impact on this mature tree of the proposals, it would be appropriate for some assessment of whether protected species are likely to be affected by the proposals.

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/2020/0488/FL  
**Date:** 08 December 2020 21:33:28

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Dear Sir or Madam,

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application.

From reviewing the planning application documents, we note that the application is centred around an ash tree. Please see the enclosed information relating to Ash Dieback with particular attention to the 'Management & Control' section and the additional information on Management of ash trees in light of Ash Dieback – specifically the 'Managing the health and safety risk from dead and dying trees' section.

<https://www.forestryresearch.gov.uk/tools-and-resources/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/741800/ON046.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/741800/ON046.pdf)

We would suggest that the applicant obtain an arboricultural survey to assess this specific ash tree and its current and possible future condition.

Kind regards,

*Serena Clifford*

Serena Clifford  
Y&NE Area Admin Officer

Forestry Commission  
Yorkshire & North East Area  
Foss House, King's Pool,  
1-2 Peasholme Green,  
York  
YO1 7PX

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM20/0488/FL**

**Proposed Development:** Application for construction of tree house for holiday letting accommodation

**Location:** Stainsacre Hall, Stainsacre Lane, Whitby

**Applicant:** Mr John Collinson

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

**Area Ref:** 4/33/292B

**County Road No:**

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

**Date:** 4 December 2020

**FAO:** Jill Bastow

**Copies to:**

On the clear understanding that this application will be conditioned to remain ancillary to the main residence and to restrict use to holiday accommodation only, there are no highway objections to the application.

**Signed:**

***Ged Lyth***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

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Application No:

**NYM20/0488/FL**

**From:** Adele Cook  
**Sent:** 03 December 2020 11:09  
**To:** Planning  
**Subject:** NYM/2020/0488/FL

**Application for construction of tree house for holiday letting accommodation at Stainsacre Hall, Stainsacre Lane, Whitby**

Environmental Health: Commercial Regulation

Having reviewed the above application I have the following comments to make from a food and occupational safety perspective:

There does not appear to be much information on the design of the holiday accommodation. The applicant should ensure the construction and layout of the accommodation must be such as to comply with relevant Health and Safety and public health requirements.

If the water supply to the tree house is a private water supply then you must contact the Commercial Regulation team regarding the requirements for a private water supply.

Regards

Adele

Adele Cook  
Environmental Health Officer  
Scarborough Borough Council  
Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

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