

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION-
ADDITIONAL/AMENDED INFORMATION**

Application No: **NYM18/681/FL**

Proposed Development: Application for variation of conditions 2 (material amendment) and 6 of planning approval NYM/2011/0111/FL to allow an amendment to the design of the holiday lodges

Location: Lady Cross Plantation Caravan Park, Egton

Applicant: Mr Kieran Robinson

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

Area Ref: 4/32/255 **Tel:**

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

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

Date: 7 December 2018

FAO: Ailsa Teasdale **Copies to:**

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 30/10/18.

The additional information demonstrates that the parking arrangements will not be changing therefore there is no additional information to be agreed by the Local Highway Authority.

Therefore, there are **no local highway authority objections** to the proposed development

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM18/681/FL

From: Lucy Fletcher
Sent: 28 November 2018 15:54
To: Planning
Subject: NYM/2018/0111/FL

Dear Teasdale,

The Council has no objection to the application at Ladycross Plantation Caravan Park.

Regards,

Lucy

From: [Rona Charles](#)
To: [Hilary Saunders](#)
Cc:
Subject: RE: NYM/2011/0758/CVC Ladycross Plantation Caravan Park Egton
Date: 14 December 2011 17:25:44

Hilary

Condition 10 covers more than we'd asked for! The report dated Feb 11 we've already received probably covers the condition satisfactorily, other than the enhancement Sara suggested:

"Presumably planting and landscaping will be designed to add to the woodland feel of the site. Broadleaved trees, wildflower areas and even ponds could be very valuable for bats."

Broadleaved trees can be taken as read, but perhaps not wild flower areas. This should be heathy vegetation, given the location and a pond or two would be very good. However none of those is actually specified in the condition. What do you think?

Best wishes, Rona

Rona Charles
Senior Ecologist

Conservation Department
North York Moors National Park Authority
The Old Vicarage, Bondgate
Helmsley, York YO62 5BP UK
Tel: 01439 770657 Fax: 01439 770691
r.charles@northyorkmoors-npa.gov.uk

From: Sara Robin
Sent: 12 December 2011 15:45
To: Hilary Saunders; Planning
Cc: Rona Charles
Subject: NYM/2011/0758/CVC Ladycross Plantation Caravan Park Egton

Dear Hilary

A comment is attached. I will also forward an earlier email where I commented briefly on the same application. The condition asks for mitigation but I suppose it is acceptable that no mitigation is proposed as no roosts are affected. However there will be a loss of foraging areas and more disturbance so some enhancement would be helpful for bat populations. If Rona is happy that's fine with me.

Best wishes

Sara

Sara Robin

Conservation Officer(Planning)
Yorkshire Wildlife Trust

Our ref: NYM/2018/0681/FL
Internal - Yorkshire Wildlife Trust
Yorkshire Wildlife Trust
fao: Sara Robin
1 St George's Place
York
YO24 1GN
via email:

Date: 19 October 2018

This matter is being dealt with by: Mrs Ailsa Teasdale

Dear Sir/Madam

**Application for variation of conditions 2 (material amendment) and 6 of planning approval NYM/2011/0111/FL to allow an amendment to the design of the holiday lodges at Lady Cross Plantation Caravan Park, Egton
Grid Reference 482006 508053**

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

Mr M Hill

Head of Development Management

Comment:

If the application is just for a change in design of the lodges this will have no impact on bats. However I have checked the documents with the original application and I do not see any sign of Condition 10 having been discharged. Condition 10 covers bat and badger mitigation.

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN
Telephone:
Email:
Website: <http://www.ywt.org.uk>

From: Ailsa Teasdale
To:
Subject: RE: New application post - NYM/2018/0681/FL Lady Cross Plantation Caravan Park, Egton - Parish
Date: 06 November 2018 11:43:21

Dear Lucy

I write with regard to your email to request an extension to the deadline for the Parish Council's comments on the above planning application. I can confirm that in this instance that would be acceptable, however I would appreciate their comments at the earliest convenience following the meeting.

Thank you for contacting me and informing me of your intentions.

Regards
Mrs Ailsa Teasdale
Senior Planning Officer

My Normal Working Hours are 9am-5pm **Tuesday to Thursday**.
For **planning application post or general enquiries** please respond to :
planning@northyorkmoors.org.uk to allow your email to be logged and acknowledged without any delay on days when I am not at my desk. Thank you.

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

Tel: 01439 772700
www.northyorkmoors.org.uk

From: Lucy Fletcher
Sent: 29 October 2018 11:16
To: Planning
Subject: NYM/2018/0681/FL

Dear Mrs Teasdale,

I am writing to request an extension on the period for comments re the application at Lady Cross Caravan Park, our next meeting is on 27 November.

Regards,

Lucy

From:
To: [Planning](#)
Subject: Variation of Conditions
Date: 30 October 2018 13:39:45

Dear Sir/Madam,

Our ref: 262859

Your ref: NYM/2018/0681/FL

Planning consultation: Application for variation of conditions 2 (material amendment) and 6 of planning approval NYM/2011/0111/FL to allow an amendment to the design of the holiday lodges.

Location: Lady Cross Plantation Caravan Park, Egton.

Thank you for your consultation.

Natural England currently has no comment to make on the **variation** of conditions 2 and 6.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM18/681/FL**

Application for variation of conditions 2 (material amendment) and 6 of planning

Proposed Development: approval NYM/2011/0111/FL to allow an amendment to the design of the holiday

lodges

Location: Lady Cross Plantation Caravan Park, Egton

Applicant: Mr Kieran Robinson

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

Area Ref: 4/32/255 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 30 October 2018

FAO: Ailsa Teasdale **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 new layout may intensify the demand for parking. A revised layout showing parking areas would be able to demonstrate whether an adequate amount of suitable parking areas are included,

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. HC-14a DETAILS OF ACCESS, TURNING AND PARKING

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM18/681/FL

material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

c. vehicular and cycle parking

2. HC-14b PROVISION OF APPROVED ACCESS. TURNING AND PARKING AREAS
No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number #:

c. are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail:

From:
To: [Planning](#)
Subject: NYM/2018/0681/FL
Date: 29 October 2018 11:15:56

Dear Mrs Teasdale,

I am writing to request an extension on the period for comments re the application at Lady Cross Caravan Park, our next meeting is on 27 November.

Regards,

Lucy

From: [Mark Antcliff](#)
To: [Planning](#)
Subject: Lady Cross Plantation Caravan Park, Egton NYM/2018/0681/FL
Date: 26 October 2018 10:12:16

NYM/2018/0681/FL Lady Cross Plantation Caravan Park, Egton

The amendment refers to additional units being installed alongside existing. From the information provided I cannot determine if this will lead to any impact on trees selected for retention or on landscaping for the previous application.

Please confirm that there are no conflicts when considering this application.

Thanks

Mark

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

Our ref: NYM/2018/0681/FL
Internal - Yorkshire Wildlife Trust
Yorkshire Wildlife Trust
fao: Sara Robin
1 St George's Place
York
YO24 1GN
via email:

Date: 19 October 2018

This matter is being dealt with by: Mrs Ailsa Teasdale

Dear Sir/Madam

**Application for variation of conditions 2 (material amendment) and 6 of planning approval NYM/2011/0111/FL to allow an amendment to the design of the holiday lodges at Lady Cross Plantation Caravan Park, Egton
Grid Reference 482006 508053**

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

Mr M Hill

Head of Development Management

Comment:

If the application is just for a change in design of the lodges this will have no impact on bats. However I have checked the documents with the original application and I do not see any sign of Condition 10 having been discharged. Condition 10 covers bat and badger mitigation.

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN
Telephone:
Email:
Website: <http://www.ywt.org.uk>

From: Ailsa Teasdale
To:
Subject: RE: New application post - NYM/2018/0681/FL Lady Cross Plantation Caravan Park, Egton - Parish
Date: 06 November 2018 11:43:21

Dear Lucy

I write with regard to your email to request an extension to the deadline for the Parish Council's comments on the above planning application. I can confirm that in this instance that would be acceptable, however I would appreciate their comments at the earliest convenience following the meeting.

Thank you for contacting me and informing me of your intentions.

Regards
Mrs Ailsa Teasdale
Senior Planning Officer

My Normal Working Hours are 9am-5pm **Tuesday to Thursday**.
For **planning application post or general enquiries** please respond to :
planning@northyorkmoors.org.uk to allow your email to be logged and acknowledged without any delay on days when I am not at my desk. Thank you.

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

Tel: 01439 772700
www.northyorkmoors.org.uk

From: Lucy Fletcher
Sent: 29 October 2018 11:16
To: Planning
Subject: NYM/2018/0681/FL

Dear Mrs Teasdale,

I am writing to request an extension on the period for comments re the application at Lady Cross Caravan Park, our next meeting is on 27 November.

Regards,

Lucy

From:
To: [Planning](#)
Subject: Variation of Conditions
Date: 30 October 2018 13:39:45

Dear Sir/Madam,

Our ref: 262859

Your ref: NYM/2018/0681/FL

Planning consultation: Application for variation of conditions 2 (material amendment) and 6 of planning approval NYM/2011/0111/FL to allow an amendment to the design of the holiday lodges.

Location: Lady Cross Plantation Caravan Park, Egton.

Thank you for your consultation.

Natural England currently has no comment to make on the **variation** of conditions 2 and 6.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM18/681/FL**

Application for variation of conditions 2 (material amendment) and 6 of planning

Proposed Development: approval NYM/2011/0111/FL to allow an amendment to the design of the holiday

lodges

Location: Lady Cross Plantation Caravan Park, Egton

Applicant: Mr Kieran Robinson

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

Area Ref: 4/32/255 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 30 October 2018

FAO: Ailsa Teasdale **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 new layout may intensify the demand for parking. A revised layout showing parking areas would be able to demonstrate whether an adequate amount of suitable parking areas are included,

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. HC-14a DETAILS OF ACCESS, TURNING AND PARKING

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM18/681/FL

material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

c. vehicular and cycle parking

2. HC-14b PROVISION OF APPROVED ACCESS. TURNING AND PARKING AREAS
No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number #:

c. are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail:

From:
To: [Planning](#)
Subject: NYM/2018/0681/FL
Date: 29 October 2018 11:15:56

Dear Mrs Teasdale,

I am writing to request an extension on the period for comments re the application at Lady Cross Caravan Park, our next meeting is on 27 November.

Regards,

Lucy

From: [Mark Antcliff](#)
To: [Planning](#)
Subject: Lady Cross Plantation Caravan Park, Egton NYM/2018/0681/FL
Date: 26 October 2018 10:12:16

NYM/2018/0681/FL Lady Cross Plantation Caravan Park, Egton

The amendment refers to additional units being installed alongside existing. From the information provided I cannot determine if this will lead to any impact on trees selected for retention or on landscaping for the previous application.

Please confirm that there are no conflicts when considering this application.

Thanks

Mark

Mark Antcliff
Woodland Officer
North York Moors National Park Authority