

From:
To: [Planning](#)
Subject: Re: NYM/2020/0757/FL
Date: 27 March 2021 14:26:43

Dear Team

Please note that due to the time scales involved the parish council is unable to hold a parish council meeting to decide on a representative and what can be said by that representative on behalf of the parish council prior to the site meeting on the 30 March 2021. Therefore, a representative will not be present on the 30 March 2021. However, the parish council has already submitted a No Objection response to this development. Your correspondence has been circulated to councillors and they may advise me to hold a parish council meeting prior to your virtual meeting in order that the parish council can submit additional written comments.

Kind regards

Victoria Pitts
Parish Clerk
Aislaby Parish Council
C/O Davison Farm
Egton
Whitby
North Yorkshire YO21 1UA

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On Mon, 22 Mar 2021 at 15:13, <planning@northyorkmoors.org.uk> wrote:

Reference: NYM/2020/0757/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

From:
To: [Planning](#)
Subject: Re: NYM/2020/0757/FL
Date: 24 December 2020 12:07:35

Dear Team

Thank you for your email and attached letter in respect of the above planning application.

Please be advised that the parish council does not meet until the evening of Tuesday 5th January 2021, at which point your request for a representative to attend the site meeting will be discussed and decided. Therefore, the parish council is unable to provide 2 working days notice on whether anyone will be able to attend on behalf of the parish council.

As you may or may not realise, an individual councillor is unable to provide a decision on behalf of the parish council. Additionally, at a site meeting the parish councillor representative may not be able to provide any further information other than already provided in its comment of No Objection in respect of this application due to the fact that an individual councillor is unable to speak on behalf of the parish council without prior discussion.

The earliest the parish council can respond to your approach for a representative is the morning of the 6 January 2021.

Kind regards

*Victoria Pitts
Parish Clerk
Aislaby Parish Council
C/O Davison Farm
Egton
Whitby
North Yorkshire YO21 1UA*

Fri, 11 Dec 2020 at 15:04, <planning@northyorkmoors.org.uk> wrote:

Reference: NYM/2020/0757/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

From:
To: [Planning](#)
Subject: Re: NYM/2020/0757/FL
Date: 25 November 2020 13:40:14

Dear Team

Please be advised that under delegated powers, I am now able to provide a No Objection response from Aislaby Parish Council to this application. It is hoped this is not too late to be considered at next week's planning committee meeting of NYMNPA.

Kind regards

Victoria

*Victoria Pitts
Parish Clerk
Aislaby Parish Council
C/O Davison Farm
Egton
Whitby
North Yorkshire YO21 1UA*

Application Reference: NYM/2020/0757/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.

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: [Hilary Saunders](#)
Cc: [Planning](#)
Subject: NYM/2020/0757/FL - Land at Toft House Caravan Site, Aislaby
Date: 23 November 2020 12:07:02

Dear Hilary

I have no specific objection to the development proposed at this site.

Whilst I understand the landscaping plans at this stage are indicative only, I would support the replacement of the leylandii hedge with a native species hedge which will support greater biodiversity in the long run, although the existing hedge should not be removed during the bird breeding season (March to August inclusive) to minimise the risk of harm to nesting birds. The plans do not currently include any direct pedestrian access from the site to the main road through the southeast boundary of the application site, with sole access being proposed via the main driveway and I ask that, if approved, this is carried through in subsequent landscaping plans to prevent degradation of the existing native hedging boundary to the southeast of the site which appears to be of historic merit.

New build house provide an excellent opportunity to incorporate features for biodiversity such as integral bat boxes and bird nest boxes (especially for swifts) at minimal additional cost, which help to offset losses of habitat caused by the conversion and modernisation of existing buildings which may currently support these species. If approved, I strongly urge the applicants to consider incorporating a number of inbuilt features into their homes during the construction phase to provide ongoing habitat for species which depend on the built environment.

If approved, please include landscaping and lighting conditions, a condition regarding the timing of the leylandii hedge removal (as above), and include bird and swift informatives in the decision notice.

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/2020/0757/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 16 November 2020 15:57:15

I appreciate there is some concerns about edge of village development – in those matters I raise concerns but defer in this instance to my colleagues in planning.

Regarding the design of the proposals - a one and a half store building is suitable for Aislaby. I would ask for the following amends in order that any development sits better within the village environs and respected the Conservation Area

- Dormers should be catslide that cut the eaves level, which have more precedence in the village
- Handmade pantile to the roof. I accept there is examples of slate but the overwhelming character is pantile
- No rooflights to the principal elevation
- Fenestration patterns should be more in keeping with the village (there is too much horizontal emphasis on the ground floor windows), consider the use of more windows to avoid the need for such irregular sized openings.
- Stone porch should be omitted, the use of lightweight timber porch would be considered more favourably.

If approved in principle can you please reconsult Building Conservation for conditions?

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

Comment Type is Comment
Letter ID: 553978

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0757/FL**

Proposed Development: Application for construction of 2 no. self-build, local-occupancy dwellings with associated driveway, garage/parking, amenity spaces and landscaping works

Location: Land
at Toft House Caravan Site, Main Road, Aislaby

Applicant: Messers C & R Hall

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

Area Ref: 4/36/151 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 9 November 2020

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

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

Although the existing access has been in use for some years, initially for a field access and more recently for the small caravan site, the construction of the verge crossing is not up to the current specification. The surface is not a bound material and is therefore liable to become loose with vehicles travelling over it and there is nothing to stop surface water from the application site flowing onto the public highway. The applicant has maintained the access in a reasonably good condition for the caravan users but bringing the verge crossing up to the current standard would ensure any maintenance by either the applicant or by the LHA would be minimal.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/0757/FL

MHC-03 New and altered Private Access or Verge Crossing at Toft House Caravan Site, Aislaby

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and footway must be constructed in accordance with the Standard Detail number E6W and the following requirements.

- Any gates or barriers must not be able to swing over the existing highway.
- That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed in and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

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:

Application No:

NYM20/0757/FL

From:
To: [Planning](#)
Subject: Re: NYM/2020/0757/FL
Date: 03 November 2020 10:24:43

Dear Team

This planning application unfortunately arrived after the November agenda had been circulated to Cllrs, and the parish council does not then meet until January 2021.

Kind regards

Victoria Pitts
Parish Clerk
Aislaby Parish Council
C/O Davison Farm
Egton
Whitby
North Yorkshire YO21 1UA



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On Mon, 19 Oct 2020 at 15:33, <planning@northyorkmoors.org.uk> wrote:

Application Reference: NYM/2020/0757/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.

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: Toft House Caravan Site, Main Road, Aislaby - construction of 2 no. self-build, local-occupancy dwellings NYM/2020/0757/FL
Date: 27 October 2020 14:22:23

FAO Mrs H Saunders

Toft House Caravan Site, Main Road, Aislaby - construction of 2 no. self-build, local-occupancy dwellings NYM/2020/0757/FL

I refer to your e-mail of the 19th October 2020 regarding the above application. I hereby confirm that 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

www.scarborough.gov.uk

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