
From: Robert Dillon
Sent: 08 June 2021 17:09
To:
Subject: Re: NYM/2021/0267/FL - Lodge Hill Farm, Egton Grange

Hi Hilary

We will select a light fitting from the attachment and ensure the bulb is compliant.

Thank you for signing off on the new changes at lodge hill, the HBR was completed last week and I should have the report soon we have also submitted the application to natural England for the bat licence.

I am working on a document for the release of the planning conditions and again hope to have it with you soon

Thanks Robert & Sarah

From: Hilary Saunders
Date: Tuesday, 8 June 2021 at 15:20
To: Robert Dillon
Subject: FW: NYM/2021/0267/FL - Lodge Hill Farm, Egton Grange

Good afternoon Robert,

With regards to external lighting, our Dark Skies Officer has advices as follows:-

Looking at the link contained in the email to the IDA website, the light seems to meet our Dark Skies requirements however it seems to be listed by a US supplier which may make purchase more expensive.

If it makes it easier for the applicant there are some similar lights on the attached from UK suppliers. If they can get the light they specified easily then it is compliant providing it is fitted with a 2700k bulb.

Hope that helps

Kind regards

Hilary

Mrs Hilary Saunders MRTPI
Planning Team Leader (Development Management)
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Following the Government's cautious easing of national restrictions since 29 March 2021 and the recent easing from 17 May, Planning Officers are now available to meet on site or at the office in Helmsley by prior appointment and subject to adherence to the Authority's Covid-19 safeguarding protocol (in the case of pre-application advice this will be subject to the normal fees). The office in Helmsley is likely to re-open to the public on 21 June, however until this date staff will be available to answer telephone calls and receive mail during normal office hours. For further information visit our [Planning Coronavirus Webpage](#).

From: Robert Dillon
Sent: 20 May 2021 17:19
To: Planning
Cc: Hilary Saunders
Subject: Re: NYM/2021/0267/FL - Lodge Hill Farm, Egton Grange

Good afternoon Hilary

Thank you for your email, please find attached revised drawings now showing a new location for the owl box as advised by David Watts, bat safe roofing felt and tiles in the 3rd annex and revised lighting specification. I have a meeting with Robert Childerhouse (Mulgrave estate) on the 11th June and will advise if they are willing to release more land for the track diversion.

<https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/#!/Home-Decorators-Collection-Morrilton-40W-1-Light-Satin-Bronze-Integrated-LED-Outdoor-Wall-Lantern-HB7083-34/p/201864789/category=0>

Please note we have employed DWA Ecology <https://www.davidwattsassociates.co.uk> DWA have completed a updated bat monitoring survey which I will forward to you shortly and will proceed to apply for a natural England bat license.

We have also instructed Border archaeology to carry out a HBR

Warm regards Robert Dillon

From: Hilary Saunders
Date: Friday, 7 May 2021 at 16:03
To: Robert Dillon
Subject: FW: NYM/2021/0267/FL - Lodge Hill Farm, Egton Grange

Good afternoon Robert,

Please see attached comments from the Authority's Ecologist which require some further information.

Kind regards

Hilary

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

>; Holly Ramsden

; Mike

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



North York Moors
National Park

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