
From: Don Fundira

Sent: Wednesday, June 26, 2024 7:40 AM

To: Emily Jackson

Subject: RE: New application post - NYM/2023/0844 - Beacon Hill Farm, Raw - 24/01403/EHC100

Good morning, Emily.

Thank you for forwarding this on to me. The heat pump may be installed under permitted development without any conditions from this section.

Regards

Don Fundira BSc (hons) MCIEH

Consultant Environmental Health Officer

Environmental Protection

North Yorkshire Council

Environmental Health Services

Town Hall

St Nicholas Street

Scarborough

YO11 2HG

From:
To: [Planning](#)
Subject: NYM/2023/0844 Beacon Hill Farm, Raw 24/01403/EHC100
Date: 06 June 2024 11:16:51

Good morning

The environmental protection unit have had a look at the above-mentioned planning application for the conversion of outbuilding to form residential annexe together with construction of lean-to shed and installation of air source heat pump at Beacon Hill Farm, Raw and I have had a look at the following submitted documents:

1. application form.pdf
2. plans.pdf
3. amended plans - annexe.pdf
4. air source heat pump specification.pdf
5. amended plan with heat pump.pdf

This unit has the following comment:

More details on the sound or noise generated by the Air Heat Source Pump (ASHP) are required to determine whether it will be permitted under the permitted (ASHP) Installation or a noise assessment will be required. As a guide it is recommended that the installation sound rating level of the ASHP does not exceed 35dB at any noise sensitive façade of neighbouring residential premises.

Regards

Don Fundira BSc (hons)
Environmental Health Officer

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

From:
To: [Planning](#)
Subject: Beacon Hill Farm, Raw - Application for conversion of outbuilding to form residential annexe etc.
NYM/2023/0844
Date: 28 May 2024 12:18:25
Attachments: [image001.png](#)

FAO Miss Emily Jackson

Beacon Hill Farm, Raw - Application for conversion of outbuilding to form residential annexe etc. NYM/2023/0844

I refer to your e-mail of the 24th May 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
Housing Standards Team Leader

North Yorkshire Council
Housing Services
Town Hall
St Nicholas Street
Scarborough
YO12 2HG



From:

Subject: Comments on NYM/2023/0844 - Case Officer Miss Emily Jackson - Received from Mrs Jude Wakefield at Fylingdales Parish Council, 38 Hinderwell Lane, Runswick Bay, TS13 5HR

Date: 26 February 2024 09:59:55

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:

Cc: [Planning](#)

Subject: NYM/2023/0844 Beacon Hill Farm, Raw

Date: 16 February 2024 12:17:48

Hi Emily,

The Bat and Breeding Bird Survey Report (MAB, 2024) states that the building has low potential for roosting bats and recommends that a further emergence survey is undertaken 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

Date: 14 February 2024
Our ref: 465785
Your ref: NYM/2023/0844



BY EMAIL ONLY

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

Dear Sir/Madam,

Planning consultation: Application for conversion of and extension to outbuilding to form residential annexe/dwelling

Location: Beacon Hill Farm, Raw

Thank you for your consultation on the above dated 26 January 2024 which was received by Natural England on 26 January 2023.

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.

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

Yours faithfully,

Teena Lawrence
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](#)

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: **ZF23/0844**

Proposed Development: conversion of and extension to outbuilding to form residential annexe/dwelling

Location: Beacon Hill Farm, Raw

Applicant: Mr John Helliwell

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

Area Ref: 4/29/723A **Tel:**

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

To: North York Moors National Park Authority **Date:** 9 February 2024

FAO: Emily Jackson **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:

In a earlier application, the LHA included the below statement as part of the recommendation.

The Local Highway Authority would like to point out to the applicant that the crossing from the highway onto the drive is not constructed to highway specification. Any future application that would have an impact on the amount of traffic is likely to result in a recommendation to bring the access up to the highway standard.

The LHA would class this application to have an additional residential annexe/dwelling as having the potential to increase the amount of traffic. For the publicly maintainable highway area that is in line with the adjacent grass verges, the LHA would wish to see the paving flags replaced but the slot drainage channel could remain on the understanding that the system is cleaned out.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

MHC-03 New and altered Private Access at Beacon Hill Farm

OFFICIAL

From:
To:
Subject: Beacon Hill Farm, Raw - conversion of and extension to outbuilding to form residential annexe/dwelling
NYM/2023/0844
Date: 07 February 2024 09:28:25
Attachments: [image001.png](#)

FAO Miss Emily Jackson

Beacon Hill Farm, Raw - conversion of and extension to outbuilding to form residential annexe/dwelling NYM/2023/0844

I refer to your e-mail of the 26th 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: Miss Emily Jackson
Development Management
North York Moors
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2023/0844
Our Ref: 24/00243/EHC100
Please ask for: Jack Hopper

Tuesday 30 January 2024

Dear Sir or Madam,

Application No: NYM/2023/0844
Address: Beacon Hill Farm, Raw
Proposal: conversion of and extension to outbuilding to form residential

Further to your consultation dated 26 January 2024, I have considered the information provided by the applicant and would make the following comments:

There are no objections so far as this department's interests are concerned.

Yours faithfully

Jack Hopper MSc MCIEH AMIOA
Senior Environmental Health Officer
Regulatory Services