
From:
Sent: 16 April 2021 07:13
To: Jill Bastow
Subject: Re: NYM/2021/0195/FL - Spikers Hill Farm

Dear Jill,

Further to your email, I have attached revised drawings for the building making it under the 200 square metres.

With regard to the access road/track, this is existing and has been in place for 3-4years. It goes straight across from the farm to the highway. So please advise if you still require the revised location plan.

Thanks
Vicky

On Tuesday, 13 April 2021, 15:03:27 BST, Jill Bastow

wrote:

Dear Ms Wharlton

As the case officer I have been asked to respond to your email. I have only just received your application and as such have not had chance to assess the proposals in full, and it may be that matters become clearer once I have visited the site. However the site plan submitted shows an access road running in an east-west direction across the southern edge of the proposed caravan site but this is not shown on the OS location plan and does not appear on our aerial photographs of the site. It is not clear from the site plan what this access road links up to and whether it is a new access from the public highway to the proposed caravan site. It also lies outside the red edge of the application site. As such I would be pleased to receive additional information/clarification regarding this access road along with a revised red edge to the location plan.

This leads me to the requested tree survey. As the access road clearly passes through the middle of the small woodland to the west of the farm a tree survey is required so that the impact on the trees can be fully assessed. We will also require constructional details for the proposed access road.

With regard to our request for details of how it is intended to displace 10% of predicted CO2 emissions from the development, this is a requirement of Policy ENV8 which requires proposals of 200 sq.m. or more to generate energy from on-site renewable sources. The policy does not differentiate between

internal or external floorspace and I would suggest as a swimming pool with associated showers and toilets there will be a high level of energy use. As such this policy does need to be met.

I look forward to hearing from you in due course.

Regards,

Jill Bastow
Senior Planning Officer

My normal working hours are Tuesday 9am – 5pm, Wednesday to Friday 9am - 2pm

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🌐: www.northyorkmoors.org.uk

From: Victoria Wharton
Sent: 13 April 2021 11:21
To: Planning
Subject: Re: NYM/2021/0195/FL

Dear Sir/Madam,

In response to your email dated 12th April 2021.

Point 1. I will confirm the drainage shortly.

Point 2. As we are not building anywhere near to the trees, is this really necessary? The hardstanding for the caravans which is nearer (12m from the nearest tree trunk) will be formed from gravel and is located far enough away from the trees to not cause a problem.

Point 3. The building is 10mx20m measured externally therefore it does not create over 200 square of useable floor space.

Please let me know your thoughts on the above.

Kind Regards

Victoria Wharton

Architectural Design

On Monday, 12 April 2021, 12:05:51 BST, <planning@northyorkmoors.org.uk> wrote:

Reference: NYM/2021/0195/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.

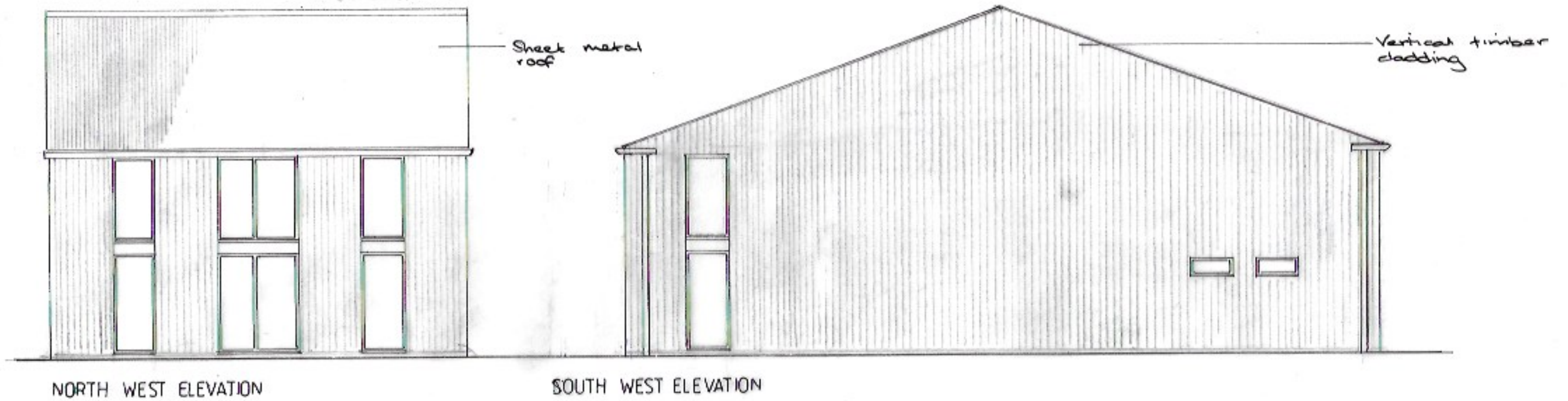
Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
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www.northyorkmoors.org.uk



North York Moors
National Park

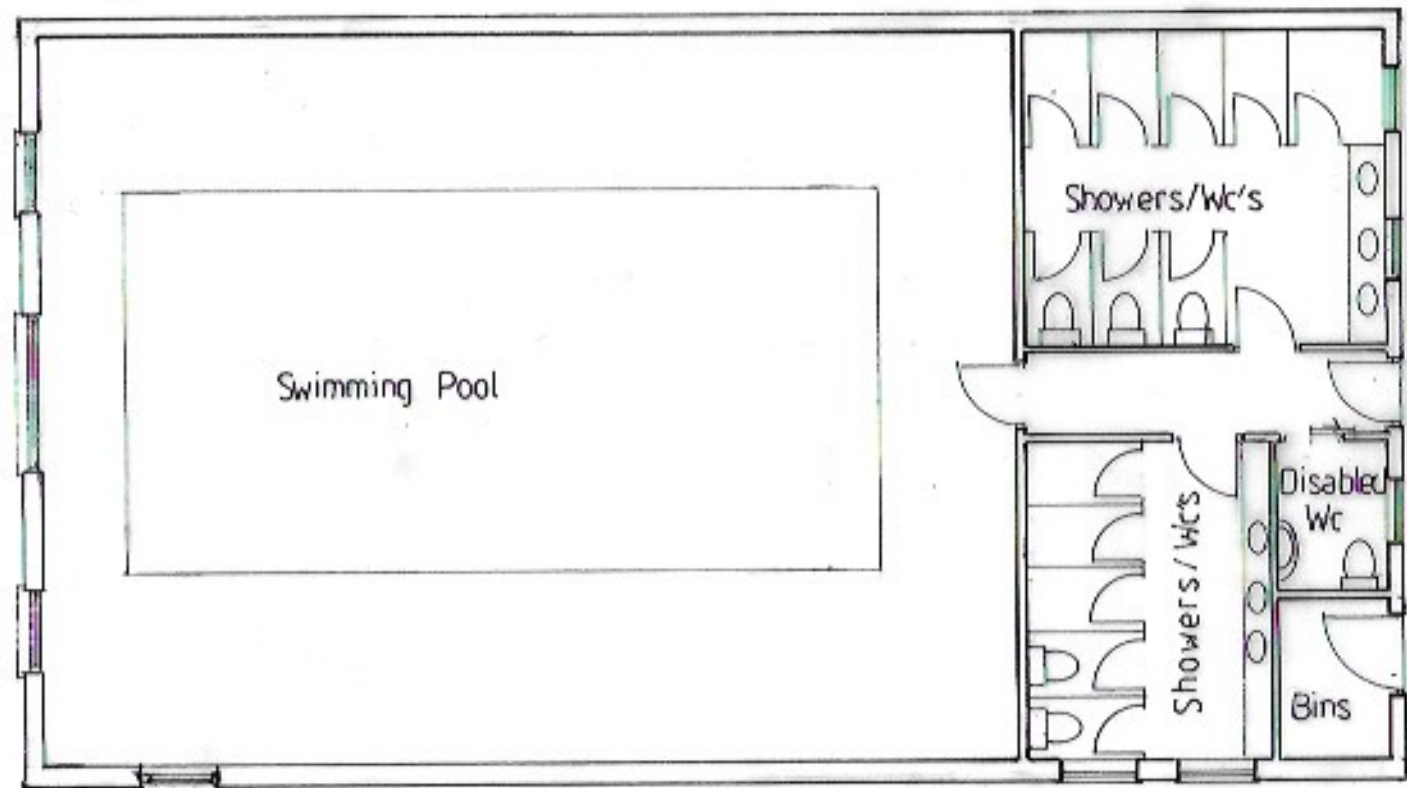


NORTH WEST ELEVATION

SOUTH WEST ELEVATION

NYMNP
19/04/2021

AMENDED



FLOOR PLAN

Proposed Touring Caravan Site at
Spikers Hill Farm, West Ayton,
Scarborough

Proposed Elevations & Floor Plan

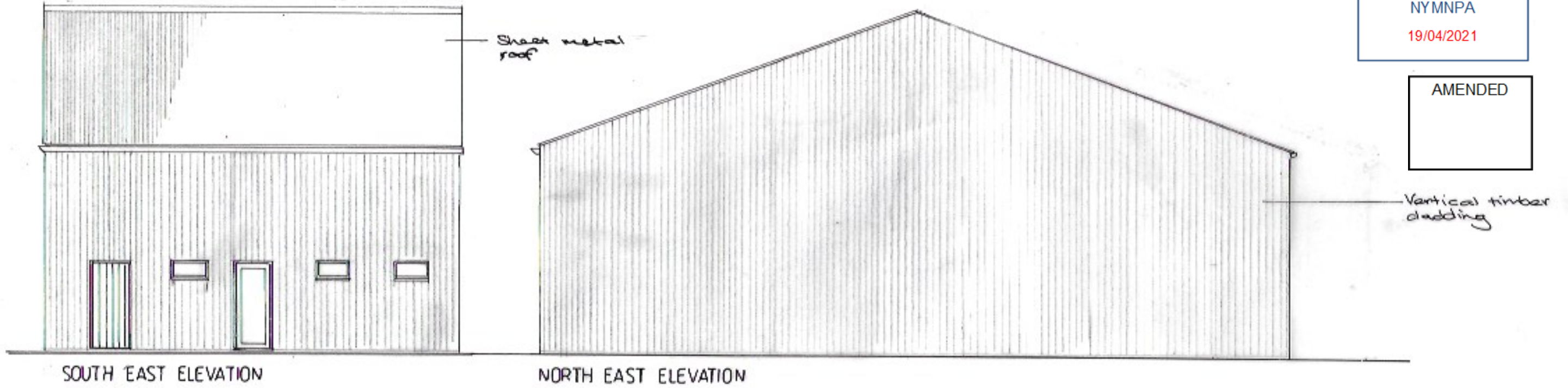
Date:	Mar 21	Job No.	21/01
Drawn:	VW	Drg No.	03
Scale:	1:100	Rev.	

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NYMNP

19/04/2021

AMENDED



SOUTH EAST ELEVATION

NORTH EAST ELEVATION

Proposed Touring Caravan Site at
Spikers Hill Farm, West Ayton,
Scarborough

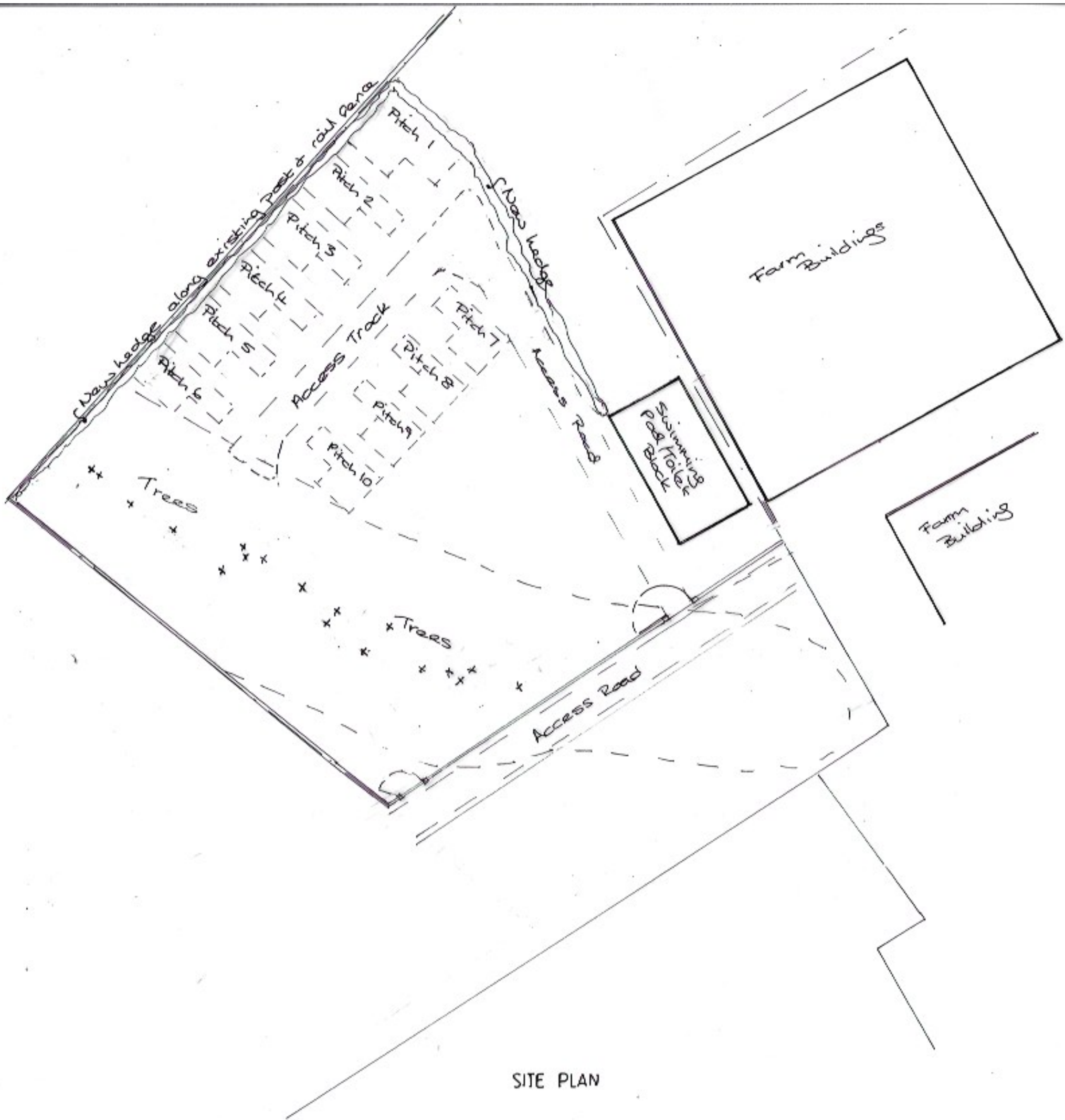
Proposed Elevations

Date:	Mar 21	Job No.	21/1
Drawn:	VW	Drg No.	02
Scale:	1: 100	Rev.	

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NYMNP
19/04/2021

AMENDED



Proposed Touring Caravan Site at
Spikers Hill Farm, West Ayton,
Scarborough

Proposed Site Plan

Date:	Mar 21	Job No.	21/01
Drawn:	VW	Drg No.	01
Scale:	1:500	Rev.	

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SITE PLAN