
From: Mrs J. Marley, Clerk to Hackness & Harwood Dale Group Parish Council
Sent: 26 September 2021 18:30
To: Planning
Subject: Comments on NYM/2021/0524/FL

Use of land for siting 4no. camping pods with associated access, parking area and linkage paths at land adjacent The Old Carriage House, Mowthorpe Road, Hackness

The above application has been considered by Hackness & Harwood Dale Group Parish Council and Council objects to the application as submitted on the grounds it will be extremely visible from the other side of the valley and Wrench Green. There is insufficient screening.

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
YO13 0HN

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From:
To:
Subject: FW: NYM/2021/0524/FL Land adj The Old Carriage House, Mowthorpe Road, Hackness
Date: 17 September 2021 10:01:35

From: Mark Antcliff
Sent: 16 September 2021 14:42
To: Jill Bastow
Subject: RE: NYM/2021/0524/FL Land adj The Old Carriage House, Mowthorpe Road, Hackness

Jill

As you rightly say there is only one tree of any particular merit here so I agree the main issue is the lack of effective screening. The application states that the land slopes away from the road so I don't know if landform provides sufficient screening.

T1 the most viable tree is to be retained - but there is an incursion into the root protection area and therefore there will be a potential impact on its long term wellbeing even with the parking area being of no-dig construction.

I haven't seen the site of course but my impression is that retained trees and the area allocated for additional planting is too limited to effect effective screening – particularly in winter. Also the parking area is close to the road and so will these vehicles be visible? In addition pruning of retained trees is proposed to facilitate the parking of vehicles - potentially reducing screening further.

Given that there are good views from the site towards Cockrah Wood on the eastern valley side I can only assume that the development will be visible from here?

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

www.northyorkmoors.org.uk

From: Jill Bastow
Sent: 13 September 2021 13:20
To: Mark Antcliff
Subject: NYM/2021/0524/FL Land adj The Old Carriage House, Mowthorpe Road, Hackness

Hello Mark

I would appreciate your comments on the above application (consultation sent 3 August) please. There is a comprehensive Arboricultural Report submitted in support of the application which makes a case for the removal of several trees which contribute to the screening of the site although are not particularly great specimens individually and the construction of a car park within the RPA of the most important tree. Our policy for camping pod sites is that they are well screened; I'm concerned that the proposed tree works will open up the site and the proposed layout will put pressure on the retained

trees in terms of future pruning.

Thanks,
Jill

From:
To:
Cc:
Subject: NYM/2021/0524/FL - land adjacent The Old Carriage House, Hackness
Date: 25 August 2021 12:01:22

Dear Jill

I am somewhat dubious about the compatibility of the proposals in such close proximity to a barn owl box. The applicant does not indicate whether the box is in use, but as a precaution it will be important to include a timing restriction to ensure that any barn owls present (which are a protected, schedule 1 species) are not disturbed by the works. At a minimum this should exclude works on the site between February and July which covers the primary nesting season for barn owls. It may be that relocating the box to a location further down the garden away from the pods will lead to longer term success for any owls using the box, as noise and light from visitor use – particularly with uncovered outdoor hot tubs – is reasonably likely to causing nocturnal disturbance.

Relatively minimal areas of ground are proposed for replacement tree planting, so I would advise whether this can be expanded to sufficiently compensate for the trees and scrub to be removed. All trees or hedging planting should also be of native species beneficial to wildlife to enhance the site for biodiversity. These details could be reserved under a landscape condition. An external lighting condition will also be required to ensure any proposed lighting is compatible with our dark skies policies.

Best wishes

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0524/FL**

Proposed Development: use of land for the siting of 4 no. camping pods with associated access, parking area and linkage paths

Location: land adjacent The Old Carriage House, Mowthorpe Road, Hackness

Applicant: A and W Tinsley

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

Area Ref: 4/54/90 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 18 August 2021

FAO: Jill Bastow **Copies to:**

Note to the Planning Officer:

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

The application proposes to site four new camping pods with land adjacent to the Old Coach House, Mowthorpe Road, Hackness. These camping pods would be accessed via a newly constructed access to the highway and an associated parking area. The new access will be sited to gain the maximum available visibility in both directions along Mowthorpe Road.

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

MHC-03 New and altered Private Access and Verge Crossing at land adjacent The Old Carriage House, Mowthorpe Road, Hackness

The development must not be brought into use until the access to the site at **land adjacent The Old Carriage House, Mowthorpe Road, Hackness** has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0524/FL

and Private Street Works” published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and footway must be constructed in accordance with the approved details and Standard Detail number **E9A** and the following requirements.

- Any gates or barriers must be erected a minimum distance of **6 metres** back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- The final surfacing of any private access within **6 metres** of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- Measures to enable vehicles to enter and leave the site in a forward gear.

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 and 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.

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:
Subject: The Old Carriage House, Hackness, Scarborough, YO13 0BT
Date: 11 August 2021 16:47:25

Your ref: NYM/2021/0524/FL
Our ref: 21/03297/PSH451
Proposal: Application for use of land for the siting of 4 no. camping pods with associated access, parking area, and linkage path at land adjacent
Address: The Old Carriage House, Mowthorpe Lane, Hackness, Scarborough, YO13 0BT

With reference to the above planning application, I confirm that I have no objections to the granting of planning consent on caravan site licensing grounds.

However, the applicants should be made aware of the need to apply for a caravan site licence. An application form can be obtained from me.

In addition, if the water supplied is from a private water supply, there will be additional testing and risk assessment requirements.

Regards,

Stephanie Baines ACIEH
Technical Officer (Residential Regulation Team)
Environmental Health
Scarborough Borough Council

w: www.scarborough.gov.uk

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