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**From:**  
**Sent:** 24 September 2021 17:33  
**To:** Planning  
**Subject:** Comments on NYM/2021/0048/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via

All the details submitted are suitable save that the mortar spec details quicklime from conserv. To my knowledge (and their website) conserv do not sell quicklime. Has the applicant considered this?

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

Preferred Method of Contact is: Post

Comment Type is Comment  
Letter ID: 574499

**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0048/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 01 July 2021 20:22:36

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Please see email to case officer

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

Comment Type is Object with comments  
Letter ID: 569797

**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0048/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 24 June 2021 12:28:07

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Whilst the revised plans avoid the need (excluding rooflights) for additional openings the use of space is poor. The rooflight for bedroom 2 and not required. Particularly harmful is the loss of any full height space and the cutting on the large doorway. I would advise that the applicants look to HE guidance <https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/heag158-adapting-traditional-farm-buildings/> this discusses options for large doorways and the importance of full height spaces. Consideration should be given to the removal of the covered yard and the use of openings on that elevation to allow better use of the space.

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

Comment Type is Comment  
Letter ID: 568034

**From:**  
**To:**  
**Cc:** [Planning](#);  
**Subject:** NYM/2021/0048/FL and 0049/LB - Northfield Farm, Suffield  
**Date:** 19 April 2021 17:09:59

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Dear Kelsey

The applications are submitted by a Preliminary Bat Roost Assessment which has identified that, after inspection of the few crevices available on the buildings, that risk of bat roosting within the affected barns is negligible, and therefore no further bat assessment is necessary for the purposes of the planning applications. With reference to the bat interest therefore, planning permission may be given. Section 7 of the report covering mitigations and compensation measures, including safe methods of work to minimise any residual impact on bats, as well as guidance on external lighting and legislation and guidance relating to nesting birds has been provided and should be conditioned if the applications are approved.

The applicant has indicated that the converted barns will be drained to a septic tank, but not whether this is an existing unit or a new installation. Septic tanks are no longer permitted to drain to watercourse, and therefore please seek confirmation from the applicant regarding the location of the intended tank and that this will discharge to a drainage field at least 10m from the nearest watercourse or field drain. If an existing unit is to be used, we may also require confirmation that the unit has sufficient capacity to deal with the waste arising from the proposed development in addition to the current use. Package treatment plants are now commonly available and greatly reduce the pollutants contained in the effluent from the system, so if a new system is to be installed I would strongly recommend the applicants look into installing a suitable high quality PTP rather than septic tank if possible. PTPs can be discharged to drainage field or watercourse.

Details of any external lighting proposed should be reserved by condition please.

Kind regards

Elsbeth

**Elsbeth Ingleby MA<sub>Cantab</sub> ACIEEM**

**Ecologist**

North York Moors National Park Authority

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

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2021/0048/FL  
**Date:** 13 April 2021 19:38:42

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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 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](http://www.gov.uk/forestrycommission)

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

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## 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).

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## 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:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0048/FL  
**Date:** 08 April 2021 20:16:55

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**Convert barn to form 2no. holiday letting cottages, creation of associated parking area following removal of covered store and erect replacement pole barn at Northfield Farm, Northfield Granary, Suffield**

The above application has been considered by councillors and in exercise of my delegated powers, I would confirm there are no objections to the above application.

--

J Marley (Mrs) CiLCA  
Clerk to Hackness and Harwood Dale Group Parish Council  
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,  
41 Scalby Road,  
Burniston,  
Scarborough

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM21/0048/FL**

**Proposed Development:** Application for conversion of barn to form 2 no. holiday letting cottages, creation of associated parking area following removal of covered store and erection of replacement pole barn

**Location:** Northfield Farm, Northfield Granary, Suffield

**Applicant:** Mrs C Maw

**CH Ref:** **Case Officer:** Kay Aitchison

**Area Ref:** 4/19/35

**County Road No:**

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

**Date:** 1 April 2021

**FAO:** Kelsy Blain **Copies to:**

There are **no local highway authority objections** to the proposed conversion of existing farm buildings to create additional holiday letting. The access to the highway is constructed and the plans show that sufficient parking will be provided.

**Signed:**

*Kay Aitchison*

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:**

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0048/FL - Case Officer Miss Kelsey Blain - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 25 March 2021 11:44:17

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Please request a site meeting

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

Comment Type is Request for a meeting  
Letter ID: 563432

**From:**  
**To:** [Planning](#)  
**Subject:** Northfield Farm, Northfield Granary, Suffield - Conversion of barn to form 2 no. holiday letting cottages etc. NYM/2021/0048/FL  
**Date:** 23 March 2021 13:09:24

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FAO Kelsey Blain

**Northfield Farm, Northfield Granary, Suffield - Conversion of barn to form 2 no. holiday letting cottages etc. NYM/2021/0048/FL**

I refer to your e-mail of the 23<sup>rd</sup> March 2021 regarding the above application. I hereby confirm that I have no objections in principle to the proposals but would stress the need for the escape windows shown in the bedroom areas of the cottages to meet the minimum requirements for such windows.

Thanks

Steve

Steve Reynolds  
Residential Regulation Manager  
Scarborough Borough Council

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



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