

From: Nathan McWhinnie

Sent: Monday, January 15, 2024 8:52 AM

To: Jill Bastow

Subject: NYM/2022/0476 - Beacon Farm, Scalby

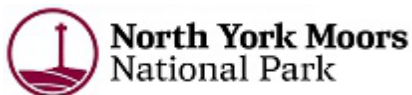
Hi Jill,

I'm happy that no trees are going to be affected here. The retained trees are separated from the building by around 10m of concrete, so vehicles can move around without affecting them.

Regards,

Nathan

Nathan McWhinnie
Tree & Woodland Officer
Conservation & Climate Change
North York Moors National Park Authority



From:
To:
Cc:
Subject: NYM/2022/0476 Beacon Farm, Scalby
Date: 12 January 2024 12:24:13

Hi Jill,

I have reviewed the updated Bat, breeding bird and barn owl survey (MAB, September 2023) and I'm satisfied with the details contained within. The mitigation measures included in the report should be secured as a condition of any consent. I would also recommend that a condition is included to ensure that a copy of the bat licence, or confirmation of registration of a site under a class licence is supplied. A Biodiversity Enhancement Strategy should also be secured as a condition of any consent. This should include details of any proposed enhancements, such as the provision of bat, swift or swallow boxes on the buildings. I note that a new native hedgerow is also proposed, I would recommend that this hedgerow is also species rich. Details of the proposed planting should be secured as a condition of any consent. Finally, if any lighting is proposed, this should be dark skies and wildlife friendly; details of the proposed lighting should also be secured as condition of any consent.

Best wishes,

Zara Hanshaw ACIEEM

Ecologist

[\(she/her\)](#)

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

From:
To:
Cc: [Planning](#)
Subject: NYM/2022/0476 Beacon Farm, Beacon Brow Road, Scalby
Date: 11 July 2022 16:04:39

Good afternoon Jill,

The Bat Report (Wold Ecology) was completed in 2020. The Chartered Institute of Ecology and Environmental Management (CIEEM) Advice Note on the Lifespan of Ecological Reports and Surveys (2019) states that for reports that are 18 onths – 3 years old *“A professional ecologist will need to undertake a site visit and then review the validity of the report, based on the factors listed below. Some or all of the other ecological surveys may need to be updated. The professional ecologist will*

need to issue a clear statement, with appropriate justification, on:

- *The validity of the report;*
- *Which, if any, of the surveys need to be updated; and*
- *The appropriate scope, timing and methods for the update survey”.*

The initial report states that the site did support roosting bats, and therefore it is likely that an EPS licence will be required. Natural England require all licence applications to be supported by surveys undertaken within the most recent survey season, and so these surveys will require updating for any licence. Additionally, without up to date survey information, we cannot ensure that appropriate mitigation and planning conditions are included, and certainty of the likely impacts of the development on bats cannot be established.

This is needed prior to determination, as paragraph 99 of the ODPM states *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.*

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: Comments on NYM/2022/0476
Date: 14 July 2022 08:34:12

Convert farm building to two holiday cottages and one residential annexe with associated parking and landscaping works, Beacon Farm, Scalby

The above application has been considered by Newby & Scalby Town Council and there are no objections to the application as submitted.

Council is aware that conversion of old farm buildings can result in swallows/swifts/housemartins no longer being able to nest in areas which have been their long-standing nest areas - inevitably this has an impact on the bird population. Similarly with bats. Council therefore asks that mitigation measures (such as swift bricks) are included within the application.

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Town Council
445b Scalby Road,
Scalby,
SCARBOROUGH
YO12 6UA

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2022/0476**

Proposed Development: conversion of farm building to two holiday cottages and one residential annexe with associated parking and landscaping works

Location: Beacon Farm, Beacon Brow Road, Scalby

Applicant: Mr P Cass

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

Area Ref: 4/18/3131B **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 11 July 2022

FAO: Jill Bastow **Copies to:**

There are **no local highway authority objections** to the proposed conversion of existing farm building to provide an annexe and 2 holiday letting units. Access will be provided via an existing access and parking is provided within the curtilage of the site.

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:

From:
To:
Subject: FW: NYM/2022/0476
Date: 28 June 2022 10:25:55
Attachments: [0.png](#)
[NYM_2022_0476.pdf](#)
Importance: High

Thank you for your email; we have no comment to make.

Regards

Lee Burkill

Business Support Officer

Forestry England

Yorkshire Forest District
Outgang Road
Pickering
YO18 7EL

From:
To: [Planning](#)
Subject: Beacon Farm, Beacon Brow Road, Scalby - conversion of farm building to two holiday cottages etc.
NYM/2022/0476
Date: 27 June 2022 12:40:32

FAO Mrs Jill Bastow

Beacon Farm, Beacon Brow Road, Scalby - conversion of farm building to two holiday cottages etc. NYM/2022/0476

I refer to your e-mail of the 27th June 2022 in respect of the above application. My only concern is in relation to fire safety; where the stairs from the first floor lead directly into a lounge kitchen area then an alternate means of escape from the first floor should be provided. This can be achieved by ensuring that at the bedrooms have a window which can be used as an escape window. Other than that I have no objections 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