

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0249 - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 22 June 2022 09:39:08

Consultation superseded by re-consult on amended details. Will comment on later consultation.

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

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 587196

From:
To: [Planning](#)
Subject: Low Farm, Beacon Way, Snainton - demolition works, conversion of and extension to buildings to form two principal residence dwellings and annexe and construction of six principal dwellings etc. NYM/2022/0249
Date: 13 June 2022 10:18:11

FAO Mrs Hilary Saunders

Low Farm, Beacon Way, Snainton - demolition works, conversion of and extension to buildings to form two principal residence dwellings and annexe and construction of six principal dwellings etc. NYM/2022/0249

I refer to your e-mail of the 10th June 2022 in respect of the above application. Whilst I have no objections in principle I would point out the following to the applicant:

The proposed design for the “annexe” one-bedroomed property requires the occupants to pass through a high risk (kitchen) area in the event of a fire. There should be an alternate means of escape from the bedroom area; this might be achieved by ensuring that one of the windows meets the requirements for an escape window.

Thanks

Steve

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0249**

Proposed Development: Application for demolition works, conversion of and extension to buildings to form two principal residence dwellings and annexe and construction of six principal dwellings with associated amenity spaces, accesses, parking and landscaping works together with conversion of outbuilding to create store/studio

Location: Low Farm, Beacon Way, Sneaton

Applicant: Stainthorpe

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

Area Ref: 4/31/163 **Tel:**

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

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 10 May 2022

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 has considered the pedestrian routes residents and visitors to the proposed dwellings would take. On the side of Beacon Way that the application site is on, the nearest footway is approximately 200 metres away. It does not seem reasonable to request a condition to construct a footway along this 200 metres for this development. There is a footway on the opposite side of the road which is available for these potential pedestrians to use.

The existing highway extents include the relatively wide grass verge fronting the site between the carriageway and the dry stone wall. This grass verge shall remain along with all the street furniture in this area which include lighting columns, public utility apparatus and road signs. If the applicant needs any of these to be moved, they should discuss with the LHA or utility company for the details required to arrange this.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0249

The LHA would recommend a joint survey to take place before construction starts to record the standard of the highway including the street furniture, the single yellow line in the carriageway and the kerbs. This would benefit both parties to evaluate any damage to these items done during the construction phase.

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

1. MHC-03 New and altered Private Access or Verge Crossing at plots 1/2, 3a/b, 4a/b

The development must not be brought into use until the accesses to the site at these three locations 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 Standard Detail number E50 and the following requirements.

- Any gates or barriers must not be able to swing over the existing highway.
- That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed in accordance with approved details and maintained thereafter 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 or proposed 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.

2. MHC-03 New and altered Private Access or Verge Crossing at the existing access on the northwestern side of the site.

The development must not be brought into use until the access to the site at this location 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 existing crossing of the highway verge must be improved by constructing an access in accordance with the Standard Detail number E50 and the following requirements.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0249

- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed in accordance with approved details and maintained thereafter 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 or proposed 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 .

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

Signed:

Ged Lyth

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0249

YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail: _____

From:
To: [Planning](#)
Subject: NYM/2022/0249 Low Farm, Sneaton
Date: 09 June 2022 12:04:34

NYM/2022/0249 Low Farm, Sneaton

On the western boundary there is one or possibly two trees covered by a Tree Preservation order. The larger tree is recorded as a horse chestnut and marked for retention on the plans. The smaller specimen close to the highway is not marked on the proposed layout and so we assume this is to be removed.

I understand from the owner of Monks Farm opposite that they have retained an area of land 25' from the boundary for access to the fields south of the site. The proposed layout and the 25' strip will not allow for the passage of farm equipment, notably the combine harvester without the removal of the tree.

The new development impinges on the area of the existing field access and hence the requirement to construct a new (amended access) closer to the adjoining property and the tree. The tree appears to be outside the red line boundary of the planning area – it might be useful to know precisely where the ownership boundaries are.

The obvious solution would be to retain the existing access route to the fields. Alternatively the tree could be removed. Planning consent overrides the preservation order so where trees have to be removed to carry out an approved development there is no requirement to seek separate consent for the trees removal. I'm not sure that this is clearly the case here so the planning application will need to be revised to show the tree as removed.

Before such a decision is taken it would be sensible to first ascertain the status and condition of the trees affected. I would suggest that the applicant commission a report on the two trees so that we have sufficient and up to date information.

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2022/0249
Our Ref: Y006219

11th May 2022

Dear Sir/Madam,

Low Farm, Beacon Way, Sneaton - Application for demolition works, conversion of and extension to buildings to form two principal residence dwellings and annexe and construction of six principal dwellings with associated amenity spaces, accesses, parking and landscaping works together with conversion of outbuilding to create store/studio

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

(In the interest of satisfactory and sustainable drainage)



YorkshireWater

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

1.) It is noted from the submitted planning application that surface water is proposed to be drained to watercourse - Yorkshire Water fully endorse this means of surface water disposal.

Yours faithfully

Reuben Thornton
Developer Services Team



From:
To: [Planning](#)
Subject: NYM/2022/0249 Low Farm, Sneaton
Date: 09 May 2022 12:07:44

Good afternoon,

At the recent meeting of Sneaton Parish Council on the 4th May 2022, there were no objections to this planning application. However, there were some observations:

- What is going to be the permitted use of the Annex adjoining Cottage No 6? There is very little mentioned in the Plans or the Design & Access Statement about this. We do not think that it would be in the interest of Sneaton Village if it were to be used for any other purpose than permanent local residency.
- With regard to the proposed Studio, is this going to be offered for sale or retained by the developers, and what would be its use?
- There is concern about drainage issues. We understand that the parking areas will be finished with a permeable paver, however there is concern with regard to surface water from the roofs, footpaths and the rear paved areas of 8 extra dwellings. The existing drainage does at times struggle with heavy downpours.
- There is no mention in the application for the provision of EV charging points.
- There is also no mention of renewable energy sources (other than air source heat pumps). There is an ideal opportunity for solar pv, battery storage and/or solar hot water panels. All the proposed houses have a south facing roof that is not overlooked from any other dwellings or public access.

Kind regards,

Cllr Mike Holliday (Cllr nominated to review planning applications)

Oakley Garth
Sneaton Lane
Ruswarp
Whitby
YO22 5HN

From:
To:
Cc: [Planning](#)
Subject: NYM/2022/0249 Low Farm, Beacon Way, Sneaton
Date: 06 May 2022 14:51:49

Good afternoon Hilary,

The Bat, Breeding Bird and Barn Owl Scoping Survey was completed by MAB in 2017. The Chartered Institute of Ecology and Environmental Management (CIEEM) Advice Note on the Lifespan of Ecological Reports and Surveys (2019) states that for reports that are more than 3years old *“the report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated, subject to an assessment by a professional ecologist”*. The initial report states that the site has potential to support roosting bats, and therefore I recommend that an updated assessment on the likely impacts of the development on bats is provided.

Best wishes,

Zara Hanshaw
Assistant Ecologist
(she/her)

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

From:
To: [Planning](#)
Subject: Planning 18/04 to 24/04
Date: 06 May 2022 14:18:21

Hello,

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

NYM/2022/0312 - 28 Summerfield Lane, Stainsacre
NYM/2022/0311 - Fairacres, Friars Hill, Sinnington
NYM/2022/0310 - 2 Park Lane, Easington
NYM/2022/0307 - Hawksgarth House, High Hawsker
NYM/2022/0285 - Pathways, Goathland
NYM/2022/0249 - Low Farm, Beacon Way, Sneaton
NYM/2022/0304 - 7 South End, Osmotherley
NYM/2022/0300 - 89 Hackness Road, Scarborough
NYM/2022/0273 - 60 High Street, Castleton

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

NYM/2022/0285 - Pathways, Goathland
NYM/2022/0249 - Low Farm, Beacon Way, Sneaton
NYM/2022/0304 - 7 South End, Osmotherley

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

NYM/2022/0285 - Pathways, Goathland
NYM/2022/0249 - Low Farm, Beacon Way, Sneaton
NYM/2022/0304 - 7 South End, Osmotherley

Thanks,

Ellie Davison
Conservation Trainee

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

From:
To: [Planning](#)
Subject: RE: NYM/2022/0249
Date: 21 April 2022 09:17:02
Attachments: [image001.png](#)

Good morning

NYM/2022/0249

Re:- Application for demolition works, conversion of and extension to buildings to form two principal residence dwellings and annexe and construction of six principal dwellings with associated amenity spaces, accesses, parking and landscaping works together with conversion of outbuilding to create store/studio at Low Farm, Beacon Way, Sneaton.

Address :- Low Farm, Beacon Way, Sneaton

I hereby confirm that I have no objections in principle to the application to the construction of the six new dwellings under the proposal on housing or environmental health grounds.

However I have concerns with respect to the conversion of the outbuildings that has been described as store / studio. From the proposed plans these are in fact 5 further 2 storey, 1, 2 or 3 bedroom dwellings. With the exception of No 2, occupants would have to escape in a case of fire via the ground floor kitchen living / dining room area and it is not clear from the plans if the velux windows to the first floor bedrooms would be sufficient to be classed as fire escape windows should a fire occur at ground floor.

Kind regards

Mark Baxter.

Mark Baxter BSc (Hons) MCIEH
Environmental Health Officer,
Residential Regulation Team,
Scarborough Borough Council,

web: www.scarborough.gov.uk



Kind regards