

From: Naomi Green <
Sent: Wednesday, April 10, 2024 5:57 PM
To: Jill Bastow
Subject: RE: NYM/2024/0038, Braemore, Butt Lane, Robin Hoods Bay

Hi Jill

I have no further concerns, the objection was raised by Catriona Cook

I responded to advise on legally closing the route which would require 6 weeks' notice and for applicant to meet the fees

Thanks
Naomi

From: Matthew

Sent: Thursday, April 4, 2024 5:00 PM

To: Jill Bastow

Subject: Re: NYM/2024/0038, Braemore, Butt Lane, Robin Hoods Bay

Good Afternoon Jill,

Thanks for getting back to me. As the application has been revised to meet the BHS guidelines I now have no further objections.

Best regards
Matthew

Sent from Proton Mail Android

From: Catriona Cook

Sent: Wednesday, April 3, 2024 11:03 AM

To: Jill Bastow

Subject: Re: NYM/2024/0038, Braemore, Butt Lane, Robin Hoods Bay

Dear Jill,

I am so sorry it disappeared under the deluge and I forgot. Many thanks for the reminder and yes, the BHS agrees with the new proposals. I actually met the applicant on site and discussed it all with her.

Many thanks

Catriona Cook

From:
Sent: 09 March 2024 20:43
To: Planning
Subject: Comments on NYM/2024/0038 - Case Officer Mrs Jill Bastow - Received from Mr Matthew Wedgwood at British Horse Society, Copsford, Sledgates,, Fylingthorpe, Whitby, YO22 4TZ

I am the British Horse Society's Access & Bridleway Officer for Fylingdales, Sneaton and Hawsker and wish to make the following points regarding the above planning application.
I am concerned with the proposals to tarmac the surface of Butt Lane from Braemore to the Whitby road. In principal I have no objection to the proposal detailed in the Applicant's supporting documents for the first phase of work to improve the robustness of the surface for construction vehicles as access would be difficult with the present surface.
However I do object to the second phase of the proposal – • Re-grade the surface with MOT Type 1 and compact • Lay AC20 base-course and AC10 dense wearing course of asphalt/ tarmac, ensuring surface water drains into the stream/drainage ditch Butt Lane is a very popular all year round multi-user route for horse riders and others as it provides a short cut to avoid the dangerous corner at Old St. Stephen's Church. In summer the lane is mostly dry but in winter the lane does get very muddy.
If the lane where to be surfaced as proposed this would present a very serious slip hazard to riders, especially as the lane slopes at this point. In icy conditions this risk would be increased, potentially rendering the lane unusable. As the lane is quite narrow at this point there is no option to ride on a verge. A range of alternative surfaces are available that would be safer to users are available, these are detailed in the British Horse Society's document "Surfaces for Horses" -
<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.bhs.org.uk%2Fmedia%2Fmr2b1udi%2Fsurfaces-0721.pdf&data=05%7C02%7Cplanning%40northyorkmoors.org.uk%7C57f7189557ca4661cc7008dc40798013%7C9274211af03b4a5ba0e0073114a9db0b%7C1%7C0%7C638456137897997474%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=CoBVepYwjXJ6wM5lx1jZRIaJEan%2FkfCt2Sf7fQsyG5s%3D&reserved=0>
I request that the Planning Authority takes these concerns into account whilst reviewing the application.

Comments made by Mr Matthew Wedgwood of British Horse Society, Copsford, Sledgates,, Fylingthorpe, Whitby, YO22 4TZ

Preferred Method of Contact is Post
Comment Type is Object with comments

From:
To:
Subject: Comments on NYM/2024/0038 - Case Officer Mrs Jill Bastow - Received from Mrs Jude Wakefield at Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR
Date: 26 February 2024 10:02:24

This planning application was discussed at Fylingdales Parish Council meeting on 21.02.24 and the Councillors raised no objections.

Comments made by Mrs Jude Wakefield of Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

Preferred Method of Contact is Email

Comment Type is No objection

From: Naomi Green

Sent: Friday, February 23, 2024 10:15 AM

To: Jill Bastow

k>; Emma Ashton-Wickett

Subject: RE: NYM/2024/0038, Braemore, Butt Lane, Robin Hoods Bay - Rights of Way

Hi Jill

Please see BHS guidance attached

In addition to planning permission they would also need a license to disturb the surface of the public highway. We can only issue this for a bridleway if satisfied that they are complying with the attached guidance.

I have concerns over how the track will be left on completion of phase one. The surface type is unsuitable. How long would the surface be left unfinished? Typical options would be to leave a grass strip down the centre or provide a compacted dust layer along a 2m width of the track or to apply for temporary closure and provide an alternative route.

I would like to see a risk assessment for the work please as this is a public highway

They are welcome to get in touch if they have any specific questions

Thank you
Naomi

Naomi Green
Area Manager North

From:
To:
Cc: [Planning](#)
Subject: NYM/2024/0038 Braemore, Butt Lane, Robin Hoods Bay
Date: 19 February 2024 13:34:30

Hi Jill,

No issues in principle with this one. The mitigation and enhancement details included in the report by Wold Ecology should be secured as a condition of any consent. I note that it looks like an area of grass track will be upgraded to a hardstanding surface as part of the proposals. The submitted photographs do appear to show that this has grown over an existing hard standing track, but nevertheless will result in loss of some semi-natural habitat. I would recommend that a Biodiversity Enhancement condition including the details and proposed locations of the enhancements included in the ecology report, as well as native landscaping to offset the loss of grass track, should be included as a condition of any consent. An external lighting condition should also be included as a 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

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: **NYM24/0038**

Proposed Development: demolition of existing dwelling and garage and construction of replacement dwelling and carport, installation of air source heat pump, landscaping works, widening of access and rearrangement of parking area together with local re-surfacing of Butt Lane

Location: Braemore, Butt Lane, Robin Hoods Bay

Applicant: Ms Joanna Pedley

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

Area Ref: 4/29/725 **Tel:**

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

To: North York Moors National Park Authority **Date:** 19 February 2024

FAO: Jill Bastow **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:

Butt Lane serves as the vehicular access to three properties and is designated as a bridleway.

The proposed parking layout as shown on drawing number 22056-30-000 is adequate for the expected demand for a three bedroomed dwelling.

It is assumed that the residents and visitors to the application site will continue to have a vehicular right of access along the bridleway.

Consequently there are no local highway authority objections to the proposed development

Signed:

Ged Lyth

Issued by:

Whitby Highways Office

OFFICIAL

Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director of Environment

e-mail:

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 o

Your Ref: NYM/2024/0038
Our Ref: A000483

15th February 2024

Dear Sir/Madam,

Butt Lane at Braemore, Butt Lane, Robin Hoods Bay – Application for demolition of existing dwelling and garage and construction of replacement dwelling and carport, installation of air source heat pump, landscaping works, widening of access and rearrangement of parking area together with local resurfacing

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

Waste Water

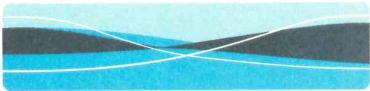
1. On the Statutory Sewer Map, there is a public combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over. Nor new trees planted within 5 metres of the sewer.

In this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).

It is noted, the submitted drawing shows the site-surveyed position of the public sewers crossing the site which differs from the indicative position of the sewers on the Statutory Sewer Record.

2. Yorkshire Water has no objection to:

- i) The proposed building position over/near to public sewer subject to control under Part H4 Building Regulations 2000
- ii) The proposed separate systems of drainage on-site.
- iii) The proposed amount of domestic foul water to be discharged to the public combined water sewer network.
- iv) The proposed amount of curtilage surface water to be discharged to the public combined water



YorkshireWater

sewer crossing the site via attenuation.

v) The proposed points of discharge of foul and surface water to the public combined water sewer crossing the site.

submitted on drawing, Proposed Lower Ground Floor Plan, Sections and Elevations 22056-30-100 dated December 2023 prepared by Ian Hazard Architect.

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

The applicant is encouraged to incorporate suitable SuDS elements into the drainage design and consideration should be given to utilising water reduction appliances and rainwater recycling techniques.

Yours faithfully

Becca Khan
Pre-Development Sewerage Technician



From: Emma Ashton-Wickett

Sent: Tuesday, February 13, 2024 9:17 PM

To: Jill Bastow

Subject: FW: NYM/2024/0038, Braemore, Butt Lane, Robin Hoods Bay

Importance: High

Hi Jill,

Whilst I don't have an issue with this, I've asked Naomi to respond to you about the proposed resurfacing works on Butt Lane as it's BW 38 Fylingdales.

Many thanks.

Emma

Emma Ashton-Wickett
Rights of Way Officer
Recreation and Well-Being
North York Moors National Park Authority
Danby Lodge National Park Centre
Lodge Lane
Danby
Whitby
North Yorkshire
YO21 2NB

Web : www.northyorkmoors.org.uk

From:
To:
Subject: Reference: NYM/2024/0038.
Date: 14 February 2024 15:22:09

Site address: Braemore, Butt Lane, Robin Hoods Bay

Hello

We thank you for consulting the Ramblers Association - Cleveland Group in this proposal.

We have no objections to this application.

We ask that the adjacent public right of way is kept open/an alternative route is available whilst the works are carried out.

Bill Dell

For and on behalf of Ramblers Association-Cleveland Group

85 Farndale Drive, Guisborough, Redcar & Cleveland, TS14 8JX, UK

MIStructE

Ramblers, Cleveland group - Footpath Officer

“The Ramblers’ Association is a company limited by guarantee, registered in England and Wales. Company registration number: 4458492. Registered Charity in England and Wales number: 1093577, registered charity in Scotland: number: SC039799.

From:
To:
Subject: Braemore, Butt Lane, Robin Hoods Bay - demolition of existing dwelling and garage and construction of replacement dwelling and carport etc. NYM/2024/0038
Date: 07 February 2024 09:52:54
Attachments: [image001.png](#)

FAO Mrs Jill Bastow

Braemore, Butt Lane, Robin Hoods Bay - demolition of existing dwelling and garage and construction of replacement dwelling and carport etc. NYM/2024/0038

I refer to your e-mail of the 29th January 2024 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





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

Your Ref: NYM/2024/0038
Our Ref: 24/00283/EHC100

Thursday 1 February 2024

Dear Sir or Madam,

Application No: NYM/2024/0038
Address: Braemore, Butt Lane, Robin Hoods Bay
Proposal: demolition of existing dwelling and garage and construction of replacement dwelling and carport, installation of air source heat pump, landscaping works, widening of access and rearrangement of parking area together with local re-surfacing of Butt Lane

Further to your consultation dated 29 January 2024, I have considered the information provided by the applicant and would make the following comments:

The proposed residential development includes the installation of an air source heat pump (ASHP). Heat pumps are part of the Government's strategy to reach net zero carbon emissions by 2050. However, the technology generates noise, and it can operate during the night and day. As a result, it has the potential to cause significant adverse effects to people living nearby.

Permitted Development rights allow Microgeneration Certification Scheme (MCS) approved installations without the need for planning consent. Where planning consent is required, the following condition should be attached to any approval:

1. Noise emissions resulting from processes or installations at the buildings, the subject of this application, shall be treated to the satisfaction of the Local Planning Authority. Details of noise attenuation and/or extract systems shall be submitted to and agreed in writing before the use of the buildings commence. The cumulative level of sound, when determined externally under free-field conditions, shall not exceed the representative background sound level at nearby sensitive receptors. All noise measurement/predictions and assessments made to determine compliance shall be made in accordance with British Standard 4142:2014: Methods for rating and assessing industrial and commercial sound, and/or its subsequent amendments. The agreed scheme shall be maintained throughout the life of the development.

Reason: to protect prospective occupants and local residents from ASHP noise impacts

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 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: to protect residential amenity during the construction phase

Yours faithfully

Jack Hopper MSc MCIEH AMIOA
Senior Environmental Health Officer
Regulatory Services

From: Catriona Cook
Sent: Thursday, February 1, 2024 10:15 AM
To: Jill Bastow
Subject: NYM/2024/0038

Dear Mrs Bastow,

Thank you for consulting with the British Horse Society (BHS) over the planning permission for Braemore, Butt Lane, Robin Hoods Bay.

I noticed from the plans that the site application lines bulged over Butt Lane which is a public bridleway. I then found within the application that the applicant intended re-surfacing the bridleway. Any change to the surface of a public highway needs official permission. I object to this re-surfacing unless it is of a type suitable for the shod horse.

Several types of tarmac used in residential developments are dangerous for the ridden horse since there is no friction between the surface of the tarmac and the iron shoes worn by horses. I therefore ask that any surfacing details are discussed with the BHS before any planning approval is given. This is for the safety of the riding public.

Yours sincerely,

Catriona Cook MBE (Mrs)
BHS Regional Access Officer