From:

To: Planning

Subject: Re: 8a Egton Road, Aislaby - NYM/2018/0722/FL

Date: 19 December 2018 15:52:53

Attachments:

Dear Team

Please be advised that at last night's meeting the parish council RESOLVED No Objections to this application

Regards

Victoria Pitts
Parish Clerk
Aislaby Parish Council
C/O Davison Farm
Egton
Whitby
North Yorkshire YO21 1UA

From: Elspeth Ingleby
To: Ailsa Teasdale
Cc: Planning: Mark Antcliff

Subject: NYM/2018/0722/FL - 8a Egton Road, Aislaby

Date: 04 December 2018 12:03:20

Dear Ailsa.

I have a few comments relating to this application.

There is nothing in the plan to indicate how water seeping down the slope will be managed (will it just drip down the front of the garage?) – a soakaway is referred to in the application but not shown.

If approved, it should be conditioned that if the grass roof is to be seeded, this should using locally sourced seed of native, indigenous species only.

There are quite a few ponds nearby and the rough habitat that currently exists above the proposed garage has some potential to provide terrestrial habitat to Great Crested Newts although we have no records from the nearby area. In order to ensure that there is no impact on protected species, it should be conditioned that any areas of vegetation which will be disturbed by the work should be carefully strimmed to a height of 10cm, and then left for 24 hours for any newts present to disperse. The vegetation should then be cut low to the ground and raked off before any earth movement takes place. If any Great Crested Newts are found, then all ground work must cease and Natural England contacted regarding obtaining a licence.

There is the potential for nesting birds to use some of the rough habitats within the work area to nest. Works should be carried out outside of the bird nesting season (march to September inclusive) unless the site is checked for signs of bird breeding within 24 hours of work commencing by a suitably qualified person. It would be appropriate for a Bird Informative to be included.

There is the potential for works to affect trees to the north of the site, but I'm sure Mark will be looking at that so I won't comment further on that point.

Best wishes,

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.

Date: 28 November 2018

Our ref: 265636

Your ref: NYM/2018/0722/FL



Mrs Ailsa Teasdale
North York Moors National Park Authority
planning@northyorkmoors.org.uk

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

BY EMAIL ONLY

Dear Mrs Teasdale,

Planning consultation: Application for construction of subterranean double garage **Location:** 8a Egton Road, Aislaby

Thank you for your consultation on the above dated and received by Natural England on 22 November 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.

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

Registered Common Land

The proposal is sited on an area of land that is registered common land. This is covered by the Commons Act 2006 and will have rights of access by the public. If planning permission is granted, the applicant will be required to apply to the Secretary of State for consent under section 16 or section 38 of the Commons Act 2006. Guidance on common land is available at https://www.gov.uk/guidance/carrying-out-works-on-common-land. Natural England is a specified consultee under the Commons Act 2006 and will respond to any consultations in line with the above guidance.

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 sincerely,

David Allinton Consultations Team

ANNEX A

Natural England offers the following additional advice:

Landscape

Paragraph 109 of the National Planning Policy Framework (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 in order to respect 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 & 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.

Protected Species

Natural England has produced <u>standing advice</u>¹ 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.

Environmental enhancement

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

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

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

new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Biodiversity duty

Your authority has a <u>duty</u> 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 <u>here.</u>

NORTH YORKSHIRE COUNTY COUNCIL BUSINESS and ENVIRONMENTAL SERVICES

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: NYM18/722/FL

Proposed Development: Application for construction of subterranean double garage

Location: 8a Egton Road, Aislaby

Applicant: Mr D Wilson

CH Ref: Case Officer: Ged Lyth

Area Ref: 4/36/149 **Tel**:

County Road No: E-mail:

To: North York Moors National Park
Authority Date: 27 November 2018

Authority

The Old Vicarage

Bondgate Helmsley YO62 5BP

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 application site is not directly connected to the publicly maintainable highway of Egton Road, Aislaby and the applicant has not shown whether he has vehicular rights to travel from Egton Road to the application site. However, as the application is not increasing the size of the dwelling but is to provide a covered over area for his vehicles, the LHA is not anticipating any intensification of traffic using the access.

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

Signed:	Issued by:
	Whith Aliahaana Office
	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: NYM18/722/FL



From:

To: Planning

Subject: Re: 8a Egton Road, Aislaby - NYM/2018/0722/FL

 Date:
 22 November 2018 10:26:58

 Attachments:
 118112209351400881.png

Dear Team

Our next meting is on the 18th Dec, may we ask for extension to respond?

Regards

Victoria

Parish Clerk

Aislaby Parish Council

Sent from my BlackBerry 10 smartphone on the EE network.