

From:
To: [Planning](#)
Subject: Planning Application NYM2021/0722FL
Date: 08 February 2022 11:07:11

F.A.O. Mark Hill

Hello Mark

Please bring this email to the attention of the planning committee.

Further to the comments you have received from Lockwood Parish Council I must inform you that these are the concerns of residents at Slapewath who approached the Parish Council to Represent them,

As we were only made aware of the application a couple of days before the deadline for comments there was no time to ascertain the views of the rest of the Parish. These comments therefore do not necessarily express the opinion of the whole of Lockwood Parish.

Anne Clayton
Chair
Lockwood Parish Council

From:
To: [Planning](#)
Subject: Re: NYM/2021/0722/FL
Date: 09 February 2022 09:50:17

Re application no, NYM/2021/0722/FL

Please register Mrs Wendy Stiff Vice-Chair of Lockwood Parish to speak at the planning meeting tomorrow re this application.

Regards

Anne Clayton

Chair

Lockwood Parish Council

From:
To: [Planning](#)
Subject: Application to speak at Planning Committee 10/02/22
Date: 03 February 2022 20:48:18
Importance: High

Dear Sir/Madam

Application for creation of parking area with electric vehicle charging points, construction of cafe/kiosk building, alterations to existing structure to facilitate use as electric cycle charging store and use of land as outdoor seating at land at Fox and Hounds Inn, Slapewath, Guisborough. Your ref: NYM/2021/0722/FL

This is to inform you that I wish to speak **against** the above application at the meeting of the North York Moors National Park Planning Committee to be held on Thursday 10/02/22 at 10.00am in the committee room at The Old Vicarage, Bondgate, Helmsley, YO62 5BP.

Please acknowledge receipt of this email.

Kind regards

Steve Kay

Redcar & Cleveland Borough Councillor, Lockwood Ward

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From: Christopher Twigg	To: Development Department
Job Title: Scientific Officer	Name:
Email:	Your Ref: NYM/2021/0722/FL
Our Ref: 169478	Response: Planning Consultation Con
Date: 30/11/2021	Land
Tel Ext:	

Environmental Protection Planning Consultation Response

Proposal:	Application for construction of cafe/kiosk building, alterations to existing building to facilitate use as electric cycle charging store, use of land as outdoor seating and creation of parking area with electric charging points
Premises:	The Retriever Bar and Restaurant, Fox and Hounds, Slapewath, Guisborough, TS14 6PX

Comments:

With reference to the above planning application, I would confirm that I have assessed the following environmental impacts which are relevant to the development and would comment as follows:

I note that a Phase 1 Desk Study Report has been submitted in support of this application.

The report concludes that the site has been subject to previous potentially contaminative land uses and recommends that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination on the site.

In order to minimise the environmental impact and to ensure that the site is fully characterised and suitable for the proposed end use I would recommend the inclusion of the full Standard Contaminated Land Condition onto any planning permission which may be granted:

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

From: Lockwood Parish Council
Sent: 01 December 2021 21:34
To: Planning
Subject: Planning Application NYM2021/0722/FL

Dear Mr. France

As Slapewath is in the Parish of Lockwood I was concerned that the Parish Council were not informed of this application. It was brought to our attention just a couple of days ago by a concerned resident. Having visited the site with some council members and listened to the concerns of the residents, I would like to make the following comments.

- a) I am aware that the area in question is owned by the applicant but it has always been looked upon by the residents and visitors to this small village as a village green and the focal point of the village. It is also a popular resting place for walkers during summer.. There are also several mature trees on the area and there are concerns that some would be removed.
- b) The access road and path through the village is part of several popular local walks. and the road is often filled with parked cars belonging to walkers. As the proposed parking is for electric charging it will either not help this problem and make access difficult or the new parking will be used as a normal car park and will not allow for charging vehicles. It is also part of a national cycle route.
- c) The site already has a cafe on site that is willing, as it always has been, to open extra hours where there is a demand. as it has in the past.
- d) There is a large parking area and vacant area behind the hotel owned , I understand, by the same person which could easily provide these charging points and hopefully would lead to tidying up a pretty derelict area.. The Parish Council would very much appreciate a site visit to discuss this application,

Regards
Anne Clayton
Chair
Lockwood Parish Council

Jean Bell
Clerk to Parish Council
Lockwood Parish Council

From:
To:
Subject: Planning Application NYM/2021/0722/FL
Date: 29 November 2021 12:37:37
Importance: High

Dear Sir/Madam

PLANNING APPLICATION NYM/2021/0722/FL

I object absolutely to the above application on land at The Fox and Hounds Inn, Slapewath, Guisborough.

The hamlet of Slapewath is at the gateway to the National Park and the quality of any development in this vicinity must be retained for both tourists and residents. In my opinion, the proposed development would be detrimental to this objective.

The proposals within the application will desecrate a valuable green space which, for decades, has added amenity to the small hamlet of Slapewath. It would also upset the delicate balance which now exists between the Fox and Hounds, its customers and the residents of Slapewath Cottages. The proposed development would cause additional litter, noise and light pollution to the detriment of residents who overlook the green from a very short distance. There would be a loss of vegetation and the development would be damaging to wildlife; at a time we are struggling to obtain carbon neutrality and indigenous species are on the decline.

In my opinion, what is proposed is contrary to National Park polices, namely Strategic Policy C, relating to the quality and design of developments and also Policy BL8 relating to shops, offices and food & drinks outlets.

It is proposed to provide six hard-standing parking places and a café/kiosk on what is a beautiful grassy area. There is already sufficient parking to the rear of the Fox and Hounds and food and drink are already available at The Retriever and The Chase, incorporated into the Fox and Hounds building. Most important, however, is the retention of the green area in its present state and extent.

There is reference in the application to an 'existing building' to be used for cycle charging. This building appears to be a redundant shopping-trolley shelter which already detracts from the amenities of the area.

In short, I believe this development would be a backward step and extremely detrimental to the residents of Slapewath.

I urge you to refuse this application.

Kind regards

Steve Kay

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Redcar & Cleveland Borough Council, Redcar & Cleveland House, Kirkleatham Street,
Redcar, TS10 1RT, Website: www.redcar-cleveland.gov.uk



Miss Megan O'Mara
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2021/143718/01-L01
Your ref: NYM/2021/0722/FL
Date: 16 November 2021

Dear Miss O'Mara

Proposal: APPLICATION FOR CONSTRUCTION OF CAFE/KIOSK BUILDING, ALTERATIONS TO EXISTING BUILDING TO FACILITATE USE AS ELECTRIC CYCLE CHARGING STORE, USE OF LAND AS OUTDOOR SEATING AND CREATION OF PARKING AREA WITH ELECTRIC CHARGING POINTS
Location: LAND AT FOX AND HOUNDS INN, SLAPEWATH, GUISBOROUGH

Thank you for your consultation regarding the above proposal which was received on 19 October 2021.

We have reviewed the information submitted with the application and we have no objection to the proposal. Our detailed comments are as follows.

FLOOD RISK

Environment Agency Position

We have assessed the submitted application and we do not consider it to have an increased risk of on or off-site flooding, therefore we have no objection to this development.

Flood Zones issues – advice to applicant

Flood forecasting and modelling is not an exact science and the maps can only give a general indication of risk areas. This is the best currently available data which the Environment Agency has and we have made every effort to ensure that Flood Zones reflect an accurate modelled representation of the flood outlines.

However, should you feel you have evidence to justify why you believe Flood Zones should be altered, then please contact our Customers and Engagement Team at clearly stating that you wish to make a flood map challenge. Please appreciate that evidence will be required (such as a flood model re-run with any updated information available and not simply anecdotal evidence

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT

www.gov.uk/environment-agency

Cont/d..

alone). This challenge may take up to six months and would need to be undertaken at your own expense. Unless we receive evidence of a successful flood map/zone challenge, our assessment of the application will be based upon the flood zone data that we currently hold.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre (Monday to Friday, 8am to 6pm) or by emailing

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

FOUL DRAINAGE – advice to applicant

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. For further guidance please visit <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits> Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

We trust the above advice is useful.
If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Frances Edwards
Sustainable Places Planning Advisor

cc GPDESIGNS ARCHITECTURAL SERVICES

From:
To:
Subject: Planning Application NYM/2021/0722/FL Cafe Extension. Slapewath
Date: 11 November 2021 13:44:51
Attachments: [image001.png](#)

In relation to this application, I recommend applicant actively seek to develop to Secured By Design standards, they are welcome to contact me for any advice, guidance I can offer in relation to designing out opportunities for crime and disorder to occur.

Regards

C8609 *Steve Cranston*

Crime Prevention & Architectural Liaison Officer

Middlesbrough Police Office | Bridge Street West | Middlesbrough | TS2 1AR

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Please do not use social media or email to report crime as we do not monitor these accounts 24/7. Dial 999 in an emergency or visit the [contact us](#) section of our website for all reporting options.

Redcar & Cleveland Borough Council
Adults and Communities

Memo

From:	Mr Mick Gent	To:	Development Department
Job Title:	Contaminated Land Officer	Name:	Miss Megan O'Mara
Please ask for:		Your Ref:	NYM/2021/0722/FL
Our Ref:	169480	Response	Planning Consultation Nuisance
Date:	09/11/2021		

Environmental Protection Planning Consultation Response

Proposal: Application for construction of cafe/kiosk building, alterations to ex

Premises: The Retriever Bar and Restaurant, Fox and Hounds, Slapewath, Guisborough, TS14 6PX

Comments: I have no objections to the above proposal.

From:
To: [Planning](#)
Cc:
Subject: NYM/2021/0722/FL - Land at Fox and Hounds Inn, Slapewath. EA reference RA/2021/143718/01
Date: 08 November 2021 16:49:49
Importance: High

FAO Megan O'Mara

Dear Megan

Our records indicate that our target response date for the above-mentioned application is the 8th November 2021.

We do wish to make a response but unfortunately our flood risk advisors are delayed in providing comments and our response is delayed. We are currently aiming to provide comments by the 16th November but if your timescales require a response before that date, please contact either myself or Frances Edwards and we will do what we can to reprioritise in this case.

Thank you for your patience.

Kind regards

Rachel Jones (MA MRTPI)
Team Leader – Sustainable Places (Yorkshire)
Environment Agency

Yorkshire Area Sustainable Places Team

Pronouns: she/her ([why is this here?](#))

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OFFICIAL



Your Ref: NYM/2021/0722/FL

Our Ref: L1200249 JH

Date: 08 November 2021

Fox and Hounds Inn
Whitby Road
Slapewath
Guisborough
TS14 6PX

Chief Fire Officer
Ian Hayton

When telephoning ask for:
James Harris

Dear Sir/Madam

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005
Fox and Hounds Hotel WHITBY ROAD SLAPEWATH GUISBOROUGH TS14 6PX

Cleveland fire Brigade offers no representations regarding the development as proposed. However, Access and Water Supplies should meet the requirements as set out in: Approved Document B Volume 2 :2019, Section B5 for buildings other than Dwellings

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Vol 2 Section B5 Table 15.2.

Recommendations

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system.

Further comments may be made through the building regulation consultation process as required.

Kind Regards

For Chief Fire Officer

Cleveland Fire Brigade

Training & Administration Hub, Endeavour House, Queens Meadow Business Park, Hartlepool TS25 5TH



 www.clevelandfire.gov.uk



From:
To:
Cc:
Subject: NYM/2021/0722/FL - land at Fox and Hounds Inn, Slapewath, Guisborough
Date: 02 November 2021 16:13:32

Dear Megan,

Due to the increase in hard standing with the proposed use of a parking area, any surface runoff must be directed to an appropriate filter e.g. an oil trap to catch pollutants from vehicles which should then be directed to a soakaway. Similarly rainwater runoff from the kiosk must be caught through guttering around the roof and directed to a soakaway instead of directed directly towards Alumwork beck. A suitable location for a soakaway would be on the land to the west of the hard standing and kiosk as it is shown to be is maintained as open and if properly sited it shouldn't impact too much on surrounding trees.

Can the applicant clarify whether the W/C within the kiosk will be for public use and whether the Klargester sewerage treatment plant is a new addition to accommodate this W/C? If the W/C is intended for public use we will need a specification of the chosen Klargester and estimated maximum number of additional customers per week to ensure it has enough capacity.

It is unclear what, if any, external lighting will be installed on and around the proposed kiosk. Can the applicant clarify this, particularly whether the 'Kiosk Signage' as indicated in the design plan above the main kiosk door will be illuminated. If there is any external lighting proposed I will comment further.

Regards,

Holly Ramsden
Conservation Officer

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

www.northyorkmoors.org.uk

From:
To:
Subject: FW: GTC Sunnyfield House Plans Meeting - Planning Application Responses
Date: 20 October 2021 16:47:56
Attachments: [NYM_2021_0722_FL & NYM_2021_0749_FL - Plans - 20th Oct 2021.pdf](#)

From: Sunnyfield House
Sent: 20 October 2021 16:28
To: General
Subject: GTC Sunnyfield House Plans Meeting - Planning Application Responses

Good afternoon,

The Guisborough Town Council Plans Meeting was held at Sunnyfield House in Guisborough on Wednesday 20th October 2021 at 3.00pm.

Please find attached "No objections" to the following planning applications:

NYM/2021/0722/FL
&
NYM/2021/0749/FL

Kind regards.

Jane Brack,
Receptionist.

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From:
To:
Subject: NYM/2021/0722/FL Land at Fox & Hounds Inn, Slapewath
Date: 19 October 2021 15:04:07

Further to your planning consultation letter as above, I have no objections to the proposal but would offer the following comments for you to refer on to the applicant, should the application be approved:

1. The food business operator (e.g., sole proprietor, partnership, limited company, charitable trust) must register with Redcar and Cleveland Environmental Health Service at least 28 days before opening. You can apply to register online at <https://register.food.gov.uk/new/redcar-and-cleveland/registration-role>
2. The food premises (structure and facilities) must meet the legal hygiene requirements of annex II [Regulation \(EC\) No 852/2004 of the European Parliament and of the Council of 29 April 2004 on the hygiene of foodstuffs \(legislation.gov.uk\)](#). I appreciate that the kitchen plans do not at this stage provide full kitchen layout details but I note that the staff W.C opens directly into the food storage / cooking / preparation area. There will need to be a ventilated lobby area created between the between these two areas.

Further information is available at [Business guidance | Food Standards Agency](#)

Kind regards

Kathleen Foreman
Principal Environmental Health Officer
Environmental Health (Commercial) Team

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Redcar, TS10 1RT, Website: www.redcar-cleveland.gov.uk

From:
To:
Subject: RE: NYM/2021/0722/FL
Date: 19 October 2021 13:36:04
Attachments: [NYM_2021_0722_FL.pdf](#)

Good afternoon,

I am emailing to advise you that the site subject of the attached consultation request is located within the Cleveland policing area and not North Yorkshire. I have therefore forwarded the request to my colleague in Cleveland whose email address is below.

Please could I request that you amend your records so that any future consultations are directed to the correct Police Service.

Many thanks
Mark Roberts

Mr Mark Roberts
Collar Number 4573
Designing Out Crime Officer
Partnership Hub
North Yorkshire Police

Committed to the Code of Ethics

Dial 101, press option 2 and ask for me by my full name or collar number. If using my collar number please state each number individually.

From:
Sent: 19 October 2021 11:59
To: DOCO
Subject: NYM/2021/0722/FL
Importance: High

Reference: NYM/2021/0722/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
Tel: 01439 772700
www.northyorkmoors.org.uk



North York Moors
National Park

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