

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0267/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 26 May 2021 09:35:34

Please see email to planning / case officer

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

Comment Type is Comment
Letter ID: 565329

From:

Subject: RE: Comments on NYM/2021/0267/FL Lodge Hill

Date: 26 May 2021 08:26:54

I have no objection to the holiday lets or games room being used as annex accommodation (condition 3 and 5 variation) provided PD rights are removed and they are conditioned to be within the same ownership as per condition 4 of the original consent.

I am unclear what is being asked in regards to condition 11, and I am also rather surprised to see such an incongruous feature approved. I make no comment on condition 21.

Regarding the change of design to the adjoining outbuilding that was consented to operate an office. I make no objection to this being incorporated into the house provided PD rights are removed and the design conditions from the original application are applied. I do however have concern about the design of the openings. A large 'vehicular' size opening is not entirely out of place in an agricultural building, although these are always later modifications (on a building this size) rather than original feature. However, the size of the opening is incongruous I would expect to see this reduced in width or subdivided. The number of rooflights proposed is also excessive. I note that three were approved on the original consent despite our concerns about the number of rooflights. Policy CO12 which covers conversion of traditional outbuilding and states that the design should be of high quality and respect the character of the building. I would therefore suggest that should the large 'vehicular style' opening for bi-fold doors be sought then at the very least it should be reduced in width and the rooflights should be relocated to the rear of the property rather than the principal elevation. It would be uncharacteristic to have so many openings in an agricultural building of this size. I also note a number of lights are shown on the drawings but condition 30 has not been discharged. The light attached to the principal building is reasonable but the number lights to the attached outbuilding appear excessive. Given the large glazed section and the numerous rooflights proposed there is great potential for light seepage in the design of the building which will only be further exasperated by the external lighting. Could we have more details of the lighting proposed or this be conditioned to approve?

I note in the application that the applicant mentions Border Archaeology have been instructed to carry out a scheme of HBR in accordance with the original consent. Can the case officer please remind the applicant that they must submit a WSI for approval prior to any HBR survey.

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0267/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 26 May 2021 08:24:18

Please see email to [planning](#) / case officer

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

Comment Type is Comment
Letter ID: 565329

From:
To: [Planning](#)
Subject: RE: NYM/2021/0267/FL
Date: 26 May 2021 11:30:12

Good morning

The council had no objections to this application.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
Sent: 21 April 2021 10:14
To: Egton-p
Subject: NYM/2021/0267/FL
Importance: High

Reference: NYM/2021/0267/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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0267/FL**

Proposed Development: Application for variation of conditions 2 (material amendment) 3, 4, 5, 11 and 21 of planning approval NYM/2020/0294/FL to allow omission of approved store and office and use of building instead as additional living accommodation to farmhouse, installation of oil tank, omission of ramblers accommodation/games room and demolition of 1 no. outbuilding, conversion of remaining outbuilding to 1 no. holiday cottage together with changes to landscaping and access track

Location: Lodge Hill Farm,
Egton Grange

Applicant: Mr Robert Dillon

CH Ref: **Case Officer:** Ged Lyth
Area Ref: 4/32/258B **Tel:**
County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 12 May 2021

FAO: Hilary Saunders **Copies to:**

On the clear understanding that the properties associated with this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

Signed: <p style="text-align: center;"><i>Ged Lyth</i></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ e-mail:
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NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: M Logan

10 May 2021

Dear Sir or Madam

Mrs D M Hewitt, Lodge Hill Farm, Egton Grange, Egton Bridge, Whitby, YO22 5AZ

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 21 April 2021
Plans No: NYM/2021/0267/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

Mrs D M Hewitt
Lodge Hill Farm
Egton Grange
Egton Bridge
Whitby
YO22 5AZ

Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

www.northyorksfire.gov.uk

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/key-documents/links-registers.

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

M Logan

From: Elspeth Ingleby
Sent: 07 May 2021 12:14
To: Hilary Saunders
Cc: Planning; Holly Ramsden; Mike Hawtin
Subject: NYM/2021/0267/FL - Lodge Hill Farm, Egton Grange

Dear Hilary

The proposed alterations to the permitted development appear to impact on the ecological value of the site.

Bats and Barn Owls

The original application retained the roof space of the main house as being undeveloped, reopening access to the existing barn owl roost providing a long term compensation option for the loss of the barn owl box used by breeding owls in the main outbuilding range. The proposed roost box on the south side of the outbuilding range, close to several access doors and also windows is not likely to be used due to the disturbance of the site and therefore some other form of mitigation needs to be provided, to provide a long term nest site for barn owl. I strongly recommend that the applicant engages a professional ecologist to advise in this regard.

The undeveloped house roof of the approved application also provided an optimum site for the required bat loft (to compensate for loss of a brown-long eared bat roost) and a potential siting for bat access tiles into a roof lined with bitumen type 1F felt (the only type that can be safely used where bats anticipated to be roosting due to the tangle risk of breathable membranes). With the new proposals including the development of the house void into a living space, I believe we need some assurance that the required loft can be provided elsewhere on the site as there is no indication on the plans for the various outbuildings on site that any of these will be modified to enable inclusion of bat roosting space. The applicant should also be aware that revised bat surveys will be required before applying for a bat licence (which will be required prior to works on the farmhouse or the long range of outbuildings) as in general only survey data from the most recent survey season is accepted in support of a bat licence application. A licenced bat surveyor will be able to advise as to the best location for the required compensatory features.

Lighting

The indicative lights shown on the plans for the farmhouse extension are not appropriate as they are not compliant with our dark skies qualities. (Mike you may want to check whether you think the additional glazing proposed on the farmhouse is likely to be an issue or not)

Trees/hedging

The suggested alterations to the access track appear to impact on one or two mature trees as well as established hedging. Can additional details please be provided as to what the anticipated loss of hedging will be please (I expect Mark to comment on what is required re the trees).

Many thanks

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM
Ecologist
North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From: Hilary Saunders

Sent: 06 May 2021 16:03

To:

Subject: RE: New application post - NYM/2021/0267/FL - Lodge Hill Farm, Egton Grange - Parish

The determination date is 4 June so that will be fine.

Thanks

Hilary

Hilary Saunders
Planning Team Leader (Development Management)
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Tel: 01439 772700

www.northyorkmoors.org.uk

Following the Government's announcement of new national restrictions (4 January 2021) the office in Helmsley will remain closed however reception staff will be available to answer telephone calls remotely during normal office hours and will periodically visit the office to collect mail. We will continue to provide an effective planning service; however Officers will be unable to meet directly to offer advice, although site visits for applications and enforcement purposes will still be undertaken, with safeguards in place.

From: C A Harrison

Sent: 06 May 2021 15:55

To: Hilary Saunders

Subject: RE: New application post - NYM/2021/0267/FL - Lodge Hill Farm, Egton Grange - Parish

Good afternoon

I am sorry, but the meeting has been postponed until 25 May, is it ok to send comments 26th?

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
To: [Planning](#)
Subject: Lodge Hill Farm, Egton Grange - variation of conditions 2 (material amendment) 3, 4, 5, 11 and 21 of planning approval NYM/2020/0294/FL etc. NYM/2021/0267/FL
Date: 21 April 2021 10:38:57

FAO Mrs H Saunders

Lodge Hill Farm, Egton Grange - variation of conditions 2 (material amendment) 3, 4, 5, 11 and 21 of planning approval NYM/2020/0294/FL etc. NYM/2021/0267/FL

I refer to your e-mail of the 21st April 2021 regarding the above application. I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds
Residential Regulation Manager
Scarborough Borough Council

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From:
[Planning](#)
Subject: FW: Lodge Hill Farm, Egton Grange - variation of conditions 2 (material amendment) 3, 4, 5, 11 and 21 of planning approval NYM/2020/0294/FL etc. NYM/2021/0267/FL
Date: 21 April 2021 16:58:55

Your ref: NYM/2021/0267/FL
Proposal: Application for variation of conditions 2 (material amendment) 3, 4, 5, 11 and 21 of planning approval NYM/2020/0294/FL to allow omission of approved store and office and use of building instead as additional living accommodation to farmhouse, installation of oil tank, omission of ramblers accommodation/games room and demolition of 1 no. outbuilding, conversion of remaining outbuilding to 1 no. holiday cottage together with changes to landscaping and access track
Address: Lodge Hill Farm, Egton Grange

In addition to my colleagues comments below, I would like to add that the water to this property is supplied via a spring private water supply. This means that should the proposed development of holiday accommodation go ahead, the water supply will be subject to annual sampling under the Private Water Supplies Regulations 2016, the cost of which will be borne by the applicants. The supply will also be subject to a five yearly risk assessment. I would strongly encourage the applicants to contact the Borough Council for advice on maintenance and required treatment of the supply.

Regards,

Stephanie Baines ACIEH
Technical Officer (Residential Regulation Team)
Environmental Health
Scarborough Borough Council

From: Steve Reynolds
Sent: 21 April 2021 10:39
To: 'planning@northyorkmoors.org.uk'
Subject: Lodge Hill Farm, Egton Grange - variation of conditions 2 (material amendment) 3, 4, 5, 11 and 21 of planning approval NYM/2020/0294/FL etc. NYM/2021/0267/FL

FAO Mrs H Saunders

Lodge Hill Farm, Egton Grange - variation of conditions 2 (material amendment) 3, 4, 5, 11 and 21 of planning approval NYM/2020/0294/FL etc. NYM/2021/0267/FL

I refer to your e-mail of the 21st April 2021 regarding the above application. I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds
Residential Regulation Manager
Scarborough Borough Council

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From:
To: [Planning](#)
Subject: RE: NYM/2021/0267/FL
Date: 23 April 2021 13:05:26

Good morning

The next council meeting for this to be considered will be 18th May. The council therefore could send comments 19th May.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
Sent: 21 April 2021 10:14
To:
Subject: NYM/2021/0267/FL
Importance: High

Reference: NYM/2021/0267/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
Tel: 01439 772700
www.northyorkmoors.org.uk