

From:

Subject: Comments on NYM/2024/0092 - Case Officer Hilary Saunders - Received from Hinderwell Parish Council at c/o 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX,

Date: 06 May 2024 09:56:03

Hinderwell Parish Council objects to this application as HPC and residents do not want any more holiday accommodation in the village. We see that this was originally applied for as 'permanent residential occupation'. This would be supported as we need accommodation for permanent residents. Residents are already outnumbered by visitors 60/40. This over supply of holiday accommodation is killing our community.

Comments made by Hinderwell Parish Council of c/o 5 High Street
Hinderwell
Saltburn
Cleveland
TS13 5JX

Preferred Method of Contact is: Email

Comment Type is Object with comments
Letter ID: 624149

From:
Sent: 11 March 2024 10:20
To: Planning
Subject: Comments on NYM/2024/0092 - Case Officer Mrs Hilary Saunders - Received from Hinderwell Parish Council at c/o 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX, Via Email

Hinderwell Parish Council objects to this application as HPC and residents do not want any more holiday accommodation in the village. We see that this was originally applied for as 'permanent residential occupation' . This would be supported as we need accommodation for permanent residents.

Comments made by Hinderwell Parish Council of c/o 5 High Street Hinderwell Saltburn Cleveland TS13 5JX

Preferred Method of Contact is: Email

Comment Type is Object with comments
Letter ID: 619684

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: **NYM24/0092**

Proposed Development: outline application for erection of one park home for permanent residential occupation (all matters reserved)

Location: Land off High Street, Hinderwell

Applicant: Mr Harry Thompson

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

Area Ref: 4/51/819 **Tel:**

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

To: North York Moors National Park Authority **Date:** 29 February 2024

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The access off the A174, Hinderwell High Street provides suitable visibility for drivers to see oncoming vehicles, although parked vehicles on the High street frequently obstruct this vision splay. The LHA has previously expressed concerns that over development of the area accessed from the same point could result in vehicles being stationary on the A174 whilst waiting for other vehicles to exit onto the A174 because the access is not wide enough for two way traffic of vehicles towing caravans. In a recent consultation proposing to introduce additional double yellow lines along sections of Hinderwell High Street, some people asked for more restrictions near this access point to avoid the vision splay being obstructed by parked vehicles.

Taking into consideration the size of this application compared with the permissions that are already granted to use the access, the LHA would not view the intensification of traffic anticipated with this development as being significant.

It is noted that the access from the A174, Hinderwell High Street is not included within the blue line area as being within the applicants control. As the site is currently vacant, the

LHA cannot assume that the applicant, residents, and visitors to the site will have a right of access to this site. Evidence would be required to show that this would be permitted.

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

<p>Signed:</p> <p style="text-align: center;"><i>Ged Lyth</i></p> <p>For Corporate Director of Environment</p>	<p>Issued by:</p> <p style="text-align: center;">Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail:</p>
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From:
To:
Cc: [Planning](#)
Subject: NYM/2024/0092 Land off High Street, Hinderwell
Date: 23 February 2024 11:25:13

Hi Hilary,

The development proposed exceeds the de minimums threshold (<25m²) for Biodiversity Net Gain. Although formal Biodiversity Net Gain for smaller sites is not mandatory until April, within the National Park we already have policy that require 'no net loss' and the NPPF states development should provide reasonable enhancements for biodiversity. I would therefore recommend that a Biodiversity Net Gain Assessment should be completed using the [Small Sites Metric](#), providing there is no Priority habitat onsite (this can be identified using the habitats and species tab on [MAGIC map](#)). A copy of the assessment should be submitted to show how this development will provide enhancements for biodiversity. It should be noted that, whilst it is not essential that the metric is completed by a suitably qualified ecologist, the base requirement for this metric is that it must be completed by a 'competent person'. This is defined as someone who; *"is confident in identifying habitats present on the site before the development AND identifying the management requirements for habitats which will be created or enhanced within the landscape design"*.

Best wishes,

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

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



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

Your Ref: NYM/2024/0092
Our Ref: 24/00352/EHC100
Please ask for: Jack Hopper

Monday 12 February 2024

Dear Sir or Madam,

Application No: NYM/2024/0092
Address: Land off High Street, Hinderwell
Proposal: (outline application for erection of one park home for holiday letting purposes (all matters reserved))

Further to your consultation dated 8 February 2024, I have considered the information provided by the applicant and would make the following comments:

The development site has a history of contaminative industrial use, in this case agricultural land, with a sensitive end use. As such, the following conditions should be attached to any consent to ensure that the site is suitable for its intended use in terms of land contamination:

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to:
 - a. Human health
 - b. Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service line pipes,
 - c. Adjoining land,
 - d. Groundwaters and surface waters,
 - e. Ecological systems,

f. Archaeological sites and ancient monuments

(iii) An appraisal of remedial options, and proposal of the preferred option(s)
This must be conducted in accordance with Defra and the Environment Agency's
'Model procedures for the management of land contamination CLR11'

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable for works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of the Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of **condition 1**, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of **condition 2**, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with **condition 3**.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be determined and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with Defra and the Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11'.

Reason: *To ensure that risks from land contamination to the future 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 workers, neighbours and other offsite receptors*

Holiday lets have the potential to be noisy and disruptive given that it may be occupied by large groups on holiday.

We treat all holiday lets in the borough 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.

As such, landlords should have sufficient control and monitoring arrangement in place to ensure any noise/anti-social behaviour/parties are dealt with swiftly and promptly in the same manner as an in-house/onsite landlord would be expected to.

Should consent be granted, I would recommend the following matters are secured by condition:

6. The requirement for a noise management plan for the site, to be approved by the planning authority prior to commencement, and
7. A local agent or representative of the landlord who is contactable during hours of occupancy by guests in the event of complaints or incidents.

Reason: *to protect the amenity of the area from noise*

Yours faithfully

Jack Hopper MSc MCIEH AMIOA
Senior Environmental Health Officer
Regulatory Services

From:
To:
Subject: application comments
Date: 12 February 2024 11:28:23

Good Morning

Hinderwell Parish Council next meets on Thursday 7th March, when we will look at planning applications

NYM/2024/0031

NYM/2024/0092

Our comments will miss your 21 day deadline, but I am sure you will wait for our comments

Thank you

Carol Barker

Clerk

Hinderwell PC