

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM18/680/FL**

**Proposed Development:** conversion of former gnome wood carvers workshop to holiday letting accommodation

**Location:** The Old Mill, Littlebeck, Sleights

**Applicant:** Mr & Mrs Weeks

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

**Area Ref:** 4/34/2521F **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:**

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.

**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:

Page 2 of 2

Application No:

**NYM18/680/FL**

**From:** [Elspeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** The Old Mill, Littlebeck - NYM/2018/0680/FL  
**Date:** 28 November 2018 10:08:14

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Dear Ailsa,

I have looked through the additional information provided with regards to this application, which satisfactorily addresses my concerns raised.

Many thanks,

Elspeth

**Elspeth 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:** [Elsbeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2018/0680/FL - The Old Mill, Littlebeck  
**Date:** 12 November 2018 09:56:56

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Dear Ailsa,

I need to request more information from the applicants in relation to 2 aspects of this proposal.

Firstly, the change of use of an old workshop to holiday accommodation will require, from what I can see of the photos and plans, removal of the ceiling in the existing structure to open up the roof space and insertion of velux windows. Whilst the work space of the existing structure seems unlikely to support bats, a sealed roof void such as this structure appears to possess, along with a pantile roof, could very well host bat roosts and a bat scoping survey would be appropriate to ascertain whether there is any evidence or probability of bats using this structure for roosting in.

It is stated that a package treatment plant will be used to treat and dispose of waste. Given the very near proximity of this building to Little Beck (less than 25m), which is a known Sea Trout spawning river, it would be important for the applicant to provide plans of where they propose to site the package treatment plant, and where the effluent from this will be directed in order to ensure minimal potential impact on the beck.

Please let me know if any queries.

Best wishes,

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.

Date: 12 November 2018  
Our ref: 262854  
Your ref: NYM/2018/0680/FL



Mrs A Teasdale  
North York Moors National Parks Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York YO62 5BP

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

**BY EMAIL ONLY**

[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)

Dear Mrs Teasdale,

**Planning consultation:** Application for conversion of former gnome wood carvers workshop to holiday letting accommodation.

**Location:** The Old Mill, Littlebeck, Sleights

Thank you for your consultation on the above dated 23 October 2018 which was received by Natural England on 23 October 2018

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 sites or landscapes.

Natural England's advice on other natural environment issues is set out below.

**European sites – North York Moors Special Protection Area & Special Area of Conservation**

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the above site(s) 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.

**Littlebeck Wood Site of Special Scientific Interest**

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

### **Protected Landscapes – North York Moors National Park**

Having reviewed the application Natural England does not wish to comment on this development proposal.

The development however, relates to North York Moors National Park and we therefore defer to you 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.

### **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](https://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 sincerely

Beth Seale  
Consultations Team

## ANNEX A

Natural England offers the following additional advice:

### **Protected Species**

Natural England has produced [standing advice](#)<sup>1</sup> to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

### **Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

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<sup>1</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

**From:**  
**To:** [Planning](#)  
**Subject:** 18 680 FL The Old Mill Littlebeck  
**Date:** 31 October 2018 09:17:55

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FAO Ailsa Teasdale

The blue line plan shows that this application is for a 4<sup>th</sup> holiday cottage in addition to the main dwelling on land in the ownership of the applicant. Section 5.6 of the Planning Statement states "adequate on-site parking provision is proposed." Can the applicant provide information showing where the on site parking will be so that I can comment on whether the local Highway authority agrees with this statement.

Ged Lyth  
Project Engineer  
Area 3 Whitby  
Highways North Yorkshire



**From:**  
**To:** [Planning](#)  
**Subject:** The Old Mill, Littlebeck, Whitby - Application for conversion of former gnome wood carvers workshop to holiday letting accommodation at The Old Mill, Littlebeck, Sleights - NYM/2018/0680/FL  
**Date:** 23 October 2018 12:13:15

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FAO Ailsa Teasdale

**The Old Mill, Littlebeck, Whitby - Application for conversion of former gnome wood carvers workshop to holiday letting accommodation at The Old Mill, Littlebeck, Sleights**

Your ref: NYM/2018/0680/FL

Our ref: 18/03607/PSH451

I refer to your e-mail of the 23<sup>rd</sup> October 2018 regarding the above application. I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Thanks

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM  
Residential Regulation Manager  
Scarborough Borough Council