

From: Julie Akrigg

Sent: 3rd April 2024

To: North York Moors Planning

Subject: NYM/2023/0823 – Mount Pleasant Farm, David Lane, Lockton. Application for conversion of redundant agricultural buildings to two holiday letting units with associated amenity space and parking.

Thank you for consulting Environmental Health on the above application. Having reviewed the application, I have the following comments to make from a commercial regulation perspective.

I would recommend the following conditional requests are made:

Waste

Prior to commencement of the development full details of the waste storage facilities within the site shall be submitted to and approved in writing by the local planning authority. Once approved the waste storage facilities shall be provided prior to first use of the development and shall be retained and maintained thereafter.

Noise Management

Holiday lets and similar styled very short-term rentals like short let serviced apartments, do have the potential to be noisy and disruptive given that it may be occupied by many different groups on holiday or short breaks.

We treat all holiday lets and similar type premises as commercial operations and require landlords to have the same duty of care as to be expected at hotels and bed and breakfast establishments even if the landlord is absent on site. I therefore request a noise management plan to be submitted for approval to planning authority prior to occupation.

I would recommend the following advisory notes:

Water Supply

The applicant must submit details to demonstrate how the water supply to the development will comply with The Private Water Supplies (England) Regulations 2016.

This must include a suitable management plan of the installation or existing supply to ensure there is a suitable and sufficient supply of potable supply.

Once the installation is approved the owner of the supply must maintain the system as per the condition.

Foul Water Treatment

Prior to the commencement of the development, a scheme for the provision of foul water drainage shall, subject to formal consultation with the Environment Agency and Building Control be submitted to and be approved in writing by the Local Planning Authority. The approved

scheme shall be implemented in accordance with the approved plans during the development of the site and shall be thereafter retained and maintained for the duration of the approved use.

Reason: To provide effective and sufficient storage facilities for storage and removal of waste, provision and management of a potable water supply and appropriate management of foul water. In accordance with SP17 of the Local Ryedale Plan - Managing Air Quality, Land and Water Resources.

The site is located within North Yorkshire Moor National Park. It is therefore very sensitive to light pollution.

I would request that you require of the applicant a report from a competent individual/organisation giving details of the light impact of the proposed development on nearby properties in accordance with the Guidance Notes for the Reduction of Light Pollution 2000, produced by the Institution of Lighting Engineers.

The applicant must ensure that the proposed lighting installations comply with CIE150:2003 and ILP Guidance notes for the reduction of obtrusive light.

Kind regards,

Julie

Julie Akrigg

Environmental Health Consultant

North Yorkshire Council

Ryedale House

Old Malton Road

Malton

YO17 7H

From:
To:
Cc: [Planning](#)
Subject: NYM/2023/0823 Mount Pleasant Farm, David Lane, Lockton
Date: 16 February 2024 14:40:59

Hi Jill,

The Preliminary Bat Roost Assessment (Wold Ecology, December 2023) states that the building has high suitability for roosting bats, and bat droppings were identified within the building. Further emergence surveys are therefore necessary in line with BTC guidance. The results of this survey are needed, prior to determination, to enable us to have certainty of the likely impacts of the development on these protected species. These surveys can only be completed between May and September.

Best wishes,

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

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

From:
To:
Subject: NYM/2023/0823 conversion of stone barn to 2 no. holiday units
Date: 14 February 2024 14:40:59
Attachments: [image001.png](#)

Good afternoon,

I have reviewed the documents associated with the above referenced application and note that the proposed parking area does not appear to provide turning and manoeuvring space to allow a vehicle to turn and exit in a forward facing gear which would result in vehicles reversing out onto public highway. Would the applicants like to reconsider this arrangement and provide plans which demonstrate that vehicles can exit the site in a forward facing gear?

Kind regards
Vikki

Vikki Orange. Project Engineer.

NYC, Highways & Transportation, Area 4 Kirby Misperton Office, Malton Road, Pickering, YO17 6BG

