

From:
To:
Cc: [Planning](#)
Subject: RE: NYM2020/0360/FL - Comments on the Bat Report
Date: 01 July 2021 09:36:47

Apologies Ailsa, I think this one slipped through.

The submitted Bat Roost Assessment dated June 2021 which accompanies this application provides a sufficiently comprehensive assessment of the bat use of the building. Dawn and dusk surveys conducted at an appropriate time of year have found no evidence of roosting within the barn itself, although there appears to be a good level of bat activity in the wider area with frequent foraging and commuting recorded. As such, planning permission may be granted for the works. I would request that section 5 of the report covering conclusions and recommendations is conditioned.

Breeding birds (in the form of old nests) were recorded within the barn, and therefore I would also request that the timing of works is restricted to outside of the bird breeding season (which is March to August inclusive) unless the site is first checked immediately prior to works by a suitably qualified ecologist for breeding birds. Any nests found must be left undisturbed until chicks fledge and the nest is abandoned.

As there will be some loss of potential nesting/roosting habitat in the area with the development of the building I would recommend that some enhancement of the site is included in the plans, in the form of a long lasting bat box and long lasting bird box to be attached to the building post development in suitable locations, for which I am sure the applicants ecologist can advise.

Many thanks

Elspeth

From:
To: [Planning](#)
Subject: Home Farm, Dunsley Lane, Dunsley - conversion of existing redundant agricultural buildings to 2 no. holiday letting cottages NYM/2020/0360/FL
Date: 02 October 2020 13:19:07

FAO Ailsa Teasdale

Home Farm, Dunsley Lane, Dunsley - conversion of existing redundant agricultural buildings to 2 no. holiday letting cottages NYM/2020/0360/FL

I refer to your e-mail of the 2nd October 2020 regarding the above application. I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

www.scarborough.gov.uk

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From:
To: [Planning](#)
Subject: Re: NYM/2020/0360/FL
Date: 27 August 2020 19:54:43

Dear Team

Please be advised that Parish Council has No Objections to this application.

Regards

Victoria Pitts
Parish Clerk
Newholm cum Dunsley Parish Council
c/o Davison Farm, Egton, Whitby, YO21 1UA

[Internal Privacy Notice](#)

[General Privacy Notice](#)

On Tue, Jul 14, 2020 at 5:09 PM <planning@northyorkmoors.org.uk> wrote:

As you will be aware the North York Moors National Park Authority office is closed. As a result of staff no longer having access to printers and post, regrettably the Authority has had to temporarily suspend neighbour consultation letters. As your Parish/Town Council/Meeting may wish to display the attached site notice in your Parish notice board and/or send to any relevant person locally you consider may be affected by the proposal, we have provided a copy for your usage.

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at The Old Vicarage, Bondgate, Helmsley, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Authority reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at planning@northyorkmoors.org.uk who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0360/FL**

Proposed Development: Application for conversion of existing redundant agricultural buildings to 2 no. holiday letting cottages with associated parking and landscaping works

Location: Home Farm, Dunsley Lane, Dunsley

Applicant: Paul and Alison Hodgson

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/39/5176A **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 4 August 2020

FAO: Ailsa Teasdale **Copies to:**

The proposals are not expected to have any significant impact on the public highway.

Consequently there are **no local highway authority objections** to the proposed development

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM20/0360/FL

From:
To: [Ailsa Teasdale](#)
Cc: [Planning](#)
Subject: NYM/2020/0360/FL - Home Farm, Dunsley Lane, Dunsley
Date: 31 July 2020 10:42:05

Dear Ailsa

The Preliminary Ecological Appraisal, carried out by JP Environmental and dated June 2020, submitted with this application demonstrates that there is a low potential for bat roosts within the buildings to be converted, along with numerous, although disused nests, and potential for barn owl although no noted presence. As indicated in the appraisal, a bat activity survey will be required to demonstrate that no bat roosts are believed to be present. **Planning permission cannot be given until this additional information is provided and assessed.**

Although the valid bat survey season incorporates mid-May through to September, it is important to note that single surveys in September do not always provide confidence in bat absence due to the transient nature of bat roosts at this time of year which is after the breeding season. I would therefore strongly recommend that this activity survey is carried out as soon as possible, and **by the end of August at the latest** to give confidence to findings and prevent a delay to the application from a need to await the next survey season the following year. Should bat presence be found during this survey, additional activity surveys may be required in order to establish the full number and type of roosts present, both for us to be able to determine the planning application and for the applicant to obtain a bat licence should this be necessary. At least one of the additional surveys (if required) could be conducted in September if necessary.

Bird nests are present, and therefore if ultimately approved we would need to condition that works on the buildings commence outwith of the bird breeding season (March – Aug inclusive) unless checked immediately prior (within 48 hours) by a qualified ecologist. Any active bird nests must be left undisturbed until chicks fledge and the nest abandoned. Whilst many of the species noted are common and readily nest in a range of habitats, swallows are particularly detrimentally affected by the conversion of traditional outbuildings as the range of potential nest sites in the area is reduced. The applicant should clarify if alternative nesting habitat for swallow is present elsewhere on the site – if so, this should be retained for use by swallows, and if not some suitable provision should be made, for example through the construction of a simple lean-to which is open on one side, or by retaining bird access into the storage building.

Barn Owl are not considered to be present, but the buildings are noted as being of good suitability to future use by this species and presence is recorded within the surrounding area. If works are not commenced within 1 year of the most recent check for barn owl (the supplied PEA) then an additional check of the site by a qualified ecologist will be required to ensure that use of the site by a Barn Owl has not commenced in the interim. I would also strongly recommend that a barn owl box is erected in a suitable location on the farm to provide potential roosting/nesting habitat for this species given the loss of the buildings as potential future nest sites.

Any questions, let me know!

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:
To: [Planning](#)
Subject: Home Farm, Dunsley Lane, Dunsley - conversion of existing redundant agricultural buildings to 2 no. holiday letting cottages with associated parking and landscaping works NYM/2020/0360/FL
Date: 31 July 2020 12:43:30
Attachments: [NYM_2020_0360_FL.pdf](#)

FAO Mrs Ailsa Teasdale

Home Farm, Dunsley Lane, Dunsley - conversion of existing redundant agricultural buildings to 2 no. holiday letting cottages with associated parking and landscaping works NYM/2020/0360/FL

I refer to your e-mail of the 14th July 2020 regarding the above application. I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Thanks

Mark Baxter.

Mark Baxter BSc (Hons) MCIEH
Environmental Health Officer,
Residential Regulation Team,
Scarborough Borough Council,

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From:
To: [Planning](#)
Subject: RE: NYM/2020/0360/FL - PAWS WITHIN & ASNW OUTWITH 500M
Date: 30 July 2020 13:41:37

Dear Sir or Madam,

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission's [Standing Advice on Ancient Woodland](#) – plus supporting [Assessment Guide and Case Decisions](#).

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

These comments are based upon information available to us through a desk study of the case, including the [Ancient Woodland Inventory](#) (maintained by Natural England), which can be viewed on the [MAGIC Map Browser](#), and our general local knowledge of the area.

We suggest that you take regard of any points provided by Natural England about the biodiversity of the woodland.

We also assume that as part of the planning process, the local authority has given a screening opinion as to whether or not an Environmental Impact Assessment is needed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. If not, it is worth advising the applicant to approach the Forestry Commission to provide an opinion as to whether or not an Environmental Impact Assessment is needed under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended.

We hope these comments are helpful to you. If you have any further queries please do not hesitate to contact me.

Yours faithfully,

Serena Clifford

Y&NE Area Administration Officer
Forestry Commission
Yorkshire & North East Area
Foss House, King's Pool,
1-2 Peasholme Green,
York
YO1 7PX

yne@forestrycommission.gov.uk

Please note our new email address, please update your records.

Protecting and expanding England's forests and woodlands, and increasing their value to society and the environment

A summary of Government policy on ancient woodland

[Natural Environment and Rural Communities Act 2006](#) (published October 2006).

Section 40 – “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.

[National Planning Policy Framework](#) (published July 2018).

Paragraph 175 – “*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*”.

[National Planning Practice Guidance](#) – Natural Environment Guidance. (published March 2014)

This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission’s role as a non statutory consultee on “*development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in [Natural England’s Ancient Woodland Inventory](#)), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings*”

It also notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, **Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework.** It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.

[The UK Forestry Standard](#) (4th edition published August 2017).

Page 23: “Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance (SLNCIs)”.

[Keepers of Time](#) – A Statement of Policy for England’s Ancient and Native Woodland (published June 2005).

Page 10 “The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland”.

[Natural Environment White Paper “The Natural Choice”](#) (published June 2011)

Paragraph 2.53 - This has a “renewed commitment to conserving and restoring ancient woodlands”.

Paragraph 2.56 – “The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites”.

[Standing Advice for Ancient Woodland and Veteran Trees](#) (first published October 2014, revised November 2018)

This advice, issued jointly by Natural England and the Forestry Commission, is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it.

The Standing Advice refers to an [Assessment Guide](#). This guide sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.

[Biodiversity 2020: a strategy for England’s wildlife and ecosystem services](#) (published August 2011).

Paragraph 2.16 - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).

Importance and Designation of Ancient and Native Woodland

Ancient Semi Natural Woodland (ASNW)

Woodland composed of mainly native trees and shrubs derived from natural seedfall or coppice rather than from planting, and known to be continuously present on the site since at least AD 1600. Ancient Woodland sites are shown on Natural England’s Inventory of Ancient Woodland.

Plantations on Ancient Woodland Site (PAWS)

Woodlands derived from past planting, but on sites known to be continuously wooded in one form or another since at least AD 1600. They can be replanted with conifer and broadleaved trees and can retain ancient woodland features, such as undisturbed soil, ground flora and fungi. Very old PAWS composed of native species can have characteristics of ASNW. Ancient Woodland sites (including PAWS) are on Natural England’s Inventory of Ancient Woodland.

Other Semi-Natural Woodland (OSNW)

Woodland which has arisen since AD 1600, is derived from natural seedfall or planting and consists of at least 80% locally native trees and shrubs (i.e., species historically found in England that would arise naturally on the site). Sometimes known as 'recent semi-natural woodland'.

Other woodlands may have developed considerable ecological value, especially if they have been established on cultivated land or been present for many decades.

Information Tools – The Ancient Woodland Inventory

This is described as provisional because new information may become available that shows that woods not on the inventory are likely to be ancient or, occasionally, vice versa. In addition ancient woods less than two hectares or open woodland such as ancient wood-pasture sites were generally not included on the inventories. For more technical detail see [Natural England's Ancient Woodland Inventory](#). Inspection may determine that other areas qualify.

As an example of further information becoming available, Wealden District Council, in partnership with the Forestry Commission, Countryside Agency, the Woodland Trust and the High Weald AONB revised the inventory in their district, including areas under 2ha. Some other local authorities have taken this approach.

Further Guidance

[Felling Licences](#) - Under the Forestry Act (1967) a Felling Licence is required for felling more than 5 cubic metres per calendar quarter. Failure to obtain a licence may lead to prosecution and the issue of a restocking notice.

[Environmental Impact Assessment](#) - Under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended, deforestation which is likely to have a significant impact on the environment may also require formal consent from the Forestry Commission.

originated outside your organisation.

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at The Old Vicarage, Bondgate, Helmsley, .

The attached correspondence contains important information; please retain it for your records.

From:

Subject: NYM/2020/0360/FL Home Farm, Dunsley archaeology

Date: 27 July 2020 13:46:08

Hi Ailsa,

If this application is successful it will require a condition for an archaeological watching brief on the groundworks for any new soakaways, drainage and bio-digester please. This should include a requirement for a WSI approved by a National Park archaeologist, and for a report to be submitted to the HER.

The site lies close to HER 1246, the remains of a non-designated medieval chapel, and within HER 4666, an entry for the medieval village of Dunsley. The village is mentioned in Domesday so presumably predates the Conquest, giving the potential for important medieval stratigraphy and finds. This is further supported by HER 4667 just to the east of the site, a record of medieval pottery discovered in a now destroyed earthwork on the edge of the village. The site lies on a bank of some depth above the road, and so there is still the potential for archaeological information in there below any recent farming activity.

As ever, happy to discuss the reasons for mitigation with anyone if needed.

Best,

Nick Mason
Archaeology Officer

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

From:

Subject: NYM/2020/0360/FL
Date: 21 July 2020 15:41:36

Afternoon,

Do we have any docs for the above application? It's pretty close to the site of a medieval village/chapel, it might need a watching brief depending on the landscaping required. Cheers!

Nick Mason
Archaeology Officer

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