
From: Zara Hanshaw
Sent: 23 June 2022 11:13
To: Jill Bastow
Subject: RE: NYM/2022/0178 South View, Church Houses

Good morning Jill,

I have reviewed the Bat Survey Report (Wold Ecology, May 2022) and I am satisfied with the details contained within. The report details that a licence will be required from Natural England, as the buildings support summer day roosts for 3x Common Pipistrelles. As noted in the Bat Survey Report (Wold Ecology, May 2022) a Bat Mitigation Class Licence will be applied for. I note that three surveys are required for a BMCL, but only two have currently been undertaken. However, in line with Natural England's bat licencing policy 4 is applicable at this time. A copy of the BMCL should be secured as a condition of any consent.

An external lighting condition should also be included.

Best wishes,

Zara Hanshaw ACIEEM
Assistant Ecologist
[\(she/her\)](#)

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION-
ADDITIONAL/AMENDED INFORMATION**

Application No: **NYM/2022/0178/FL**

Proposed Development: Application for demolition of single storey extension, construction of replacement single and two storey extensions and alterations to existing garage to form additional living accommodation

Location: South View, Mill Lane, Church Houses, Kirkbymoorside

Applicant: LUCAS

CH Ref: **Case Officer:** Tim Coyne

Area Ref: 3/72/835 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 16 May 2022

FAO: Jill Bastow **Copies to:**

This recommendation supersedes the Local Highway Authority recommendation dated 21st March 2022.

Note to the Planning Officer:

Upon further interrogation of our highway extent records it appears that the extent of the highway boundary terminates at the edge of the carriageway and does not extend up to the face of the building. As such the proposed parking area is outside the limit of the highway.

It is thus recommended that the following conditions are attached to any permission issued -

1. MHC-10 Parking for Dwellings

No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

2. MHC-15B Construction Phase Management Plan- Small sites

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2022/0178/FL

No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. the parking of contractors' site operatives and visitor's vehicles;
2. areas for storage of plant and materials used in constructing the development clear of the highway;

Reason for Condition

In the interest of public safety and amenity

Signed:

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

For Corporate Director for Business and Environmental Services

e-mail:

From:

Subject: NYM/2022/0178 - South View, Mill Lane, Church Houses
Date: 08 April 2022 16:40:28

Dear Jill

The application is supported by a Preliminary Bat Roost Assessment by Wold Ecology dated November 2021. This survey has identified that the building contains areas of moderate and low suitability for bat roosts. Although the survey did eliminate the use of the site for hibernacula, it was not possible to eliminate the possibility of summer roosts and therefore bat activity surveys will be required before the application can be determined.

The applicant should submit at least 2 bat activity surveys for the outbuilding (moderate suitability) and at least one for the main cottage (low suitability), undertaken between mid-May to September, with at least 1 survey of each building being undertaken between mid-May and August.

An external lighting condition will also be required if ultimately approved.

Kind regards

Elsbeth

Elsbeth Ingleby ACIEEM

Senior Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:

Subject: Planning 05/03 to 13/03

Date: 05 April 2022 11:14:07

Hello,

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

NYM/2022/0189 - Broadmeadows, Hutton Village Road, Guisborough
NYM/2022/0191 - Mill Farm (Low Mills), Daleside Road, Farndale West
NYM/2022/0181 - 4 The Green, Ugthorpe
NYM/2022/0136 - Village Hall, Pickering Road, Thornton le Dale
NYM/2022/0190 - Coach House, 6 Pease Court, Guisborough
NYM/2022/0177 - Coach House, 6 Pease Court, Guisborough
NYM/2022/0178 - South View, Mill Lane, Church Houses, Kirkbymoorside
NYM/2022/0174 - 10 Aunums Close, Thornton le Dale
NYM/2022/0173 - Greenacres, Raw Pasture Bank, Robin Hoods Bay
NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights
NYM/2022/0123 - 20 Cliff Road, Staithes
NYM/2022/0172 - Lunshaw House Farm, Boltby
NYM/2022/0139 - Chapel House, Cold Kirby
NYM/2022/0051 - Leath House, Westerdale

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

NYM/2022/0191 - Mill Farm (Low Mills), Daleside Road, Farndale West
NYM/2022/0136 - Village Hall, Pickering Road, Thornton le Dale
NYM/2022/0190 - Coach House, 6 Pease Court, Guisborough
NYM/2022/0177 - Coach House, 6 Pease Court, Guisborough
NYM/2022/0178 - South View, Mill Lane, Church Houses, Kirkbymoorside
NYM/2022/0173 - Greenacres, Raw Pasture Bank, Robin Hoods Bay
NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights
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NYM/2022/0139 - Chapel House, Cold Kirby
NYM/2022/0051 - Leath House, Westerdale

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

NYM/2022/0191 - Mill Farm (Low Mills), Daleside Road, Farndale West
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NYM/2022/0172 - Lunshaw House Farm, Boltby

NYM/2022/0139 - Chapel House, Cold Kirby

NYM/2022/0051 - Leath House, Westerdale

Thank you,

Ellie

From:
To: [Planning](#)
Subject: Planning Ref NYM/2022/0178
Date: 23 March 2022 14:00:16

Dear Mrs Bastow,

Please could Farndale Parish Council have an extension for comments regarding the planning application NYM/2022/0178 to the 6th of April. I am arranging a meeting on Monday the 4th of April to discuss the application.

Regards

Peter Dowsland

Chair of Farndale Parish Council

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

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Applicant: LUCAS

CH Ref: **Case Officer:** Tim Coyne

Area Ref: 3/72/835 **Tel:**

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

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

Date: 21 March 2022

FAO: Jill Bastow **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 existing publicly maintained highway extends from Daleside Road up to the up to the face of the existing building where the parking spaces are proposed. The Existing Elevations drawing submitted with the application identifies this area as "existing parking area". This is incorrect as the area is presently grass verge. As the applicant does not control this land he would be unable to undertake the works as proposed or utilise the area as dedicated parking.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

Signed: <i>For Corporate Director for Business and Environmental Services</i>	Issued by: Kirby Misperton Highway Office Beansheaf Industrial Park Tofts Road Kirby Misperton YO17 6BG e-mail:
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**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM/2022/0178/FL

Application No:

R8 LACK OF PARKING

The Planning Authority considers that in the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the County Highway to the detriment of the free flow of traffic and road safety.