

From: Mrs J. Marley, Clerk to Staintondale Parish Council
Sent: 27 May 2024 13:27
To: Planning
Subject: Comments on NYM/2024/0244

NYM/2024/0244 Demolish part of single storey extension to front, install disabled access ramp, alter dormer windows, install Juliet balconies, glazed balustrade to create outdoor area, remove render, create patio area, alter windows and doors, Raven Hall Hotel, Ravenscar

The above application has been considered by Staintondale Parish Council. Overall the proposed changes are an improvement.

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

From: Ellie Leary <
Sent: Friday, May 24, 2024 12:00 PM
To: Hilary Saunders >
Cc: Miles Johnson
Subject: NYM/2024/0244 Raven Hall Country House Hotel - Archaeology

Hi Hilary

The proposals submitted under NYM/2024/0244, Raven Hall Country House Hotel, will require archaeological conditions if approved.

As mentioned in the Heritage Statement submitted with the application, a Roman dedication stone was discovered during the construction of Raven Hall in the 18th century and commemorates the building of a Roman Signal Station. Structural remains uncovered in the 18th century, and also later in the 1930's, have been suggested to be either the remains of this Roman Signal Station or buildings associated with Post-Medieval alum works. A number of stones with prehistoric cup and ring marks are also noted to have been found in the garden. However, little is known about these, and this may relate to artefacts used as decorative features in the garden, as one was identified as being built into a garden wall.

An archaeological watching brief in 2007 carried out during ground works associated with the construction of accommodation blocks to the southwest of the proposal area did not encounter any archaeological deposits. However the area covered by the watching brief had been extensively landscaped and the ground level significantly reduced during the construction of a swimming pool.

Given the proximity of the proposal area to the previous discovery of a Roman dedication stone, and the potential for archaeological remains relating to either the Roman Signal Station or alum works, I recommend that an archaeological watching brief is carried out during all groundworks associated with the proposed work.

If approved, please could conditions ARC03 and ARC04, including the need for a Written Scheme of Investigation (methodology) outlining all of the archaeological practicalities to be submitted for approval before works commence, be attached to any permission.

If the applicants have any questions or would like to discuss this further, I am happy for them to contact me.

Many thanks
Ellie

Ellie Leary
Historic Environment Records Officer

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

From:
To: [Planning](#)
Subject: NYM/2024/0244 Raven Hall Country House Hotel Lodges and Golf Course, Raven Hall, Ravenscar, Scarborough, YO13 0ET 24/01148/EHC100
Date: 24 May 2024 14:41:17

Good afternoon

The environmental protection unit have had a look at the above-mentioned planning application for the demolition of part of single storey extension to front entrance elevation, installation of disabled access ramp, alterations to dormer windows and installation of Juliet balconies, installation of glazed balustrade to create outdoor area to serve bedrooms above function room along with removal of render to side elevation, and creation of patio area with structure to support retractable awning together with alterations to fenestration and doors to both elevations at Raven Hall Country House Hotel Lodges and Golf Course, Raven Hall Road, Ravenscar and I have had a look at the following submitted documents:

1. Application form.pdf
2. Plans.pdf
3. Heritage Assessment

This unit has no adverse comments nor objections with regards to this planning application.

Regards

Don Fundira BSc (hons)
Environmental Health Officer

North Yorkshire Council
Environmental Health Services
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

Web: www.northyorks.gov.uk

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:

NYM24/0244

Proposed Development:

Application for demolition of part of single storey extension to front entrance elevation, installation of disabled access ramp, alterations to dormer windows and installation of Juliet balconies, installation of glazed balustrade to create outdoor area to serve bedrooms above function room along with removal of render to side elevation, and creation of patio area with structure to support retractable awning

together with alterations to fenestration and doors to both elevations

Location:

Raven Hall Country House Hotel Lodges and Golf Course, Raven Hall Road, Ravenscar

Applicant:

Apartment Group

CH Ref:

Case

Kay Aitchison

Officer:

Area Ref:

4/27/157C

Tel:

County Road No:

E-mail:

To:

North York Moors National Park
Authority

Date:

21 May 2024

FAO:

Hilary Saunders

Copies to:

There are **no local highway authority objections** to the proposed changes to the existing building, on the clear understanding that parking for any and all events will continue to be provided within the curtilage of the property.

Signed:

Kay Aitchison

For Corporate Director of Environment

Issued by:

Whitby Highways Office Discovery Way

Whitby

North Yorkshire

YO22 4PZ

e-mail:

Date: 14 May 2024
Our ref: 474803
Your ref: NYM/2024/0244



North York Moors National Park Authority

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Dear Hilary Saunders,

Planning consultation: Application for demolition of part of single storey extension to front entrance elevation, installation of disabled access ramp, alterations to dormer windows and installation of Juliet balconies, installation of glazed balustrade to create outdoor area to serve bedrooms above function room along with removal of render to side elevation, and creation of patio area with structure to support retractable awning together with alterations to fenestration and doors to both elevations.

Location: Raven Hall Country House Hotel Lodges and Golf Course, Raven Hall Road, Ravenscar.

Thank you for your consultation on the above dated 30 April 2024 which was received by Natural England on 30 April 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Other advice

Priority habitats and Species

Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on [Gov.uk](https://www.gov.uk).

Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Victoria Sweeney
Consultations Team

Annex A –Natural England general advice

Protected Landscapes

Paragraph 182 of the [National Planning Policy Framework](#) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. [Section 245](#) of the Levelling Up and Regeneration Act 2023 places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider landscapes

Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Biodiversity duty

The local planning authority has a [duty](#) to conserve and enhance biodiversity as part of its decision making. Further information is available [here](#).

Designated nature conservation sites

Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites. Both the direct and indirect impacts of the development should be considered. A Habitats Regulations Assessment is needed where there is a likely significant effect on a habitats site and Natural England must be consulted on '[appropriate assessments](#)'. Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via [Impact Risk Zones](#) or as standard or bespoke consultation responses.

Protected Species

Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species [licence](#) may be required in certain cases.

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre,

Annex A –Natural England general advice

wildlife trust, geoconservation groups or recording societies. Emerging [Local Nature Recovery Strategies](#) may also provide further useful information.

Priority habitats and species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on [Gov.uk](#).

Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the [NPPF glossary](#)) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#).

The statutory [Biodiversity Metric](#) should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites, the [Small Sites Metric](#) may be used. This is a simplified version of the [Biodiversity Metric](#) and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the [Biodiversity Metric](#) and is available as a beta test version.

Further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain can be found in government [Planning Practice Guidance for the natural environment](#).

Ancient woodland, ancient and veteran trees

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England.

Annex A –Natural England general advice

Further information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website and the [Data.Gov.uk](#) website

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Green Infrastructure

Natural England's [Green Infrastructure Framework](#) provides evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the [15 Green Infrastructure Principles](#). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

GI mapping resources are available [here](#) and [here](#). These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 104 and 180 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Further information is set out in Planning Practice Guidance on the [natural environment](#)

From**Subject:** Re: NYM/2024/0244, Raven Hall Country House Hotel Lodges and Golf Course, Raven Hall Road, Raven.**Date:** 14 May 2024 11:09:.

My Ref: 946

Hello

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

We have no objections to this application.

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.



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00040348
Job: 1298560

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: M Logan

07 May 2024

Dear Sir or Madam

**RAVEN HALL HOTEL, Raven Hall Country House Hotel, Raven Hall Country House Hotel
Lodges And Golf Course, Raven Hall Road, Ravenscar, Scarborough, YO13 0ET**

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 30th April 2024
Plans No: NYM2024/0244

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue Authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the Fire Authority.

RAVEN HALL HOTEL
Raven Hall Country House Hotel
Raven Hall Country House Hotel Lodges And Golf Course
Raven Hall Road
Ravenscar
Scarborough
YO13 0ET

Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

www.northyorksfire.gov.uk

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/data/privacy-policies/.

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/financial/lists-and-registers/.

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

M Logan