
From: Matthew Mortonson

Sent: 17 December 2021 12:38

To: Hilary Saunders

Cc: Lauren Davidson

Subject: RE: New application post - NYM/2021/0932/FL - The Grainary, Harwood Dale - Parish

Hi Hilary.

Thank you for the below email, and for your time on the telephone.

Please see the following responses to the points raised by the Parish Council.

- **Donkey Shelter Location** – As will be noted on the attached plan (which provides details of the gas tank), a 3m separation distance surrounding the tank is required to ensure no buildings etc are too close. The siting of the donkey shelter has been placed in accordance with these requirements to ensure it is outside of this easement and therefore to reduce the risk. It is also worth noting that the donkey shelter will be an open sided field shelter which the animals can freely move in and out of. Therefore, in the event anything should occur, the animals would be unrestricted in their movement to escape.

- **Bridleway / Public Footpath** – The Parish Council are correct in that this is a Public Footpath and not a bridleway
- **Gas Tank** – It is confirmed that there is only one gas tank.

I trust that this clarifies matters. Any other questions, please do let me know.

Kind regards

Matthew Mortonson

Principal Planner

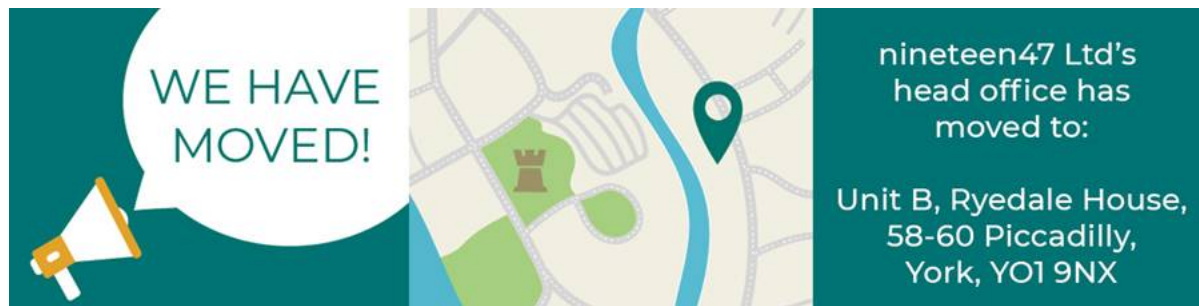


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From: Hilary Saunders <
Sent: 17 December 2021 11:27
To: Matthew Mortonson
Subject: FW: New application post - NYM/2021/0932/FL - The Grainary, Harwood Dale - Parish

Dear Matthew,

Please find attached comments received from the Parish Council which I would be grateful for your comments/clarification.

Thanks

Hilary

Mrs Hilary Saunders MRTPI
Planning Team Leader (Development Management)
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

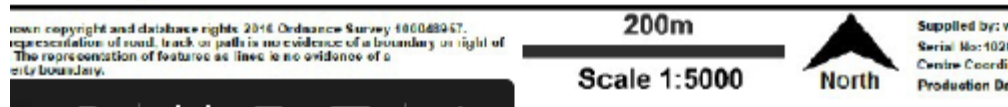
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NYM/2021/0932/FL The Grainary, Harwood Dale.

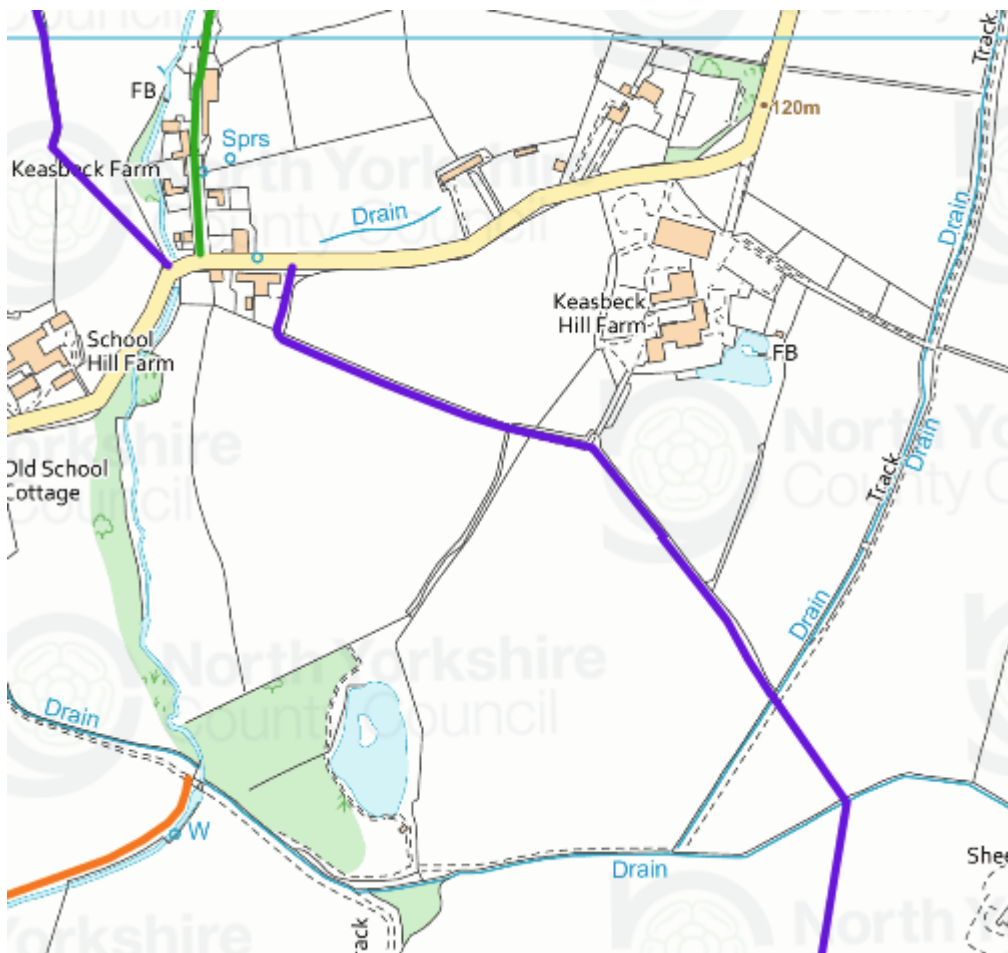
Construction of single storey extension to provide cellar, staff accommodation and enclosure to existing kitchen, installation of kitchen extraction unit and flue, change of window and door colours, conversion of cabin to refreshments kiosk, siting of gas storage tanks and erection of donkey shelter


This application has been considered by councillors and in exercise of my delegated powers I would confirm there are no objections to the overall principle of the development. However councillors are most perturbed to see the field shelter for donkeys located within 3m of the LPG tank - from an animal welfare and health & safety point of view this is totally unacceptable. The field shelter should not be placed anywhere near the LPG tank.





Page 2 of the public - amended plans.pdf shows the land within the blue line (screenshot below) as being in the applicant's ownership. There is no plan which indicates there is any land outwith the area enclosed by the blue line which is in the applicant's ownership.



The relevance of this is that the public supporting information states "a public bridleway also runs through the wider land owned by the applicant, to the south of the collection of buildings". However NYCC's Rights of Way Map (screngrab below) indicates that on the land in question there is only a public footpath - there is no bridleway or other public right of way.



 Public rights of way

-  NY_Footpath_current
-  NY_Bridleway_current
-  NY_BOAT_current
-  NY_Restricted_Byway_current

No mention is made of whether or not any additional lighting is to be installed - Council asks that a condition be placed on the current application so as to ensure any external lighting is 1] via planning consent only and 2] Dark Skies policy compliant.

In the letter sent to us by NYMNP it says the application is for "..... siting of gas storage tanks....." but nowhere in the application itself can I find mention of more than one tank. The applicant's supporting letter clearly states "5. Installation of 2no. concrete slaps to accommodate a gas storage tank and donkey shelter". So is it 1 LPG tank or 2?

--

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).

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North York Moors
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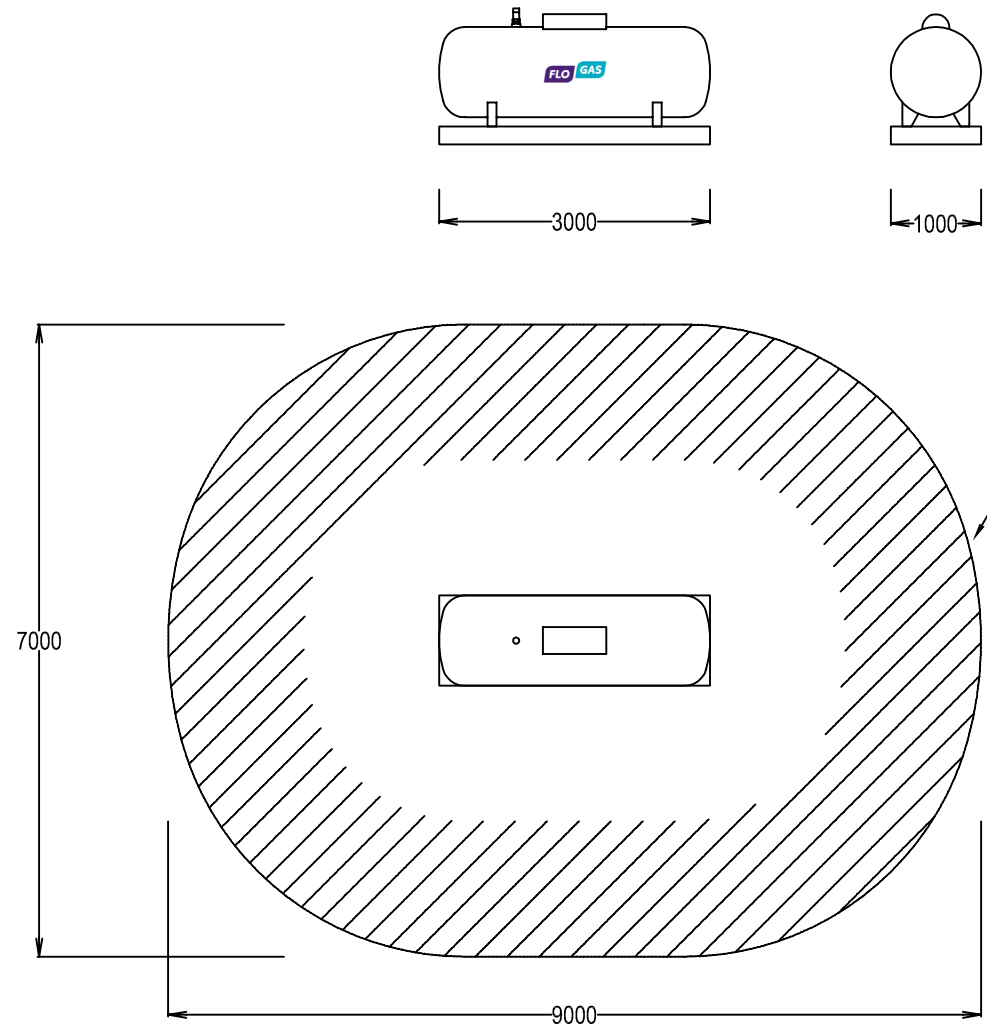
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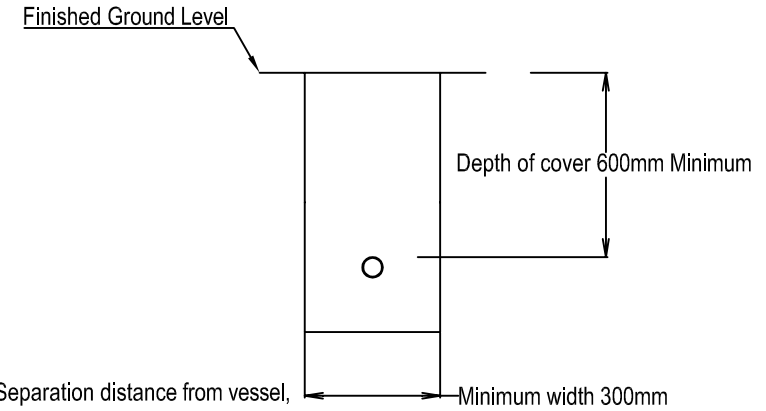
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LPG Vessel Installation Details



Service Pipe Installation Details



Technical Information

The base should be cast on a suitable sub base using a minimum of 21 Newton concrete, 3m by 1m, non-reinforced concrete should be a minimum of 10cm thick.

The base must be level and located on suitably compacted hardcore.

To prevent the formation of gas pockets, the vicinity of the LPG storage vessel should be free from pits and depressions within 3m.

The surrounding area within 3m of the vessel is to be kept free from weeds, long grass and any combustible materials.

Please note all dimensions are in millimeters unless otherwise stated.

Standard Commercial Installation - 1no 2200ltr Vessel.