

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0509
Date: 10 September 2023 17:55:05

NYM/2023/0509 Change of use of manager's accommodation to four additional letting rooms, dining space and kitchen preparation area (no external alterations) The Grainary, Keasbeck Hill, Harwood Dale

The above application has been considered by Hackness and Harwood Dale Group Parish Council. While there are no objections, councillors expressed concerns as to whether the septic tank could cope with all the extra effluent from this and NYM/2023/0508.

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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

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:

NYM23/0509

Proposed Development:

change of use of managers accommodation to four additional letting rooms, dining space and kitchen preparation area (no external alterations)

Location:

The Grainary, Keasbeck Hill, Harwood Dale

Applicant:

The Grainary Harwood Dale Ltd

CH Ref:

Case

Kay Aitchison

Officer:

Area Ref:

4/26/72C

Tel:

County Road No:

E-mail:

To:

North York Moors National Park
Authority

Date:

7 September 2023

FAO:

Hilary Saunders

Copies to:

There are **no local highway authority objections** to the proposed change of use to provide additional letting rooms, dining and kitchen space within the existing farmstead business. Additional parking is available within the site and there is a constructed access from the highway.

Signed:

Kay Aitchison

For Corporate Director of Environment

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

OFFICIAL

Our Ref: 383-3-2023 MR
Your Ref: NYM/2023/0509

Date 25 August 2023



Partnership Hub

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

Dear Mrs Saunders,

Proposal Application for change of use of managers accommodation to four additional letting rooms, dining space and kitchen preparation area (no external alterations)
Location The Grainary, Keasbeck Hill, Harwood Dale

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 August 2022 to 31 July 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 or anti-social behaviour incidents 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

From:
To: [Planning](#)
Subject: NYM/2023/0509 Application for change of use of Managers Accommodation to Four Additional Letting Units - Environmental Health & Commercial Regulation Response
Date: 23 August 2023 13:16:09
Attachments: [image001.png](#)

Dear Sirs

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

Yours Faithfully

Antony Wood B.Sc.(Hons), M.Sc., P.dip, MCIEH, CEnvH.
Environmental Health Officer
Chartered Environmental Health Practitioner

North Yorkshire Council
Regulatory Services – Environmental Health Scarborough
Environment Directorate





NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00091861
Job: 1283360

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

When telephoning please ask for: S Dargue

24 August 2023

Dear Sir or Madam

The Occupier, The Grainary, Keasbeck Hill Farm, Keasbeck Hill Farm, Harwood Dale, Scarborough, YO13 0DT

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 16th August 2023
Plans No: 23/17979/OTH

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/.

The Occupier
The Grainary
Keasbeck Hill Farm
Keasbeck Hill Farm
Harwood Dale
Scarborough
YO13 0DT

Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

www.northyorksfire.gov.uk

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

Sarah Dargue

S Dargue

From:
To: [Planning](#)
Subject: The Grainary, Keasbeck Hill, Harwood Dale - change of use of managers accommodation to four additional letting rooms, dining space and kitchen preparation area etc. NYM/2023/0509
Date: 16 August 2023 15:15:13
Attachments: [image001.png](#)

FAO Mrs Hilary Saunders

**The Grainary, Keasbeck Hill, Harwood Dale - change of use of managers accommodation to four additional letting rooms, dining space and kitchen preparation area etc.
NYM/2023/0509**

I refer to your e-mail of the 16th August 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

North Yorkshire Council
Housing Services
Town Hall
St Nicholas Street
Scarborough
YO12 2HG



From: Mrs J. Marley, Clerk to Hackness & Harwood Dale Group Parish Council
Sent: 19 August 2023 16:30
To: Planning
Subject: applications NYM 2023 - 463, 464, 508, 509 and 510

Please may I have extensions to the date for our comments on these applications? Council next meets Friday 8th September and I would hope to have comments to you no later than 10th September. thanks, Jools

--

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).

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