

Caroline Bell

From:
Sent: 22 November 2021 10:44
To: Planning
Subject: Condition Verification Check of Conditions 06, 12, 13, 14, 16, 17 and 18 at Hogarth Hall, Boggle Hole Road, Fylingdales - NYM/2020/0935/FL
Attachments: D11585-07B.pdf; D11585-08B.pdf; Acceptable Lights Document.pdf; Condition 6 External Lighting.pdf; Condition 12 & 13 Works to trees & landscaping.pdf; Condition 14 Hard surfacing access and car parking.pdf; Condition 16 Drainage Plan and Services.pdf; Condition 17 Wildlife survey.pdf; 22 Nov 21 - DOC Table.pdf

Dear Planning

Condition Verification Check of Conditions 06, 12, 13, 14, 16, 17 and 18 at Hogarth Hall, Boggle Hole Road, Fylingdales

Please find attached details relating to the discharge of conditions relating to the above planning approval:

- **Condition 06** – Details of external lighting including plan.
- **Condition 12** – Details works to trees or hedges within or adjacent to the site - refer to attached document Condition 12 and 13 works to trees and landscaping.
- **Condition 13** – Landscaping plan to include compensatory soft landscaping utilising native species - refer to attached document Condition 12 and 13 works to trees and landscaping.
- **Condition 14** – Hardsurfacing of access and car parking areas - please refer to document Condition 14 Hard surfacing and car parking.
- **Condition 16** – Detailed drainage plan - setting out the location of services with particular reference to trees and associated root protection areas - please refer to condition 16 Drainage plan.
- **Condition 17** – 2 bat and 3 bird boxes to be erected on the proposed units, ideally on aspects facing the boundary woodland - refer to attached document condition 17 Wildlife survey.
- **Condition 18** - No work is to be undertaken to prune or clear trees, shrubs or other vegetation between March and August inclusive unless checked for evidence of bird breeding within 48 hours of works commencing by a suitably qualified ecologist. Any active nests found are to be left undisturbed until chicks fledge and the nest abandoned.

I trust that the above will be of assistance and allow the conditions to be formally discharged. If any questions arise please do not hesitate to contact me and if you are able to confirm in writing what the planning fee will be and how it can be settled we would be most grateful.

Kind regards

Cheryl Ward

Cheryl Ward Planning
MSc MRTPI (Chartered Member)

Conditions requiring Discharge – Cabin Development at Hogarth Hall, Fylingdales – NYM/2020/0935/FL

NYMNPA

22/11/2021

Condition No.	Description	Dwg No. (BHD)	When needed	Details			
06	External lighting and up-lighting,	BP annotated D11585-08. 2 x Documents attached are titled "Acceptable lights document" and "Condition 6 External Lighting"	Prior to work taking place.	<p>Manufacturer:</p> <p>TBC but to conform with the approved lighting attachment</p>	<p>Fitting Type:</p> <p>To lodges and at roadside all shielded downlighter style design</p>	<p>Number of lights/units:</p> <p>23 for lodges 20 for roadside and driveways</p>	<p>Further info.</p> <p>Documents; "Acceptable Lights document" and "External lighting -condition 6"</p>
12	Works to trees or hedges within red line or adjacent to the site (if needed).	Document attached titled "Condition 12 & 13 Works to trees & Landscaping"	Prior to work taking place.	<p>Specification of work needed (in full) to correspond with plan.</p> <p>As per the outline plan we undertake to perform Tree planting and mild landscaping to soft verges and driveways.</p>	<p>Details:</p> <p>There is a pre-existing large Ash tree which we need to lift the canopy of by approx. 1.5m. Also, some pre-existing willow trees which need to be coppiced to tidy them up and strengthen them.</p> <p>Once driveways are in place and landscaping to the driveways done we will plant trees around the site to create privacy and shelter, these will be a mixture of Cherry, Birch and Ash.</p>		
13	Landscaping plan – to include compensatory soft planning using native species.	Refer to attached document "Condition 12 & 13 works to trees & Landscaping"	Prior to development being brought into use	<p>Species</p> <p>We would envisage planting a mixture of Cherry, Birch and Ash trees.</p>	<p>Density</p> <p>Appropriate to the development and to encourage privacy and shelter.</p>	<p>Height (approx. at planting)</p> <p>1.5 – 2 m</p>	<p>Planting season</p> <p>November to March</p>
14	Hardsurfacing of access and car parking areas.	Document attached "Condition 14 Hard surfacing and car parking"	Prior to work taking place.	<p>Further info.</p> <p>Twin trod style on the driveways and hard standing around the side of each lodge for passengers to easily exit a vehicle without being straight onto grass (muddy in a wet year) and then to access the path / walkway to the lodge which would be either a small pea gravel or paving slab finish.</p> <p>Access track: Concrete twin trod track with some dark tarmac planings to darken its appearance. For the stepper parts of the access track, the track will be full width to gain more traction i.e. full width on some areas otherwise twin trods with a grass central strip down the middle for the remainder of the track.</p>			

Continued ...

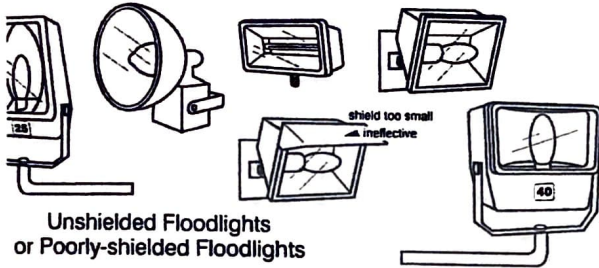
16	Detailed drainage plan,	See document title "Condition 16 Drainage plan and services.	Prior to commencement of development taking place.	<p>Location of services with reference to trees and associated root protection areas.</p> <p>As per attached. No trees / rooted areas will be crossed.</p>	<p>Further info. As per the attached; The water supply will be via the existing supply to the cottages although we may opt to take a supply along-side the access road which will avoid crossing some tree lines and will most likely be less of an upheaval.</p> <p>Electricity; there is a pole to the south of the lodges site. Northern PowerGrid have been contracted to install a transformer on that pole from which a feed can then be taken and run that underground to the site.</p>	
17	Ecology checks	N/A Please see attached document "Condition 17 Wildlife survey"	Pre erection of lodges.	2 bat and 3 bird boxes to be erection on the proposed units ideally on aspects facing the boundary woodland.	<p>Details: There are a lot of birds around the whole farm, and we are keen to demonstrate the ecological principles that we endeavour to work the farm under. The attached document merely illustrates some proposed sites for the bird and bat boxes, and we are happy to take advise on that.</p>	
18	Ecology checks	N/A	Prior to commencement of any development taking place.	<p>No work is to be undertaken to prune or clear trees, shrubs or other vegetation between March and August inclusive unless checked for evidence of bird breeding within 48 hours of works commencing by a suitably qualified ecologist. Any active nests found must be left undisturbed until chicks fledge and the nest abandoned.</p>	Read and understood.	

Examples of Acceptable / Unacceptable Lighting Fixtures

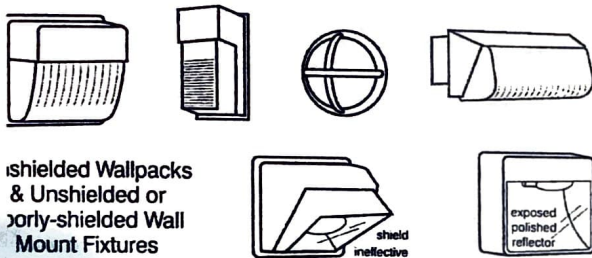
121

Unacceptable / Discouraged

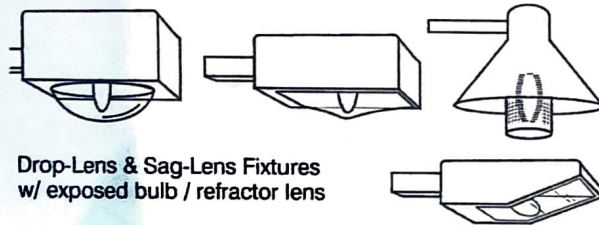
Fixtures that produce glare and light trespass



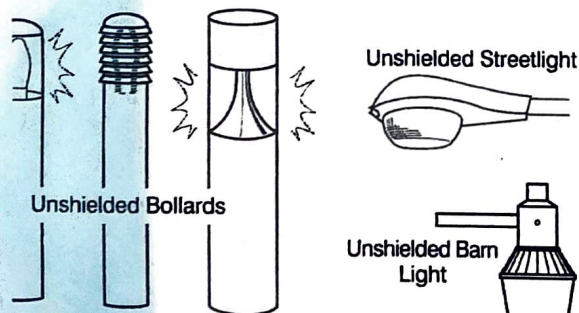
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



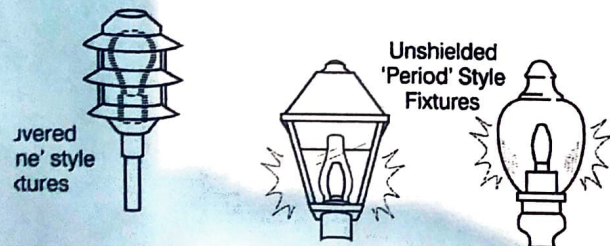
Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens



Unshielded Streetlight

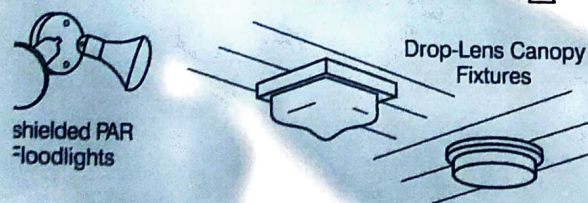
Unshielded Bollards

Unshielded Barn Light



Unshielded 'Period' Style Fixtures

Unshielded 'Period' style fixtures

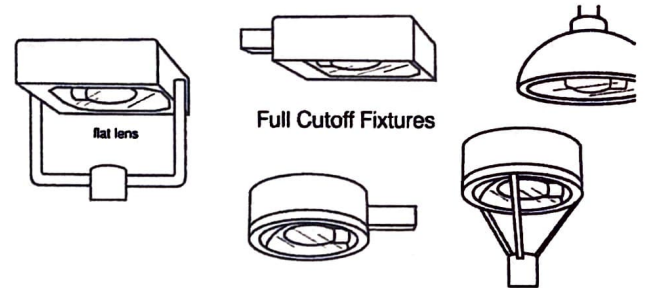


Drop-Lens Canopy Fixtures

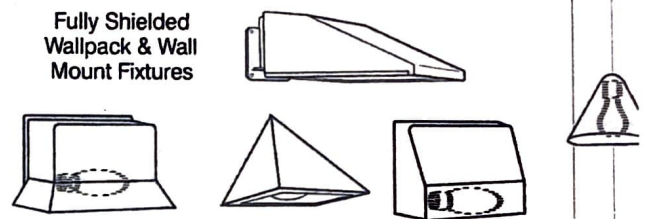
Shielded PAR Floodlights

Acceptable

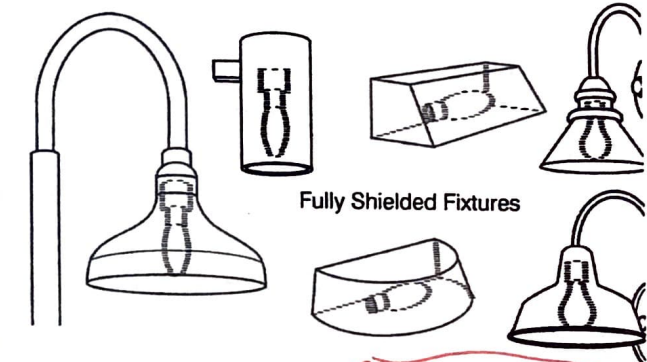
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



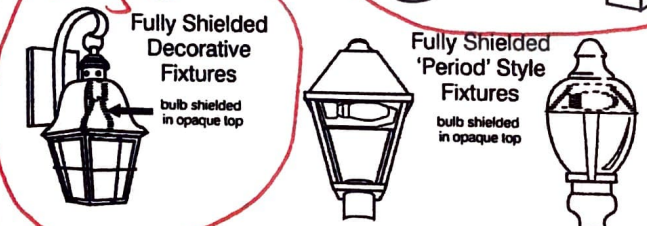
Fully Shielded Fixtures



Full Cutoff Streetlight

Road Side.

Fully Shielded Walkway Bollards

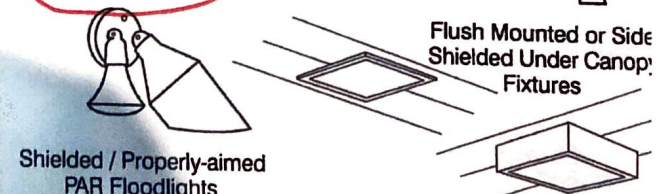


Fully Shielded Decorative Fixtures

Lodges

Fully Shielded 'Period' Style Fixtures

bulb shielded in opaque top



Shielded / Properly-aimed PAR Floodlights

Flush Mounted or Side Shielded Under Canopy Fixtures