

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM18/623/FL**

Application for demolition of modern buildings and conversion of and extension to

**Proposed Development:** redundant buildings to form 3 no. holiday cottages with associated parking and

landscaping works

**Location:** Fern Farm, Normanby,

**Applicant:** Chris Howard

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

**Area Ref:** 4/28/4 **Tel:**

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

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

**Date:** 4 January 2019

**FAO:** Jill Bastow

**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 required visibility splay is 2 metres by 160 metres. The available visibility is 2 metres by 225 and 197 metres looking towards Whitby and Scarborough respectively.

Consequently 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:

Page 2 of 2

Application No:

**NYM18/623/FL**

**From:**  
**To:** [Planning](#)  
**Subject:** Responses to applications from Fylingdales Parish Council  
**Date:** 21 December 2018 10:17:46

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NYM/2018/0623/FL Application for demolition of modern buildings and conversion of and extension to redundant buildings to form 3 no. holiday cottages with associated parking and landscaping works at Fern Farm, Normanby.

The Parish Council supports this application because it makes good use of redundant buildings to provide holiday accommodation.

Thank you,  
Virginia Ramsey.

**From:** [Elspeth Ingleby](#)  
**To:** [Jill Bastow](#)  
**Cc:**  
**Subject:** RE: NYM/2018/0623/FL Fern Farm, Normanby  
**Date:** 20 December 2018 14:55:36

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Dear Jill,

In addition to the below regarding bats, as bird nests were observed in the buildings it would be appropriate for a condition to be applied to prevent works on the buildings commencing during the bird breeding season (1 March to 31 August inclusive) unless a breeding bird check is carried out by a suitably qualified person immediately (within 24 hours) of works commencing on each building in question.

In addition, please can a bird informative be included with the decision notice if approved.

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.

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**From:** Sara Robin  
**Sent:** 19 December 2018 12:01  
**To:** Jill Bastow  
**Cc:** Elspeth Ingleby  
**Subject:** NYM/2018/0623/FL Fern Farm, Normanby

Dear Jill  
A brief comment on the above is attached.  
Best wishes  
Sara

Sara Robin  
**Conservation Officer (Planning)**  
**Yorkshire Wildlife Trust**

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2018/0623/FL - Case Officer Mrs J Bastow - Received from Ms Sara Robin at Yorkshire Wildlife Trust, 1 St Georges Place, York, N Yorks, YO24 1GN  
**Date:** 19 December 2018 12:21:04

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**Comments:**

I have read the Bat Scoping Survey by Wold Ecology from October 2018. The survey did not include a bat emergence survey as it was outside the active season for bats. The survey shows that the area surrounding the application site is fairly exposed and not high quality habitat for bats. The barns to be converted have been recently re-roofed which means that there are no potential roost sites for bats. The barn to be demolished has no potential for bat roosts as the roof and walls are of very thin construction and in poor condition.

I would recommend that the Method Statement at 7.2 is conditioned.

Comments made by Ms Sara Robin of Yorkshire Wildlife Trust, 1 St Georges Place, York, N Yorks, YO24 1GN

Comment Type is Comment

Date: 17 December 2018  
Our ref: 267151  
Your ref: NYM/2018/0623/F



**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 J Bastow

**Planning consultation:** Application for demolition of modern buildings and conversion of and extension to redundant buildings to form 3 no. holiday cottages with associated parking and landscaping works

**Location:** Fern Farm, Normanby

Thank you for your consultation on the above dated 07 December 2018 which was received by Natural England on 07 December 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.

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

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.

#### **North York Moors 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.

### **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

Matthew Dean  
Consultations Team

## Annex A – Additional Advice

Natural England offers the following additional advice:

### Landscape

Paragraph 170 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 [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.

### Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 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 should consider off site measures. 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).

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



**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 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 [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](#).

**Our Ref:** 664-1-2018 MR  
**Your Ref:** NYM/2018/0623/FL

**Date** 13 December 2018



## Partnership Hub

Mrs J Bastow  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
North Yorkshire  
YO62 5BP

Dear Mrs Bastow,

**Proposal**      **Application for demolition of modern buildings and conversion of and extension to redundant buildings to form 3 no. holiday cottages with associated parking and landscaping works**

**Location**      **Fern Farm, Normanby**

Many thanks for giving North Yorkshire Police the opportunity to comment on this application. I have carried out analysis of crime and disorder for a 12 month period (1 December 2017 to 30 November 2018), for an area within a 1Km radius of the site, which showed that the site is located within a low crime & disorder area.

Having reviewed the accompanying documents and drawings that were submitted with the application, in relation to Designing Out Crime I would make the following comments.

### Cycle storage

Due to the proposed use of the development as holiday accommodation, it is likely that some visitors will bring cycles with them to take advantage of the rural location. Therefore secure cycle storage should be available and this should either be in the form of a communal secure structure, such as the garage attached to the East Barn, that has sufficient cycle anchorage points available or each holiday unit should have its own internal area where cycles can be kept.

### Lighting

Although it is accepted that light pollution may be a consideration, lighting or the lack of it can have a significant impact on crime and the fear of crime. Therefore it is important that all elevations

containing a doorset should be fitted with a vandal resistant security light, operated by a photocell sensor and fitted at a height that makes them not easily accessible.

Both of the car parking areas should also be illuminated.

I have no other comments to make at this time.

Yours sincerely,

Mr Mark Roberts  
Police Designing out Crime Officer

**From:**  
**To:** [Planning](#)  
**Subject:** Fern Farm, Normanby - demolition of buildings and conversion of redundant buildings to form 3 no. holiday cottages etc. NYM/2018/0623/FL  
**Date:** 10 December 2018 12:40:00

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FAO Mrs J Bastow

**Fern Farm, Normanby - demolition of buildings and conversion of redundant buildings to form 3 no. holiday cottages etc.**

Your ref: NYM/2018/0623/FL

Our ref: 18/04030/PSH451

I refer to your e-mail of the 7<sup>th</sup> December 2018 regarding the above application. I hereby confirm that I have no objections of housing or environmental health grounds but would wish to make one comment as below:

The East Barn proposed accommodation has the means of escape from the bedroom through the living/kitchen areas which are high risk rooms. However, if the bedroom windows are of a suitable type which would permit escape from the bedroom in the event of a fire then this problem can be mitigated.

Thanks

Steve

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