

From:
To: [Planning](#)
Subject: Re: Green End Farm, Green End, Goathland, - NYM/2018/0536/FL FAO Helen Webster
Date: 06 December 2018 19:11:46

Dear Helen

Further to my phone call today I would like to confirm that the application was discussed at the Parish Council meeting last night and no objections were raised. Please let me know if you require further clarification as with this being a revised plan there was no decision slip to return to yourselves.

Kind regards

Connie

Mrs Connie Wiggins
Clerk, Goathland Parish Council
Moorgarth
Mill Green Way
Goathland
Whitby
YO22 5LZ

From:
To: [Planning](#)
Subject: Reply to Planning Application Consultation ref: - NYM/2018/0536/FL
Date: 22 November 2018 09:39:39

Dear Sir or Madam,

Thank you for your email with regards to the above reference number.

We provide standing advice in place of individual responses to planning consultations on or near ancient woodland.

Please view the following link to the Forestry Commission and Natural England's standing advice in relation to ancient woodland and veteran trees.

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Should you require bespoke advice in relation to any impacts on ancient woodland with regards to this planning application, please let us know.

Kind regards,

Serena Clifford

Y&NE Area Administration Officer
Forestry Commission England
Yorkshire & North East Area
Foss House, King's Pool,
1-2 Peasholme Green,
York
YO1 7PX

www.gov.uk/forestrycommission

Protecting and expanding England's forests and woodlands, and
increasing their value to society and the environment

From: [Mark Antcliff](#)
To: [Planning](#)
Cc: [Elspeth Ingleby](#)
Subject: Green End Farm, Green End, Goathland NYM/2018/0536/FL
Date: 20 November 2018 12:44:05

Green End Farm, Green End, Goathland NYM/2018/0536/FL

Re-consultation

I have now seen the supplied tree survey and arboricultural method statement. Although no scale drawing with the root protection areas (RPAs) marked appears to have been supplied, I estimate that there is a conflict with the extension to the west of the main building and the RPAs of T13 and T14. I appreciate that this part of the building is to be constructed above ground but this does not mean that there will be no impact on the rooting environment.

T13 and T14 have been classified as veteran trees by the applicants arboriculturalist. The NPPF 175c states *“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”*. In this case there will be no wholly exceptional reasons based on the definition in the guidance.

Current standing advice from Natural England and the Forestry Commission in “Ancient woodland, ancient trees and veteran trees: protecting them from development” states that a buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter. Buffer zones should ideally comprise of semi-natural vegetation.

Can we advise the applicant to check the plans and provide us with a scale plan showing the RPA’s of the retained trees and the locations of the tree protection fencing. It’s worth bearing in mind that RPAs as derived from the British Standard are themselves regarded as a compromise area and should not normally be reduced. Recent judgements by appeal inspectors have supported this view. If the applicant wishes to proceed with this aspect of the application we will also need a detailed arboricultural method statement for any activity within the buffer zone.

Thanks

Mark
Mark Antcliff
Woodland Officer
North York Moors National Park Authority

From:
To: [Planning](#)
Subject: FAO Helen Webster - NYM/2018/0536/FL
Date: 19 November 2018 09:20:51
Importance: High

Dear Helen

Further to a conversation today with your team I would like to request an extension on the deadline of 14 days for this decision for the council. Some concerns have already been raised by the council and they would like to discuss this as a group decision on the 5th December, I am able to ring you on the 6th December letting you know there thoughts as we do not wish to hold up the application any longer than necessary.

I look forward to hearing from you.

Kind regards

Connie

Mrs Connie Wiggins
Clerk, Goathland Parish Council
Moorgarth
Mill Green Way
Goathland
Whitby
YO22 5LZ

From:
To: [Planning](#)
Cc:
Subject: RE: Green End Farm, Green End, Goathland, - NYM/2018/0536/FL, FAO Helen Webster
Date: 12 November 2018 16:59:08

Dear Helen

Further to our discussion regarding the above and my colleague's previous response re the private water supply requirements, I note that the applicant is proposing to sink a new borehole.

The hydrogeology report suggests that this is feasible but also suggests that specialist treatment may be needed for the water should it show elevated levels which are not permitted under the Private Water Supplies (England) Regulations 2016 (as amended), which are enforceable by this authority

The report notes

It is suggested that the borehole is drilled to a depth of some 50 m to reach the Whitby Mudstone Formation and should be cased to at least 25 m below ground level. The casing should extend below the groundwater rest level to prevent any impact on local springs. It should be noted that there are no guarantees that interaction between any borehole and spring water systems can be prevented. However, such casing arrangements to engineer the borehole from the aquifer units that support the springs are likely to prevent any impact of the borehole on local springs. It is estimated that a borehole drilled to this depth has a better than 95% chance of obtaining the required yield of 4 m³/hour and up to some 10 m³/day. The groundwater chemistry is expected to be potable although there is the possibility that the water may contain sufficient dissolved iron and arsenic to require treatment. The nitrate concentration may be high although still within the drinking water standards

Whilst the water quality cannot be determined until a sample has been taken from the bore, due to the fact that the presence of holiday accommodation will classify the supply as 'commercial' the regime of testing and risk assessment will change. It will be a requirement of such risk assessment that a form of disinfection of the water will be required for both consumption and hygiene purposes for the whole supply, other than for animals. This may take the form of a UV disinfection system, coupled with filtration at 50 microns and 5 microns, or chemical disinfection e.g. chlorine dosing. Whatever system is chosen should be designed to be failsafe, i.e. untreated water should not continue along the supply route following power failure or errors in dosing, e.g. the flow of water should automatically cut off.

In addition sampling and risk assessment may identify a need for further remedial

treatment/filtration of minerals or turbidity such as manganese, iron, lead, arsenic , radon, pesticides etc. Such treatment may require specialist plant or equipment and I am mindful that this should be built in to design process for when designing plant rooms etc., and determining where the bore will be drilled/located and housed (above ground or within a building.) It is commonly found that well caps to boreholes are not adequately sealed and are not adequately protected from external surface run off (including damage /diesel spillage from vehicles, run off from animal excreta). Ideally the well head should be housed within a chamber or building at least 150 mm above the surrounding ground area.

I am advising of this now so that measures can be put in place before construction commences as they are more difficult to rectify at a later stage. I would also suggest that the bore is constructed in accordance with the report's recommendations to protect the integrity of surrounding spring supplies, unless further surveys indicate otherwise

If the applicant wishes to discuss these matters further I will be happy to assist.

Regards

Ailish Lilley
Environmental Health Officer
Commercial Regulation
Environmental Services
Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

From:

Sent: 08 November 2018 16:46

To:

Subject: FW: Green End Farm, Green End, Goathland, - NYM/2018/0536/FL

This one is on our list of PWS's-we have this one down as domestic (Reg 10 supply) so I'll make a note on the IVA of this application in case there are 2 more holiday cottages to add to the supply in due course.

Julie

From:
To: [Planning](#)
Subject: Consultation response NYM/2018/0536/FL
Date: 13 November 2018 10:22:38
Attachments:

Dear Sir/Madam,

Application ref: NYM/2018/0536/FL

Our ref: 264310

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Kind regards,

Danielle Priestner
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is

protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

From:
To: [Helen Webster](#)
Cc: [Planning](#)
Subject: NYM/2018/0536/FL Green End
Date: 05 October 2018 17:15:45
Attachments:

Dear Helen

NYM/2018/0536/FL Green End

Sorry for the late reply we have been cut off for a while.

The proposal affects Public Bridleways Goathland 32 and Goathland 30 (map attached).

Public Bridleway Goathland 32 -

We need more information on the proposal for realignment of the public bridleway. The proposal may need a legal order before work can commence

Public Bridleway Goathland 30 -

Please note the proposal introduces increased vehicular traffic along this route

The bridleways form part of a very popular promoted route

Thank you
Naomi

Naomi Green
Senior Ranger (North)

North York Moors National Park Authority
The Moors National Park Centre, Danby,
Whitby, North Yorkshire, YO21 2NB
Office: 01287 661013
Mobile: 07854 313992
Fax: 01287 660308

To : North York Moors National Park Authority/Planning

From :

Date : 18th September 2018

Re : Planning Application NYM/2018/0536/FL – Green End Farm, Goathland, YO22 5LQ

I live close to the proposed development and wish to make the following objections to this planning application.

The application states that the property is accessed down a single track, private lane, off an unclassified highway leading to Beck Hole (Design and Access Statement, B – The Existing House and its Location). This is not true; our properties are down a public highway, maintained by North Yorkshire County Council, off the C83 road leading to Beck Hole and on to the village of Goathland. I do not understand the implications – if any – of claiming the road to be private.

The application says it is for a dwelling plus 2 holiday cottages, but there will be 3 letting units as well as the owners' accommodation which will also be used as a cookery school.

I am concerned about access. The application states that, rather than the entrance that has always been used, another existing gated access for agricultural vehicles (and a neighbour's property) will be used but that the position of the gate for this is hard up against a corner of one of the barns to be developed. This is not the case; the photographs labelled Figure 5 and Figure 8 (Design and Access Statement) clearly show this. Additionally, I query the claim that the gate itself has been moved; I have only been at Green End for 27 years, and there has been no change. The difference in appearance of a stretch of the wall on the right hand side of the gate is because this wall has fallen down and been rebuilt several times over the years. The gateway itself has never changed position.

The gateway and track beyond is a public bridleway, leading to another public footpath, both being maintained by the NYMNP, and indeed have been upgraded over the last two years. It is a popular route used mainly by walkers and should not be altered.

The whole site – owners' accommodation plus all the letting units – can be clearly seen from the bridleway, from the common outside (Duchy of Lancaster land) and from the public highway. I do not understand why the application claims otherwise (Application for Planning Permission. Town and Country Planning Act 1990, Section 22 Site Visit).

Very importantly, nowhere in this extremely detailed application is there any reference to how the development will receive a water supply. All the properties in the Green End/Hawthorn Hill area of Goathland rely on water from various springs on the moor. There is no mains water available. This means homes have only a fragile supply which has proved even more difficult for many of us during the long, hot summer that is just ending. With the owner's accommodation plus three holiday letting units and a cookery school within the owners' accommodation, there will be a huge increase in the volume of water the overall property will use in future. And yet there is no reference to how this will be achieved, where the water will come from and what effect it may have on all the neighbouring properties including my own. I ask for further information on this urgently.

I am disappointed at the large scale of the plans, and consider the whole to be over-development. The footprints of the existing house and the two barns are all to be increased, and this apparently despite the recommendations of the Planning Officer. Car parking is shown for eight cars (2 owners' and 2 per holiday letting unit ?), without any provision for "day" cars for those attending the cookery

school; this will mean (at least) a doubling of car traffic down the road, contributing to the detriment of this quiet, beautiful corner of the North York Moors.

Please could I request a site visit by members of the Planning Committee so that they may see and verify for themselves all the points I have raised.

Please do not allow this application to be passed as it currently stands.

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM18/536/FL**

Proposed Development: Application for alterations and construction of single and two storey extensions with decking to dwelling together with conversion of and extension to agricultural buildings to form 2 no. holiday cottages, revised access arrangement, parking and landscaping works

Location: Green End Farm, Green End, Goathland,

Applicant: Mr Andy Thompson

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

Area Ref: 4/30/271 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 12 September 2018

FAO: Helen Webster **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:

The traffic that will be generated by this proposal is not expected to have a significant impact on the publicly maintainable highway network.

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM18/536/FL

Signed:

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

From: [Helen Webster](#)
To: [Planning](#)
Subject: FW: 0536/FL Green End Farm: Archaeological comments
Date: 11 September 2018 12:23:37

From: Nick Mason
Sent: 11 September 2018 11:07
To: Helen Webster
Subject: 0536/FL Green End Farm: Archaeological comments

Hi Helen,

I have just had a look at the application for conversion to holiday cottages at Green End Farm, Goathland. The plans are not in any direct conflicts with any heritage but I wanted to just pass on a few comments. The farm lies within HER 8111, a very large area of field system which matches the original 6" 1853 OS mapping almost exactly, and is likely to have originated much earlier. The development area is not an issue, but it would be useful to ask developers to stay away from the field c.50m north and west of the farm house, which has ridge and furrow historic plough marks.

Secondly, the footpath marked on the plans immediately to the east and north of the development area is also an historic trod, No. 39. It does not appear to be directly under threat from the development, but again could the developers be asked to avoid using it for access at all due to potentially fragile historic fabric.

Hope this all makes sense, let me know if further clarification is needed.

Best,

Nick Mason
Archaeology Officer

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

Tel: 01439 772700
www.northyorkmoors.org.uk

Our ref: NYM/2018/0536/FL
Internal - Yorkshire Wildlife Trust
Yorkshire Wildlife Trust
fao: Sara Robin
1 St George's Place
York
YO24 1GN

Date: 22 August 2018

This matter is being dealt with by: Miss Helen Webster

Dear Sir/Madam

Application for alterations and construction of single and two storey extensions with decking to dwelling together with conversion of and extension to agricultural buildings to form 2 no. holiday cottages, revised access arrangement, parking and landscaping works at Green End Farm, Green End, Goathland, Grid Reference 482465 503591

I have received the above application. The details including forms, supporting information and plans for the application are available under the application reference number on the Authority's website using the following link:

<http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> and by following the instructions given.

Should you wish to view the electronic file at the Authority's offices, please call to make an appointment between the hours of 9am and 5pm Monday to Friday.

If you are being consulted by email please allow 24 hours for these plans to be made available.

I would be grateful for any comments you may have on this application within 21 days of the date of this letter. **If you wish to extend the period in which to submit your comments or have any queries on this application please contact the Planning Officer named above who is dealing with the matter.** You may reply by letter, fax, email (planning@northyorkmoors.org.uk) or by using the Authority's online consultation response form.

Yours faithfully

Mark Hill

Head of Development Management

Comments:

I have read the Bat Survey by John Drewett Ecology. The report is very thorough and shows that there is moderate to high possibility that bat roosts may be found in a few of the buildings on site and that there is good quality habitat for bats close by. However the emergence surveys carried out showed that only one small common pipistrelle roost was found.

Planning permission can be given and all works will need to be carried out under a Low Impact European Protected Species Bat Licence, which John Drewett will obtain.

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN



North York Moors National Park Authority
Planning Consultation Form

Case Officer: Miss Helen Webster
Application Number: NYM/2018/0536/FL

Site: Green End Farm, Green End, Goathland,

Development Description: alterations and construction of single and two storey extensions with decking to dwelling together with conversion of and extension to agricultural buildings to form 2 no. holiday cottages, revised access arrangement, parking and landscaping works

Applicant: Mr Andy Thompson

(Please Tick One Box Only)

The Parish/Town Council has no objection to this application []

The Parish/Town Council objects to this application [x]
(A reason must be given)

The Parish Council object on the grounds of over development of the site. Also lack of sufficient water to the site. The plan is not in-keeping.

The Parish/Town Council supports this application []
(A reason must be given)

[Handwritten mark]



Signed _____
On behalf of Goathland Parish/Town Council

Date 5/9/18

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

Please note that where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period.

From:
To: [Planning](#)
Subject: Consultation response - NYM/2018/0536/FL
Date: 05 September 2018 13:53:51
Attachments: [StandardConsult_725178.PDF](#)

Please see below for Natural England's response to the above mentioned consultation.

Dear Sirs

Application ref: NYM/2018/0536/FL
Our ref: 256701

Natural England has [no comments](#) to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The development relates to The North York Moors National Park and we therefore defer to the National Park Authority for comments regarding location and wider landscape setting of the development and whether or not it would impact significantly on the purposes of the designation.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Kate Mulveagh
Technical Support Advisor – Consultation Team
Natural England

To: [Planning](#)
Subject: Bird and Bat Informatives 20.08.18 - 02.09.18
Date: 03 September 2018 16:28:01

Good afternoon,

If the following applications get approved, please can a **Bird Informative** be included;

NYM/2018/ 0536/FL – Green End Farm. (Nb. further comment on this application with relation to bats is anticipated)

Many thanks,

Elsbeth

Elsbeth Ingleby

Ecologist

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

From: [Mark Antcliff](#)
To: [Elspeth Ingleby](#); [Planning](#)
Subject: RE: NYM/2018/0536/FL - Green End Farm
Date: 03 September 2018 17:34:56

Trees are plotted on plans and referred to in text however we really need to see them assessed and plotted as part of a tree survey undertaken in accordance with guidance in BS 5837. An arboricultural impact assessment should complement that along with a tree protection plan to show how retained trees will be preserved during the development phase.

I note that the design and access statement clearly attributes subsidence in one of the buildings to the nearby trees. However the structural survey does not support this it merely states that "The cracking has occurred where the property is potentially vulnerable due to the influence of the nearby trees, steep slope and the existing foundations being affected by the drainage pipe, if it is damage".

Pleased to see that some additional tree planting has been proposed but we will need to give this aspect careful consideration to ensure that this appropriately enhances the setting of the development

Thanks

Mark

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

From:
To: [Planning](#)
Subject: Reply to Planning Application Consultation ref: - NYM/2018/0536/FL
Date: 29 August 2018 09:44:32

Dear Sir or Madam,

Thank you for your email with regards to the above reference number.

We provide standing advice in place of individual responses to planning consultations on or near ancient woodland.

Please view the following link to the Forestry Commission and Natural England's standing advice in relation to ancient woodland and veteran trees.

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

Should you require bespoke advice in relation to any impacts on ancient woodland with regards to this planning application, please let us know.

Kind regards,

Serena Clifford
Area Administration Officer

📧: Yorkshire and North East Area Office
Forestry Commission England
Foss House, King's Pool,
1-2 Peasholme Green,
York YO1 7PX

-

Eleanor Hardie

From: Bill Dell
Sent: 24 August 2018 10:05
To: Planning
Subject: Re: Green End Farm, Green End, Goathland, - NYM/2018/0536/FL

Thank you for consulting the Ramblers Association in this application

We object as there are no details confirming the Public Rights of Way will be open 24/7 during construction

Bill Dell
For and on behalf of Ramblers Association.

From:
To: [Planning](#)
Subject: FW: Green End Farm, Green End, Goathland, YO22 5LQ
Date: 22 August 2018 17:33:07

Dear Helen

If you could also mention to the applicant / owner that it appears that they are on a private water supply, and as such, if the properties are rented out (either as holiday let or assured tenancies) they will need to have annual water testing and a five yearly water supply risk assessment, carried out under the Private Water Supplies (England) Regulations 2016 by Scarborough Borough Council.

Many thanks,

From: Stephanie Baines
Sent: 22 August 2018 17:18
To: 'planning@northyorkmoors.org.uk'
Subject: Green End Farm, Green End, Goathland, YO22 5LQ

FAO: Miss Helen Webster
Your ref: NYM/2018/0536/FL
Our ref: 18/03007/PSH451
Proposal: **Application for alterations and construction of single and two storey extensions with decking to dwelling together with conversion of and extension to agricultural buildings to form 2 no. holiday cottages, revised access arrangement, parking and landscaping works**
Address: Green End Farm, Green End, Goathland, YO22 5LQ

With reference to the above planning consultation, I confirm that we have no objections in principle to the granting of planning consent on housing or environmental health grounds.

Regards,

Stephanie Baines
Technical Officer (Residential Regulation Team)