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**From:** Victoria Wharton  
**Sent:** 27 April 2021 10:43  
**To:** Jill Bastow  
**Subject:** Re: NYM/2021/0195/FL - Spikers Hill Farm

Hi Jill,

Please find attached Location plan.

Thanks  
Vicky

On Thursday, 22 April 2021, 10:38:12 BST, Jill Bastow

wrote:

Dear Victoria,

Unfortunately the red edge on the location plan needs to include the entire access track from the highway and your plans just cuts off the very western end so it does need to be changed.

Kind regards,

**Jill Bastow**  
Senior Planning Officer

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

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

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**From:** Victoria Wharton |  
**Sent:** 21 April 2021 11:51  
**To:** Jill Bastow  
**Subject:** Re: NYM/2021/0195/FL - Spikers Hill Farm

Hi,

I've attached the location plan as requested, and also an extract showing the full extent of the new road. Let me know if these are satisfactory.

Thanks

Victoria Wharton

On Wednesday, 21 April 2021, 11:30:52 BST, Jill Bastow

Dear Victoria

Unfortunately I can find no record on our system of such an enquiry so I guess it was probably a quick phone call. My understanding is that whilst the putting in of a means of access i.e. making a gateway into the field from the road was permitted development under the TCP (GPD) Order 2015 Part 2 Class B, the access track across the field to the farm would have certainly required a Prior Notification under the TCP (GPD) Order 2015 Part 6 Class A if it was solely for agricultural purposes. Unfortunately you cannot submit a Prior Notification retrospectively so the track should be included in this current application.

In addition I have just received comments from EHO at Scarborough Council who have requested details of how waste water will be managed or treated within this rural locality.

Kind regards,

**Jill Bastow**  
Senior Planning Officer

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**From:** Victoria Wharton  
**Sent:** 21 April 2021 11:03  
**To:** Jill Bastow  
**Subject:** Re: NYM/2021/0195/FL - Spikers Hill Farm

Hi Jill,

I've just spoken to Mark (the Applicant) regarding the track and he did speak to someone at the Planning department before they put it in. He was under the impression that it did not require planning as it goes from the farm to an unclassified road.

The road is public highway up to the farm drive and then it is unclassified.

Also the caravans would check in at the farm house and therefore would use the original driveway, so only a small part of the access road would be used by them. Does this affect the red line? Should I put it round the original drive?

Thanks

Vicky

On Wednesday, 21 April 2021, 10:40:31 BST, Jill Bastow

Dear Victoria

Thank you for the amended drawings in respect of the proposed building which I have forwarded to our Planning Administration team to book in. As the floor area has been reduced there is no requirement to satisfy Policy ENV8.

With regard to the access track, this does not show on our most recent aerial photographs and from your email it is likely that this track is unauthorised and requires retrospective planning permission if the intention is that this will serve the proposed caravan site. As such it should be included in the red edge of the application site for the entire length from the public highway. As the access is existing, any damage has already occurred to the trees; providing no further work is required to the access track then a tree survey is unlikely to be required however I shall seek the comments of our Woodland Officer once I have had the opportunity to visit the site.

On this note I am unsure when I shall be able to visit although hopefully in the next week or so. So as to avoid any further delay I wondered if you or your client were able to print off, date and display the attached site notice please at the end of the farm access on the public highway? If so I would be most grateful if you could send me a photograph to confirm the posting of the notice.

Kind regards,

**Jill Bastow**  
Senior Planning Officer

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

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**From:** Victoria Wharton  
**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

Dear Ms Wharltton

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

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**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  
The Old Vicarage  
Bondgate  
Helmsley, York YO62 5BP  
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**North York Moors  
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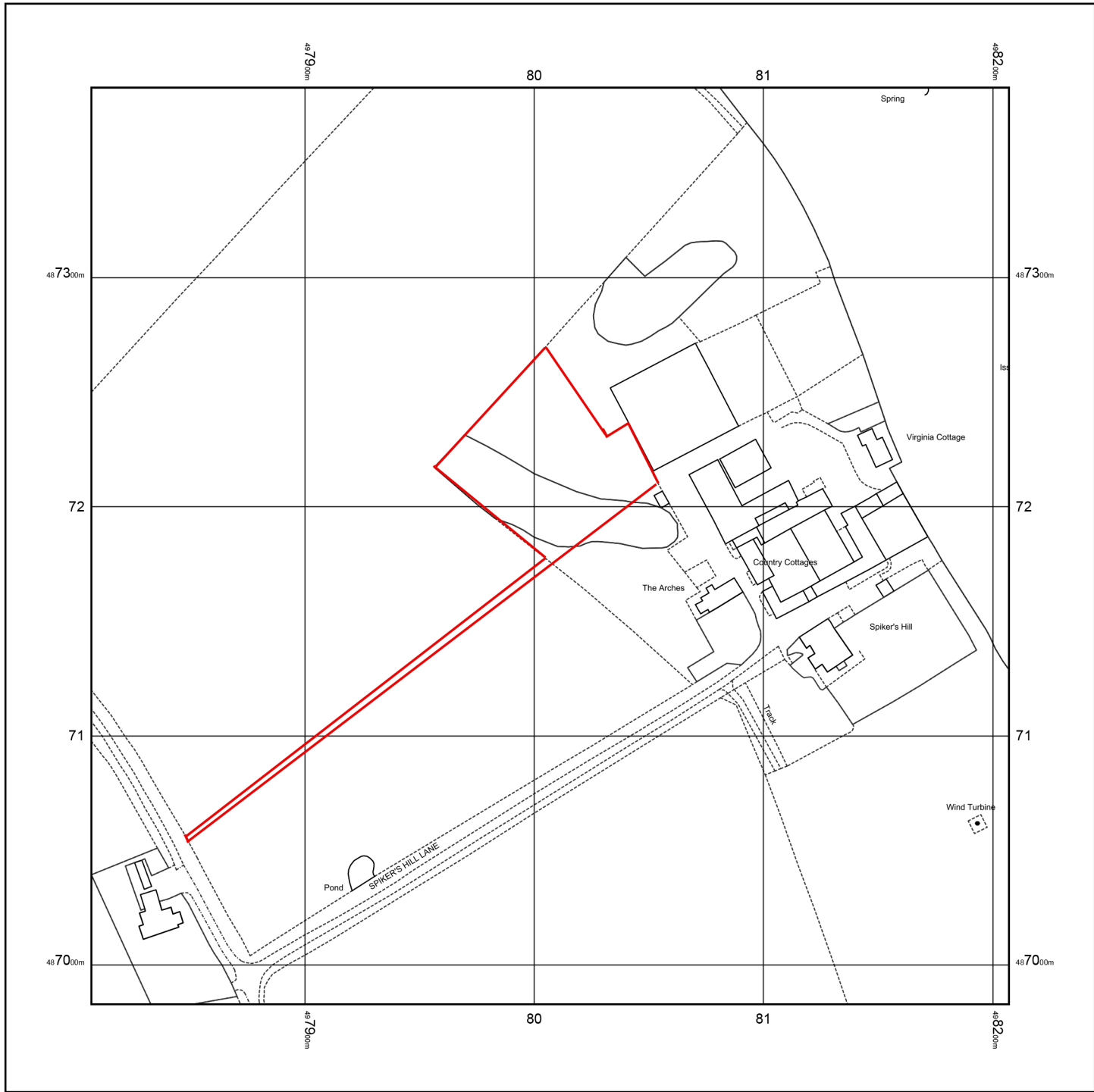
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0m 1cm = 25m 125m

Scale 1:2500

AMENDED



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