

From:
To:
Cc: [Planning](#)
Subject: NYM/2021/0758/FL
Date: 15 November 2021 16:49:26

NYM/2021/0758/FL

Dear Hilary

The proposal is close to Public Bridleway 33 Sneaton, Public Footpath 35 Sneaton and Public Footpath 31 Sneaton (please see map attached) only the bridleway is mentioned in the proposal

Are there any plans for upgrading the rough track/ bridleway for car access? If so we would like to see proposals

I am concerned about the narrowness of the track/ bridleway from the first gate to the farm. There is not enough room for a car and horse to pass and a deep ditch to one side. Could at least one passing place be created?

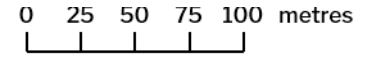
What measures will be put in place to ensure cars will not park on the bridleway and obstruct it? It looks as though there is one space per dwelling and parking at one dwelling has been removed?

Generally, it is important that the public rights of way are not obstructed at any point and that risk assessments and measures are put in place to safeguard the public during construction and movement of materials.

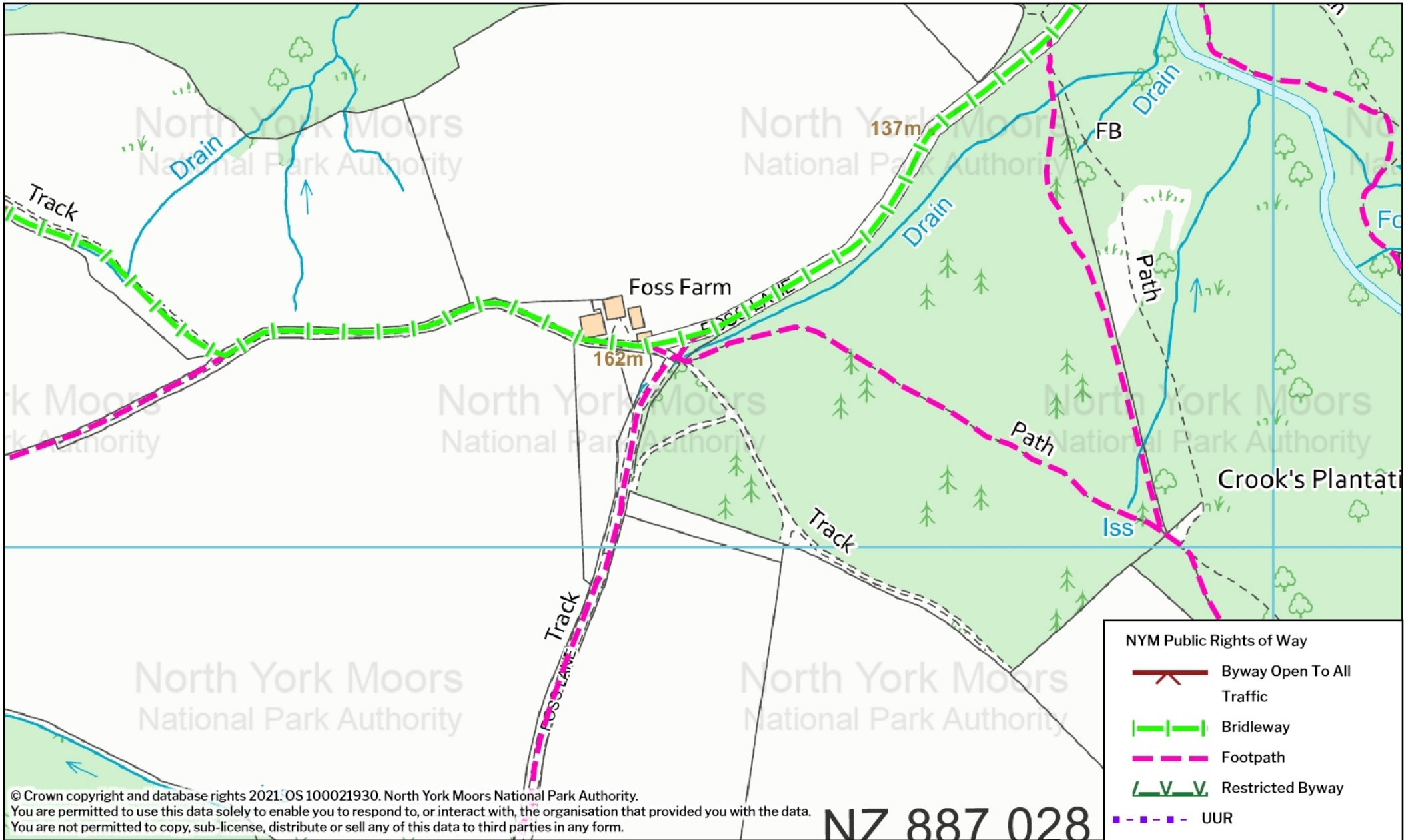
Thank you
Naomi

Naomi Green
Senior Ranger (North)






North York Moors National Park Authority
The Moors National Park Centre, Danby,
Whitby, North Yorkshire, YO21 2NB



Scale: 1:3500



NYM Public Rights of Way

-  Byway Open To All Traffic
-  Bridleway
-  Footpath
-  Restricted Byway
-  UUR

From:
To:
Cc:
Subject: NYM/2021/0758/FL - Foss Farm, Sneaton
Date: 27 October 2021 15:04:45

Dear Hilary

The application is accompanied by an up to date bat, breeding bird and barn owl survey report by MAB Ecology dated August 2021. This identifies that the site is utilised by small numbers of day roosting bats, barn swallows and other birds and roosting barn owl. The information provided is adequate to estimate the impact on these species and therefore I would not object to planning permission being granted subject to conditions;

Before any work commences on the buildings to be retained as part of the development, a copy of the European Protected Species Licence once obtained is to be provided to the Authority and acknowledged in writing.

Works are to be in accordance with section 9 of the bat, breeding bird and barn owl survey report by MAB Ecology dated August 2021.

Provision will be made on the site to enable barn swallow breeding to continue. As the only building that will be retained and not converted is currently unlikely to be used by swallow due to the materials it is made of and its light airy nature, it is recommended that a purpose made covered/enclosed structure made of wood and containing a couple of artificial nest cups is erected within this barn. This should provide an opening at the bottom for swallow to fly up into the box and include a wooden shelf to help exclude light.

Standard external lighting condition – given the sensitive location any external lighting scheme must be minimal, only where required, full shielded and fitted with timers where appropriate. Measures to reduce light spill through films and deep reveals are welcome. Shutters should also be closable so that during darker times of year the majority of internal light spill can be significantly reduced (although dependent on occupant behaviour).

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

From:
To:
Subject: Foss Farm, Foss Lane, Nr Midge Hall, Sneaton - Conversion of old barns to holiday accommodation etc.
NYM/2021/0758/FL
Date: 26 October 2021 15:27:16

FAO Hilary Saunders

Foss Farm, Foss Lane, Nr Midge Hall, Sneaton - Conversion of old barns to holiday accommodation etc. NYM/2021/0758/FL

I refer to your e-mail of the 26th and the additional information provided in respect of the above application. I am satisfied that the proposed works will fully address my concerns regarding fire safety.

Thanks

Steve

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0758/FL**

Application for removal of Dutch barn and conversion of remaining building to 1 no.

Proposed Development: principal residence dwelling (Barn A) with parking and removal of timber pole sheds
and conversion of remaining building to 1 no. holiday cottage (Barn B) with parking

Location: Foss Farm, Foss Lane, Nr Midge Hall, Sneaton

Applicant: Mr I and Mrs E Forster

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

Area Ref: 4/31/161 **Tel:**

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

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

FAO: Hilary Saunders **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 vehicular access route to this location comprises of:

Publicly maintainable highway to Newton House Lodge;

Single width bridleway, reasonably well maintained, available for the public to use to the car park;

Less well maintained bridleway, has been signed as no public vehicle access and includes a crossing of May Beck.

The size of the development is not anticipated to significantly increase the number of vehicles along the route as far as the car park compared with the amount that already use it. Beyond the car park, the amount of current vehicles using the bridleway is expected to be low so that the chances of one vehicle meeting another is minimal.

On the condition that the properties will remain ancillary to the main land owner and that vehicular permission is permitted along the bridleway, there are no highway objections.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM21/0758/FL

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

From:
To: [Planning](#)
Subject: Foss Farm, Foss Lane, Nr Midge Hall, Sneaton - Conversion of old barns to holiday accommodation etc.
NYM/2021/0758/FL
Date: 04 October 2021 12:27:06

FAO Hilary Saunders

Foss Farm, Foss Lane, near Midge Hall, Sneaton - Conversion of old barns to holiday accommodation etc. NYM/2021/0758/FL

I refer to your e-mail of the 4th October 2021 in respect of the above application. Whilst I have no objections in principle I would make the following comment in relation to fire safety:

The proposed layout of barn A includes an open plan staircase to the first floor. This compromises the escape route from the first floor in the event of a fire as residents would have to pass through a high risk room to escape. This issue can be mitigated by making the bedroom windows in the gables escape windows giving the residents a second means of escape.

Thanks

Steve

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

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