

Wendy Strangeway

From: Hilary Saunders
Sent: 05 April 2016 21:55
To: Planning
Subject: Fwd: NYM/2016/0094/FL Roadside Farm, Moor End Road, Harwood Dale

Sent from Samsung Mobile

----- Original message -----

From: Sara Robin
Date: 05/04/2016 17:14 (GMT+00:00)
To: Rona Charles
Cc: Hilary Saunde
Subject: RE: NYM/2016/0094/FL Roadside Farm, Moor End Road, Harwood Dale

That sounds fine. Hopefully there is not a maternity roost.
Cheers
Sara

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust

- 5 APR 2016

From: Rona Charles
Sent: 05 April 2016 16:42
To: Sara Robin Hilary Saunders
Cc: Planning <planning@northyorkmoors.org.uk>
Subject: RE: NYM/2016/0094/FL Roadside Farm, Moor End Road, Harwood Dale

Hi both

All I can suggest is that the surveyor tells the LPA as soon as he/she feels enough evidence has been gathered, either to say that no bats are using the barn after all, mitigation for bats will be possible (with or without a licence), or that the application as it stands is not compatible with bat usage. That should minimise any delay.

Best wishes, Rona

Rona Charles
Ecologist

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

Please note: I normally don't work on Mondays

From: Sara Robin
Sent: 05 April 2016 09:11
To: Hilary Saunders
Cc: Rona Charles
Subject: RE: NYM/2016/0094/FL Roadside Farm, Moor End Road, Harwood Dale

Hi Hilary

I'll attach the comment again so Rona won't need to look for it. The problem is that there are very likely to be bats using the barn and if they are it will be very difficult to be certain there is enough information to be sure that mitigation for bats will be possible. I spoke to Chris Toohey at Wold ecology and he says more surveys are needed before he is confident mitigation will be possible.

Apologies for slow reply, I came back from holiday to new servers being installed and no email!

Best wishes

Sara

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust

-5 APR 2016

From: Hilary Saunders
Sent: 24 March 2016 17:37
To: Sara Robin
Subject: RE: NYM/2016/0094/FL Roadside Farm, Moor End Road, Harwood Dale

Hi Sara,

The applicant is asking if these can be pre-commencement conditions because the application is due a decision on 12th April, before they can undertake emergence surveys.

Kind regards

Hilary

Mrs Hilary Saunders
Planning Team Leader
Development Management

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

From: Sara Robin
Sent: 16 March 2016 16:44
To: Planning; Hilary Saunders
Subject: NYM/2016/0094/FL Roadside Farm, Moor End Road, Harwood Dale

Dear Hilary
A comment on the above is attached. Further surveys are needed before planning permission can be given.
Best wishes
Sara

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust



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- 5 APR 2016

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Our ref: NYM/2016/0094/FL
Internal - Yorkshire Wildlife Trust
Yorkshire Wildlife Trust
fao: Sara Robin
1 St George's Place
York
YO24 1 GN

Date: 23 February 2016

This matter is being dealt with by: Mrs H Saunders

- 5 APR 2016

Dear Sir/Madam

Application in respect of conversion of and extension to barn to form 1 no. holiday letting cottage, creation of associated amenity space and parking area following demolition of existing barns together with construction of stable block and change of use of land to form manege at Roadside Farm, Moor End Road, Harwood Dale

Grid Reference 498080 495432

I have received a planning application for the above development. A copy of the application and plans can be inspected at this office from 9.00am to 5.00pm Monday to Friday. The details including forms, supporting information and plans for the application are also available on the Authority's website using the following link:

<http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> and by following the instructions given. 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.

Many straight forward and non-controversial applications are determined under a Scheme of Delegation agreed by the National Park Authority. If you wish to view the provisions of the Scheme of Delegation this is available to view on the Authority's website using the following link: <http://www.northyorkmoors.org.uk/about-us/how-the-authority-works/Scheme-ofDelegation.pdf> If you consider you will have difficulty commenting within the prescribed consultation period then please do not hesitate to contact the Planning Officer shown above so that we can discuss how best to ensure your views can be taken into account before the matter is considered by this Authority.

Please Note: The statutory date for determination of this application is 12 April 2016. You will not be formally notified by letter of the decision; however a copy of the decision notice will be made available under the application reference number on the Planning Explorer section of the Authority's website once a decision has been made on the application.

Yours faithfully

Mr M Hill
Head of Development Management

Comment:

I have read the Bat Scoping Survey by Wold Ecology carried out in December 2016. The survey shows that the barn has numerous features which could be used by roosting bats, the surrounding habitat is very high quality for bats and there are signs that the barn has been used by feeding bats. Further

activity surveys will be required and a European Protected Species Licence may be needed before development commences.

Planning permission cannot be given for this application until dawn and dusk activity surveys have been carried out between May and August to show what species of bat are present and how they are using the barn. An EPSL licence may also be required.

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN