

From:
To: [Planning](#)
Subject: FAO Mrs Alisa Teasdale REF: NYM/2021/0395/FL Deanside, Littlebeck Lane, Sneaton
Date: 08 July 2021 09:36:29

Dear Mrs Teasdale,

Our ref: 359262

Your ref: NYM/2021/0395/FL

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 07 June 2021 (Our Ref: 354892).

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Matt Kirkham

Matt Kirkham
Operations Delivery
Consultations Team
Natural England
County Hall
Spetchley Road
Worcester WR5 2NP

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Thriving Nature
for people and planet



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<http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.

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Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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From:
To: [Planning](#)
Subject: Re: NYM/2021/0395/FL
Date: 05 July 2021 14:10:46

Dear Team

The parish council has already submitted a response to the original application. Unfortunately, it is unable to respond to the amended application due to the 10 day deadline.

Regards

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA

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From:
To: [Planning](#)
Subject: Deanside, Littlebeck Lane, Sneaton - Application for demolition of outbuildings, construction of two storey extension to dwelling, dormer windows and conservatory, erection of part stable etc. NYM/2021/0395/FL
Date: 02 July 2021 16:33:24

FAO Mrs Ailsa Teasdale

Deanside, Littlebeck Lane, Sneaton - Application for demolition of outbuildings, construction of two storey extension to dwelling, dormer windows and conservatory, erection of part stable etc. NYM/2021/0395/FL

I refer to your e-mail of the 2nd July 2021 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION-
ADDITIONAL/AMENDED INFORMATION**

Application No: **NYM21/0395/FL**

Proposed Development: demolition of outbuildings, alterations and construction of two storey extension to dwelling, erection of part stable/part agricultural storage building and change of use of land to form manège

Location: Deanside, Littlebeck Lane, Sneaton

Applicant: Mr Matthew and Mrs Cheryl Billson Hodges

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

Area Ref: 4/34/5185 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 24 June 2021

FAO: Ailsa Teasdale **Copies to:**

This recommendation supersedes the Local Highway Authority recommendation dated 15/6/21

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The existing access near the house is below current standards in terms of visibility for drivers exiting. However, the proposals are not expected to increase the amount of traffic entering or leaving at this existing location. A new double gated access has been formed further along the road which appears will be the main access for the manège. This access which crosses the highway verge has not been constructed to highway standards.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. MHC-03 New and altered Private Access or Verge Crossing at Deneside, Pasture Field Lane

The development must not be brought into use until the access to the site at the double gated field entrance has been set out and constructed in accordance with the

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0395/FL

‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the Standard Detail number E50 and the following requirements.

- Any gates or barriers must not be able to swing over the existing highway.
- That part of the access extending 12 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHi-C New and altered Private Access or Verge Crossing –(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council’s web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

2. MHC-05 Visibility Splays at the double gated field access on Pasture Field Lane
There must be no access or egress by any vehicles between the highway and the application site at Deneside, Pasture Field Lane until splays are provided giving clear visibility of 70 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0395/FL

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:

From: Victoria Pitts
Sent: 22 June 2021 10:15
To: Ailsa Teasdale; Planning
Subject: Re: FW: New application post - NYM/2021/0395/FL - Deanside, Littlebeck Lane, Sneaton - Parish

Dear Team

At last night's meeting the Parish Council resolved the following:

Resolved No Objections providing that NYMNPA are satisfied the changes fall within their plan and that there is a condition that the horse facilities are not used commercially

Regards

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA

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From:
To: [Planning](#)
Subject: Bird, bat and swift informatives 24.05.2021- 06.06.2021
Date: 14 June 2021 10:03:16

Hi Planning,

If the following applications are approved please can a **bat informative** be included within the decision notice

NYM/2021/

0420/FL - Ellerby Crossing Cottage, Coverdale Lane,
Mickleby
0411/FL - Watson Scout Centre, Carlton in Cleveland
0164/FL - Fair View, Old Byland
0413/FL - Middle Cottage, Thimbleby
0114/FL- Partridge Hill Farm, Ugglebarnby
0389/NM - Oak House, Main Street, Cold Kirby
0369/FL - 70 High Street, Swainby
0228/FL - Rawcliffe Bank Top Farm, Newton on
Rawcliffe
0395/FL - Deanside, Littlebeck Lane, Sneaton
0397/FL - Brackenburn, Ingleby Greenhow

If the following applications are approved please can a **bird informative** be included within the decision notice

NYM/2021/

0420/FL - Ellerby Crossing Cottage, Coverdale Lane,
Mickleby
0411/FL - Watson Scout Centre, Carlton in Cleveland
0164/FL - Fair View, Old Byland
0413/FL - Middle Cottage, Thimbleby
0384/FL - Toad Hall, Daleside Road, Farndale
0369/FL - 70 High Street, Swainby
0228/FL - Rawcliffe Bank Top Farm, Newton on
Rawcliffe
0395/FL - Deanside, Littlebeck Lane, Sneaton

If the following applications are approved please can a **Swift informative** be included within the decision notice

NYM/2021/

0420/FL - Ellerby Crossing Cottage, Coverdale Lane,
Mickleby
0411/FL - Watson Scout Centre, Carlton in Cleveland
0413/FL - Middle Cottage, Thimbleby
0369/FL - 70 High Street, Swainby
0228/FL - Rawcliffe Bank Top Farm, Newton on
Rawcliffe
0395/FL - Deanside, Littlebeck Lane, Sneaton

Thanks,
Victoria

Victoria Franklin
Conservation Graduate Trainee

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

www.northyorkmoors.org.uk

Date: 07 June 2021
Our ref: 354892
Your ref: NYM/2021/0395/FL



North York Moors National Park Authority
planning@northyorkmoors.org.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Dear Sir/Madam

**Planning consultation: Application for demolition of outbuildings, alterations and construction of two storey extension to dwelling, erection of part stable/part agricultural storage building and change of use of land to form manege.
Location: Deanside, Littlebeck Lane, Sneaton**

Thank you for your consultation on the above dated 26 May 2021 which was received by Natural England on 26 May 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset

designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to

Yours faithfully

Ed McIntyre
Consultations Team

Annex - Generic advice on natural environment impacts and opportunities

Sites of Special Scientific Interest (SSSIs)

Local authorities have responsibilities for the conservation of SSSIs under s28G of the Wildlife & Countryside Act 1981 (as amended). The National Planning Policy Framework (paragraph 175c) states that development likely to have an adverse effect on SSSIs should not normally be permitted. Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found here². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

Protected landscapes

For developments within or within the setting of a National Park or Area of Outstanding Natural Beauty (AONB), we advise you to apply national and local policies, together with local landscape expertise and

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

information to determine the proposal. The National Planning Policy Framework (NPPF) (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise you to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.

Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000 for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent the special character of Heritage Coasts and the importance of its conservation.

Landscape

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access.

Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.

Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

From:
To: [Planning](#)
Subject: Re: NYM/2021/0395/FL
Date: 05 June 2021 16:03:24

Dear Team

The parish council meeting is scheduled for the 21/6/21, may we ask for extension to respond.

Regards

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA

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From:

Subject: Deanside, Littlebeck Lane, Sneaton - Demolition of outbuildings, alterations and construction of two storey extension etc. NYM/2021/0395/FL

Date: 26 May 2021 11:47:47

FAO Mrs Ailsa Teasdale

Deanside, Littlebeck Lane, Sneaton - Demolition of outbuildings, alterations and construction of two storey extension etc. NYM/2021/0395/FL

I refer to your e-mail of the 26th May 2021 regarding the above application. I hereby confirm that I have no objections to the proposal on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds
Residential Regulation Manager
Scarborough Borough Council

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