
From: Elspeth Ingleby
Sent: 26 January 2021 12:39
To: Megan O'Mara
Subject: RE: NYM/2020/0781 Sandfield House Farm E11412- nymnp Bat survey 21-01-21

Thanks for this Megan.

Sufficient information has now been submitted to enable the application to be approved with consideration to the bat interest present. Section 7 of the updated Bat Survey report dated January 2021 must be conditioned, covering mitigation and compensation measures for bats and nesting birds. Can we please also include a condition requiring the submission of a copy of the required European Protected Species mitigation licence prior to works covered under that licence commencing.

In addition, please can you include standard external lighting and landscaping conditions please.

Many thanks

Elsbeth

From: Megan O'Mara
Sent: 22 January 2021 09:06
To: Elspeth Ingleby

Subject: FW: NYM/2020/0781 Sandfield House Farm E11412- nymnp Bat survey 21-01-21

Hi Elspeth

Please find attached the bat survey for the above application. Let me know if you have any comments.

Thanks

Megan

Megan O'Mara

Planning Officer, Development Management

North York Moors National Park Authority

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

t: 01439 772700

e: planning@northyorkmoors.org.uk

w: www.northyorkmoors.org.uk

Normal Working Hours:

Mon to Fri - 9:00am to 5pm

Following the Government's announcement of new national restrictions (4 January 2021) the office in Helmsley will remain closed however reception staff will be available to answer telephone calls remotely during normal office hours and will periodically visit the office to collect mail. We will continue to provide an effective planning service; however Officers will be unable to meet directly to offer advice, although site visits for applications and enforcement purposes will still be undertaken, with safeguards in place.

From: Neil Duffield

Sent: 21 January 2021 10:02

To: Megan O'Mara

Subject: NYM/2020/0781 Sandfield House Farm E11412- nymnp Bat survey 21-01-21

Hi Megan,

Please find attached the updated Bat Survey from Curtis Ecology.

Kind regards

Neil

From:

Cc: [Planning](#)

Subject: NYM/2020/0781/FL - Sandfield House Farm, Sandsend

Date: 11 December 2020 14:50:11

Dear Megan

The accompanying bat report is thorough and largely suitable for purpose with the exception of the query below. As 2 days roosts were found a bat development licence will be required and conditions applied. I did however notice a discrepancy between the survey areas mapped within the bat report and the development areas as proposed on the plans that will need to be resolved before determination to ensure that all the buildings proposed for development have been adequately surveyed.

As you will see from pages 19, 21 and 23 of the Bat Survey Report, building 3 covers the **southern** half of the long north-south range of buildings. On the plans submitted D11412-08 and D11412-07 the **northern** half of this range is to be converted and not the southern half. Presuming the development plans are accurate, we will need further confirmation from the surveying ecologist as to the potential risk of bat roosting in the northern part of the long range of buildings which appears to have been excluded from survey to date, including, if appropriate, how well these areas of the range would have been covered during the emergence surveys and therefore whether further surveys will be necessary to exclude the probability of roosting within this part of the buildings.

Many thanks

Elspeth

Elspeth Ingleby MA_{Cantab} 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: **NYM20/0781/FL**

Proposed Development: conversion of redundant buildings to form 3 no. holiday cottages and conversion and alterations to roof of building to form 2 no. units of staff/owners annexe accommodation together with associated parking

Location: Sandfield House Farm, Sandsend Road, Sandsend

Applicant: Sandfield House Caravan Park

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

Area Ref: 4/37/44N

County Road No:

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

Date: 3 December 2020

FAO: Megan O'Mara **Copies to:**

The increase in traffic associated with the application is not expected to result in any significant issues therefore, there are **no local highway authority objections** to the proposed development

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:

Page 2 of 2

Application No:

NYM20/0781/FL

From:
To: [Planning](#)
Subject: Sandfield House Farm, Sandsend Road, Sandsend - 3 no. holiday cottages and conversion to create 2 no. units of staff/owners accommodation NYM/2020/0781/FL
Date: 18 November 2020 16:25:46

FAO Miss Megan O'Mara

Sandfield House Farm, Sandsend Road, Sandsend - 3 no. holiday cottages and conversion to create 2 no. units of staff/owners accommodation NYM/2020/0781/FL

I refer to your e-mail of the 18th November 2020 regarding the above application. I hereby confirm I have no objections 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

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From:
To: [Planning](#)
Subject: Re: NYM/2020/0781/FL
Date: 18 November 2020 14:41:47

Dear Team

Our next meeting is not scheduled until the 7 January 2021, due to potential Covid19 restriction we are cancelling the December meeting. I will be circulating to Cllrs.

Kind regards

Victoria Pitts
Parish Clerk
Newholm cum Dunsley Parish Council
c/o Davison Farm, Egton, Whitby, YO21 1UA

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[General Privacy Notice](#)

On Wed, Nov 18, 2020 at 2:03 PM <planning@northyorkmoors.org.uk> wrote:

Reference: NYM/2020/0781/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley, York YO62 5BP

From:
To: [Planning](#)
Subject: Re: NYM/2020/0781/FL
Date: 19 November 2020 20:06:54

Dear Team

Following e-consultation with Cllrs, the parish council has No Objections to this application.

Kind regards

Victoria Pitts
Parish Clerk

Sent from my BlackBerry 10 smartphone on the EE network.

From: planning@northyorkmoors.org.uk
Sent: Wednesday, 18 November 2020 14:03
To:
Subject: NYM/2020/0781/FL

Reference: NYM/2020/0781/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

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Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley, York YO62 5BP