

---

**From:** Mark Antcliff  
**Sent:** 09 February 2022 09:43  
**To:** Megan O'Mara  
**Subject:** Lawns Farm, Ugthorpe

Dear Megan

Thank you for forwarding the tree report and plan for the proposed development at Lawns Farm Ugthorpe. Unfortunately the supplied plan does not accurately record the precise locations of the trees nor does it mark the crown spread, root protection areas (RPA) and precise location of the development which is the usual requirement for a tree survey. However; in an effort to expedite matters, and to ensure we are basing our assessment on precise data I visited the site myself today (8 February) and took some additional measurements.

I can confirm that the two mature horse chestnut trees (T1 and T2) to the south of the site are significant amenity trees both being in reasonable condition and readily visible from viewpoints in the village. They constitute a constraint to development of the site and should be retained. The application documents refer repeatedly to the fact that that they are not protected by a tree preservation order but planning guidance and policy clearly states that the duty to protect tree relates to both protected and unprotected trees. Most of the trees on the site would merit protection by a tree preservation order if it was considered that the trees were under any form of threat.

I agree with the reports category B classification for these trees (British Standard 5837). I also agree that the two younger trees that would need to be removed to facilitate the development are not a significant constraint. Although the beech is a good young specimen it is growing within the eventual crown spread of T2. The loss of this tree and the poor conifer (Group 1) could be reasonably compensated for by new tree planting elsewhere on the site, or on adjacent land.

I also agree with the findings of the constraints analysis in the report. The proposed development will certainly impinge on the root protection area of trees T1 and T2 and there will need to be some reduction of the trees canopies to the south. With the use of suitable construction techniques and working methods the development can in principle be undertaken in compliance with the recommendations of BS 5837.

Although compliance with BS 5837 is technically achievable this does not mean that there will be no impact on the trees. There will still be an effect through loss of and change to the rooting environment of the trees. It is acknowledged that the standard is itself a compromise balancing the requirements for tree health and the need for development. The root protection areas as calculated in the method set out in BS 5837 are also a compromise measure, and should be considered as the minimum requirement for a reasonable expectation of tree survival.

The Authority's Supplementary Planning Document – Design Guide Part 3: Trees and Landscape states "The RPA of trees will normally be considered a 'no go' area by the Authority." It then goes on to say that in exceptional circumstances "carefully planned and supervised construction works may be agreed to when carried out in accordance with best practice, and where it can be demonstrated that trees will not be adversely affected." Exceptional circumstances are not defined but would be expected to be where a development would deliver other significant benefits.

The other aspect of this development to consider is that the placing of additional targets in close proximity to the trees will increase the likelihood of the trees having to be pruned in the future on safety grounds. The area is already used as a garden but the change to overnight accommodation will have an effect on the risk assessment of the site.

In respect of our policy the development could be refused on the basis of the potential impact on the trees but it would also be reasonable to grant conditional consent if the Authority chose to do so.

If the application is approved then it should be conditional on:

- Prior approval of an arboricultural method statement (to include a detailed plan of the site and pruning works to existing trees).
- Compliance with the guidance set out in the Arboricultural Impact Assessment dated 3 February 2022.
- A landscaping scheme that provides for at least 3 new trees to be planted at locations where they will be able to grow to full maturity.
- Incursion into the root protection areas is limited to the 20% specified in BS 5837 and should include any permanent hard surfacing such as paths, patios etc.
- No vehicular access to the site during construction or operation.

Mark Antcliff  
Woodland Officer  
North York Moors National Park Authority

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

---

**From:** Keelie Cordwell

**Sent:** 08 February 2022 20:02

**To:** Planning

**Subject:** Reference: NYM/2021/0747/FL

**Application for use of land for the siting of 2no. camping pods adjacent to Lawns Farm, Ugthorpe at Lawns Farm, Barry Bank, Ugthorpe.**

Please note that Cllr Susan Agnew will be attending the meeting to represent the views of the Council as the acting Chair of the Council of Ugthorpe and Hutton Mulgrave.

Kind Regards

Keelie Cordwell

Ugthorpe Parish Council Clerk

**From:** [info@cherylwardplanning.co.uk](mailto:info@cherylwardplanning.co.uk)  
**To:** [Planning](#)  
**Subject:** Public Speaking for Lawns Farm, Ugthorpe  
**Date:** 31 January 2022 14:16:25  
**Attachments:** [image001.png](#)

---

Dear Planning

As instructed by the applicant please take this email that I wish to register to speak in support of the above application at the forthcoming Planning Committee meeting on 10 February.

Kind regards

*Cheryl*

Cheryl Ward Planning  
MSc MRTPI (Chartered Member)



Chartered Town Planner  
MSc MRTPI

07917 194204  
[www.cherylwardplanning.co.uk](http://www.cherylwardplanning.co.uk)

Cheryl **Ward**  
Planning



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please contact [info@cherylwardplanning.co.uk](mailto:info@cherylwardplanning.co.uk)

 Before printing, think about the environment

**From:**  
**To:** [Planning](#)  
**Subject:** Megan O'Mara - Ref: NYM/2021/0747/FL  
**Date:** 18 January 2022 19:43:26

---

Dear: Miss O'Mara

Your Reference: NYM/2021/0747/FL

Application for use of land for the siting of 2no. camping pods adjacent to Lawns Farm, Ugthorpe at Lawns Farm, Barry Bank, Ugthorpe.

Further to our Parish Council meeting on 17<sup>th</sup> January 2022 please be advised of the Parish Councils decision to strongly object to the amended plans for camping pods at the above site. We would like to reiterate that the general feeling of most of the village is in support of diversification within the local farming community.

After extensive discussions the majority of councillors, agreed that this was not an appropriate site for two camping pods, and that applicants had land available to them for more suitable sites.

Objections raised include:

- Concerns have been raised by residents regarding the proliferation of camping pods within the village, should this application be approved.
- The proposed plans do not meet the criteria required by North Yorkshire National Parks.
- Potential damage to trees, including damage to the roots.
- Lack of screening.

The Parish Council would like to offer their time and support to a meeting with the applicants, Planning officers and some village residents to discuss different sites for the pods.

Furthermore, please could we have clarification with respect to the criteria for how planning applications are processed for amendment, as opposed to being treated as new applications? We would like to query how and why plans can be changed without notification and consultation of all parties involved, including village residents.

I appreciate your anticipated advice and look forward to hearing from you.

Kind Regards

Keelie Cordwell  
Ugthorpe Parish Council Clerk

---

**From:** Elspeth Ingleby  
**Sent:** 13 January 2022 10:34  
**To:** Megan O'Mara >  
**Subject:** NYM/2021/0747/FL - Lawns Farm, Ugthorpe

Dear Megan

I am not particularly concerned regarding the proposed position of the new package treatment plant, however if the process of connecting into it will cause any damage to the existing hedgerow bounding the site then it will be important that any loss is reinstated to maintain this valuable boundary. A condition would be appropriate along the line of the following;

If any existing plant/s within the hedged boundary of the site fail due to, or subsequent to, the insertion of services connected to the development, then these plants should be replaced within the planting season following the loss with appropriate native hedgerow species, and managed to maturity to maintain the integrity of the hedgerow.

It would also be helpful to have a bird informative and a condition restricting any removal of woody vegetation to out with of the bird breeding season (March to August inclusive) unless first checked for bird nests by a suitably qualified ecologist.

Thanks very much

Elspeth

**Elspeth Ingleby MA<sub>Cantab</sub> ACIEEM**

**Ecologist**

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

**From:**  
**To:** [Planning](#)  
**Subject:** REF- NYM/2021/0747/FL  
**Date:** 15 November 2021 22:34:42

---

Dear Miss Megan O'Mara

With respect to the above referenced planning application please be aware that following on from the Ugthorpe Parish Council meeting this evening we would like you to note the Parish Councils comments as detailed below.

The feeling in the village is that everyone supports the need for the applicants to diversify their farming activities.

There was some support for the proposal, however, as the public responses show, there was a much stronger feeling against the proposal from within the village, in particular the pods near the church were felt to be inappropriately placed.

There was also a strong feeling that the applicants have more suitable land available for camping pods.

Please advise if I need to file these comments anywhere else? I am new to the parish clerk role and welcome any advice you may be able to give.

Kind Regards

Keelie Cordwell  
Ugthorpe Parish Council Clerk

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM21/747/FL**

**Proposed Development:** use of land for the siting of 3 no shepherds huts (1 no. adjacent to Christ Church and 2 no. near

**Location:** Lawns Farm, Barry Bank, Ugthorpe

**Applicant:** Mr S and Mrs L Brown

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

**Area Ref:** 4/43/616A **Tel:**

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

**To:** North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 30 September 2021

**FAO:** Megan O'Mara **Copies to:**

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, that car parking spaces will be provided in Lawns Farm yard and that access to the sites is permitted there are no highway objections to the application. There does appear to be a narrow strip of land between the highway maintainable at public expense and the blue line plan shown for the site near the site next to the church.

**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:**



**From:**  
**To:** [Planning](#)  
**Subject:** Lawns Farm, Barry Bank, Ugthorpe  
**Date:** 29 September 2021 17:16:47

---

Your ref: NYM/2021/0747/FL  
Proposal: Application for use of land for the siting of 3 no shepherds huts (1 no adjacent to Christ Church and 2 no. near Chestnut View)  
Address: Lawns Farm, Barry Bank, Ugthorpe

With reference to the above planning application, I confirm that I have no objections in principle to the granting of planning consent. However, the agent should make the applicant aware of the need to obtain a caravan site licence for the proposed development.

Regards,

*Stephanie Baines* ACIEH  
Technical Officer (Residential Regulation Team)  
Environmental Health  
Scarborough Borough Council

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

**DISCLAIMER**

This email (and any files transmitted with it) may contain confidential or privileged information and is intended for the addressee only. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful - you should therefore return the email to the sender and delete it from your system.

For information about how we process data please see our Privacy Notice at [www.scarborough.gov.uk/gdpr](http://www.scarborough.gov.uk/gdpr)

Any opinions expressed are those of the author of the email, and do not necessarily reflect those of Scarborough Borough Council.

Please note: Incoming and outgoing email messages are routinely monitored for compliance with our policy on the use of electronic communications. This email has been checked for the presence of computer viruses, but please rely on your own virus-checking procedures.