

From:
To: [Planning](#)
Subject: Information following an additional meeting of Rosedale Parish Council regarding planning items
Date: 18 February 2021 20:23:12

Dear Planning

Rosedale Parish Council held an additional meeting to consider planning applications which were not to be extended.

Please find attached the extract of minutes for indicated applications:

07742 Planning (and related items)

To **note** planning applications found by the Clerk from NYCC, NYMNPA and Ryedale District Council since the previous meeting.

[NYM/2020/0983/FL](#) AMENDED conversion of outbuilding to form 1 no. holiday let/residential annexe/local occupancy letting dwelling and campsite reception/shooting party meeting room with kitchen and shower facilities (part retrospective) together with formation of 5 no. hardstanding areas and siting of 1 no. shepherds hut

The Council have been asked to consider this application on individual elements of the application within the broad narrative contained above to assist the delegated officer in reaching a decision (for which we are unable to receive an extension following the amendment)

1) To consider conversion of outbuilding to form 1 no. holiday let

2) To consider conversion of outbuilding to form 1no residential annexe

3) To consider conversion of outbuilding to form 1no local occupancy letting dwelling

1, 2, and 3 – The Council had no comment to make on this element but confirm that the property will not be subdivided for sale

a) 4) To consider the conversion of existing outbuildings to form campsite reception/shooting party meeting room with kitchen and shower facilities (part retrospective)

The Council noted that there was no radical change to the outside elements within the build but note that the conversion

implied being commercial use and therefore no evidence of consideration regarding disability access to the facility and consideration for the parking of non camping visitors

5) To consider the formation of 5 no. hardstanding areas and access drive (in existing camping field) for Motor Home use

The Council considered the increase in impact of the additional traffic and the environmental impact on the surrounding amenity

With an increase in traffic and parking facility for both campsite, annex and hardstanding concerns are indicated regarding the safety elements for the shared access and the existing public “path” that traverses the land in question.

6) To consider the relocation and siting of 1 no. shepherds hut for accommodation use including relevant amenities

The council had no comment to make on this element of the application

[NYM/2021/0039/FL](#) Installation of replacement timber windows (revised scheme following refusal of NYM/2020/0217/FL) Copper Beeches, Rosedale Abbey

The council has no comment to make on this application

Sally Brown
Parish Clerk and Proper Officer

West View, Queen Street, Gillamoor YO62 7HU

The Clerk works part time and your email may not be answered immediately if your message is urgent please contact by telephone.

The Parish Council will retain your email and contents therein for a period of 6 years. If you would like your details removing from the correspondence listing held by the Clerk please reply to this email requesting that your details are not retained by the Council.

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2020/0983/FL - Case Officer Mrs J Bastow - Received from David Smith - Ranger South at NYMNPA,
Date: 17 February 2021 13:46:35

Further to my previous comments regarding this application made on the 12th January, I have the following comments to make in response to the amended plans. There is no indication where vehicles are to be parked when the proposed development/building will be used as a reception/shooting party meeting room. I'd therefore like some assurance that vehicles will not be parked on and obstructing the adjacent public footpath.

Comments made by David Smith - Ranger South of NYMNPA

Preferred Method of Contact is: Email

Comment Type is Comment
Letter ID: 560735

From: Tim Coyne
Sent: 05 February 2021 13:50
To: Jill Bastow
Subject: NYM/2020/0983/FL Low Bell End Farm, Daleside East

I refer to your consultation on the amended details/additional information in respect of the above development. I confirm the Local Authority response dated 24th December 200 is still appropriate.

Kind regards
Tim

Tim Coyne, Improvement Manager

Read the latest Coronavirus (COVID-19) information from North Yorkshire County Council:

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

Access your county council services online 24 hours a day, 7 days a week at www.northyorks.gov.uk.

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North Yorkshire County Council.

From:
To: [Planning](#)
Subject: Response to planning application
Date: 26 January 2021 12:01:08

Following the meeting of Rosedale Parish Council the following comment regarding the indicated planning application is forwarded.

[NYM/2020/0983/FL](#) conversion of outbuilding to form 1 no. holiday let/residential annexe/local occupancy letting dwelling (part retrospective) together with formation of 5 no. hardstanding areas and access to camping field

The council is unable to comment as the application is for neither residential or holiday which therefore needs further clarification as to what they are agreeing to and the request for formal consistent clarification as to the number of hardstanding units documentation indicates increase to 4 while header to 5

Sally Brown
Parish Clerk and Proper Officer

West View, Queen Street, Gillamoor YO62 7HU

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2020/0983/FL**

Proposed Development:

Application for conversion of outbuilding to form 1 no. holiday let/residential annexe/local occupancy letting dwelling (part retrospective) together with formation of 5 no. hardstanding areas and access to camping field at

Location:

Low Bell End Farm, Low Bell End, Rosedale East

Applicant:

CH Ref:

Case Officer: Tim Coyne

Area Ref:

Tel:

County Road No:

E-mail:

To:

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

Date:

24 December 2020

FAO:

Copies to:

It is not considered that the proposal will have a detrimental impact on the highway network and as such there are **no local highway authority objections** to the proposed development.

Signed:

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

For Corporate Director for Business and Environmental Services

e-mail:

From:

Subject: NYM/2020/0983/FL - Low Bell End Farm, Rosedale East

Date: 11 January 2021 14:02:00

Dear Jill

This application sites that the proposed annex will be connected to the existing septic tank. Septic tanks are only now permissible where they discharge to a drainage field more than 10m from a watercourse or field drain and can no longer discharge direct to water. To ensure that no harm is caused to the surrounding environment, can you please ask the applicant to confirm that the existing tank has the capacity to absorb the additional use and the current method of discharging effluent from the tank.

If approved, an external lighting condition will be required to protect dark skies.

Many thanks

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0983/FL - Case Officer Mrs J Bastow - Received from David Smith - Ranger South at NYMNPA,
Date: 12 January 2021 19:59:53

Footpath 032 passes immediately south west of the development site but it appears the footpath will not to be affected long term by the proposals for the building. However, during the development stage, the footpath must not be obstructed by construction work vehicles.

Comments made by David Smith - Ranger South of NYMNPA

Comment Type is Comment
Letter ID: 558905

From:
To: [Planning](#)
Subject: Bird, bat and Swift informatives 21.12.2020-03.01.2021
Date: 07 January 2021 17:02:17

Hi,

If the following applications are approved please can a **bat** informative be included within the decision notice

NYM/2020/ 1004/FL-Glenwood, Main Street, Ampleforth
0998/LB - Beech House, Carlton In Cleveland
0999/LB -Beech House, Carlton In Cleveland
0983/FL-Low Bell End Farm, Low Bell End, Rosedale East
1009/LB-Ingleby House, King Street, Robin Hoods Bay
1005/FL-The Manor Farm Cottage, Main Street, Gillamoor
1003/FL-9 Priory Park, Grosmont
0984/FL-The Three Faces, Headlands Road, Appleton Le Moors
0996/FL-Seagrove (formerly Little Pastures), Hood Lane, Cloughton
0975/FL-Hillary Cottage, Church Street, Staithes

If the following applications are approved please can a **bird** informative be included within the decision notice

NYM/2020/ 1004/FL-Glenwood, Main Street, Ampleforth
0983/FL-Low Bell End Farm, Low Bell End, Rosedale East
1003/FL-9 Priory Park, Grosmont
0999/LB -Beech House, Carlton In Cleveland
0984/FL-The Three Faces, Headlands Road, Appleton Le Moors
0996/FL-Seagrove (formerly Little Pastures), Hood Lane, Cloughton
0932/FL-rear of 27 High Street, Castleton

If the following applications are approved please can a **swift** informative be included within the decision notice

NYM/2020/ 0996/FL-Seagrove (formerly Little Pastures), Hood Lane, Cloughton
0984/FL-The Three Faces, Headlands Road, Appleton Le Moors
0999/LB -Beech House, Carlton In Cleveland
1003/FL-9 Priory Park, Grosmont
1004/FL-Glenwood, Main Street, Ampleforth

Thanks,
Victoria

[Victoria Franklin](#)
[Graduate Conservation Trainee](#)

[North York Moors National Park Authority](#)
[The Old Vicarage](#)
[Bondgate](#)
[Helmsley](#)
[York](#)
[YO62 5BP](#)