

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2021/0932/FL - The Grainary, Harwood Dale  
**Date:** 22 December 2021 14:46:05

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Dear Hilary,

My only concerns with relation to the proposed development relate to the alterations to the southern 'front' elevation and the potential increase in light spill from the full height glazing and new roof lights. Whilst part of the roof at this elevation currently appears to be glazed conservatory style which is to be replaced with a pantile roof which is welcome (albeit with roof lights), the adjacent section will have a marked increase in glazing. Would it be possible for this to be reduced, either by removal of the new roof lights in the western section, or reduction in the extent of new southern wall glazing?

Thanks very much

Elsbeth

**Elsbeth Ingleby MA<sub>Cantab</sub> 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:** **NYM21/0932/FL**

**Proposed Development:**

Application for 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

**Location:** The Grainary, Harwood Dale

**Applicant:** Lauren Jackson

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

**Area Ref:** 4/26/72A **Tel:**

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

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

**Date:** 13 December 2021

**FAO:** Hilary Saunders

**Copies to:**

There are **no local highway authority objections** to the proposed alterations and changes within the existing 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:**

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2021/0932/FL - The Grainary Keasbeck Hill Farm Harwood Dale YO13 ODT - Commercial Regulation & Environmental Health Consultation Response  
**Date:** 13 December 2021 15:16:22

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Dear Sirs

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

Your Sincerely

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

[www.scarborough.gov.uk](http://www.scarborough.gov.uk)



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**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0932/FL  
**Date:** 12 December 2021 20:54:38

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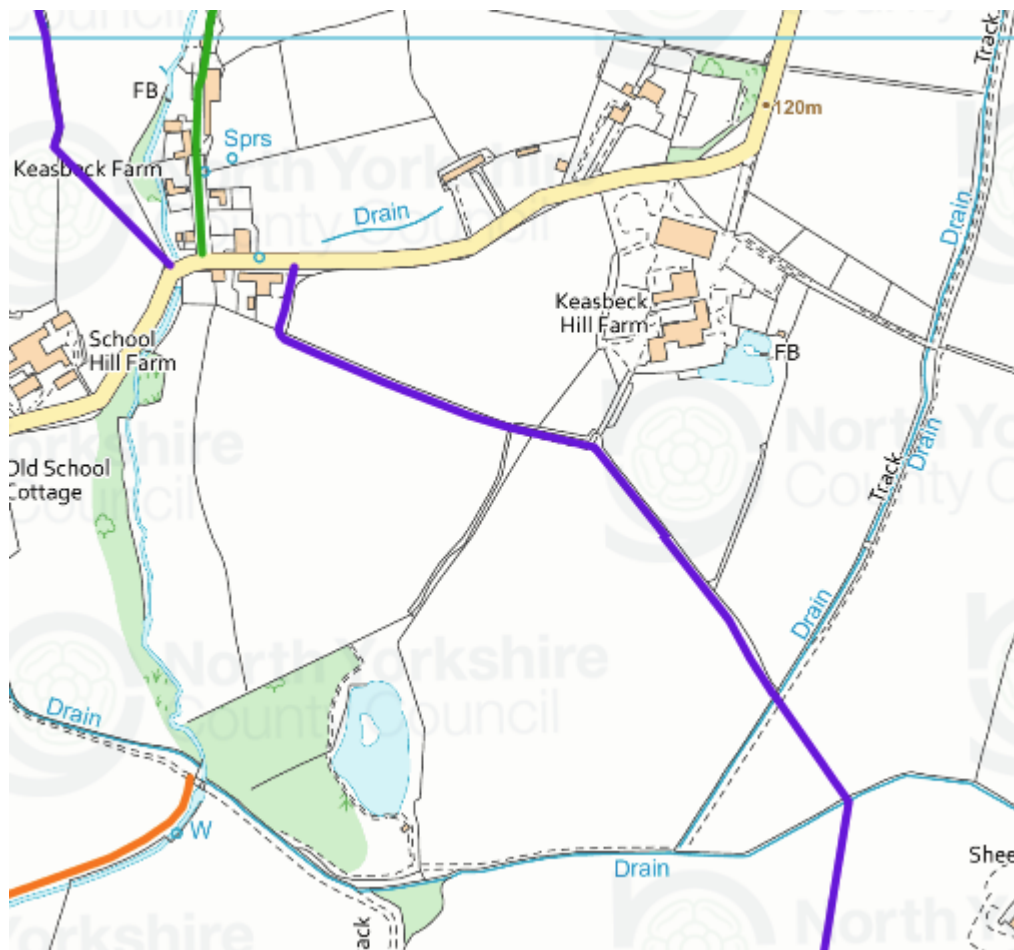
**NYM/2021/0932/FL The Grainary, Harwood Dale.  
Construction of single storey extension to provide cellar, staff accommodation and enclosure to existing kitchen, installation of kitchen extraction unit and flue, change of window and door colours, conversion of cabin to refreshments kiosk, siting of 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 (screengrab 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 (screengrab 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).

Annan,  
41 Scalby Road,  
Burniston,  
Scarborough

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**From:**  
**To:** [Planning](#)  
**Subject:** Planning Applications 29/11/21 to 05/12/21  
**Date:** 10 December 2021 12:58:23

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Hi,

If the following applications get approved, can a bat informative please be included:

NYM/2021/0945/FL - Cliff Cote, Prospect Field, Robin Hoods

NYM/2021/0943/LB - The Anchorage, High Street, Staithes

NYM/2021/0935/FL - High Cragwell, Aislaby

NYM/2021/0933/FL - Hare House, 21 A Rosedale Lane, Port Mulgrave

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

If the following applications get approved, can a bird informative please be included:

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

Thanks,

Ellie Davison  
Conservation Trainee

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York YO62 5BP

**Our Ref:** 606-1-2021 MR  
**Your Ref:** NYM/2021/0932/F

**Date** 7 December 2021



## Partnership Hub

Mrs Hilary Saunders  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
North Yorkshire  
YO62 5BP

Dear Mrs Saunders,

**Proposal**      **Application for 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**

**Location**     **The Grainary, Harwood Dale**

Many thanks for giving North Yorkshire Police (NYP) the opportunity to comment on this application. I have carried out analysis of crime and disorder for a 12-month period (1 December 2020 to 30 November 2021), for an area within a 1Km radius of the site, which showed that the site is located within a low crime & disorder area, with 4 crimes and 2 anti-social behaviour incidents recorded by NYP.

Having reviewed the accompanying documents and drawings that were submitted with the application, I have no comments to make in relation to Designing Out Crime.

Yours sincerely,

Mr Mark Roberts  
Police Designing out Crime Officer



# NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00091861  
Job: 1235471

Scarborough Fire Station  
North Marine Road  
Scarborough  
North Yorkshire  
YO12 7EY

When telephoning please ask for: M Logan

03 December 2021

Dear Sir or Madam

**Keasbeck Hill Farm, The Grainary, Harwood Dale, Scarborough, YO13 0DT**

**FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY**

Receipt is acknowledged of your planning communication:

Dated: 29 November 2021  
Plans No: NYM/2021/0932/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, [www.northyorksfire.gov.uk/about-us/data/privacy-policies/](http://www.northyorksfire.gov.uk/about-us/data/privacy-policies/).

Keasbeck Hill Farm  
The Grainary

Harwood Dale  
Scarborough  
YO13 0DT

Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

[www.northyorksfire.gov.uk](http://www.northyorksfire.gov.uk)

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Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

**M Logan**