
From: Neil Duffield
Sent: 12 July 2022 09:49
To: Hilary Saunders <
Cc: lou
Subject: 22/0249 Low Farm, Sneaton E11107-41Nymnp info 12-07-22

Morning Hilary,

Further to your email received on the 5th July I have been through your points with the clients and Louis and set out below additional information with amended drawings attached, D11107-03J, 05G, 07E, 11F and 13C.

Hopefully this will satisfactorily address all items raised.

I have replied numerically as your list.

1. The trees to the West Having read Mr Antcliffs email we confirm as he notes that the applicants do not own the land retained for access, this area is also outside of the red line. Therefore they, the applicants do not have control over what happens to the trees.

Works to these trees may or could be the subject of an application by the Land owners in the future.

In terms of Background one of the trees leans badly and appears to be ready to fall over. We believe this Eucalyptus was planted after the TPO, it is shown on the attached annotated photograph.

We therefore believe this issue is not for the current application to consider.

2. The area around the parking has been changed to grass (Cottages 5 and 6)
3. We have shown 2.5 x 2.5m sheds on the site plan and the design on Drawing 13C
4. The rear extended areas to plots 1 and 2 are both located to suit the orientation of the sites. The closest window on Plot 2 is the Kitchen window (apart from the WC). This is almost 5m from the Plot 1 wall, 4.1m from the boundary. Generally we would feel this was within the design guide requirements. Additionally there is a 1.8m translucent glazed panel on the boundary side of the Terrace.
5. We are happy with the addition of Slate to break up the roofscape and have shown Plots 3a and 3b with natural slate roofs.
6. The rooflights have been substantially reduced in number with the remaining single rooflights into bedrooms increased in height. Also as suggested the en Suite has a small window in the Gable.
7. This is very difficult and would be impossible to implement given the selling of individual plots/conversions. The clients have had several calls from interested purchasers of the conversions and it is clear these will actually be the easiest to sell. The deeper we get into the application process the more this approach is hindering the overall aim of the enhancement desired. It is another hurdle that is delaying things and making selling the units to local individuals, rather than larger speculative developers, almost impossible. Delaying one section of the development based on others completing conversions has been discussed by our clients with their legal adviser and selling agent on multiple occasions. The overall consensus is that a complicated legal section 106 covering the site would hinder selling the new build sections for a number of years in turn delaying the enhancement, meaning a longer period of construction to disturb the village. It would not be possible to put a defined timescale on purchasers of the barns to have them completed by. The approach was a good idea in practical terms but is almost impossible to implement without impeding the enhancement the NYMNP wants to see. When the design brief was put together the theory of phasing was heavily resisted by our clients. This is as follows (Bell Snoxell response para 5.5 to the NYMNP in green):-

5.5 A S106 agreement will be required to ensure that the barn conversions are completed prior to the building of the new dwellings in order to ensure that this part of the development is achieved to ensure the environmental enhancement of the whole site. Disagree with this requirement. The family who own the site are not going to develop it as a whole or in two phases. The intention is to get planning items to a stage where parts can be sold off. A 106 would hinder the site significantly, slowing down the progress made. Why are the derelict buildings more of a priority than the west section that is just as much or more in need of enhancement? In the background the site owners have had the site appraised by local agents Richardson and Smith as well as Bell Snoxell Building Consultants. Feedback is positive for the Conversions especially given the principle residency occupation set out and that the design parameters are fairly well advanced. Selling these conversion opportunities should not present a problem. Clients of mine who purchase such conversions are nearly always keen to push ahead and get them complete as swiftly as possible. The family owners would like to see the site present individual opportunities to locals as opposed to big/corporate developers. Some of the family members also want self build plots (potentially 2) to the west of the site as shown in the outline proposals. This accords with policy and presents a rare opportunity for self build housing. Even with a fair wind behind the conversions, with planning, tendering, buildings works etc, this could be a year or two. This delay then adversely impacts the sites. The property market is currently very strong with demand outstripping supply which really helps the viability of the proposals. Who knows if the market in a few years will be like this. Such uncertainty impacts viability and value.

Hopefully these details are helpful and I look forward to your response in due course.

Kind regards

Neil

From: Hilary Saunders
Sent: Tuesday, July 5, 2022 3:59 PM
To: Neil Duffield
Subject: 22/0249 Low Farm, Sneaton

Good afternoon Neil,

I've been going through this file and don't seem to have got any consultation responses back yet in relation to the revised plans.

However, in the meantime, I have a few queries/suggestions as follows:-

- Trees – are the two trees Mark Antcliff refers to outside the site and are they being felled (see attached email)?
- Should the surfacing that's not parking for units 5 and 6 be grass with some planting rather than gravel?
- There is no external storage for units 3a,b 4 a, b & cottage 5- rather than having five random sheds by the owners could 4 matched sheds be included in the scheme now.
- The balcony to plot 1 is hard up against the boundary of plot2 could the inside layout be handed so the balcony was next to the field access rather than so close to the neighbour.
- Mark has suggested the inclusion of some slate roofs – what is your view?
- Still a lot of rear rooflights – can these be reduced further – would bedrooms be better with single longer rooflights and could ensuite have a gable end window?
- Do you have any thoughts regarding how we might condition phasing to ensure conversions undertaken

Thanks

Hilary

Mrs Hilary Saunders MRTPI
Planning Team Leader (Development Management)
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www.northyorkmoors.org.uk

From: Mark Antcliff
Sent: 09 June 2022 12:05
To: Planning
Subject: NYM/2022/0249 Low Farm, Sneaton

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.

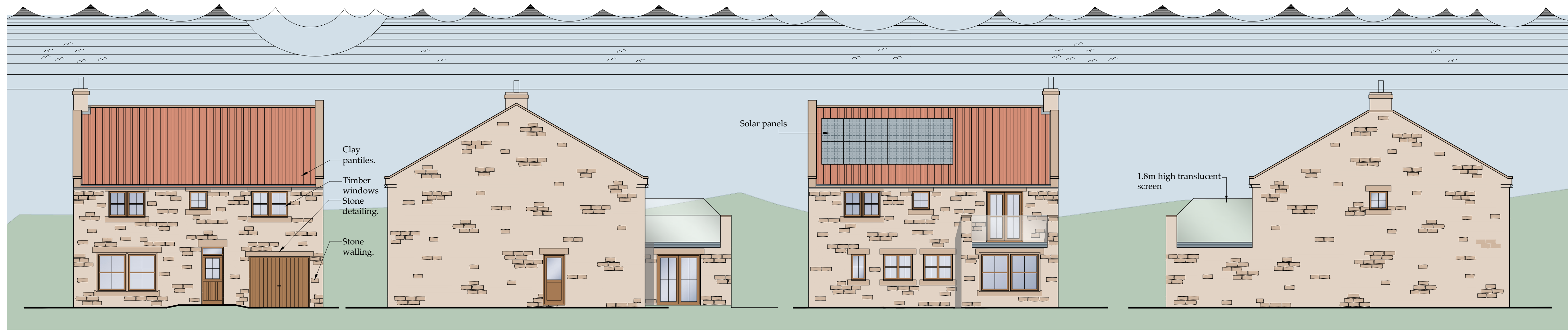
Mark Antcliff
Woodland Officer
North York Moors National Park Authority

www.northyorkmoors.org.uk

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NYMNP
 12/07/2022

AMENDED

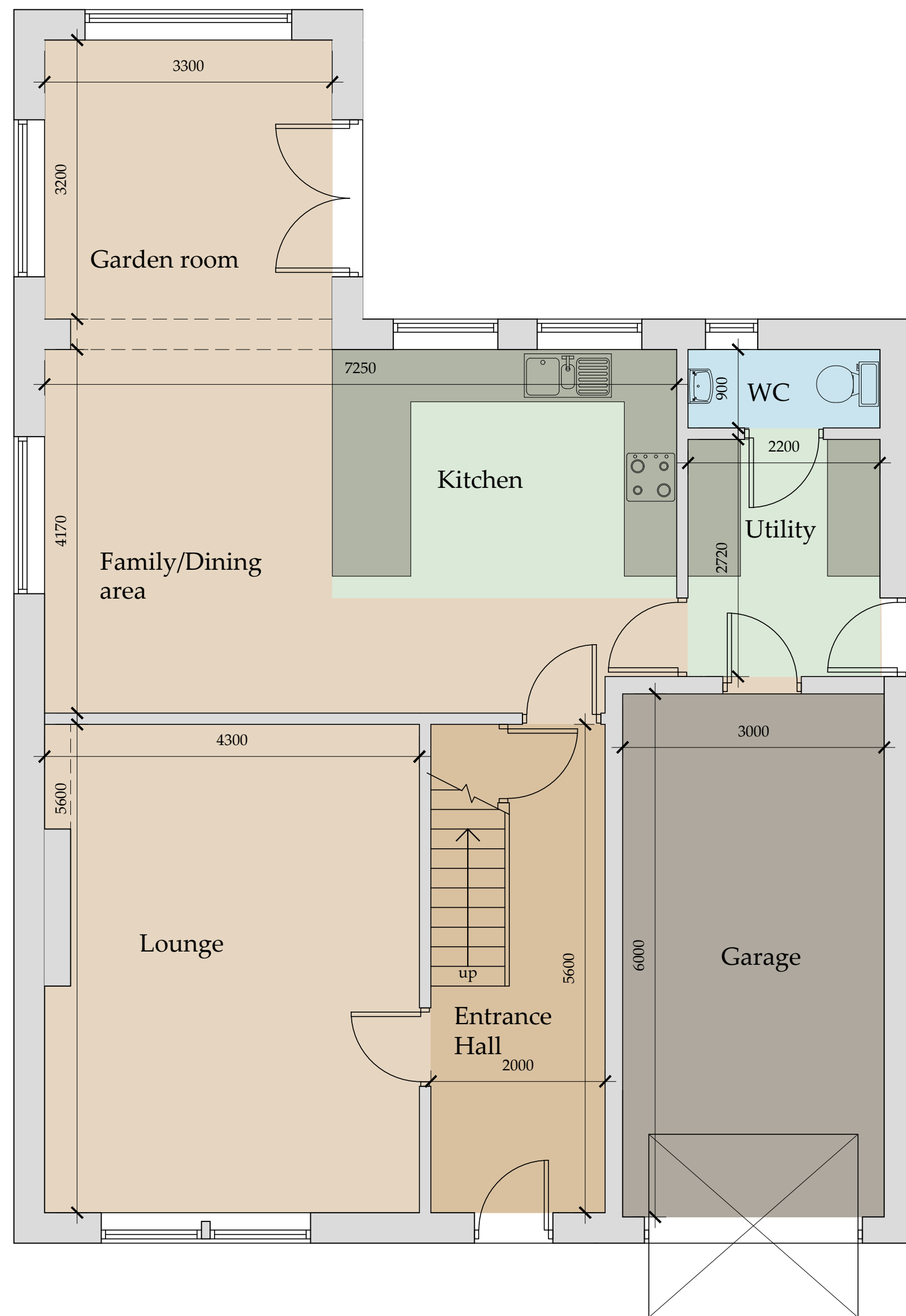


Front Elevation
 Scale 1:100

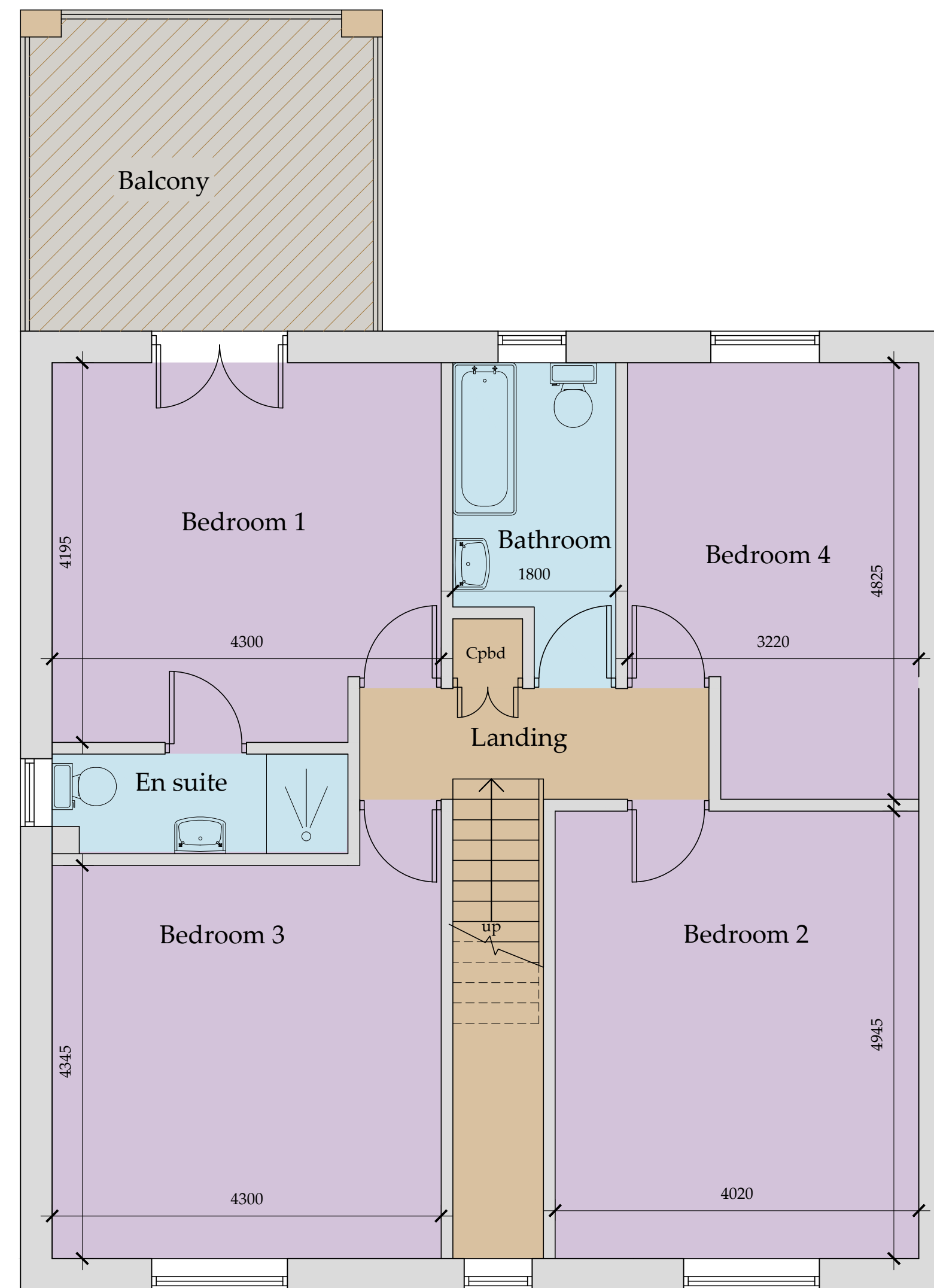
Side Elevation
 Scale 1:100

Rear Elevation
 Scale 1:100

Side Elevation
 Scale 1:100



Ground Floor Plan
 Scale 1:50



First Floor Plan
 Scale 1:50

G	11/07/22	CE	Anotate glazed screen
F	08/06/22	CE	Solar panels added
E	07/06/22	CE	Amended to suit planning
D	08/03/22	CE	Lintels added
C	21/02/22	CE	Amended to suit client
B	03/12/21	CE	Amended to suit client
A	01/10/21	CE	Issued for approval

REV	DATE	BY	AMENDMENT
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 Architecture + Engineering
 Airy Hill Manor, Waterstead Lane,
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 P: +441947 604871 F: +441947 600010
 E: general@bhdpartnership.com

CLIENT: **Mr Stainthorpe**

PROJECT: **Low Farm Sneaton**

Drawing: **Plot 1 Proposed Floor Plan and Elevation**

DRAWING STATUS: **Preliminary**

DRAWN: **C Eynon** CHECKED: **N I Duffield**

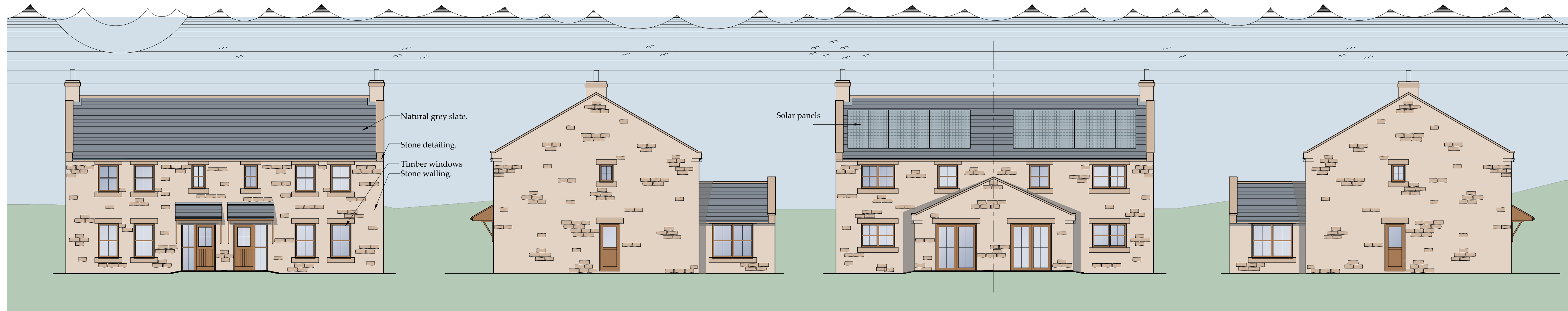
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DRAWING No: **D11107-05** REV: **G**

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NYMNP
 12/07/2022

AMENDED

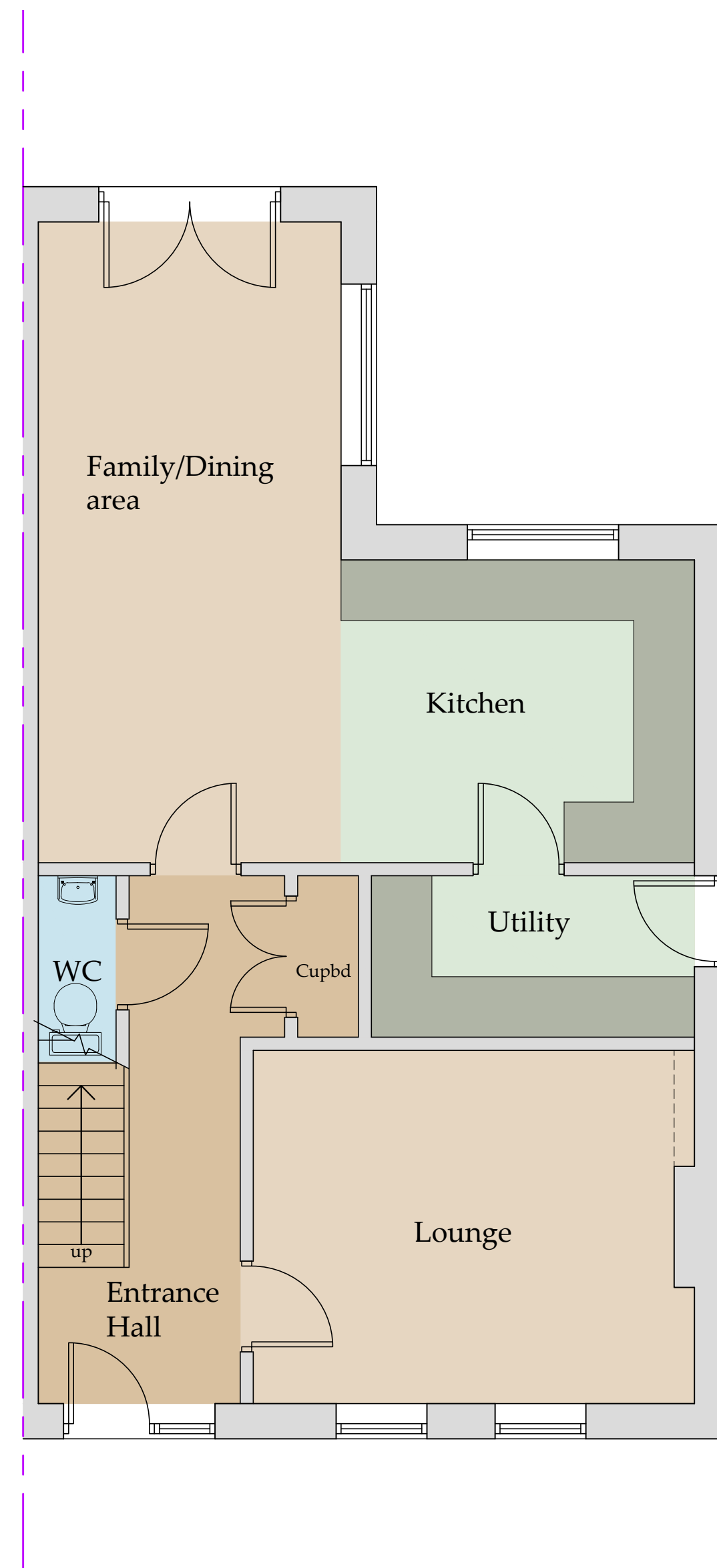


Front Elevation
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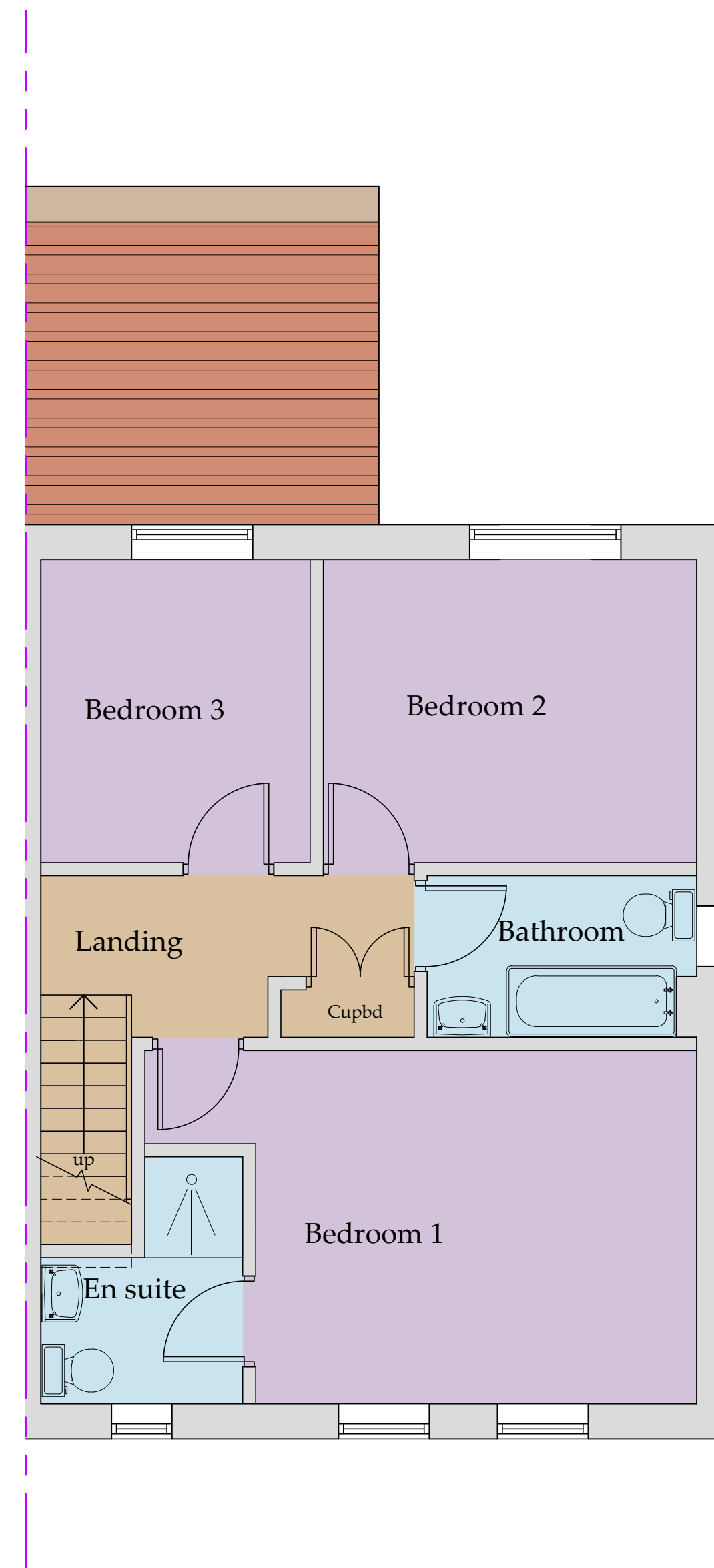
Side Elevation
 Scale 1:100

Rear Elevation
 Scale 1:100

Side Elevation
 Scale 1:100



Ground Floor Plan
 Scale 1:50



First Floor Plan
 Scale 1:50

E	11/07/22	CE	Roof to slate
D	08/06/22	CE	Solar panels added
C	08/03/22	CE	Lintels added
B	21/02/22	CE	Elevations added
A	16/12/21	CE	Issued for approval

REV	DATE	BY	AMENDMENT
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 P: +441947 604871 F: +441947 600010
 E: general@bhdpartnership.com

CLIENT: Mr Stainthorpe

PROJECT: Low Farm Sneaton

Drawing: Plot 3a/b Proposed Floor Plan and Elevation

DRAWING STATUS: Preliminary

DRAWN: C Eynon	CHECKED: N I Duffield
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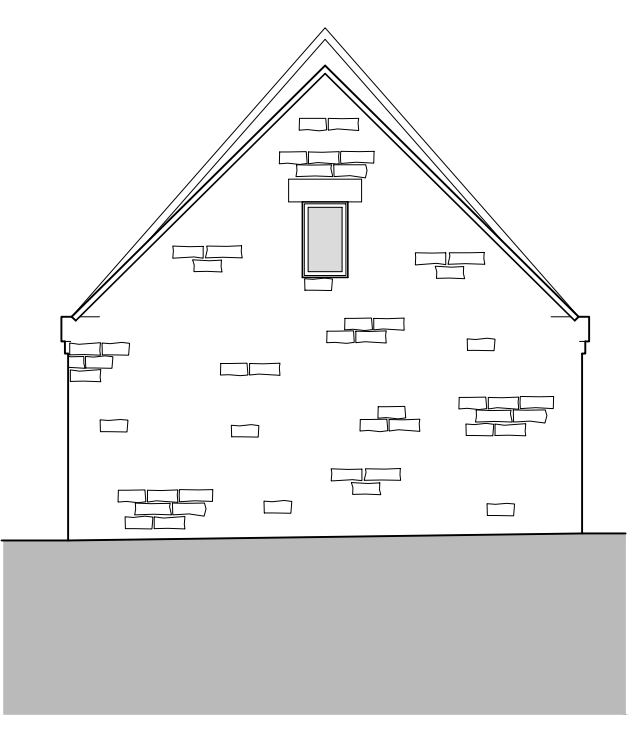
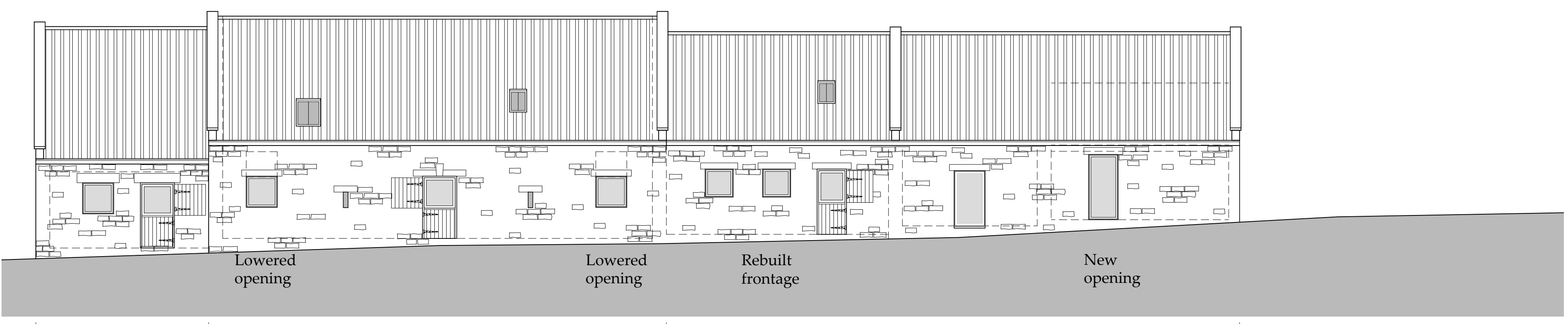
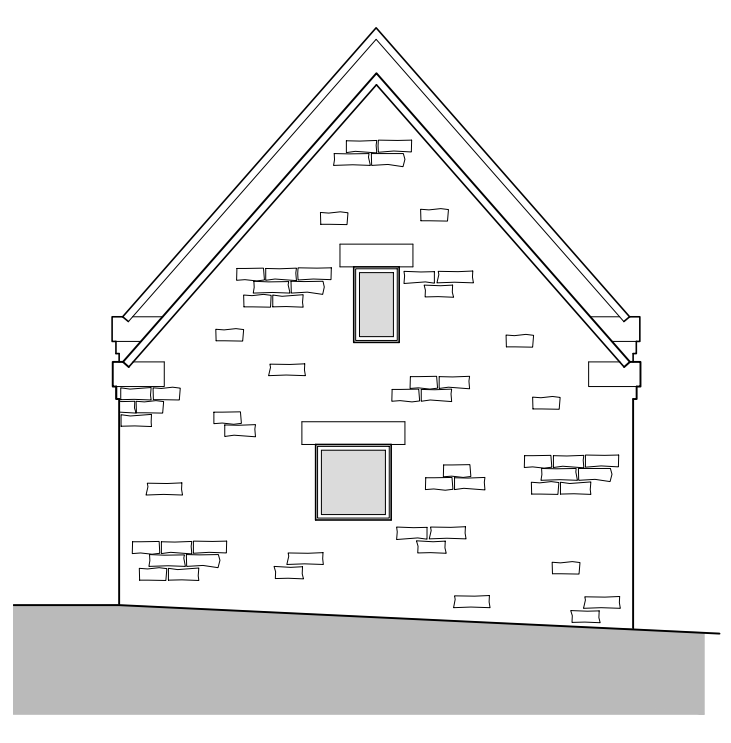
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DRAWING No: D11107-07	REV: E
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NYMNP
 12/07/2022

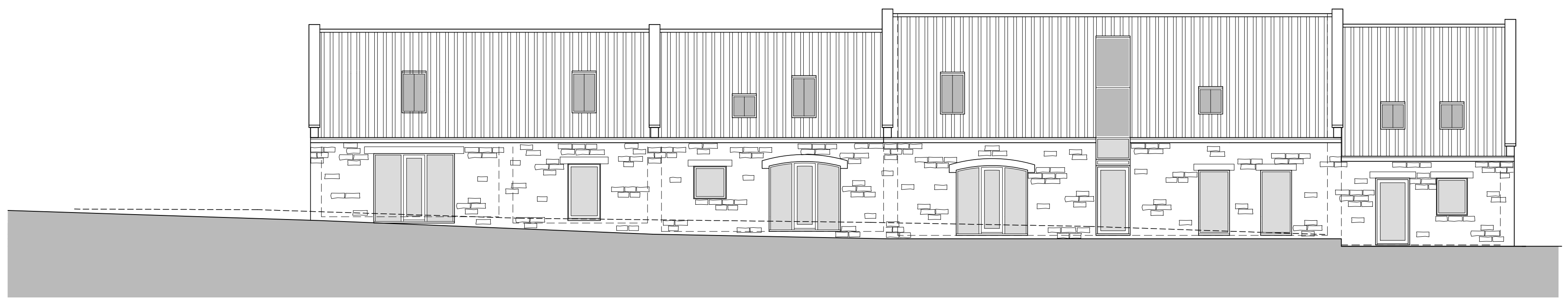
AMENDED



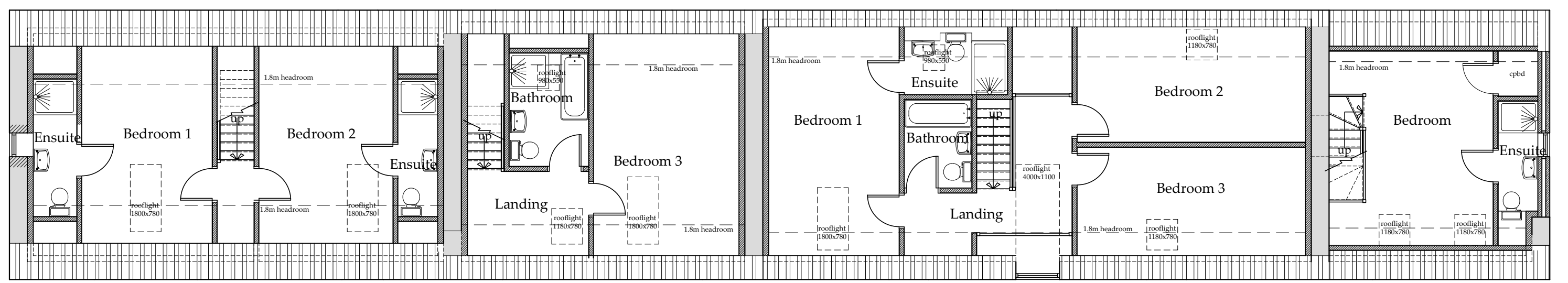
side SE

front elevation (north east)
 Scale 1:100

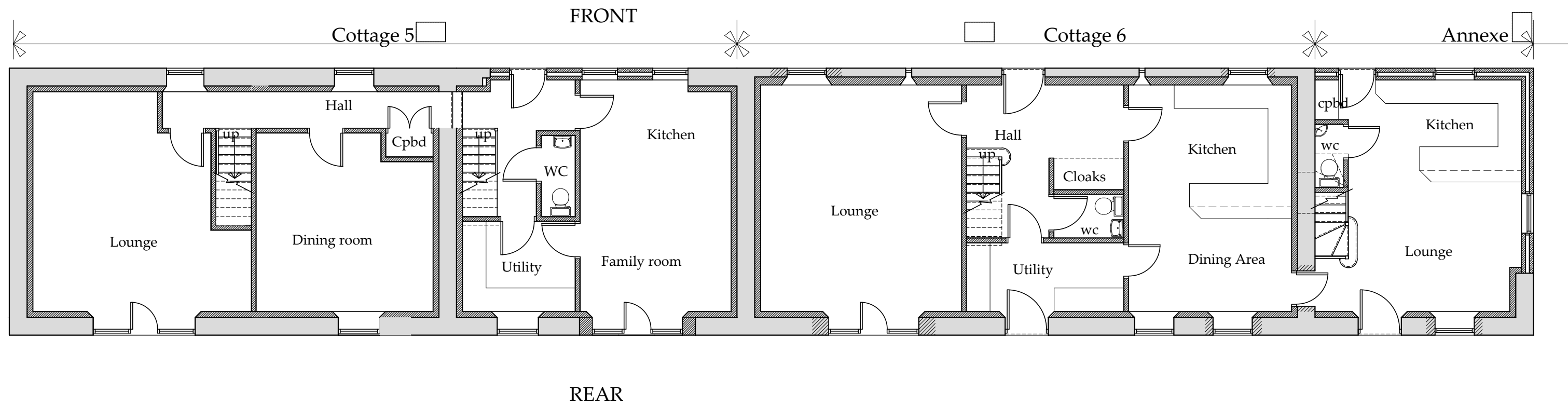
side NW



rear elevation (south west)
 Scale 1:100



first floor plans
 Scale 1:100



ground floor plans
 Scale 1:100

F	11/07/22	CE	Roof lights reduced
E	07/06/22	CE	Amended to suit planning
D	11/04/22	CE	Elevations added
C	17/12/21	CE	Redesigned dwellings
B	11/10/17	CE	Amended to suit client
A	11/09/17	CE	Issued for approval

REV	DATE	BY	AMENDMENT
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 E: general@bhdpartnership.com

CLIENT: Mr Stainthorpe

PROJECT: Low Farm Sneaton

Drawing: Proposed Plans and Elevations

DRAWING STATUS: Preliminary

DRAWN: C Eynon CHECKED:

SCALE @ SIZE: 1:100@ A1 DATE: 11/09/17

DRAWING No: D11107-11 REV: F

Tree notes for Hilary



horse chesnut

non-native eucalyptus planted after the TPO on this land was created. This is leaning badly. It is understood this is to be taken down.

tree very close to neighbouring hedge and has little impact on the field access