

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0708
Date: 26 December 2023 15:07:54

Demolish livestock building, landscaping works and use of land as 15 pitch camping & caravan site with siting of one camping pod, Meeting House Farm, Staintondale.

This application has been considered by Staintondale Group Parish Councillors and in exercise of my delegated powers, I would confirm that while there remains no objection to the application in principle, there does remain a concern that the screening is inadequate since no details of the height of the existing grass bank or a planting plan for the number and type of screening trees to be planted thereon is given.

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J Marley (Mrs) CiLCA
Clerk to Staintondale Parish Council
Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN



FAO: Mrs Hilary Saunders
Development Management
North York Moors
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2023/0708
Our Ref: 23/03364/EHC100
Please ask for: Jack Hopper
E-Mail: j
Telephone:

Tuesday 12 December 2023

Dear Sir or Madam,

Application No: NYM/2023/0708
Address: Meeting House Farm, Staintondale
Proposal: Application for demolition of livestock building, landscaping works
and use of land as 18 pitch caravan and camping site **AMENDED**
DETAILS/ADDITIONAL INFORMATION

Further to your consultation dated 12 December 2023, I have considered the additional information provided by the applicant and have no further comments to add to those previously submitted dated 8 December 2023.

Yours faithfully

Jack Hopper MSc MCIEH AMIOA
Senior Environmental Health Officer
Regulatory Services



FAO: Mrs Hilary Saunders
Development Management
North York Moors
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2023/0708
Our Ref: 23/03142/EHC100
Please ask for: Jack Hopper
E-
Telephone:

Friday 8 December 2023

Dear Sir or Madam,

Application No: NYM/2023/0708
Address: Meeting House Farm, Staintondale
Proposal: Application for demolition of livestock building, landscaping works and use of land as 18 pitch caravan and camping site

Further to your consultation dated 13 November 2023, I have considered the information provided by the applicant and would make the following comments.

The existing agricultural use is recognised to create potential for ground contamination, for example fuel, pesticides, asbestos etc. In order to ensure that risks from land contamination to future users of the site are minimised and can occupy the site safely, I would recommend the following condition is attached to any approval:

1. Development shall not commence until actual or potential land contamination at the site has been investigated and a Phase I Desk Study Report has been submitted and approved in writing by the Local Planning Authority. Reports shall be prepared in accordance with CLR11.

Should further intrusive investigation be recommended in the Phase I Report, development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority. The Phase II Intrusive Site Investigation Report shall be prepared in accordance with CLR11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to neighbours and other off-site receptors

The proposed development is near existing residential premises and may therefore negatively impact upon residential amenity of the area during construction due to the potential for generation of dust, noise & vibration. To protect the residential amenity of the area I would recommend that should planning consent be granted that the following condition is attached to the approval:

2. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8am and 6pm Mondays to Fridays and 8am to 1pm on Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: to protect residential amenity

Informative

The proposals will likely require licensing under the caravan licensing regime. The applicant should submit the necessary applications to the relevant department prior to commencing.

Yours faithfully

Jack Hopper MSc MCIEH AMIOA

Senior Environmental Health Officer

Regulatory Services

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: **NYM23/0708**

Proposed Development: demolition of livestock building, landscaping works and use of land as 18 pitch caravan and camping site

Location: Meeting House Farm, Staintondale

Applicant: Mr Ben Pullen

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

Area Ref: 4/27/67M **Tel:**

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

To: North York Moors National Park Authority **Date:** 1 December 2023

FAO: Hilary Saunders **Copies to:**

There are **no local highway authority objections** to the proposed demolition of an un-used farm building and change the use of the land to provide a camping and caravan facility. Access would be gained via the existing constructed vehicle access to the farm and existing holiday cottages, directly onto the main route through Staintondale.

Signed:

Kay Aitchison

For Corporate Director of Environment

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

From: Mrs J. Marley, Clerk to Staintondale Parish Council
Sent: 28 November 2023 16:18
To: Planning
Subject: Re: NYM/2023/0708, Meeting House Farm, Staintondale

This application has been considered by Staintondale Parish Council and in exercise of my delegated powers I would confirm that there are concerns about this application in that it is not adequately screened. Council therefore objects to the application as submitted.

--

J Marley (Mrs) CiLCA
Clerk to Staintondale Parish Council
Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN

From: Zara Hanshaw
Sent: 28 November 2023 12:21
To: Hilary Saunders
Cc: Planning
Subject: RE: 23/0708 SITE VISIT INSPECTION NOTE NYM_2023_0708 20_11_2023 14_02_40 129888.doc

Hi Hilary,

From the photos, aerial photography and the plans submitted with this application, it looks like there will be a loss of some semi-natural habitat. Additionally, the barn could support species such as barn owl, or swallows. 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 compensatory and enhancement measures for biodiversity are included within this development. One of the [Biodiversity Metrics](#), which has been developed by DEFRA and Natural England, to adequately quantify biodiversity loss and gain on a development site, should be utilised. Given the size of the site, it may be possible to use the [Small Sites Metric](#).

Best wishes,

Zara Hanshaw ACIEEM
Ecologist
(she/her)

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

From:
To: [Planning](#)
Subject: Meeting House Farm, Staintondale, Scarborough, YO13 0EL
Date: 12 November 2023 12:38:07

Good afternoon

Your ref: NYM/2023/0708
Proposal: Application for demolition of livestock building, landscaping works and use of land as 18 pitch caravan and camping site
Address: Meeting House Farm, Staintondale, Scarborough, YO13 0EL

With respect to the above planning application, we confirm that we have no objections in principle on caravan site licensing grounds to the above proposal. The applicant needs to be made aware of the need to obtain the relevant site licences prior to the site being for human habitation. An application form for a caravan site licence can be obtained by contacting me.

Regards,

Stephanie Baines MCIEH
Technical Officer (Residential Regulation Team)
Housing

Town Hall, St Nicholas Street, Scarborough, YO11 2HG

