

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0529 - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, v
Date: 20 October 2022 13:23:27

Please see previous comments made by building conservation.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 596344

From:
To: [Planning](#)
Subject: Priory Farm, Grosmont - conversion of barn to form one holiday let unit etc. NYM/2022/0529
Date: 11 October 2022 11:26:42

FAO Miss Megan O'Mara

Priory Farm, Grosmont - conversion of barn to form one holiday let unit etc. NYM/2022/0529

I refer to your e-mail of the 10th October 2022 in respect of the above application. I hereby confirm that I have no objections to the proposals on environmental health or housing grounds.

Thanks

Steve

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

From:
To: [Planning](#)
Subject: Fw: NYM/2022/0529
Date: 07 October 2022 17:02:21
Attachments: [0.png](#)
[NYM_2022_0529.pdf](#)
Importance: High

Dear Planning

The parish council discussed the application for Priory Farm and would like to object to this application.

The council are against this due to the amenity space, access and landscaping and feel it is totally unacceptable.

The council also fully support the report from the Building Conservation Officer.

Kind regards

Connie

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

From:
To: [Planning](#)
Subject: Re: NYM/2022/0529
Date: 28 September 2022 20:56:02
Attachments: [0.png](#)

Dear Planning

I apologise for the delay in getting in touch with regards to the above planning application. We will be discussing this further at our meeting on the 6th October as several councillors do have concerns about the proposals.

Many thanks

Connie

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

From: Colin Williamson <
Sent: 16 September 2022 13:49
To: Chris France
Subject:

Planning at priory Farm Grosmont.

Hi Chris,

Our parish Council have had to cancel the September meeting due to funeral coming up .

But at the moment members are very concerned about access coming on to a very busy road right at a corner. with the building at the moment being only about a foot off the road we are questioning whether this should be turned into living accommodation. Even with local occupancy been mentioned. The parish Council don't meet till the 6th of October when full response will be submitted.

Regards colin.

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0529**

Proposed Development: Application for conversion of barn to dwelling with associated access, parking, amenity space and landscaping works

Location: Priory Farm, Grosmont

Applicant: The Grosmont Estate

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

Area Ref: 4/52/443 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 17 August 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(LHA) has taken into account the following matters:

The proposed amount of off-street parking is expected to be adequate for the size of the dwelling. The visibility for drivers leaving the access, been located on the outside of the bend, is ample.

The visibility for a driver approaching from Egton to turn right into the site would be looking over the land on the inside of the bend. This land is shown as being within the applicants control and would be included in any highway recommendations to be kept clear.

A new metalled surface for access across the highway grass verge would be required. The LHA is greatly concerned about the amount of building up of ground levels of the surface that would be required to avoid the surface water run-off from the carriageway going into the application site. The LHA would require further details about the access to demonstrate the drainage arrangement and to alleviate the above concern before making any further recommendations.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0529

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:
Subject: NYM/2022/0529 Priory Farm, Grosmont - Archaeology
Date: 17 August 2022 11:08:46

Hi Megan,

The HER notes that the building in question here is possibly the site of an air shaft, part of the former Grosmont west ironstone mine:

MARKED ON 2nd EDITION 25" (& OTHER) O.S. MAP, APPARENTLY IN THE MIDDLE OF THE FIELD (ALTHOUGH GEL HAS ALSO HEARD IT LOCALLY REPORTED THAT IT - OR ANOTHER SHAFT - ACTUALLY LIES WITHIN THE SMALL ADJACENT BUILDING AT THE EASTERN EDGE OF THE FIELD?).

I suspect this is incorrect, having seen the photos with the application it certainly looks like an agricultural structure. However in the interests of safety, I strongly recommend the applicants have an expert examine the site to ascertain the actual location of the shaft. Perhaps this is something their architect could determine? The Coal Authority may have more detailed records, being the public body responsible for safety and environmental issues arising from historic mining, and may need consulting if any open shafts are on site.

In the event that the shaft is discovered under the building, we would want it archaeologically recorded before any capping or other works were carried out. As I say though, I think this is pretty unlikely. Please could the applicants or their contractors let us know one way or the other when a safety check has been carried out.

Best,

Nick Mason
Archaeology Officer

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

www.northyorkmoors.org.uk

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0529 - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 03 August 2022 14:15:21

Priory Farm, Grosmont
NYM/2022/0529

Conversion of barn to dwelling with associated access, parking, amenity space and landscaping works

Consultee response

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

- Although this minor out barn is not curtilage listed nor within a Conservation Area, it does however provide some evidence of how the farmstead has evolved over time. For instance, reviewing an 1849 OS map, the out barn is not present but by 1893 it is, highlighting the changing needs of the farm. As this plays a key role in contributing to the development history of the listed farmstead, the barn needs to be retained in its current form.
- Proposals that impact on the setting of a landscape and in this case, also a Listed Building group, need to be kept to a minimum whilst aiming to further enhance and preserve the special qualities of said area/building. Development of this nature creates changes (parking, access for example) that adversely affect the character and appearance of the barn, Listed Building, and landscape. Although the location of the barn is clearly subservient to the principal farmstead (a public highway dividing the two), it does however neatly contribute to it and development here would also create an overly domestic space in a historic rural environment.
- The approaches from the northwest and from the southeast will also be impacted by this development, turning from what is now an informal, rural out barn into a dwelling with all the associated amenities/parking and landscaping. Such change will significantly alter the views out into the green landscape to the west and the views towards the Esk Dale and Grosmont to the south.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 592560

From:
To: [Planning](#)
Subject: Priory Farm, Grosmont - Application for conversion of barn to dwelling etc. NYM/2022/0529
Date: 01 August 2022 12:12:56

FAO Miss Megan O'Mara

Priory Farm, Grosmont - Application for conversion of barn to dwelling etc. NYM/2022/0529

I refer to your e-mail of the 1st August 2022 in respect of the above application. I hereby confirm that I have no objections in principle I would add the following comment:

The window to the proposed mezzanine bedroom 2 should be an escape window as the escape route through the property passes through the high risk open-plan kitchen/living area.

Thanks

Steve

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