

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/1018/FL**

Proposed Development: change of use of sawmill timber yard to visitor car park with associated works including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath

Location: Former Saw Mill Timber Yard, East Row, Sandsend

Applicant: The Mulgrave Estate

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

Area Ref: 4/39/272

County Road No:

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

Date: 4 August 2021

FAO: Mr M Hill

Copies to:

The National Park and Scarborough BC boundaries as the Planning authorities, runs through the middle of the site so two applications have been received and I confirm the same response is being given to both the NYMNP and to Scarborough BC.

Note to the Planning Officer:

The Local Highway Authority has received further information, with the submission of the Transport Assessment addendum and new plans, since the issue of the recommendation dated 16th February 2021

Whilst the LHA still have some concerns about the proposals, it is acknowledged that the applicant has addressed the original concerns to a sufficient level for the LHA to submit a recommendation. It should be noted that this recommendation is based on the provision of the car park but does not take into account any possible future developments.

With reference to the previous concerns:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/1018/FL

1. Regarding the proposed measures to be put in place to prevent pedestrians crossing the A174 at the NW corner of the existing bridge, the LHA are satisfied that these are expected to deter the vast majority of pedestrians.
2. The inclusion of the capacity assessment demonstrates that this would be adequate.
3. Visibility splays, although the addendum and drawing 11613/003 suggest that this is adequate, the LHA would require a plan showing a coach vehicle as the approaching vehicle to demonstrate that the splay would be available. This may have the knock on effect of pushing the waiting vehicle back further.
4. Pedestrian and Cycle routes and the issues identified within the Stage 1 safety Audit. The proposals for surfacing, drainage, fencing and signage are all expected to add to the encouragement for the pedestrians to avoid the undesirable route.

The revised plans have raised some new concerns.

1. To avoid vehicles queuing in the public highway of the A174, the access road near the entrance will require to be kept clear of parked vehicles obstructing the route. Measures should be taken to prohibit parking outside the buildings along this route.
2. The fencing and signage to direct the pedestrians is required to avoid obstructing the vehicular routes and drivers visibility.
3. The current plans do not include any highway signs. It should be noted that any signs within the highway boundary would need to be conforming to standard designs, locations agreed with the LHA and funded by the applicant.
4. No signs located on the applicant's ground near the access within the visibility splays would be permitted.
5. The proposals include some elements within the Highway boundary. Section 5.5.5 of the addendum and drawing 11613-006 refers to pedestrian deterrent paving on the East Row bridge but the extents and any fencing / barrier locations need to be agreed to show the pedestrians are directed along the desired route.

It is thus recommended that

1. MHC-07 Delivery of off-site highway Works

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- Pedestrian deterrent paving works description on East Row Bridge prior to the car park being available for the public to use
- access improvement works description at the north west corner of East Row bridge prior to commencement of construction of the car park

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/1018/FL

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason for Condition

To ensure that the design is appropriate in the interests of the safety and convenience of 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 .

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/1018/FL

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

2. MHC-09B Provision of Approved Access, Turning and Parking Areas

No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

**3.MHC-05 Visibility Splays for vehicles turning right off the A174 into the application site.
(revised)**

There must be no access or egress by any vehicles between the highway and the application site until revised details showing the required splays are provided giving clear visibility for drivers waiting to turn right off the A174. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 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:

NYM20/1018/FL

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

From:
To: [Planning](#)
Subject: Re: New application post - NYM/2020/1018/FL - Former Saw Mill Timber Yard, East Row, Sandsend - Parish
Date: 25 June 2021 08:32:57

Dear Team

At the meeting of Newholm cum Dunsley Parish Council on the evening of the 24 June 2021, the parish council resolved No Objections to this application.

Regards

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

Website: <https://newholmcumdunsleyparishcouncil.wordpress.com/>

[Internal Privacy Notice](#)

[General Privacy Notice](#)

From:
To: [Planning](#)
Subject: Re: NYM/2020/1018/FL, proposed car park at East Row, Sandsend
Date: 24 June 2021 20:31:18

Further information has been received in respect of the above which the Council believes may be relevant to this application.

Please would you advise if a further response to the consultation can be made after the next Parish Council meeting scheduled for 6 July 2021 or if the date for comments will have passed.

Many thanks in anticipation.

Kind Regards on behalf of Lythe Parish Council
Judy Clark, Clerk to the Council

www.lytheparishcouncil.org

This transmission is confidential for the sole use of the addressee(s). If received in error, please notify us immediately and delete it. Any disclosure, reproduction, modification or publication of this transmission without prior written consent is strictly prohibited. Lythe Parish Council will not disclose your email address to any other party.

From:
To: [Planning](#)
Subject: Re: NYM/2020/1018/FL
Date: 04 June 2021 12:08:30

I confirm that the above application was discussed at the Lythe Parish Council meeting on 1 June 2021 and that the Council has the following comments:

- It was noted that the data within the Sanderson Associates (Consulting Engineers) Ltd report:
 - in respect of the Automatic Traffic Count (ATC), data was collected in November 2017 and whilst there had been account taken of predicted traffic growth in the report, it was felt that this did not reflect seasonal traffic volumes and therefore must be reviewed by the North Yorkshire Highways who have the necessary skills and expertise to make a competent assessment.
 - A road safety audit took place on 1 March 2021, a time period during the third national lockdown due to covid19, again comments on the data contained within this section should be made by North Yorkshire Highways.
- The Council understands that 24-hour access is required at the Yorkshire Water pumping station located by the entrance to the proposed pedestrian bridge in the current East Row car park. This is to enable vacuum tankers to carry out work to prevent foul water discharge into East Row beck and subsequently the sea. The Council assume that Yorkshire Water will be consulted via the Environment Agency.
- Whilst it appears that the proposed pedestrian bridge on Brewery Lane aims to ensure pedestrians use this bridge solely for access/egress to the car park and not veer elsewhere, methods should be employed to ensure that they do not veer elsewhere.

Kind Regards on behalf of Lythe Parish Council
Judy Clark, Clerk to the Council

This transmission is confidential for the sole use of the addressee(s). If received in error, please notify us immediately and delete it. Any disclosure, reproduction, modification or publication of this transmission without prior written consent is strictly prohibited. Lythe Parish Council will not disclose your email address to any other party.



Mr M Hill
North York Moors National Park Authority
The Old Vicarage
Bondgate
Hemlsley, York
YO62 5BP

Our ref: P01352430

3 June 2021

Dear Mr Hill

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**FORMER SAW MILL, TIMBER YARD, EAST ROW, SANDSEND, NORTH
YORKSHIRE**

Application No. NYM/2020/1018/FL

Thank you for your letter of 24 May 2021 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We have considered the revisions to the plans that have been submitted and wish to continue to express our support in principle for the works proposed.

We refer you to the advice provided in our letter dated 2 February 2021, as the issues raised should still be addressed.

As the amount of infrastructure to facilitate the movement of pedestrians increases, such as signage, the segregation of the route between pedestrian and vehicles, the new pedestrian crossing etc, so does the potential for all of these interventions to impact, positively or negatively, on the character and appearance of the conservation area, the registered historic landscape and the setting of listed buildings.

We therefore wish to draw attention once again to the need to give careful consideration to the positioning, detailed design and materials for the new interventions, as well as the main car parking area itself. A sensitive and coherent design approach should be adopted and agreed to the satisfaction of your Conservation Officer.

Recommendation

Historic England has no objection to the application on heritage grounds.





We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 189, 192 and 196.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 calls for planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely



Kerry Babington

Inspector of Historic Buildings and Areas

cc:



From:
To: [Planning](#)
Subject: Comments on NYM/2020/1018/FL - Case Officer Mr M Hill - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 03 June 2021 11:16:14

No further comment

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

Comment Type is No additional comments
Letter ID: 567634

Mr M Hill
North York Moors National Park
Development Control
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2021/142614/02-L01
Your ref: NYM/2020/1018/FL
Date: 03 June 2021

Dear Mr Hill

APPLICATION FOR CHANGE OF USE OF SAWMILL TIMBER YARD TO VISITOR CAR PARK WITH ASSOCIATED WORKS INCLUDING SURFACING, INSTALLATION OF ASSOCIATED INFRASTRUCTURE (PAY STATIONS, CCTV POLES, CYCLE STANDS/LOCKERS, ELECTRIC VEHICLE CHARGING POINTS, BOUNDARY TREATMENT AND SIGNAGE) CONSTRUCTION OF VEHICLE BRIDGE AND CREATION OF SECTION OFFOOTPATH FORMER SAW MILL TIMBER YARD, EAST ROW, SANDSEND

Thank you for consulting the Environment Agency regarding the above mentioned proposed development. We have reviewed the information submitted and we wish to make the following comments

We have no further comments to those made previously which are shown below for your convenience

We have reviewed the information submitted with the application and have no objection to the proposal. Our detailed comments are as follows.

Flood Risk

Our current Flood Map for Planning shows that most of the site lies within Flood Zone 3, with a high probability of flooding from rivers and/or sea. It is necessary for the application to be supported by a site-specific flood risk assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

Environment Agency position

The FRA, by RWO Associates, ref RO/FRA/18165.1 dated October 2020, has been submitted. We have reviewed this FRA and provided the proposed development is in accordance with the submitted FRA then we have no objections.

The proposed bridge(s) should be of a clear span design above the design flood level.

As the watercourse in question is classed as an ordinary watercourse the Flood Risk Management Team at NYCC should be consulted regarding the proposals, as they would be the responsible / consenting body for any works affecting the watercourse (or that require LDA 1991 consent).

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.

www.gov.uk/environment-agency

Cont/d..

Informative

This development has been proposed within an area identified as being at risk of flooding. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing. The applicant must satisfy themselves that any vehicles floating, or displaced as a result of flooding, would not jeopardise others in the surrounding area.

Should you require any additional information or clarification, please do not hesitate to contact me on the details below.

Yours sincerely

Ms CLAIRE DENNISON
Sustainable Places - Planning Advisor



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

Mr Hill
Planning Officer
North York Moors National Park Authority

Mrs Val Hepworth
Manor House
Skeeby
Richmond
North Yorkshire
DL10 5DX

1st June 2021

Dear Mr Hill

NYM/2020/1018/FL Application for change of use of sawmill timber yard to visitor car park with associated works including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath at Former Saw Mill Timber Yard, East Row, Sandsend. RECONSULTATION

Thank you for re-consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens – Mulgrave Castle at grade II*. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.

We refer you to our letter of 26^h January and have no further comments to make.

Yours sincerely,

Val Hepworth
Trustee and Chairman Conservation and Planning

cc. John Stonard, Team Leader Development Advice, Yorkshire and the Northeast Historic England,
; Margie Hoffnung, the Gardens Trust

From:
To: [Planning](#)
Subject: Re: NYM/2020/1018/FL
Date: 29 May 2021 16:30:02

Dear Team

We have our next parish council meeting on the 24 June, is there a chance to delay response until after that date. The determination date detailed on the letter I believe is not accurate?

Regards

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

Website: <https://newholmcumdunsleyparishcouncil.wordpress.com/>

[Internal Privacy Notice](#)

[General Privacy Notice](#)

From:
To: [Planning](#)
Subject: FAO Mark Hill - RE: NYM/2020/1018/FL
Date: 28 May 2021 09:56:31

Dear Mark,

Thank you for contacting CPRENY regarding the amendments to this application. CPRENY has nothing further to add at this time over and above what was said in our previous comments dated 18th February 2021.

CPRENY continue to reserve the right to comment further should any additional information be submitted in support of the proposals.

Yours Sincerely

Fran Evans | Administrator

Web: www.cprenorthyorkshire.co.uk

Twitter: [CPRENY](#) | Facebook: [CPRENY](#)
LinkedIn: [CPRE North Yorkshire](#) | Instagram: [cpre_northyorkshire](#)

Address: P.O. Box 189, York, YO7 9BL



The countryside charity
North Yorkshire

 Please consider the environment before printing this e-mail

CPRE North Yorkshire "The Country Side Charity" CIO number 1174989

From:
To: [Planning](#)
Subject: RE: NYM/2020/1018/FL
Date: 21 May 2021 10:25:46

FAO Mr M Hill

I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Kind regards

Mark Baxter.

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

web: www.scarborough.gov.uk



The countryside charity
North Yorkshire

Chair: Jan Agar

CPRE North Yorkshire CIO
PO Box 189
York
YO7 9BL

Authority: North York Moors National Park Authority & Scarborough Borough Council

Type of consultation: planning application

Full details of application/consultation: Straddling Application

NYM/2021/1018/FL – change of use of sawmill timber yard to visitor car park with associated works including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath

20/02831/FL - Upgrade of existing junction onto A174, widening of access road, installation of footpath and pedestrian footbridge

At land at: Former Saw Mill Timber Yard, East Row, Sandsend; and,
The Existing Junction Onto A174 and Access Road/track At East Row, Sandsend

Type of response: Support with comments

Date of Submission: 18th February 2021

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvapanning.co.uk

Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the application for change of use of the former sawmill to a public carpark at Sandsend on behalf of the Mulgrave Estate to the North York Moors National Park Authority ('NPA') and Scarborough Borough Council ('SBC'). This response has been sent to both local authorities. It is understood that whilst this is a straddling application with different elements of the proposal falling under the jurisdiction of the different authorities neither scheme will occur without approval from both authorities as the proposal is inextricably linked.

CPRENY do not object to the principle of the development and recognise the benefits of providing dedicated off-road car parking for visitors to the coastline at this popular location. A dedicated space will allow for the proper parking of vehicles rather than roadside parking which can lead to highway safety concerns in relation to impaired views for road users and nuisance to residents. The parked vehicles also detract from the scenic and historic character of the coastline at this location.

It is understood that intensive pre-application conversations have taken place with both the NPA and SBC alongside several statutory consultees prior to and since submission of the application proposals. However, CPRENY support the Parish Council in their request for toilets to be incorporated into the proposal. A carpark offering 150 spaces could easily see 300plus people arrive at the coast in peak periods, and CPRENY do not believe that existing services and facilities will be able to cater for them. Therefore, self-contained toilets should be considered. The building should be carefully designed to fit into the development whilst considering the impacts of climate change and the requirement to achieve a net gain in biodiversity. As such CPRENY would suggest that a green roof, living walls and water recycling system should be incorporated into the design.

Whilst CPRENY welcome the fact that the carpark will not be a solid tarmac finish which would sit incongruously in the landscape, it is felt that the linear carparking layout would benefit from being broken up by sporadic tree planting (to achieve the same effect as that found at Castle Howard) so that the cars could sit beneath these (once mature) adding to the aesthetic appeal but also increase biodiversity value across the site.

It is also considered that the carpark could incorporate some form of power-generation into the design and construction. Lighting towers could contain solar panels which would feed the required lighting across the site.

Further, whilst the COVID-19 pandemic has highlighted the health and well-being benefits experienced by those accessing the coast and countryside, it has also highlighted the need for well-placed refuse bins and recycling receptacles. CPRENY, therefore, consider it paramount that both such facilities be provided to encourage use and ensure that the coast, car park and sea is protected from discarded rubbish.

In conclusion, CPRENY, do not object in principle to the proposal at this location and believe that the provision of a dedicated car park at this much-visited coastline would be hugely beneficial, with the additional provision of facilities as set out above. It is considered that the application would benefit further from the inclusion of climate mitigation elements as suggested alongside further opportunities for biodiversity.

From:
To: [Planning](#)
Subject: NYM/2020/1018/FL - Former Saw Mill Timber Yard, East Row, Sandsend
Date: 22 February 2021 18:03:58

From: Commercial Regulation (Environmental Health)

NYM/2020/1018/FL

Change of use of sawmill timber yard to visitor car park with associated works including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath

I have reviewed the above planning application and have no objections, in principle, on environmental health grounds.

However, I would recommend that further consideration is given to the provision of toilet facilities for users of the car park.

Carol Cunningham
Environmental Health Officer
Commercial Regulation
Environmental Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

w: www.scarborough.gov.uk

-

(Currently working from home)

Coronavirus: [Stay at home, Save lives](#)



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



**LOCAL HIGHWAY AUTHORITY
PRE APPLICATION ADVICE**

Application No: **NYM20/1018/FL**

Proposed Development: change of use of sawmill timber yard to visitor car park with associated works including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath

Location: Former Saw Mill Timber Yard, East Row, Sandsend

Applicant: The Mulgrave Estate

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

Area Ref: 4/39/272 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 16 February 2021

FAO: Mr M Hill **Copies to:**

The National Park Boundary runs through the middle of the site so two applications have been received and I confirm the same response is being given to both.

The principle highway concern about this application is trying to keep pedestrians from crossing the A174 at the north west corner of the existing road bridge. The designer has explored various options to try and accommodate pedestrians here but the different options were not deemed to be safe for pedestrians or were too severe on the restrictions for the vehicles using the A174.

For the full planning application, the Highway authority would require the Transport Statement to include new traffic that would be generated by the proposals. Although the proposals at this stage, are purely for the parking area, it is still reasonable that this will attract some new traffic to the area. The details should include a capacity assessment for the junction, accounting for the summer peak traffic flows, an element of new traffic generated by the proposals and the current traffic patterns over the bridge, ie. informal give way in operation.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM20/1018/FL

Application No:

A visibility splay should be shown for drivers waiting to turn right, off the A174 into the development and whether this requires any work to the railings on the bridge to improve the current vision splay.

The pedestrian and cycle desire lines from the development site to the A174 needs to be shown and an audit on these routes identifying any improvements required. These may include new surfacing, protection from falling at heights, signage to encourage particular routes and signage to discourage other routes.

A Stage 1 Road Safety audit of the proposed junction layout and operation will be required given that the access is likely to serve a major development, is on a principle road network and is in close proximity to an existing bridge that has below standard road alignment with narrow footways.

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:

NYM20/1018/FL

Application No:

From:

Subject: NYM/2020/1018/FL Archaeology

Date: 04 February 2021 12:13:13

Dear Mark,

The application for change of use of former sawmill yard to carpark, and installation of various associated works, at East Row, Sandsend, will require a condition for archaeological mitigation please, should it be successful. Overall the application considers very well the potential impact on the surrounding historic environment, and the consultations with Historic England and Yorkshire Gardens Trust are very good to see.

The potential for below ground remains here is unknown, but as the application states there are significant remains recorded nearby, including Mesolithic, Roman and Early Medieval sites. I would like to agree with the archaeological conclusions of the submitted Heritage Statement, in particular 7.64 which notes that watching briefs would be an appropriate way to mitigate potential harm to archaeology that cannot be preserved in situ. For this reason all groundworks associated with the application will require an archaeological watching brief, unless it can be demonstrated that areas have been subject to significant disturbance in the recent past that would remove the need. This will have to be decided on site with archaeological contractors as appropriate during clearance works.

The archaeological condition should include the requirement for a WSI to be submitted and approved by the NYMNPA prior to works commencing, archaeologists on site as appropriate, and the submission of a report to the HER and site archival as appropriate.

Best,

Nick Mason
Archaeology Officer

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

From:

[Planning](#)

Subject:

Planning Application - NYM/2020/1018/FL

Date:

04 February 2021 16:37:07

Application for change of use of sawmill timber yard to visitor car park with associated works including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath at Former Saw Mill Timber Yard, East Row, Sandsend.

I confirm that the above application was discussed at the Lythe Parish Council meeting on 3 February 2021 and that the Council has the following observations/comments:

- The application **was supported** by the Council, with a number of caveats i.e.
 - toilet facilities should be provided, at least during the peak holiday periods, as the absence of such facilities are deemed to be a public health issue as there are no toilets nearby. It is understood that historically there were public toilets at the current entrance to the 'ad hoc' car park, perhaps this could be investigated further.
 - traffic calming measures should be put in place at the main entrance from the A174 to the new bridges across the beck/new car park, including the separation of pedestrians and vehicles.
 - provision of adequate waste bins to provide facilities to enable the disposal of rubbish, this waste should be removed regularly.
 - the car park is managed and inspected regularly to ensure that there is no antisocial behaviour.
- In addition, the following concerns were raised in respect of Brewery Lane i.e.
 - the safety of pedestrians could be compromised as there is currently vehicular access for properties on the Lane.
 - at the junction with the A174, the pavement is very narrow and if there is a high volume of pedestrians, their personal safety could be at risk from traffic approaching and crossing the road bridge
 - much of the Lane consists of cobbles and is also uneven in many places. As it is in the Sandsend Conservation Area, it may not be possible to lay a smooth surface to the appropriate standard .

Please note that in the Planning, Design & Access Statement paragraph 5.23 it states inaccurately that the 'Parish Council have not required their provision [of toilets] as part of this scheme'

Should you have any questions or require any clarification on the above, do not hesitate to contact the undersigned.

Kind Regards on behalf of Lythe Parish Council
Judy Clark, Clerk to the Council

From:

Cc: [Planning](#)

Subject: NYM/2020/1018/FL - Former Saw Mill Timber Yard, East Row, Sandsend

Date: 10 February 2021 13:42:32

Dear Mark

Please note, some of my comments below relate to protected species at risk of persecution and therefore should be redacted if loaded to the public portal.

This application is supported by a Preliminary Ecological Appraisal conducted by Enviroscope Consulting and dated November 2020. The PEA is comprehensive in scope and detail and is therefore fit for purpose. The PEA identifies that a number of protected and priority species may be impacted by the works, whilst some habitats surrounding the existing area of rough ground/hard standing will be lost or impacted by the proposed development. Mitigation is proposed to minimise and/or eliminate these impacts whilst recommendations are made to secure overall Biodiversity Net Gain. On the basis of the findings, I agree with the Appraisals conclusions that, with suitable conditions, the proposals will be acceptable with regard to potential impacts on biodiversity.

A pre-commencement condition will be required to secure the production of a Construction Environmental Management Plan for the development, to be approved by the Authority. This CEMP should cover all of the aspects of mitigation proposed within the PEA as relating to the development phase itself, including (but not limited to) mitigation for protected and priority species, timing of works, lighting considerations and exclusion zones. In addition the risk of sediment or other pollution to the water course will need to be carefully considered including in the case of flooding during the construction phase.

A condition should also be used to secure the production of a Habitat Management Plan, to be approved by the Authority prior to the development being brought into use. This should cover any post-construction mitigation included in the PEA along with details of site landscaping and compensatory planting (including species and provenance), management of site and neighbouring habitats within the applicants control, lighting and other details as appropriate.

in addition to the mitigation proposed in the PEA I would also like to see more details within this plan of how soft landscaping (and signage if necessary) will be used to prevent/minimise the risk of people and dogs entering the beck both adjacent to the car park and from access routes to the village.

As a catch all, I would also recommend a condition covering section 6 of the PEA which includes the breakdown of recommendations to ensure that nothing slips through the gaps.

Finally, whilst I welcome the proposals for the car park to only be used in daylight hours, with lighting only included within the recessed pay station metres, our standard external lighting condition should be used to ensure that if any further lighting is proposed then it has to be in accordance with dark skies policies.

Many thanks

Elsbeth

From:
To: [Planning](#)
Subject: Comments on NYM/2020/1018/FL - Case Officer Mr M Hill - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 08 February 2021 14:49:14

I raise no objections to the proposals. Provided they are executed in strict accordance with the details submitted. Excessive amounts of hard landscaping would not be supported and I pleased the at the applicants approach to this element and that they have followed advice at Pre-application stage. The scheme unfortunately appears to miss the opportunity to seek the reuse of the existing buildings, which are according to the Heritage Statement in a poor condition. It would be beneficial for any further developments (such as toilets) at the site sought to address this.

I would like to support the Yorkshire Gardens Trust suggestion of interpretation at the site.

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

Comment Type is Comment
Letter ID: 559553



Mr M Hill
North York Moors National Park Authority
The Old Vicarage
Bondgate
Hemlsley, York
YO62 5BP

Direct Dial: 01904 601961

Our ref: P01352430

2 February 2021

Dear Mr Hill

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**FORMER SAW MILL, TIMBER YARD, EAST ROW, SANDSEND, NORTH
YORKSHIRE**

Application No. NYM/2020/1018/FL

Thank you for your letter of 13 January 2021 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The valley of East Row Beck forms part of the 'back entrance' into Mulgrave Castle. The area around East Row is particularly interesting as it was always seen as a sort of bucolic, picturesque complement to the designed landscape that was laid out by the first Earl of Mulgrave in the late 18th and early 19th centuries. The design incorporates proposals made by Humphry Repton who is regarded as the last great English landscape designer of the eighteenth century and successor to Capability Brown. The exceptional special interest of the landscape in the national story of landscape design is acknowledged by it being a Grade II* Registered Park & Garden.

The proposal is to change an area along East Row that is currently a vacant timber yard to a 150 space visitor car park with associated works, including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath.

The proposal site is located partly within the registered park and garden and partly within Sandsend Conservation Area. It is also within the setting of nearby listed buildings.

Given the recent use of the site, there is the potential for improvements to enhance the contribution the site makes to the character and appearance of the Conservation Area.



However, if not handled sensitively or over-engineered, the development could cause harm to the historic environment and the significance of the registered park.

We provided detailed pre-application advice to the applicant in our letter dated 12 November 2020. We consider that the proposals have been developed sympathetically to integrate with the historic environment and to minimise impacts on heritage assets. We are pleased to see our advice has been taken into account to include re-using the historic route on the south side of the beck, changes to the proposed surfacing materials, designing out lighting, and proposed structural changes to the beck banks.

In order to take the opportunity to enhance public awareness and interest in the historic significance of the area, we support the suggestion made by the Yorkshire Gardens Trust to include interpretation boards to explain the significance of Mulgrave Castle's historic designed landscape; its early history etc, and the history Sandsend. These would need to be carefully positioned and of a robust quality, perhaps designed into a peice of furniture or integrated with other interpretation / orientation material.

Recommendation

Historic England has no objection to the application on heritage grounds.

We consider that the application meets the requirements of paragraphs 189, 192 and 196 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Kerry Babington

Inspector of Historic Buildings and Areas



37 TANNER ROW YORK YO1 6WP



From:
To:
Subject: FW: NYM/2020/1018/FL
Date: 01 February 2021 21:27:44
Attachments:
Importance: High

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

www.gov.uk/forestrycommission

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.

From: planning@northyorkmoors.org.uk

Sent: 13 January 2021 13:13

To: FS, Yorkshire and North East Area

Subject: NYM/2020/1018/FL

Importance: High

This Message originated outside your organisation.

Reference: NYM/2020/1018/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.

Mr M Hill
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2021/142614/01-L01
Your ref: NYM/2020/1018/FL
Date: 26 January 2021

Dear Mr Hill

CORRECTED VERSION OF EA FORMAL RESPONSE

Please note that our previous response, also dated 26 January 2021, contained an error. This letter replaces the previous version.

Proposal: APPLICATION FOR CHANGE OF USE OF SAWMILL TIMBER YARD TO VISITOR CAR PARK WITH ASSOCIATED WORKS INCLUDING SURFACING, INSTALLATION OF ASSOCIATED INFRASTRUCTURE (PAY STATIONS, CCTV POLES, CYCLE STANDS/LOCKERS, ELECTRIC VEHICLE CHARGING POINTS, BOUNDARY TREATMENT AND SIGNAGE) CONSTRUCTION OF VEHICLE BRIDGE AND CREATION OF SECTION OF FOOTPATH
Location: FORMER SAW MILL TIMBER YARD, EAST ROW, SANDSEND

Thank you for your consultation regarding the above proposal which was received on 13 January 2021.

We have reviewed the information submitted with the application and have no objection to the proposal. Our detailed comments are as follows.

Flood Risk

Our current Flood Map for Planning shows that most of the site lies within Flood Zone 3, with a high probability of flooding from rivers and/or sea. It is necessary for the application to be supported by a site-specific flood risk assessment (FRA), which can demonstrate that the 'development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

Environment Agency position

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.

Cont/d..

The FRA, by RWO Associates, ref RO/FRA/18165.1 dated October 2020, has been submitted. We have reviewed this FRA and provided the proposed development is in accordance with the submitted FRA then we have no objections.

The proposed bridge(s) should be of a clear span design above the design flood level.

As the watercourse in question is classed as an ordinary watercourse the Flood Risk Management Team at NYCC should be consulted regarding the proposals, as they would be the responsible / consenting body for any works affecting the watercourse (or that require LDA 1991 consent).

Informative

This development has been proposed within an area identified as being at risk of flooding. The applicant should be aware that vehicles can start to float in flood depths of less than 60cm – less if it is fast-flowing. The applicant must satisfy themselves that any vehicles floating, or displaced as a result of flooding, would not jeopardise others in the surrounding area.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Frances Edwards
Sustainable Places Planning Advisor

cc John Long Planning Ltd



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

Mr Hill
Planning Officer
North York Moors National Park Authority

Mrs Val Hepworth
Manor House
Skeeby
Richmond
North Yorkshire
DL10 5DX

26th January 2021

Dear Mr Hill

NYM/2020/1018/FL Application for change of use of sawmill timber yard to visitor car park with associated works including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath at Former Saw Mill Timber Yard, East Row, Sandsend

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens – Mulgrave Castle Hall at grade II*. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.

This planning application is linked to Planning Application 20/02831/FL to Scarborough BC for the upgrade of the existing junction onto A174 and the widening of the access road, installation of footpath and pedestrian footbridge at East Row, Sandsend.

The sawmill timber yard is part of the Mulgrave Estate registered site, within the valley of East Row Beck. Mulgrave Castle park was laid out by the first Earl of Mulgrave in the late 18C and early 19C incorporating proposals made by Humphry Repton (d.1818). The site is made more significant because Repton's Red Book of proposals is still held by the family.

This is a well-documented and considered planning application after pre-application discussions and incorporating responses from Historic England, to minimise its impacts on heritage assets. The sawmill timber yard that is proposed for the car park is an existing 'industrial area' surrounded by woodland set in the valley towards the eastern edge of the Registered Park and Garden near Sandsend. The Planning Design and Access Statement at 7.57 concludes that there would be no key views into or out of the site, nor any historic lost views which would be affected by impacts from the scheme. It does note that the Parkland Management Plan identifies a sequence of views that is experienced while traveling along the track from East Row, with constantly changing views of various features including the beck and woodland. The scheme would result in a visible change in the views from this track at its eastern end, looking over the beck towards the proposed car park.

However, the view at present is of the timber yard, vehicles, temporary buildings and timber, and it is therefore considered that the visual change while noticeable, would be small. The Gardens Trust and Yorkshire Gardens Trust also consider that the impact of the proposals on the RPG, because of the topography, surrounding woodland and current usage, will be minimal. We understand that the proposals have been developed to sit as sympathetically as possible within the historic environment

The car park is for 148 cars, 2 motorcycles, 8 cycle spaces and 2 electric vehicle parking spaces and we would like to make the following suggestions;

That toilet facilities carefully placed in the proposed car park would be a desirable addition.

That interpretation boards are incorporated into the plans. These would need to be carefully positioned and of robust conservation quality to explain the significance of Mulgrave Castle's historic designed landscape; its early history etc., and the history Sandsend.

Yours sincerely,

Val Hepworth
Trustee and Chairman Conservation and Planning

Cc Historic England; Margie Hoffnung, the Gardens Trust

From:
To: [Planning](#)
Subject: Re: NYM/2020/1018/FL
Date: 26 January 2021 14:01:17

Dear Team

Please note that our next meeting is scheduled for 4 March 2021, COVID19 regulations permitting. As Clerk I only have delegated powers to respond to planning if I have quorate no objection responses from Cllrs following e-consultation.

Regards

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

[Internal Privacy Notice](#)

[General Privacy Notice](#)

On Wed, Jan 13, 2021 at 1:13 PM <

> wrote:

Reference: NYM/2020/1018/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

Our Ref: 022-1-2021
Your Ref: NYM/2020/1018/FL
Date: 14 January 2021



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

Dear Mark,

Proposal Application for change of use of sawmill timber yard to visitor car park with associated works including surfacing, installation of associated infrastructure (pay stations, cctv poles, cycle stands/lockers, electric vehicle charging points, boundary treatment and signage) construction of vehicle bridge and creation of section of footpath

Location Former Saw Mill Timber Yard, East Row, Sandsend

Thank you for giving North Yorkshire Police the opportunity to comment on this planning application. In relation to designing out crime, it is considered that an accessed controlled purpose built car park would be better from a safety and security perspective than the temporary facilities in this area. The inclusion of cycle stands/storage lockers is also to be commended.

If I can be of further assistance, do not hesitate to contact me.

Yours sincerely,

Mr Richard Ball, MPlan
Designing out Crime Officer