

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/1024**

Proposed Development: conversion of and single storey extension to agricultural buildings to 2 no. holiday cottages with associated amenity space and parking together with installation of foul drainage system

Location: Grosmont Farm, Grosmont

Applicant: The Grosmont Estate

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

Area Ref: 4/52/440 **Tel:**

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

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 24 May 2022

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

There are no further highway recommendations to this application following the amended plans received 25/4/22

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: Grosmont Farm, Grosmont - conversion of agricultural buildings to 2 no. holiday cottages etc.
NYM/2021/1024
Date: 25 April 2022 15:50:20

FAO Miss Megan O'Mara

**Grosmont Farm, Grosmont - conversion of agricultural buildings to 2 no. holiday cottages etc.
NYM/2021/1024**

I refer to your e-mail of the 25th April 2022 in respect of the above application. I hereby confirm that I have no comments to make in respect of the proposals on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

From:
To:
Cc: [Planning](#)
Subject: NYM/2021/1024 - Grosmont Farm, Grosmont
Date: 18 February 2022 14:30:43

Dear Megan,

I have no objection to the proposed development, however please condition the provision of two long lasting bat boxes and two long lasting bird boxes to offset the loss of any potential roosting and/or nesting features that may have been present in the barn prior to the recent renovation and re-roofing works.

I note that a package treatment plant discharging to drainage field is proposed. As the map shows only the approximate location of the drainage field, and the precise size and spec of the PTP has not been specified, please can you condition that details of the unit and confirmation of the drainage field are submitted prior to the development being brought into use. The farm and field to be utilised for the purpose are adjacent to Murk Beck which is an important stream for trout spawning, meaning water quality is of key importance, so we would want to confirm that the unit is of sufficient capacity, the effluent of appropriate clarity and the drainage field more than 10m from the beck at all points.

An external lighting condition would also be required.

Kind regards

Elsbeth

Elsbeth Ingleby ACIEEM

Ecologist

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

From:
To: [Planning](#)
Subject: FAO Miss Megan O'Mara
Date: 12 February 2022 19:56:39

Dear Miss O'Mara

Re: Planning application NYM/2021/1024 Grosmont Farm, Grosmont

Further to the above application, this was discussed at the Parish Council meeting on Tuesday evening. Unfortunately, the councillors do not support this application. Works have already commenced on these buildings with the roof being lifted, lintels put in and doorways and windows added.

The council believe this is more so retrospective planning and would like to know if the Environmental Agency have been contacted and would like to know if a Bat Survey has been carried out.

On these grounds the council do not support this application.

Kind regards

Connie

Mrs Connie Wiggins
Clerk to Grosmont Parish Council
Moorgarth
The Mill Green Way
Goathland
Whitby
YO22 5LZ

From:
To: [Planning](#)
Subject: Planning 17/01/22 to 23/01/22
Date: 11 February 2022 09:46:03

Hello,

If the following are approved can a bat informative please be included:

NYM/2022/0006 - Chapel House, Cold Kirby
NYM/2021/1024 - Grosmont Farm, Grosmont
NYM/2022/0015 - Plum Tree Cottage, Runswick Bay
NYM/2022/0012 - Heatherlea, High Street, Glaisdale
NYM/2022/0011 - The Kings Head Inn, The Green, Newton under Roseberry
NYM/2022/0010 - 32 Castlegate, Helmsley
NYM/2022/0008 - 25 Goathland Grove, Guisborough
NYM/2022/0007 - Fern Dene, Thorpe Lane, Robin Hoods Bay
NYM/2021/1002 - Rosedale Cottage, 1 The Row, Iburndale
NYM/2021/0415 - Watson Scout Centre, Carlton in Cleveland

If the following are approved can a bird informative please be included:

NYM/2022/0006 - Chapel House, Cold Kirby
NYM/2021/1024 - Grosmont Farm, Grosmont
NYM/2022/0008 - 25 Goathland Grove, Guisborough
NYM/2022/0007 - Fern Dene, Thorpe Lane, Robin Hoods Bay
NYM/2021/0415 - Watson Scout Centre, Carlton in Cleveland

If the following are approved can a swift informative please be included:

NYM/2022/0006 - Chapel House, Cold Kirby
NYM/2021/1024 - Grosmont Farm, Grosmont
NYM/2022/0008 - 25 Goathland Grove, Guisborough
NYM/2022/0007 - Fern Dene, Thorpe Lane, Robin Hoods Bay
NYM/2021/0415 - Watson Scout Centre, Carlton in Cleveland

Thank you,

Ellie Davison
Conservation Trainee

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

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To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 24 January 2022

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

Note to the Planning Officer:

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

The access from the publicly maintainable highway to the application site is via an existing bridleway that is shown as within the applicants ownership. It is assumed that the residents / customers of the proposed holiday lets will have vehicular access along this bridleway route.

On the clear understanding that this application will be conditioned that the dwellings and access route from The Priory remain ancillary to each other and that visitors will have vehicular access rights across the bridleway, there are no highway objections to the application.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/1024

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: RE: NYM/2021/1024 plannigconsultation
Date: 21 January 2022 14:10:06
Attachments: [NYM_2021_1024.pdf](#)

Re :- Application for conversion of and single storey extension to agricultural buildings to 2 no. holiday cottages with associated amenity space and parking together with installation of foul drainage system at Grosmont Farm, Grosmont Site .

FAO :- Miss Megan O'Mara,

I hereby confirm that I have no objections in principle to the application on housing or environmental health grounds.

Kind regards
