

From:
To: [Planning](#)
Subject: NYM/2020/0990/FL - Land south of Wardles Farm, Egton, Whitby
Date: 23 February 2021 15:51:41

From: Commercial Regulation (Environmental Health)

NYM/2020/0990/FL

re-sheeting, re-cladding, installation of roller shutter door and enlargement of second access to agricultural building (Building 1), erection of replacement building to form stables (Building 2) together with removal of greenhouse and erection of general purpose agricultural building (Building 3) (part retrospective)

I have reviewed the above planning application and I have no objections, in principle, on environmental health ground provided that the three replacement buildings are used for agricultural purposes and stabling.

I would recommend that the following conditions be included should planning approval be granted:

1. To prohibit the burning of manure and stable waste.
2. To restrict the amount of manure and stable waste that may be stored on site.
3. To ensure that any lighting associated with the development is adequately shielded or angled so as not to cause light nuisance to those living in the locality.

Carol Cunningham
Environmental Health Officer
Commercial Regulation
Environmental Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

w: www.scarborough.gov.uk

-

(Currently working from home)

Coronavirus: Stay at home, Save lives



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Subject: Planning Application: NYM/2020/0990/FL: Wardles Farm

The council object to the application and have the following comments:

Egton PC wish to offer the following comments on the above planning application.

a. The PC is disappointed in being asked to comment on a Planning Application in February 2021 where the subject building renovations were completed in Nov 2020.

b. We support the objections raised by the immediate neighbours of the subject property

c. The quality of the Planning Application is not in keeping with the normal standards of Planning Applications. This is reflected in the "drawings" supplied in support of the application. Rather than having professional architectural drawings the applicant has supplied hand drawn sketches with minimum information. The supplied drawings make it very difficult to ascertain if the completed building renovations reflect the proposed changes to the buildings requested in the application.

d. As the Planning Application has been raised after the renovation works to the buildings have been completed the NYMNPA has not had the opportunity to carry out a "Bat Survey" which seems to be normal procedure for a Planning Application of this sort.

The following comments refer to the planning application form questions.

e. Question 1 site address.. should be 'land to the south' of Wardles Farm NOT Wardles Farm

f. Q 5 & 6 describe any change of use and current use. Current use stated as Agricultural and no change of use described. The PC has reason to believe that 'Agricultural' is stretching the accepted definition of the term.

g. Q23 pre-application advice. Though the council is not permitted to see the pre-application proposal it seems clear that the applicant has been told that recladding would be considered favourably with no objections to buildings 2 & 3. This advice would rather negate any objection that might be raised by the planning authority about the current materials used in this, the subsequent application for planning permission.

h. It seems odd that most of the work having been completed by November 2020 that the PRE-planning application was not submitted till late Nov 2020. The council accepts however that in strict date terms the pre-application was submitted before this application.

i. The PC strongly recommend that the planning authority make a site visit.

From:
To:
Cc: [Planning](#)
Subject: NYM/2020/0990/FL - Wardells Farm, Egton
Date: 15 February 2021 15:54:15

Dear Megan

My key ecological concerns with this development involve the extent and timing of external lighting associated with this development. Third party comments indicate that the site currently has fairly significant unshielded lighting which has the potential to negatively impact local wildlife and dark skies qualities. If the site is indeed being used as workshop rather than for agricultural storage, the level and timing of lighting is likely to be significantly more than if used for agricultural purposes for which artificial lighting would typically be minimal used to facilitate occasional access of the stored materials, hence increasing the need for a site based approach. If approved, a condition should be used to reserve details of any external lighting on the entire site. Dark skies compliant lighting can often lead to benefits for the landowner regarding security and access due to the reduction in glare and dazzle, and targeted use improving intruder detection, in addition to the obvious benefits on dark skies qualities and biodiversity.

Internal lighting is also a consideration where this leads to light spill into the surrounding environment, and so consideration needs to be given to the size of any clear roofing panels that may lead to significant light spill. I don't think the plans include any details of this unless I have missed something? Could more details be provided? Would it be feasible to include a timing restriction on the use of the buildings to reduce the level of light spill from regular use into the evening?

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

Main office: 01439 772700

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0990/FL - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 04 February 2021 18:04:39

The development will directly impact the setting of two listed buildings and the conservation area. That the listed buildings are agricultural in nature (a farmhouse and set of agricultural buildings) means that development for agricultural activity is not at odds with their significance, despite its modern appearance. No objection to the recladding of the building 1 but have concerns about the erection / rebuilding of more buildings, particularly if that leads to any further hard landscaping and lighting. If planning are satisfied that the agricultural need for the buildings is met that I would raise no objection provided suitable landscaping can be identified. The access to the areas of buildings 2 and 3 appears from the photos submitted to be grassy prior to the development. Which it is now proposed to cover with hardcore. Could the extent of any landscaping be made clear? Furthermore could planning place a condition on to cover any scheme of lighting associated with the development? As this lies beyond the historical limit of the settlement. It is important that it does not draw the eye at night and detract from the linear nature of the village.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Comment Type is Comment
Letter ID: 559986

From:
To: [Planning](#)
Subject: FW: NYM/2020/0990/FL
Date: 04 February 2021 11:04:43

Good afternoon

Could you advise if the council are ok to send comments on this application on the 17 February after the meeting

Many thanks

CA Harrison – Clerk to Egton Parish Council

From: C A Harrison

Subject: RE: NYM/2020/0990/FL

Good afternoon

The next meeting is on 16 February so can I send the comments on 17 February please.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:

Sent: 21 January 2021 11:48

To:

Subject: NYM/2020/0990/FL

Importance: High

Reference: NYM/2020/0990/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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0990/FL**

Proposed Development: Application for re-sheeting, re-cladding, installation of roller shutter door and enlargement of second access to agricultural building (Building 1), erection of replacement building to form stables (Building 2) together with removal of greenhouse and erection of general purpose agricultural building (Building 3) (part retrospective)

Location: Wardells Farm, Egton

Applicant: Mr Paul Stevenson

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

Area Ref: 4/32/208/M **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 2 February 2021

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

There is no significant impact anticipated on the public highway due to these proposals, 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

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM20/0990/FL

From:
To: [Planning](#)
Subject: RE: NYM/2020/0990/FL
Date: 21 January 2021 12:03:33

Good afternoon

The next meeting in 16 February so can I sent the comments 17 February please.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

Subject: NYM/2020/0990/FL

Importance: High

Reference: NYM/2020/0990/FL.

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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