

Caroline Bell

NYMNPA

15/11/2022

From: adam tinsley
Sent: 14 November 2022 20:18
To: Planning
Cc: adam tinsley
Subject: NYM/2021/0524/FL
Attachments: Exhibit 1 - Newbridge Quarry_10-20mm_25102022.pdf

You don't often get email from [\[redacted\]](#) [Learn why this is important](#)

Hi There, This email is Fao/ Chris France.

Please find below and attached details submitted for approval by the planning officer with regards to application NYM/2021/0524/FL. Details are highlighted under the appropriate section,

I am looking to gain approval to start works on the site in Jan 2022 following on from our successful planning application last year. In due course we will be submitting further info with regards to lighting and planting schemes however in the short term the following approval is essential to start the development of the site,

Thanks

Adam Tinsley

The above named Authority being the Planning Authority for the purposes of your application validated 09 July 2021, in respect of proposed development for the purposes of **use of land for the siting of 4 no. camping pods with associated access, parking area and linkage paths at land adjacent The Old Carriage House, Mowthorpe Road, Hackness** has considered your application and has **granted** permission for the proposed development subject to the following:

Condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description

Location Plan Proposed Layout Proposed Pod Proposed Drainage Landscaping

Date Received

30 June 2021 29 Nov 2021 30 June 2021

29 Nov 2021

29 Nov 2021

or in accordance with any minor variation thereof that may be approved in writing

by the Local Planning Authority.

3. The camping pods hereby approved shall not be used for residential purposes

other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

4. The camping pods hereby permitted shall not be sold or leased off separately from the main dwelling known as The Old Carriage Works, or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.

5. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, fitted with a warm white bulb of 3000k or less and no more than 500 lumens and no other lighting shall be installed on the site unless otherwise agreed in writing with the Local Planning Authority.

Mr C M France
Director of Planning Date 13 December 2021



Please Note your Rights of Appeal are attached to this Decision Notice

Decision No. NYM/2021/0524/FL

Town and Country Planning Act 1990 North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for Permission to Carry out Development

6. Prior to the development being first brought into use details of the hardsurfacing to

be utilised on the site shall be submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Carpark and Entrance Point

In terms of materials for the public side we would try to leave the existing road kerbs in situ. We would then install a new flat top pin kerb edge to separate between the existing verge and your new access.

For the carpark area (only) we propose the use of a 10mm AC dense tarmac as the surface course and 20mm AC dense tarmac as the base course. This is for both public use and private use reaching 8m into the site .

Hardsurfacing on all connecting pathways on the site.

BS EN 12620 / Limestone – Please see exhibit 1 attached for more details.

Proposed Timetable of works

Opening of entrance point to gain works access to site	Jan-22
excavate out for pods and car park including paths	Jan-22
Fit foul drainage water and ducting for electric to each pod	Feb-22
op off with clean angular 10-20mm stone in keeping with area	Feb-22
Pods delivered and installed on site	Apr-22
Lay carpark tarmac and installing flat top pin Kerb	Apr-22

7. Prior to the development being first brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for enhancement of the existing screening between the camping pods hereby permitted and the highway and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the completion of the development or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

This is in development and will be submitted in due course.

8. The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan as set out in the Arboricultural Report by Quants Environ dated November 2021.
9. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
10. The development must not be brought into use until the access to the site 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 and footway must be constructed in accordance with the approved details and Standard Detail number E9A and the following requirements.

All work is currently being planned in consultation with the highways officer.

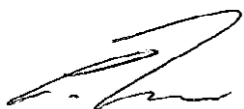
i. ii. iii.

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 highway. The final surfacing of any private access within 6 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Continued/Condition(s)

A handwritten signature in black ink, appearing to read 'C M France', written in a cursive style.

Mr C M France
Director of Planning Date 13 December 2021

NYMNPA

15/11/2022

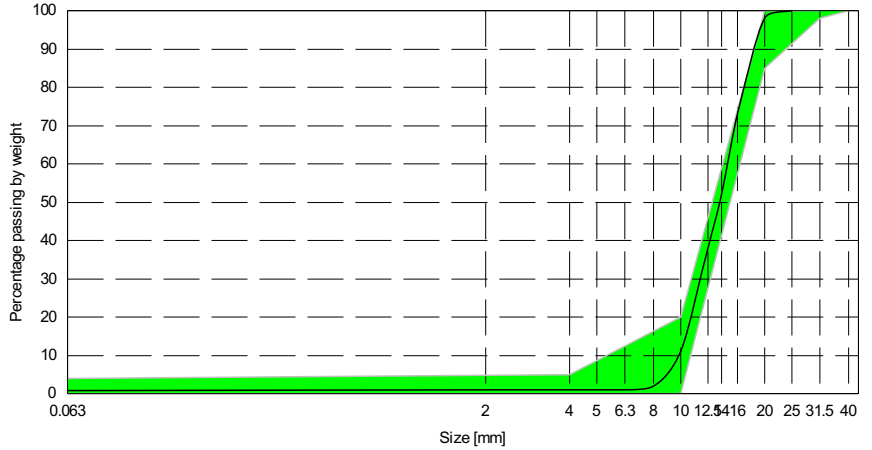
GRADATION ANALYSIS TEST REPORT

Product: 10/20mm Single Size
Material Code: 1020
 Supplied by: New bridge
 Customer:
 Site Address:
Material type: BS EN 12620 / Limestone

Test method: BS EN 933-1:2012



Sample number	25647
Ticket No	
Sampled by	Allsop
Date Sampled	25/10/2022
Sample location	Stockpile
Weather Conditions	Fine



Sieve Size (mm)	Percent passing	Specification	Complies (Spec)	Control limits	Complies (Ctrl)
40	100	100	Yes	-	-
31.5	100	98 - 100	Yes	-	-
25	100	-	-	-	-
20	98	85 - 100	Yes	-	-
16	73	-	-	-	-
14	52	-	-	-	-
12.5	38	-	-	-	-
10	11	0 - 20	Yes	-	-
8	2	-	-	-	-
6.3	1	-	-	-	-
5	1	-	-	-	-
4	1	0 - 5	Yes	-	-
2	1	-	-	-	-
0.063	0.8	0 - 4.0	Yes	-	-
Moisture content (%)	2.4				
Uniformity Coefficient	2				

Sampled By:

Allsop

Tested By:

Kean

Date Tested:

27/10/2022

From:

Subject: Re: NYM/2022/0829
Date: 29 November 2022 07:26:15
Attachments: [image001.png](#)
[image002.png](#)
[Proposed Timetable of works.pdf](#)
[Carpark and Entrance Point.pdf](#)
[Exhibit 1 - Newbridge Quarry 10-20mm 25102022.pdf](#)
[BA11902_Tinsely_Lan_A.pdf](#)

You don't often get email from [redacted]. [Learn why this is important](#)

Hi,

Please see the conditions below and **highlighted** instructions below on which attachments relate to each submission.

The BACS Payment has been completed today.

Thanks
Adam

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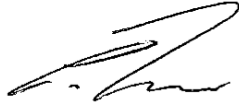
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Mr C M France

Director of Planning Date 13 December 2021



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**Town and Country Planning Act 1990 North York Moors National Park Authority
Notice of Decision of Planning Authority on Application for Permission to Carry out Development**

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Please see attachment named

- **Proposed Timetable of works**
- **Carpark and Entrance point**
- **Exhibit 1 – Hard surfacing**

7. Prior to the development being first brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for enhancement of the existing screening between the camping pods hereby permitted and the highway and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the completion of the development or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Please see attachment named BA11902

8. The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement and Tree Protection Plan as set out in the Arboricultural Report by Quants Environ dated November 2021.
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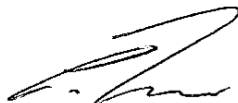
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Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Continued/Condition(s)



Mr C M France

Director of Planning Date 13 December 2021

From: "planning@northyorkmoors.org.uk" <planning@northyorkmoors.org.uk>

Date: Tuesday, 22 November 2022 at 10:31

To: adam tinsley

Subject: NYM/2022/0829

Reference: NYM/2022/0829.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley, York YO62 5BP
Tel: 01439 772700
www.northyorkmoors.org.uk



Read the new [Management Plan](#) for the North York Moors National Park

CONFIDENTIALITY: The contents of this message are the views of the author, not necessarily the views of the North York Moors National Park Authority. This is a private message intended for the named addressee(s) only. Its contents may be confidential.

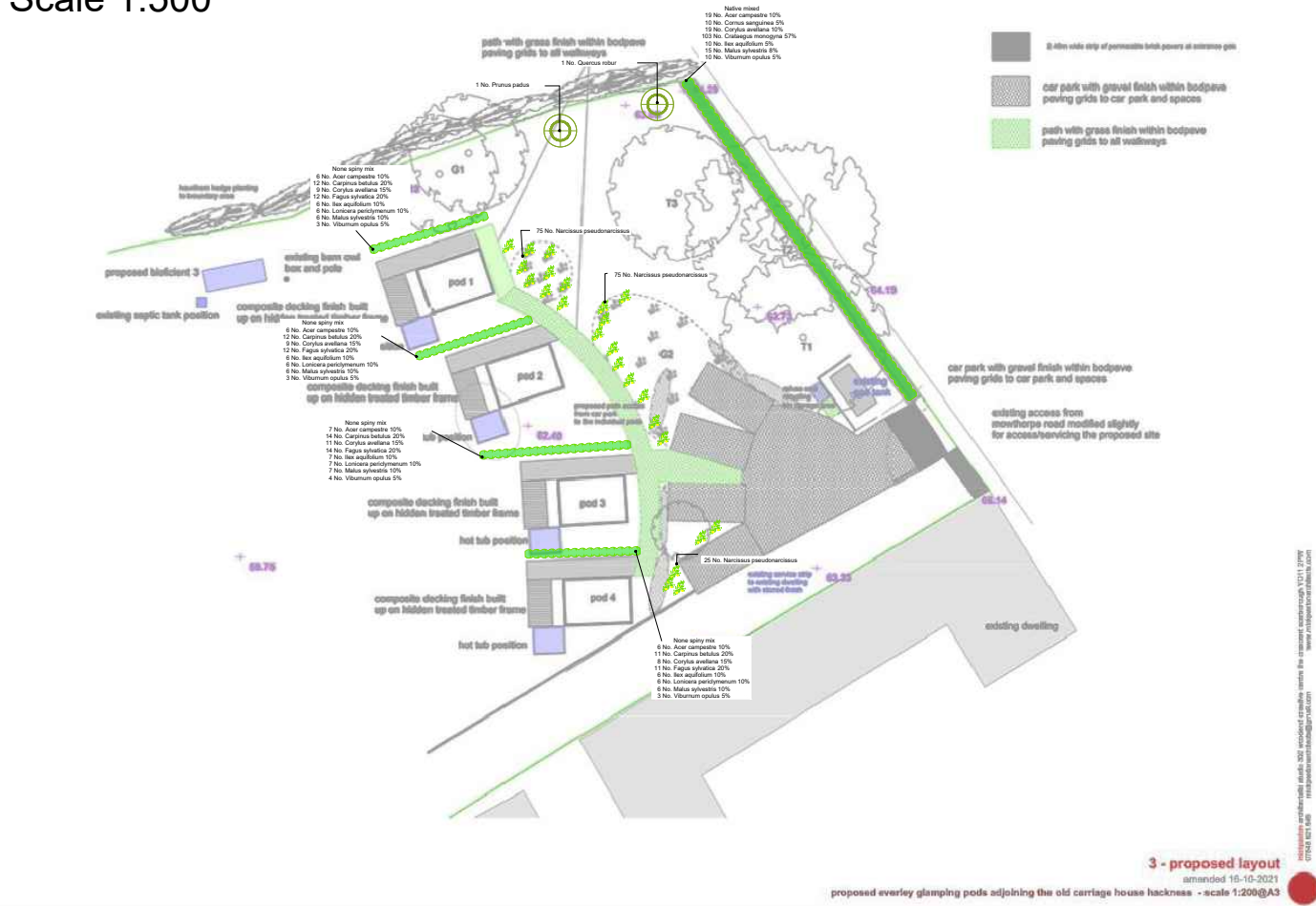
If you have received this message in error please reply to say so and then delete the message. Any use, copying, disclosure or distribution by anyone other than the addressee is forbidden.

www.northyorkmoors.org.uk

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For more information please visit <http://www.mimecast.com>

Scale 1:500



SOFTWORKS SPECIFICATION

GENERAL
All planning and landscape operators to comply with "Recommendations for General Landscape Operators" BS4541 (2009).
Plant materials to comply with the National Plant Specification.

PREPARATION WITHIN THE CROWN SPREAD OF EXISTING TREES
Remove weeds and existing vegetation by hand digging. Trees existing adjacent to proposed planting to be secured to avoid damage to tree roots.
Planting pits to be in accordance with BS4545.

GENERAL PREPARATION
Check and amend existing hard surfaces to the full depth of construction and excavate to allow full depth of topsoil and compost indicated below.
Establish levels of topsoil with match dimensions to BS 2039 across adjacent pavings and 500mm below D.F.C.

PREPARATION FOR REPLACEMENT PLANTING
Where existing planting is to be removed, replace existing topsoil with fresh or imported quality soils which are specified below.

TOPSOIL
Where specified to be in accordance with quality report as stated at 03/02/2015. If the topsoil is to be removed, it must be equivalent to the following: depth to 100mm: 30% topsoil, 70% compost. 300mm diameter and free from weeds, vegetation and other deleterious material. Do not use topsoil contaminated with oil or heavy metals.
Topsoil depth 300mm with suitable (documented) nutrient should provide the equivalent of the minimum topsoil depth. The minimum covering depth 400mm for Grass, 600mm for shrubs, and 900mm for trees. Prior to spreading topsoil, the receiving area should be decontaminated to improve permeability.

COMPOST
Compost shall be well rotted mature, speed mushroom compost or matured cow manure compost made from natural material. Strawd particles of no larger than 25mm with substantial amount of organic fibre and pH around 6.5. The product to be free of physical contaminants, viable seeds and pathogens and shall be certified by a notified body.

BARBIT PROTECTION
To Trees and Hedger: Supply suitable sprays for use of plant: 500mm sprayed; high plastic, guards, support with internal cone / stake as required - samples to be provided as agreed.

PLANTING NATIVE HEDGES
Plant in double staggered rows 200mm apart, spacing 1/2 plants per linear metre. Flanking trench to be 200mm wide and 200mm deep. Back fill with unencrusted material and areas with weaker surfaces. Cut back the height of the newly planted hedger immediately by 20% to encourage bushy growth from the base.

PLANTING SHRUBS
Plant into suitable prepared ground with minimum depth of topsoil 400mm. Back fill with unencrusted material and dress with slow release fertiliser.

PLANTING TREES
Plant species, double the depth of the ball. Planting to be in a shaded rest in maintenance regimes should allow for the natural dieback of foliage before rearing.

MULCH
Spray 50-100mm depth of good quality bark mulch 800mm in any direction of wind against hedger, trees and shrubs. Free from seeds, sticks, twigs, leaves and rubbish and related to BS 2039. Samples to be provided.

THE ROOT MANAGEMENT
Trees planted adjacent to paths, footpaths/Highways or on shallow services shall be utilised either to provide a barrier or fitted with a controlled "barrier" 600 or 800mm vertical approval, depending on the depth of the adjacent services. Head to manufacturer's recommendations. (BS 6544 11/17/17).

TREE STAKING
Newly planted trees require staking and appropriate measures should be taken to ensure the transition and avoid mechanical damage to the trunk. The staking shall consist of an appropriate material and be secured with a suitable cord. All staking should be done in a way that does not impede the tree's natural growth. The staking shall be removed when the tree is established and the trunk is self-supporting. The staking shall be removed when the tree is established and the trunk is self-supporting. The staking shall be removed when the tree is established and the trunk is self-supporting.

WATERING
Immediately after planting trees and shrubs, should be saturated to field capacity. Hand watered areas should be covered to regulate requirements, using a simple soil moisture meter. Normally 20% of water table is seen and 600mm diameter rainfall would be required. Trees are only to be watered for the first 8-10 months after planting and will require regular watering for at least 2 seasons after planting. Allow for watering to promote healthy growth throughout the maintenance period.

REPLACEMENTS
The landscape contractor carries a defects liability for 12 months following completion of the planting. The client will be responsible for any plants in the first growing season following planting, which are dead or dying. The client shall be responsible for 48 months after this period to ensure a planting condition is applied with.

12 MONTHS MAINTENANCE FOLLOWING PRACTICAL COMPLETION OF THE LANDSCAPE WORKS
The Contractor shall describe the frequency of visits to promote healthy growth and development.

REPLACEMENTS
The landscape contractor carries a defects liability for 12 months following completion of the planting. The client will be responsible for any plants in the first growing season following planting, which are dead or dying. The client shall be responsible for 48 months after this period to ensure a planting condition is applied with.

WEEDING - ORNAMENTAL BEDS
Maintain the planting beds weed free by hand or suitable herbicide treatment.

WATERING
After watering is required to promote healthy plant growth. Access to water supplied by the Employer.

THE STAKES AND GUILDS
Check stakes and guilds for chaffing and stability at each maintenance visit.

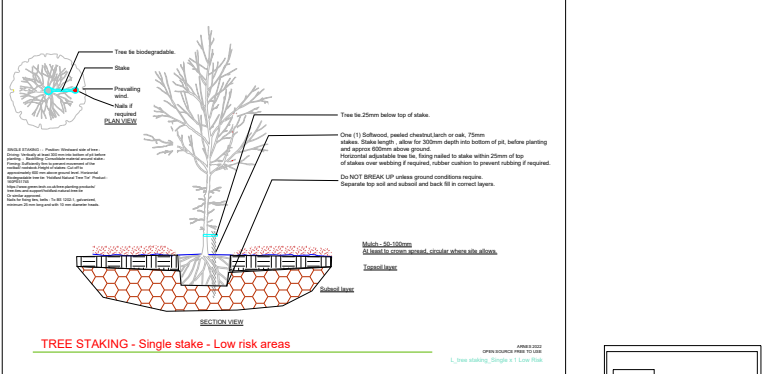
MULCH
Top up to match to original specified depth at the end of the maintenance period.

HEDGE
Objective - dense hedge to 1500mm high. Trim twice yearly once the hedge has reached 1000mm high.

PLUNING
Prune as necessary to control lateral growth, remove dead or diseased plant material. Cut back to promote natural dieback. Do not use a hedge trimmer to prune hedges.

GRASS
Apply slow release fertiliser in Spring and autumn. Water to promote healthy growth. Grass areas which had not to be cut should be mowed/rolled/buffed. Maximum height of grass at any time: 75mm. Cut in and water between the height of 25mm. Remove awnings. Make good areas of settlement.

IMPLEMENTATION TIMETABLE
Soil and topsoil work to be implemented in the following order:
1. Site Preparation
2. Foundation and concrete works
3. Containment and drainage
4. Containment and drainage
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50. Containment and drainage



Planting Schedule

Number	Species	Abbreviation	Girth	Pot Size	Specification	Density
1	Prunus padus	PRUPA	12-14cm	45-85L	Heavy Standard :Clear Stem 175-200 :5 brks :C	Counted
1	Quercus robur	QUERO	12-14cm	45-85L	Heavy Standard :Clear Stem 175-200 :5 brks :C	Counted

Bulbs

Number	Abbreviation	Species	Specification	Density
175	NAR PSE	Narcissus pseudonarcissus	Grade 5/6	No.

Hedge Non spiny

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
25	ACE CAM	Acer campestre	1u1 :Seeding-Undercut :BR	0.3Ctr Double Staggered at 0.3m offset	10%
49	CARBET	Carpinus betulus	1u1 :Seeding :B	0.3Ctr Double Staggered at 0.3m offset	20%
37	COR AVE	Corylus avellana	1+1 :Transplant - seed raised :Branched :2 brks :BR	0.3Ctr Double Staggered at 0.3m offset	15%
49	FAGSY	Fagus sylvatica	1u1 :Seedlings :B	0.3Ctr Double Staggered at 0.3m offset	20%
25	ILEAQ	Ilex aquifolium	1u1 :Seedlings :B :Bushy :1/3 brks	0.3Ctr Double Staggered at 0.3m offset	10%
25	LONPE	Lonicera periclymenum	Caned :Several Shouts :2 brks	0.3Ctr Double Staggered at 0.3m offset	10%
25	MALSY	Malus sylvestris	1+1 :Transplant:Seed raised :B	0.3Ctr Double Staggered at 0.3m offset	10%
13	VIBOP	Viburnum opulus	1+1 :Transplant-seed raised :Branched :2 brks	0.3Ctr Double Staggered at 0.3m offset	5%
Total :248					

Native Hedge

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
19	ACECAM	Acer campestre	1+1 :Transplant :BR	0.3Ctr Double Staggered at 0.3m offset	10%
10	COR SAN	Cornus sanguinea	0/1 :Cutting :Branched :2 brks :B	0.3Ctr Double Staggered at 0.3m offset	5%
19	CORAV	Corylus avellana	1+1 :Transplant - seed raised :Branched :2 brks :B	0.3Ctr Double Staggered at 0.3m offset	10%
103	CRAMON	Crataegus monogyna	1+1 :Transplant - seed raised :B	0.3Ctr Double Staggered at 0.3m offset	57%
10	ILEAQ	Ilex aquifolium	Leader With Laterals :2/3 brks :C	0.3Ctr Double Staggered at 0.3m offset	5%
15	MALSY	Malus sylvestris	1+1 :Transplant - seed raised :B	0.3Ctr Double Staggered at 0.3m offset	8%
10	VIBOP	Viburnum opulus	1+1 :Transplant - seed raised :Branched :2 brks :B	0.3Ctr Double Staggered at 0.3m offset	5%
Total :166					



NYMNP

29/11/2022

Site Details:
Site Name: NYMNP
Site Address: [Blank]
Site Coordinates: [Blank]
Site Area: [Blank] sqm
Site Status: [Blank]

Landscape Plan

BA1192_LAN P

SB SB SB

BARNES ASSOCIATES

Unit 1 Foundry Yard, New Row, Boroughbridge YO51 9AX
01423 322 371
info@barnesassociates.co.uk
barnesassociates.co.uk

Company Number: 10438116
Registered in England and Wales

Carpark and Entrance Point

In terms of materials for the public side we would try to leave the existing road kerbs in situ. We would then install a new flat top pin kerb edge to separate between the existing verge and your new access.

For the carpark area (only) we propose the use of a 10mm AC dense tarmac as the surface course and 20mm AC dense tarmac as the base course. This is for both public use and private use reaching 8m into the site .

Hardsurfacing on all connecting pathways on the site.

BS EN 12620 / Limestone

NYMNPA

29/11/2022

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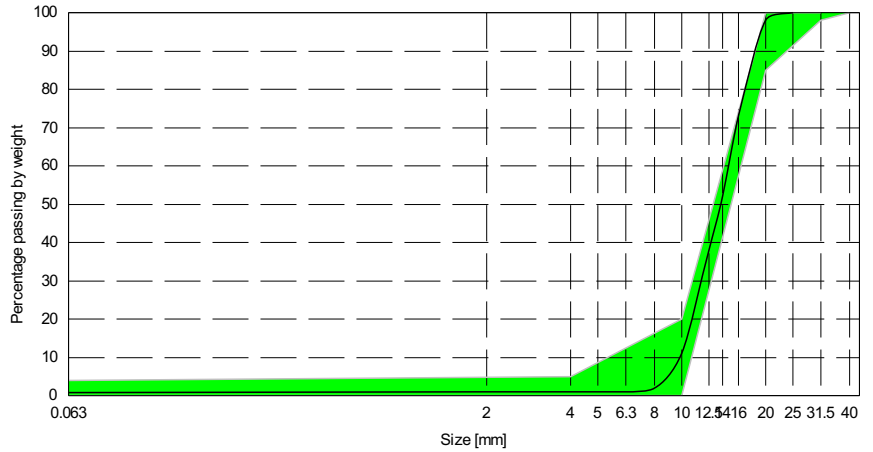
Product: 10/20mm Single Size
Material Code: 1020
 Supplied by: New bridge
 Customer:
 Site Address:
Material type: BS EN 12620 / Limestone

Test method: BS EN 933-1:2012

NYMNPA
29/11/2022



Sample number	25647
Ticket No	
Sampled by	Allsop
Date Sampled	25/10/2022
Sample location	Stockpile
Weather Conditions	Fine



Sieve Size (mm)	Percent passing	Specification	Complies (Spec)	Control limits	Complies (Ctrl)
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31.5	100	98 - 100	Yes	-	-
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Sampled By:

Allsop

Tested By:

Kean

Date Tested:

27/10/2022

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30-Jan-23

excavate out for pods and car park including paths

5th Feb -23
(3-5 days)

Fit foul drainage water and ducting for electric to each pod

12th Feb-23

Finish off with clean angular 10-20mm stone in keeping with area

14th Feb-23

Pods delivered and installed on site
Lay carpark tarmac and installing flat top pin Kerb

30 Apr-23