

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2021/0947 - Egton Slaughterhouse  
**Date:** 02 March 2022 17:05:53

---

Dear Hilary

The application is now supported by a Bat and Bird Scoping Survey conducted by Quants Environmental and dated February 2022. This survey has identified that due to the deterioration of the main building structure, the majority of the site now has negligible suitability for supporting bats, with potential bat roost features only found in the southern outbuilding which is of traditional stone construction and with an intact pantile roof. It is highlighted that this building is not proposed to be significantly altered as part of the development, with no alteration to the roof and walls and with the existing use of storage being retained, and hence with no change to potential roost features, ambient conditions or disturbance levels any existing bat use is very unlikely to be affected by proposals in the wider site.

On this basis I am satisfied that planning permission can be granted, subject to conditions, without further activity surveys being needed. If permission is granted please condition that works must comply with Section 4.2 of the Bat and Bird Scoping Survey covering the recommended actions for the site and including enhancement provision and timing restrictions. In addition, any external lighting proposed should be reserved by the usual condition to ensure it is compliant with our dark skies policies.

Many thanks

Elsbeth

**Elsbeth Ingleby ACIEEM**  
**Ecologist**

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

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2021/0947/FL - Egton Slaughterhouse, High Street, High  
**Date:** 09 February 2022 16:51:58

---

From: Commercial Regulation (Environmental Health)

**NYM/2021/0947/FL**

**Change of use and single storey extension to abattoir to form offices with associated parking**

Having reviewed the above planning application I have no objections, in principle, on environmental health grounds.

I would recommend, however, that consideration be given to the positioning of external/security lighting so as not to have an impact on neighbouring residential properties.

Carol Cunningham  
Environmental Health Officer  
Commercial Regulation Team  
Scarborough Borough Council, Town Hall  
St Nicholas Street, Scarborough, YO11 2HG

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.

Egton Slaughterhouse, High Street, Egton

NYM/2021/0947/FL

Change of use and single storey extension to abattoir to form offices with associated parking provision.

Consultee response:

Reviewing this application and the proposed works, I have the following comments:

- The historic fabric which includes the 'piggery' is to be retained, the adjacent barn/stores which are attached to the more modern abattoir include features such as a stone flagged floor and horse feeder must also be retained. These features are a reminder of the agricultural past which define the National Park and as such should be conserved not eroded away.
- The local vernacular pantile roof scape which is present on the west, east and south elevations are not to be broken up by the insertion of roof lights. In particular, on the east and south there are 3no. on each respectively; I suggest that the applicant omits these and instead relocates them onto the new main flat roof (where there is more flexibility for change) so not to break up the roof scape. The impact on the Conservation Area will be minimized and the character of the historical farm building will be conserved. Overall, this amendment would allow for the installation of the solar panels and additional roof lights maintaining a neutral impact on the Conservation Area.
- I ask the applicant to consider the use of timber instead of aluminum for new doors and windows. Reasons being that timber is a traditional material which is more in-keeping with the area and the National Park as a whole, furthermore, timber is a better insulator compared to aluminum; and is by far the best material if and when a repair/splice is ever required.
- Further considerations for the applicant are focused around the proposed terrace/car park and facade of the surrounding modern abattoir building (currently buff stone cladding). Focusing on the terrace and car park area, the use of tarmac, concrete block paving and pavers are an alien feature and should be avoided in favor of utilizing materials such as gravel, stone slabs, whinstone setts and cobbles; all of which would visually enhance the setting of the area and reflect the historic character of the farm buildings associated with the development.
- As for the façade, the applicant stated that they had a preference for timber to create a vertical timber screening in place of the inappropriate buff mock stone cladding. This would create a contemporary design feature with nods to modern agricultural architecture within a traditional rural setting; the buff stone cladding is neither a traditional feature nor material considered to make a positive contribution within a Conservation Area.

In addition to the above comments, I have the following conditions to be attributed to this proposal:

- No work shall commence on the installation of any windows or doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should

indicate, on a scale of not less than 1:20, the longitudinal and cross-sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

- The rainwater goods utilized in the development hereby permitted shall be colored black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. All guttering is to be a simple half-round profile which is reminiscent of traditional cast iron. Elaborate profiles are to be avoided.
- No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details. To minimize the harmful effects of light pollution, lighting should only be on when needed; only light the area that needs it; be no brighter than necessary; minimize blue light emissions and be fully shielded (pointing downward).

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/0947/FL - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 19 January 2022 11:56:48

---

Please see email sent to the planning officer.

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York

Comment Type is Comment  
Letter ID: 580037

**From:**  
**To:** [Planning](#)  
**Subject:** FW: NYM/2021/0947/FL  
**Date:** 19 January 2022 10:30:22

---

*Good morning*

*The council support the application, they feel it will be an improvement, as it is bringing back into use a derelict building, supporting employment and providing off street parking, which will free up spaces on the road.*

*Kind Regards*

*CA Harrison – Clerk to Egton Parish Council*

---

**Subject:** RE: NYM/2021/0947/FL

*Good morning*

*The next meeting is 18 January, are we ok to send the reply the 19 January.*

*Kind Regards*

*CA Harrison – Clerk to Egton Parish Council*

---

**Importance:** High

Reference: NYM/2021/0947/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***

**From:**  
**To:**  
**Subject:** NYM/2021/0947/FL - Egton Slaughterhouse, Egton  
**Date:** 17 January 2022 18:18:13

---

Hi Hilary / planning

Looking through the documents and images for this site, I am uncertain why a bat scoping survey has not been requested for the site. From what I can see the building appears to have been disused for some time, the structure of the buildings include a stone barn and numerous pantiled roofs which would have apparent suitability and the application is for a change of use. Is there any particular reason why we cannot ask for a bat assessment?

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 FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00335635  
Job: 1237259

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

When telephoning please ask for: S Dargue

10 January 2022

Dear Sir or Madam

**Formerly Egton Slaughterhouse, High Street, Egton, Whitby, YO21 1TZ**

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

Receipt is acknowledged of your planning communication:

Dated: 15<sup>th</sup> December 2021  
REF No: NYM/2021/0947/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/).

Formerly Egton Slaughterhouse  
High Street  
Egton  
Whitby  
YO21 1TZ

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

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



Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, [www.northyorksfire.gov.uk/about-us/financial/lists-and-registers/](http://www.northyorksfire.gov.uk/about-us/financial/lists-and-registers/).

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

Yours faithfully

**S Dargue**

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM21/0947/FL**

**Proposed Development:** change of use of and single storey extension to abattoir to offices with associated parking provision

**Location:** Egton Slaughterhouse, High Street, Egton

**Applicant:** Andrew Stanforth

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

**Area Ref:** 4/32/268 **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 23 December 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 would not expect any significant impact on the highway due to the proposals. The existing access and the level of proposed parking are anticipated to be adequate for the proposals.

The LHA notes that the access to the application site includes land that is not public highway nor is it shown as being within the applicants control.

Therefore, on the clear understanding that the occupants and visitors to the proposed offices have a vehicular right of access across this land, there are no highway objections to this application.

**Signed:**

***Ged Lyth***

**Issued by:**

Whitby Highways Office

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM21/0947/FL**

Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

**e-mail:** \_\_\_\_\_

**From:**  
**To:**  
**Subject:** RE: NYM/2021/0947/FL  
**Date:** 15 December 2021 12:33:28

---

*Good morning*

*The next meeting is 18 January, are we ok to send the reply the 19 January.*

*Kind Regards*

*CA Harrison – Clerk to Egton Parish Council*