



YorkshireWater

**Yorkshire Water Services  
Developer Services  
Sewerage Technical Team  
PO BOX 52  
Bradford  
BD3 7AY**

**Chris France  
Director of Planning  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP**

**Email:**

**Your Ref: NYM/2021/0518/FL  
Our Ref: X018024**

**13th October 2021**

Dear Sir/Madam,

**12 - 14 Main Street, East Ayton - Construction of single storey rear extension to convenience store to form additional holding stock area and single storey rear extension to post office building to form additional staff room**

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

**Waste Water**

**NOTE- it appears from the submitted site layout that buildings will be sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewers. For further information, the developer should contact our Developer Services Team:**





**YorkshireWater**

1.) The layout details submitted on drawing 473 02 (revision P6) dated 05/10/2021 that has been prepared by Harry Walters & Livesey Ltd require amendments. The following points should be addressed:

- a.) the submitted drawing appears to show a building proposed to be built-over the line of public sewer crossing the site
- b.) the submitted drawing should show the site-surveyed position of the public sewer crossing the site
- c.) the submitted drawing should show the required building stand-off from public sewer -- or an agreed alternative scheme

If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he should contact our Developer Services Team (telephone 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.

2.) On the Statutory Sewer Map, there is a 300 mm diameter public combined sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

- a.) It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.
- b.) In this instance, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.
- c.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Yours faithfully

**Reuben Thornton**  
**Developer Services Team**



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



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

<b>Application No:</b>	<b>NYM21/0518/FL</b>
<b>Proposed Development:</b>	construction of single storey rear extension to convenience store to form additional holding stock area and single storey rear extension to post office building to form additional staff room
<b>Location:</b>	12 - 14 Main Street, East Ayton
<b>Applicant:</b>	James Hall and Co

<b>CH Ref:</b>		<b>Case Officer:</b>	Kay Aitchison
<b>Area Ref:</b>	4/12/291A	<b>Tel:</b>	
<b>County Road No:</b>		<b>E-mail:</b>	

<b>To:</b>	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	<b>Date:</b>	7 October 2021
<b>FAO:</b>	Helen Stephenson	<b>Copies to:</b>	

This recommendation supersedes the Local Highway Authority recommendation dated 30th September 2021

**Note to the Planning Officer:**

The Local Highway Authority has received further information showing amended on site parking details and a change to the position of the staff room door. The increased staff and customer parking details should be constructed, made available and kept clear for their intended use as shown on 473-02-rev P6

It is thus recommended that

**MHC-09B Provision of Approved Parking Areas at 12-14 Main Street East Ayton**

No part of the development must be brought into use until the **parking**, for all users at **12-14 MAIN STREET, EAST AYTON** 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.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM21/0518/FL**

**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:** \_\_\_\_\_

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



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

**Application No:** **NYM21/0518/FL**

**Proposed Development:** construction of single storey rear extension to convenience store to form additional holding stock area and single storey rear extension to post office building to form additional staff room

**Location:** 12 - 14 Main Street, East Ayton

**Applicant:** James Hall and Co

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

**Area Ref:** 4/12/291A **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 30 September 2021

**FAO:** Helen Webster **Copies to:**

This recommendation supersedes the Local Highway Authority recommendation dated 17th August 2021

**Note to the Planning Officer:**

The Local Highway Authority has received further information which confirmed that although the overall net sales area of the store will not change, there will be an increase in the number of staff employed. The current staff carpark will reduce in capacity by one space as the proposed extension shows a door opening outwards into an existing parking space. It is recommended that this door should be relocated or opens inwards to allow the parking space to be retained. Parking should also be provided for the increased staff numbers, this could be accommodated by using a buddy/double parking arrangement as there is no additional land available to increase the size of the current carpark. There is a widened footway fronting the post office which could be converted to additional parking spaces, potentially providing two further spaces within the main customer carpark. The capacity of the current carpark for customer use appears to be adequate however it is difficult to predict whether this will continue to be the case if the proposed new butchery and deli counters within the store begins to attract additional customers. The applicant has confirmed that there will be an additional two/three LWB van deliveries per week, which if managed correctly, should not cause any congestion and could be easily accommodated within the access to the staff carpark without compromising the capacity of, or movement through, the customer carpark.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM21/0518/FL**

It is thus recommended that:

**MHC-09 Details of Access, Turning and Parking at 12 - 14 Main Street, East Ayton**

There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the building(s) at **12 - 14 Main Street East Ayton** until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- vehicular and cycle parking, - to accommodate the additional staff numbers;
- loading and unloading arrangements.

No part of the development must be brought into use until the vehicle parking, manoeuvring and turning areas at **12 - 14 Main Street, East Ayton** 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 ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

**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:**

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**From:** Antony Wood  
**Sent:** 29 September 2021 11:44  
**To:** Helen Stephenson  
**Subject:** FW: NYM/2021/0518/FL - 12 - 14 Main Street East Ayton  
**Importance:** High

Dear Mrs Stephenson

Further to the matters raised below.

I can confirm there are no further comments, I wish to add to my earlier consultation submission from an Environmental or Commercial Regulation perspective.

Should there be any further matters of concern, please do not hesitate to contact me.

Yours Sincerely

Antony Wood B.Sc.(Hons), M.Sc., P.dip, MCIEH, CEnvH.  
Chartered Environmental Health Practitioner  
Commercial Regulation  
Environmental Health Services  
Scarborough Borough Council

**From:**  
**To:**  
**Subject:** Comments on NYM/2021/0518/FL - Case Officer Mrs Helen Stephenson - Received from Heather Phillips at East Ayton Parish Council , 26 Chantry Road, East Ayton, Scarborough, YO13 9EP  
**Date:** 07 September 2021 22:04:57

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The above application is of concern to the local Parish Council due to the following reasons.

1. The plan indicates the new extension to the shop will be built over a mains sewer. The current use is as a bin store which does not cause any problems with the drains.
  2. Three new extractor fans are proposed at the boundary wall to an adjacent property. This will increase the noise nuisance and depending on the type of area being ventilated could cause odours to be spread in to the garden. These fans should be repositioned to the elevation facing on to the car park to the front of the store to cut down on noise pollution.
  3. Parking is a major issue at the shop, this will only increase further to the detriment of local residents. Any expansion of the shop area will reduce staff parking, this at the same time as local buses are being changed which will make it harder for staff to get to work,
  4. Increased traffic will exacerbate existing safety issues as pedestrians and motor vehicles come in to conflict as the owners of the Spar have not renewed the white lines at the entrance to the parking area.
- It is disappointing that the Parish Council had not been consulted on this matter earlier.

Comments made by Heather Phillips of East Ayton Parish Council , 26 Chantry Road, East Ayton, Scarborough, YO13 9EP

Preferred Method of Contact is Post

Comment Type is Comment



**From:**  
**To:**  
**Subject:** EXTENTION OF TIME - NYM/2021/0518/FL  
**Date:** 23 August 2021 13:27:39  
**Importance:** High

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Dear Planning Department

Please may East Ayton Parish Council have an extension of time to discuss the above planning application as we do not have a meeting until 14 September?

Kind regards

Dawn Naylor

Clerk, East Ayton Parish Council

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Dawn

----- Original Message -----

From:

To:

Sent: Monday, 9 Aug, 2021 At 14:07

Subject: NYM/2021/0518/FL

Reference: NYM/2021/0518/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  
Tel: 01439 772700  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)



**North York Moors**  
National Park

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM21/0518/FL**

**Proposed Development:** construction of single storey rear extension to convenience store to form additional holding stock area and single storey rear extension to post office building to form additional staff room

**Location:** 12 - 14 Main Street, East Ayton

**Applicant:** James Hall and Co

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

**Area Ref:** 4/12/291A **Tel:**

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

**To:** North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 17 August 2021

**FAO:** Helen Webster **Copies to:**

There are **no local highway authority objections** to the proposed single storey extensions for operational purposes.

**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:** NYM/2021/0518/FL - single storey rear extension to post office 12 Main Street East Ayton - Commercial Regulation & Environmental Health Consultation Response  
**Date:** 11 August 2021 09:24:35  
**Attachments:** [image001.png](#)

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Dear Sirs

Having reviewed the above application, I have no further comments to make from a Commercial Regulation – Environmental Health perspective.

Yours Sincerely

Antony Wood B.Sc.(Hons), M.Sc., P.dip, MCIEH, CEnvH.  
Chartered Environmental Health Practitioner  
Commercial Regulation  
Environmental Health Services  
Scarborough Borough Council



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