

From:
To:
Subject: Re: NYM/2021/0267/NEW - Lodge Hill Farm, Egton Grange
Date: 20 April 2021 15:22:01

Hi Wendy

Hope all is well and thank you for the below email

Following on from our conversation last week, I can confirm the below details. Due to the excessive cost of the air source heating we have now decided to go with an oil based heating system so will omit the air source units and dry stone wall, a new oil storage tank will be based at the bottom on the new track, serviced by a bounded 1350 oil tank (<https://greenoiltanks.co.uk/collections/bunded-oil-tanks/products/1350-litre-bunded-oil-tank>) location shown on preferred route 1 drawing. The three holiday cottages will remain as per the planning consent, although this part of the application may run out due to us not having the funds available to convert them. The rambles barn will be demolished, the couples retreat will stay as we plan to refurbish this during the planning window. The farm house will be fully refurbished with a kitchen extension as per the current drawings.

Landscaping, We are only planning to run the new track through to the farm house and install the parking area as per the current drawings. Planning condition no 23 has asked for a landscape management plan, is this really required at this time as we will not be doing any other works apart from what I have mentioned above.

Our big concern is the route and width of the new access track, whoever designed this route has clearly not taken into account if the property was to be developed fully to the agreed planning consent then Lodge hill could cater for up to 26 people and that may equate to 10 cars using the track on a daily basis and the local farmers daily use of this track. The steep elevation in two areas of the proposed route will very likely see vehicles losing control on the downward travel towards Lodge hill and it is highly likely cars will not get back up the track when exiting the property due to the extreme elevation in bad weather conditions. I have highlighted the steep sections on the attached drawing

I met with both farmers last week, Mr Steve Welford from Butter park farm and Mr Steve Hallam from Grange head farm (the track runs through their fields) they both agreed that the new route shown in the attached drawing would be more suitable to them and safer for all parties. Planning has been granted for a 2 meter twin trod, however the existing section of the track running across Mr Welford's fields is 2.6 meters wide, and Mr Welford's slurry trailer is 2.6 meters wide, hence a 2 meter wide track is completely unusable for him and us as a shared track. We would like to propose a three meter wide track, we would soil and seed the centre of the track that will naturally develop into a twin trod within 12 months. Our new layout keeps 90% of the agreed route and actually becomes about 50 meters shorter as shown on preferred route 1.

I would be very happy to meet you on site should you wish to inspect this for yourself or can come into the planning office or have a chat over zoom or MS teams

Warm regards

Robert Dillon & Sarah Wakefield

From: Wendy Strangeway

Date: Thursday, 15 April 2021 at 12:40

To: Robert Dillon

Subject: NYM/2021/0267/NEW - Lodge Hill Farm, Egton Grange

Dear Mr Dillon

Many thanks for the above planning application which the Authority received 09 April 2021. I am currently checking over the submission and wondered if you would be kind enough to confirm that my understanding of the development you are proposing is correct. Based on the plans submitted I understand that the changes to granted planning permission NYM/2020/0294/FL consist of:

- omission of approved store and office and use of building instead as additional living accommodation to farmhouse
- installation of air source heat pump screened by dry stone wall
- change from 3 no. holiday cottages to 3 no. annexes
- omission of ramblers accommodation/games room demolition of 1 no. outbuilding and conversion of remaining outbuilding to 1 no. holiday cottage
- changes to landscaping

I look forward to hearing from you at your earliest convenience.

Yours sincerely

Mrs Wendy Strangeway
Planning Administration Officer

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

01439 772700

Please note that my working hours are:

Monday 8.30am – 2.30pm

Tuesday 8.30am – 5pm

Wednesday 9.30am – 2.30pm

Thursday and Friday 8.30am – 5pm

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NYMNP

20/04/2021









Clock Fuel Tank Level Gauge





1350 Litre Bunded Oil Tank

£1,152.00

Tax included. [Shipping](#) calculated at checkout.

Fitting Kit

Not Required

Gauge

Not Required

Delivery

Approx. 7 Business Days

Quantity

1

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Description

1350 litre Bunded Oil Tanks are ideal for the safe, secure and environmentally responsible storage of heating oil. Rotationally moulded in the United Kingdom from a high grade polymer – MDPE, Medium Density Polyethylene which is tough, durable and UV Stabilised to prevent colour fade.

For added security, each Bunded Heating Oil Tank is supplied complete with a secure tank lock fixed to the outer Lid.

The bund holds 110% of the internal capacity to provide excellent protection.

Please note that all oil tanks should be installed by a suitably competent person in accordance with statutory requirements and if installed by Oftec Approved Engineer and subsequently inspected annually by an Oftec Approved Engineer then these tanks carry a 12 year warranty.

Quality and Assurance

All of our products are manufactured in the UK to stringent quality standards within our ISO 9001 approved factory. All tanks comply with BS EN 13341:2005+A1:2011, having passed testing by a third party approved body.

Our tanks are CE Marked and come with a Declaration of Performance.

Key Features

- Capacity: 1350 Litres / 296 Gallons
- 1" BSP Coated steel outlet
- 2" BSP Atkinson Fill point with overfill valve
- 2 x 2 Inch Vents
- Lockable Manhole Lid
- Removable bung inside the lid for the optional level gauge.
- UV stabilised
- 12 year warranty
- 8mm - 11mm Inner tank thickness
- 5mm - 8mm Outer tank thickness
- Approximately 35mm from the base to the bottom of the outlet

Physical dimensions

- Length: 1845mm
- Width: 1246mm
- Height: 1190mm
- Footprint: 1845mm L x 1245mm W
- Empty Weight: 155Kg

* Total capacity can vary slightly during the manufacturing process thus, quoted figures above are a guideline only.

Manufacturing standard

- 12 year manufacturers warranty
- CE marked
- Made in Britain

Optional Extras

Installation kit comprising of:

- 1/0.5 inch reducer
- Fuel Filter with lever type isolation valve
- PTFE and Haldite thread sealant

Monitoring gauge

- Standard clock gauge

- Electronic Apollo gauge (200m Line of sight range)

Delivery information and arrangements

Delivery lead time is approximately 7-10 working days from receiving an order.

* Lead time can vary as this product is made to order.

The price shown includes VAT and free mainland UK delivery (excludes Highlands and Islands). Please call 0845 1250 000 for all other delivery areas.

You may also like

650 Litre Super Slimline Bunded Oil Tank

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CATTLE GRID TO BE INSTALLED

BUTTER PARK

CATTLE GRID TO BE INSTALLED

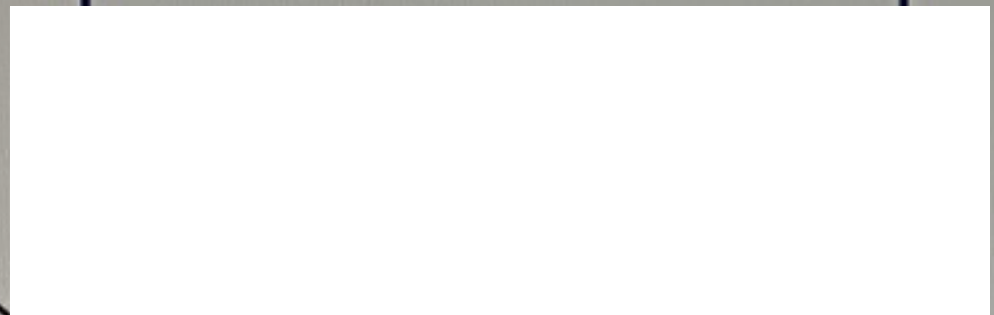
CATTLE GRID TO BE INSTALLED

NYMNP

20/04/2021

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BUTTER PARK

Slurry Pit

Slurry Pit

APPROVED TRACK ROUTE:
(APPLICATION NUMBER NYM/2019/0728/FL)

Cattle grid

EXISTING TRACK

Very steep

Issues

EXISTING TRACK

Proposed new track route

Cattle grid

Omit this section

Very steep

Cattle grid

Oil tank

NYMNPA

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Issues



LODGE HILL

