

From:
To:
Cc:
Subject: NYM/2023/0045 Mill Inn, Harwood Dale - Archaeology
Date: 28 March 2023 16:03:41

Hello Jill,

This application requires more information about to address historic environment concerns before comments can be made or a decision reached.

The 1st Edition 6" map records the mill as 'Harwood dale flour mill', whilst the 1st Ed 25" records it as a corn mill. It is not clear if the use of the mill changed in the mid-19thC or if the two maps refer to cornmeal production. The HER further notes that the mill has apparently existed since the 18thC, and by the 19thC a smithy, wheelwright and lime kiln were all present as well. I'm not sure what buildings these occupied, or when the Mill Inn started trading as a public house. Repairs were carried out on the mill race in 1934, though at that time they could not get water to flow well. By 1958 the mill was marked as 'disused'.

We will need to see clearer plans on how the former wheelhouse will be restored, as at the moment the plans just show the semi-ruined building gaining a roof. How much of the original fabric can and will be retained? Are there any surviving mill machinery elements in situ? How much of the wheel itself remains, as the plan states 'reinstating existing wheel'? Any machinery remaining should ideally be retained and incorporated into the plans as mill machinery is rare and possibly very significant. Otherwise, at a minimum it will need detailed recording and discussion about offering to museum storage. Mills are relatively rare survivals in the National Park, and we should take every chance to retain and understand more about those with surviving elements.

We do not know how the wheel operated, but it appears to be undershot given the relative levels of the sluice. Will the proposed new wheel operate in this manner? What will it be made of, and to what dimensions, and how will it be supported? What will happen to the existing iron and timber parts which appear to be extant in the wheel pit currently? The application also states that the water wheel and courses will be restored 'back to their original purpose and use', does this mean milling wheat/corn? It's not clear if the mill race is currently flowing, or to what depth: to clear it out would be a significant engineering requirement as it runs for $\frac{3}{4}$ mile across land to the north and south, with two sluice gates to restore as well. Are other landowners involved? Jugger Howe Beck ultimately runs into the River Derwent and the Ouse, I don't know if there are any water quality considerations with the ecologists or catchment officers. At the moment I cannot support the application due to these concerns.

I recommend the applicant engages a heritage professional to compile a Heritage Statement. Guidance for this can be found with Historic England and other bodies involved in the protection of heritage, but the key point is it should define the significance of the asset, in this case the mill and the inn, and attempt to place them in historical and archaeological context. It should also explain what measures will be taken to retain and protect the fabric and setting of the place, record that which cannot be retained, and justify how this preserves or improves the asset. This will go a long way in helping us make a decision and apply conditions as necessary.

Further, the location of the proposed carpark lies partially across the footprint of a probable smithy building, as identified by the historic OS maps. This would likely require

a watching brief if approved to record whatever is there. Possibly the proposed footbridge and path would also need this.

The preferred use for the former Mill Inn is to retain it as a public house, providing a service for the community and visitors. The English pub as a heritage asset has suffered greatly in recent years, and every attempt should be made to retain pubs, particularly those with some surviving heritage aspects and those in rural settings. A cultural aspect of the country is at risk. Has reasonable justification for the change of use been put forward?

As ever, if the applicant would like to discuss any of the heritage issues I am happy to be contacted. Perhaps we could have a site visit sometime soon to get a better feel for the site and address some of the questions we have about the mill.

Best,

Nick Mason
Archaeology Officer

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

www.northyorkmoors.org.uk

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: NYM23/0045/FL

Proposed Development: Application for change of use from Public House (Sui Generis) to one principal residence dwelling (C3) and change of use of toilet block/wheelhouse/granary building to Tearoom with arts and crafts studio (Use Class E(b)) together with creation of parking area and walkway

Location: Mill Inn, Harwood Dale, Scarborough

Applicant: Mrs Hazel Coverdale

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/26/58A **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 27 March 2023

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 application proposes to change the use of an public house to that of a residential dwelling and convert ancillary buildings into a tea rooms, with an art and craft studio. The existing very small parking area currently capable of accommodating four vehicles is proposed to be extended to be able to accommodate upto 14 parking spaces, using the existing access point. The design standard for the site is DMRB and **the required visibility splay is 160 metres by 2.4 metres**. The available visibility looking north is significantly limited by the existing building and the alignment of the road. Extending the car parking and continuing to use the existing entry point would significantly intensify the use of this access and would be likely to result in a vehicle conflicts prejudicial to the safety of all highway users. The applicants would have to relocate the entrance to the parking area to be able to provide the required minimum available visibility to allow the LHA to remove it's objection to this application

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

R3 VISIBILITY AT EXISTING ACCESS

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since **the required visibility of 160 metres x 2.4 metres** cannot be achieved at the junction with the County Highway and therefore, in the opinion of the

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM23/0045/FL

Application No:

Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00222680
Job: 1266558

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: Nick Mack

21 March 2023

Dear Jill,

The Mill Inn, Harwood Dale, Scarborough, YO13 0LA

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 23rd March 2023
Plans No: NYM/2023/0045

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/data/privacy-policies/.

Jill Bastow
NYMNPA
Old Vicarage
Bondgate
Helmsley
YO62 5BP

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/financial/lists-and-registers/.

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully



Nick Mack
Watch Manager
Business Fire Safety
Scarborough & Ryedale

From:
To:
Cc: [Planning](#)
Subject: Mill Inn, Harwood Dale, Scarborough
Date: 17 March 2023 09:57:46

Hi Jill,

The ecology report states that bats have been roosting in the building before, and there is suitable roosting habitat for them within. Further bat surveys are necessary, prior to determination. I'm also not satisfied with the classification of the building as "low suitability" and the recommendation for only one bat survey when evidence of roosting has been identified in the building. Bats roosts are protected by law, even when the bats are not present. If no bats are identified during the activity survey, conversations with Natural England's licencing team will likely be necessary.

Best wishes,

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

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

From:
To: [Planning](#)
Subject: NYM/2023/0044 & NYM/2023/0045 - The Mill Inn Harwood Dale Scarborough North Yorkshire YO13 0LA-
Commercial Regulation & Environmental Health Consultation Response.
Date: 14 March 2023 12:10:22
Attachments: [image005.png](#)
[image006.png](#)

Dear Sirs

Having reviewed the above applications, I have no further comments to make from a Commercial Regulation - Environmental Health perspective.

Yours Sincerely

Antony Wood B.Sc.(Hons), M.Sc., P.dip, MCIEH, CEnvH.
Chartered Environmental Health Practitioner
Commercial Regulation
Environmental Health Services
Scarborough Borough Council

www.scarborough.gov.uk



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From:
To: [Planning](#)
Subject: Comments on NYM/2023/0045
Date: 12 March 2023 19:05:03

NYM/2023/0045 Change of use from public house (sui generis) to one principal residence dwelling (C3), change of use toilet block/wheelhouse/granary buildings to tearoom with arts and crafts studio (Use Class E(b)) together with creation of parking area and walkway at Mill Inn, Harwood Dale

This application has been considered by Hackness and Harwood Dale Group Parish Council. While it was agreed there was no objection to the principle of the development and that it was good to see building coming back into use, Council has concerns about the additional traffic which will be exiting/entering the site on a corner with reduced visibility to the north and the fact it is not to re-open as a public house.

Council also wishes to point out the answer to Q14 on the application form is not strictly correct. The main building was last used as a public house over 2 years ago simply because Covid rules meant it had to close in March 2020. The last owner lived in the property until his death in late May 2021 and until his passing it had been his intention to re-open as a public house when it was allowed.

--

J Marley (Mrs) CiLCA
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,
41 Scalby Road,
Burniston,
Scarborough

Our Ref: 120-1-2023 MR
Your Ref: NYM/2023/0045

Date 13 March 2023



Partnership Hub

Mrs Jill Bastow
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP

Dear Mrs Bastow,

Proposal Application for change of use from Public House (Sui Generis) to one principal residence dwelling (C3) and change of use of toilet block/wheelhouse/granary building to Tearoom with arts and crafts studio (Use Class E(b)) together with creation of parking area and walkway

Location Mill Inn, Harwood Dale, Scarborough

Many thanks for giving North Yorkshire Police (NYP) the opportunity to comment on this application. I have carried out analysis of crime and disorder for a 12-month period (1 March 2022 to 28 February 2023), for an area within a 1Km radius of the site, which showed that the site is located within a low crime & disorder area, with no crimes and 1 anti-social behaviour incident recorded by NYP.

Having reviewed the accompanying documents and drawings that were submitted with the application, I have no comments to make in relation to Designing Out Crime. If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

Mr Mark Roberts
Police Designing out Crime Officer



Police Station Northway, Scarborough Yorkshire | YO12 7AD

Non-emergency
Number



From:
To: [Planning](#)
Subject: Mill Inn, Harwood Dale, Scarborough - change of use from Public House to dwelling, tearoom etc.
NYM/2023/0045
Date: 08 March 2023 10:12:36

FAO Mrs Jill Bastow

Mill Inn, Harwood Dale, Scarborough - change of use from Public House to dwelling, tearoom etc. NYM/2023/0045

I refer to your e-mail of the 7th March 2023 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing grounds.

Thanks

Steve

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