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**From:** Planning Consultation Mailin [  
**Sent:** 14 January 2022 13:34  
**To:** Hilary Saunders  
**Subject:** RE: NYM/2021/0647/FL land at Middlewood Lane, Fylingthorpe

Hello Hilary,

Thanks for email and this planning enquiry wasn't input into our planning database as it was just two units and foul water going to public sewer located in Middlewood Crescent, via the holiday park's existing private foul drains and surface water to soakaway, therefore there would have been no observation points to make. As a reminder, when consultation letters are received, our system send an automated email back to confirm receipt and if not heard from YW within 21 days, you can assume what we have nothing to say. What your admin staff do with it don't know but several planning authorities keep them as a record.

We can't comment on applicant's private holiday park drainage system, the owner/s need to remedy any problem. If the locals have issues with the public sewerage infrastructure, this is an operational matter and not planning related issue, and they should be contacting YW separately.

Kind regards

Jim McGlade

Development Control Agent  
Developer Services  
Pre Development Team

**From:**

**Subject:** RE: New application post - NYM/2021/0647/FL - land south of Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe - Parish

**Date:** 02 November 2021 10:56:19

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Good Morning

This application was discussed at the Parish Council Meeting on 20 October 2021 and the Parish Council would like to register it's objections for the following reasons:

- The increase in traffic this would bring to the area
- Lack of services and facilities
- Ecological disturbance to the proposed site

Kind regards

**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2021/0647/FL  
**Date:** 04 October 2021 19:38:56

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Hello,  
Unfortunately this application missed out last meeting, it will be going to our 20th October meeting. I hope this is okay for a response from the Council.  
Regards,  
Jane Mortimer,  
Acting Clerk.

On 01/09/2021 12:4

Reference: NYM/2021/0647/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



**North York Moors  
National Park**

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**From:**  
**To:** [Planning](#)  
**Subject:** Informatives for application week 30/08/21-05/09/21  
**Date:** 14 September 2021 11:35:19

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Hi Planning,

If the following applications are approved, please can **bird** informatives be included in the decision notice;

NYM/2021/ 0563/FL - Bilsdale House, Chop Gate  
0661/FL - Stape Head Farm, Stape Road, Stape  
0647/FL - land south of Middlewood Farm Holiday Park, Middlewood  
Lane, Fylingthorpe  
0557/FL - Hazel Cottage, Westgate, Thornton-Le-Dale

If the following applications are approved, please can **bat** informatives be included in the decision notice;

NYM/2021/ 0663/LB -Green Bank House, Fisherhead, Robin Hoods Bay  
0660/FL -Green Bank House, Fisherhead, Robin Hoods Bay  
0661/FL - Stape Head Farm, Stape Road, Stape  
0557/FL - Hazel Cottage, Westgate, Thornton-Le-Dale

Many thanks,

Holly Ramsden  
Conservation Officer

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

[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** FW: NYM/2021/0647/FL - land south of Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe  
**Date:** 16 September 2021 13:23:23

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Dear Hilary,

Please see Mark's comments [here](#) and mine below:

This is a rather narrow section of land and the development is probably within the root protection areas of the trees to the north east. The trees are I expect on the verge of the old railway track (cinder track) and there has been some pressure to remove or cut them back to widen the cinder track in the past.

The development is fairly tight up to its boundary and so I think the applicant will need to show if there are any arboricultural impacts on these trees even though they are not in their ownership. The same will apply to the hedges which I assume will have to be cut back and in part removed to facilitate the development.

Mark

Mark Antcliff  
Woodland Officer  
North York Moors National Park Authority

[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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**From:** Holly Ramsden  
**Sent:** 14 September 2021 11:49  
**To:** Mark Antcliff  
**Subject:** NYM/2021/0647/FL - land south of Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe

Hi Mark,

I understand there has been previous correspondence with the applicant about concerns over taking out hedgerow and they have confirmed that they will not remove any, however I'm a little concerned about the impact on tree roots with all the hard standing proposed to be built in a small area and the close proximity of the lodges to the mature hedgerows. What are your thoughts?

Thanks,

Holly Ramsden  
Conservation Officer

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:** **NYM21/0647/FL**

**Proposed Development:** Application for erection of 2 no. holiday lodges with associated access, parking and landscaping works

**Location:** land south of Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe

**Applicant:** Mr David and R Islip

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

**Area Ref:** 4/29/710 **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 13 September 2021

**FAO:** Hilary Saunders **Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA have received comments about the amount of traffic that travel along Middlewood Lane to holiday accommodation and the problems associated with this route. The LHA acknowledges that this is a concern for residents living adjacent to the route but does not envisage that two additional units will have a significant impact on the amount of traffic that has already been permitted.

The access, across the highway verge, crosses at a location close to and overlapping an area that appears to be overrun area for access into the sports pavilion, located on the opposite side of Middlewood Lane. The layout of the proposed access should take this into account. Additionally, a bench is also in close proximity and this should also be taken into consideration.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM21/0647/FL**

1. MHC-03      New and altered Private Access or Verge Crossing opposite the sports pavilion

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the approved details and Standard Detail number E50A and the following requirements.

- Any gates or barriers must be erected off the highway verge and must not be able to swing over the existing highway.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

All works must accord with the approved details.

**Reason for Condition**

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHi-C      New and altered Private Access or Verge Crossing –(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification\\_for\\_housing\\_\\_\\_ind\\_est\\_roads\\_\\_\\_street\\_works\\_2nd\\_edition.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf) .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

2. MHC-09 Details of Access, Turning and Parking opposite the sport pavilion

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 access road or building(s) until full details of the following have been submitted to and approved in writing by the Local Planning Authority:



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM21/0647/FL**

- vehicular access;

No part of the development must be brought into use until the vehicle access has 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:**

***Ged Lyth***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:**