

INGLEBY GREENHOW PARISH COUNCIL

12 Battersby Junction
Great Ayton
Middlesbrough
Cleveland
TS9 6LS

8th January 2019

Mr A. Muir
North York Moors National Park authority
The Old vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear Mr A. Muir.

Ref NYM/2018/0544/LB
Atkinson Wood Farm, Easby

Application for listed Building consent for internal alteration, to windows, doors and granary steps and removal of dormer window together with construction of replacement single extension and sun room to north west elevation

Ref NYM/2018/0542/FL

Atkinson Wood Farm, Easby

Application for alteration to windows, doors and granary steps and removal of dormer window together with construction of replacement single extension and sun room to north west elevation (part retrospective)

Parish Council notes and welcomes the recent minor design improvements to the window and door details in the development. However the Parish Councils original **objection** to the overall application remains for the reasons given in response dated 25th September. The substantive issues raised by the PC in September have not been addressed eg the proper consideration of the bat population and removal of privies, unauthorised work and until they are the PC consider the application should be **refused**.

As such the Parish Council wish to see the submission go forward to the National Park Planning Committee for determination and the concerns of the Parish Council are properly considered by the National Park Committee Members."

On behalf of Ingleby Greenhow Parish Council
Yours faithfully

M. B. Bowes
Clerk to the Council

Cllr F. Porter

Cllr T. Sutcliffe Chairman

Cllr L. Smith

Cllr T. Hill Vice chairman

Cllr M. Staples

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The Parish Council resolved to Object to the applications for the following reasons;

NYM/2018/0544/LB

Atkinson Wood Farm, Easby

Listed Building consent for internal alterations, alterations to windows, doors and granary steps and removal of dormer window together with construction of replacement single storey extension and sun room to north west elevation

NYM/2018/0542/FL

Atkinson Wood Farm Easby

alterations to windows, doors and granary steps and removal of dormer window together with construction of replacement single storey extension and sun room to north west elevation (part retrospective)

- significant unauthorised work has already taken place. It is not credible that neither the professional Land Agent or tenant did not know of the Listed status of the buildings. The Parish Council believes that this sets a bad example. Is it not their responsibility to check before undertaking works?

-the applications do not include for and take account of the "privies" which have been demolished/ removed from the farmstead. The issue of the removal of the privies was the original reason why the PC contacted the NP "some considerable time" ago on the basis that the PC was led to believe, at that time, that the privies had just been removed as part of the work undertaken by the present tenant or his estate contractors.

-the application fails to take sufficient account of the bat population. The un-consented works, presumably conducted without the benefit of a bat survey, may have already caused significant damage to the bat population. A bat survey should be undertaken to assess the roosts, including a maternity survey in the summer months before any further potentially damaging work is undertaken. If a permission is granted then a condition to have bat sympathetic roofing works undertaken to take account of both proposed work and that already completed without authorisation should be included. This should include for protection & replacement of any bat maternity roosts.

-it is not possible to understand if the application is for one or two dwellings or the intention is to have separate dwellings formed or separated from the agricultural land/farm holding.

As for the changes to the external appearance of the farmhouse the Parish Council find it is difficult to tell what the full extent of the unauthorised work is and what has been proposed/yet to be undertaken. As such the Parish Council will support the advice of the NP conservation. Officers on design details.

If the "privies" are subject to a separate LB application or prosecution by the NPA the Parish Council would wish to be consulted and wish to see this concluded as quickly as possible as it is some considerable time since this issue was initially raised with the NP.

In view of the objection and concerns of the Parish Council with regard to this application submission the PC wish to see this go forward to the Planning Committee for consideration.

On behalf of Ingleby Greenhow Parish Council
Yours faithfully

M. B. Bowes
Clerk to the Council

From: Suzanne Lilley [<mailto:s.lilley@northyorkmoors.org.uk>]
Sent: 20 September 2018 16:35
To: h.webster@northyorkmoors.org.uk
Subject: NYM/2018/0544/LB and NYM/2018/0542/FL Atkinsons Wood Farm

Hi Helen

Please find attached my response to the above

Thanks
Suzanne

Dr Suzanne Lilley BA MA MCIFA
Building Conservation Officer
Planning

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

Tel: 01439 772700

Web: www.northyorkmoors.org.uk<<http://www.northyorkmoors.org.uk>>

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0542/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 20 September 2018 16:35:08

Please see email to the Planning Officer

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

via email: building@northyorkmoors.org.uk

Phone: 01439 772700

Fax: 01439 770691

EMail: building@northyorkmoors.org.uk

Preferred Method of Contact is: Post

Comment Type is Object with comments

Letter ID: 507090

From:
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 **Bat Informative** be included;

NYM/2018/ 0542/FL – Atkinsons Wood Farm, Easby

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.

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2018/0542/FL**

Proposed Development: Application for alterations to windows, doors and granary steps and removal of dormer window together with construction of replacement single storey extension and sun room to north west elevation (part retrospective)

Location: Atkinsons Wood Farm, Easby

Applicant: Mr P G Yewdall

CH Ref: **Case Officer:** Tony Lewis

Area Ref: 2/40/158 **Tel:**

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

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 29 August 2018

FAO: Helen Webster **Copies to:**

There are **no local highway authority objections** to the proposed development.

Signed:

Issued by:

Thirsk Highways Office
Thirsk Industrial Estate
York Road
Thirsk
North Yorkshire
YO7 3BX

For Corporate Director for Business and Environmental Services

e-mail: