

From:
To: [Planning](#)
Subject: Re: NYM/2022/0898
Date: 04 April 2023 21:43:23

Dear Planning

I would like to confirm that the above planning application was discussed at our Parish Council meeting this evening and no objections or concerns were raised.

Many thanks

Connie

*Connie Wiggins
Parish Clerk
Aislaby Parish Council
C/O Moorgarth
The Mill Green Way
Goathland
Whitby
North Yorkshire YO22 5LZ*

From:
To:
Cc: [Planning](#)
Subject: NYM/2022/0898 Yeoman Hall, Woodlands, Sleights
Date: 24 March 2023 16:56:31

Hi Megan,

The development will result in the loss of semi-natural habitat. I note that the submitted documents do detail that tree works will be required, but no information on the levels have been provided at this time. Additionally, the submitted plans do not show the trees and it cannot be ascertained if the development will take place within the root of these.

Although the implementation of formal 10% Biodiversity Net Gain is not scheduled until November, within the National Park, we already have policies to require that development does not cause a detrimental impact on our habitats and wildlife, in effect requiring 'no biodiversity net loss'. These policies include;

- Strategic Policy A - Sustainable development means development which “maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species”;
- Strategic Policy E - “The quality and diversity of the natural environment will be conserved and enhanced” and;
- Strategic Policy H - All development will be expected to; “Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity”

I would therefore recommend that a Biodiversity Net Gain assessment is completed.

Finally, the proposed plans demonstrate that a large amount of glazing will be included in the development. This could lead to detrimental light spill affecting nocturnal wildlife and dark skies qualities. I would welcome some modifications by the applicant to reduce the potential for light spill into the local area by a reducing the proposed glazing.

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**

Application No: **NYM22/0898**

Proposed Development: Application for construction of one principal residence dwelling with detached domestic outbuilding/garage

Location: Yeoman Hall, Woodlands, Sleights

Applicant: Mr & Mrs Jay

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

Area Ref: 4/34/5107B **Tel:**

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

To: North York Moors National Park Authority **Date:** 14 March 2023

FAO: Megan O'Mara **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 North Yorkshire County Council Highway design guide recommends that private drives may serve as vehicular access for no more than 5 dwellings. Any access serving more dwellings should be laid out to adoptable highway standards.

It is understood that the current access serves as the vehicular access to at least 9 principle dwellings already. It is assumed that the residents and visitors to these premises have a right of access across the metalled bridleway.

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

R1 ACCESS LEADING TO THE SITE

The Planning Authority considers that the bridleway access leading to the site is by reason of its poor alignments/ insufficient widths / unsuitable gradients and lack of footways/lighting/turning area considered unsuitable for the additional traffic which would be likely to be generated by this proposal.

Signed:

Ged Lyth

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM22/0898

Application No:

For Corporate Director for Business and Environmental Services

e-mail:



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

www.yorkshiregardenstrust.org.uk

Miss Megan O'Mara

North York Moors National Park Authority

Mrs Val Hepworth

Trustee

Conservation and Planning

8th March 2023

Dear Miss O'Mara

NYM/2022/0898 Application for construction of one principal residence dwelling with detached domestic outbuilding/garage at Yeoman Hall, Woodlands, Sleights
Easting 486088 Northing 507921 486115 507927

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites and is authorised by the GT to respond on GT's behalf in respect of such consultations.

Woodlands and Yeoman Hall at Sleights are not included on the Historic England Register of Parks and Gardens but lie within the Conservation Area designated by your authority in May 1995.

Woodlands, a former nursing home, is listed grade II*. Yeoman Hall is a modern mock Georgian building, southwest of Woodlands Hall. A section of the garden land to its west is proposed for the site of the new dwelling and outbuilding/garage.

We do not know the area and have not made a site visit. However, from looking at the OS 25 inch: 1 mile map, the area of Yeoman Hall and thus the site for the proposed new house, is in part of the historic designed landscape of Woodlands. Looking at the tithe map this tear-drop shaped area (area labelled '110') was a parcel of meadow detached from the main open area of grassland below Woodlands (area labelled '111'). The parcel of land of Yeoman Hall/New House (110 on the tithe map) appears to be bounded by deciduous woodland and therefore does not impact on the setting for Woodlands Hall, whose main views are to the south and east – the land slopes down to the River Esk. However, any new buildings would impact on the views from across the Esk Valley and from Sleights itself – there is no information on these aspects for this planning application.

The proposed building is large and dominant with a mass of glazing on the south elevation which will reflect light across the Esk Valley. Also 'Outside living has been incorporated into the design with the use of both covered and uncovered patios areas, that lead straight from the kitchen and also the living quarters.' (Design and Access Statement incorporating the Heritage Statement.) These will lead to 'visual clutter' that could also impact on the views.

There is nothing in the submitted documents to show how the proposed new house and associated building and access relates to the landscape and there is no attempt to integrate it.

We also query the statement: 'The proposals will not alter the appearance so as to leave it out of character for the area. The design and proposed materials suits the area. The proposals will make a positive contribution to local character and distinctiveness, matching properties found within the locality.' (Design and Access Statement incorporating the Heritage Statement.)

Overall, the Gardens Trust and Yorkshire Gardens Trust have concerns about this application which will impact on the Conservation Area and the views across the Esk Valley.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Historic England

; Conservation@ the Gardens Trust

From:
To: [Planning](#)
Subject: Fw: NYM/2022/0898
Date: 07 March 2023 09:52:57
Attachments: [NYM_2022_0898.pdf](#)
Importance: High

Dear Team

Re: Yeoman Hall Woodlands

At last night's meeting, Eskdaleside cum Ugglebarnby PC resolved to Object to this application due to overdevelopment of site, the impact on the view across the valley and the possible precedent for further development.

Regards

Victoria Pitts
Parish Clerk

From:
To:
Cc: [Planning](#)
Subject: Yeomans Hall
Date: 28 February 2023 17:04:09

Objection

The proposal is situated in the Parkland to St Hildas Prep School (formerly Woodlands Hall) grade 2*.

The Parkland itself is registered as a non-designated Heritage Assets on the HER as the Designated Landscape at Woodlands. Therefore, this application has been determined in accordance with Section 16 and 66 of the Planning Listed Buildings and Conservation Areas Act 1990, Chapter 16 of the NPPF paragraphs 189, 194, 195, 200 and 202. As well as, Policy ENV11(1) of the North York Moors National Park Authority (July 2020).

The landscape around the Hall was created as a pleasure garden in the 18th - 19th centuries. The Hall itself is grade 2*, its stables are separately listed as grade 2 (GARDENER'S COTTAGE, HILLSIDE COTTAGE & WHITE ROSE COTTAGE) and a sundial in the ground is grade 2 (SUNDIAL 8m TO SOUTH OF SOUTH FRONT CENTRE, SAINT HILDA'S PREPARATORY SCHOOL).

This landscape has been carefully preserved and existing tree boundaries of the historic gardens reinforced over the years through additional planting, little development has happened in this parkland. To the front of Woodlands Hall is a sweeping view down the lawns across the Parklands, a characteristic common in 18th century country houses. A new addition to the gardens was Yeomans Hall built as a managers house to the care home (this served a clear purpose). As the applicants have described this has now been split off from the Hall, whilst the garage I believe has been turned into a Holiday Cottage, creating further development in the gardens.

Firstly, I do not think the justification provided for a new proposed dwelling and garage is sufficient to outweigh the harm it would cause to the Heritage Assets.

Yeomans Hall has been done sympathetically towards the Listed Building (formerly Woodlands Hall) in stonework under a pantile roof with mock Georgian features. The new proposal in sandstone (on the application from), brickwork on the plans, under a black slate roof with large amounts of glazing has little features that merge it into the parkland or to match the surrounding listed buildings.

Currently, I do not believe enough justification has been provided for this new development in the Parkland to a grade 2* listed building and so it would be objected to under less than substantial harm to the non-designated Parkland and to the setting of the grade 2* listed building being St Hildas Prep School (Woodlands Hall).

ALR

Annabel Longfield-Reeve
Heritage & Conservation Officer

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

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

For enquiries contact:
Becca Khan on

Your Ref: NYM/2022/0898
Our Ref: Z001117

24th February 2023

Dear Sir/Madam,

Yeoman Hall, Woodlands, Sleights - Application for construction of one principal residence dwelling with detached domestic outbuilding/garage

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and**
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works and off-site works have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

(To ensure that no foul water discharges take place until proper provision has been made for their

1. Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

The site is remote from the public sewer network. The nearest recorded public sewers are located within Briggswath, Sleights approximately 850metres to the north east.

The cost of connecting to the public sewer network may prove prohibitive and the use of an on-site package treatment plant may be a more suitable means of foul water disposal.

2. The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

It is understood that a watercourse is located to the southwest of the site. This appears to be the obvious place for surface water disposal.

Yours faithfully

Becca Khan
Pre-Development Sewerage Technician

From:
To: [Planning](#)
Subject: Yeoman Hall, Woodlands, Sleights - construction of one principal residence dwelling NYM/2022/0898
Date: 22 February 2023 15:19:43

FAO Miss Megan O'Mara

**Yeoman Hall, Woodlands, Sleights - construction of one principal residence dwelling
NYM/2022/0898**

I refer to your e-mail of the 22nd February 2023 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

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