

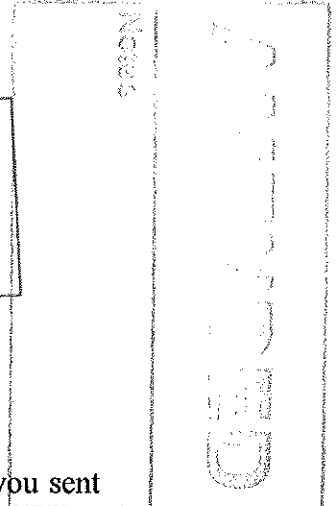
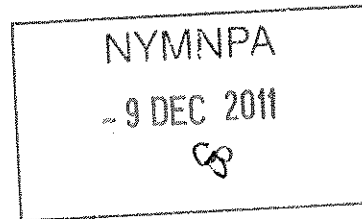
## Amendments

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

Rod & Jill Hodgson  
4 Manor Close, Whitby, N. Yorkshire, YO21 1HR

7<sup>th</sup> December, 2011

Mrs Hilary Saunders  
Senior Area Planning Officer  
NYMNP  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP



Dear Mrs Saunders,

**Hillside Farm, EskdalesideNYM/2011/0685/FL**

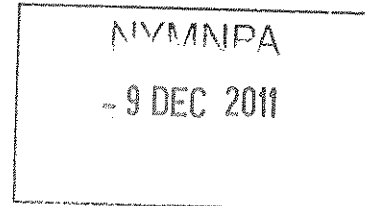
Our planning agent Mr Alan Tomlinson has forwarded me your e-mail that you sent to him dated 23<sup>rd</sup> November 2011. I understand that both the Highway Authority and your Consultant Ecology Expert have expressed concerns.

With regard to the Highway Authority, I had a meeting with their Mr Ged Lythe at their offices where we arranged for another site meeting. Mr Lythe expressed a few concerns, one being an increase in traffic. We **do not** feel that there will be any greater traffic movement than any normal four person family, but **we do** feel that the entrance to Hillside Farm from Eskdaleside Road is dangerous. To this end, we feel that we would like to alter the entrance, not only for our own safety, but also for other road users, so we have altered the plans that we submitted to you with our original application. I have enclosed a letter that I sent to Mr Lythe after our site meeting and since then we have had a further meeting with him and produced the plan enclosed. I have also enclosed a copy of the letter that I sent to Mr Lythe after our site meeting. Since then he has advised us on drainage of the entrance area, which is shown on the plan.

The only point of conflict seems to be with how we surface the entrance area. We know that you advised us that you would accept crush and run in this area (as shown in the original plan) but Mr Lythe advised us that this would not be acceptable as grit and debris could be transferred to the road way and that at the time of the meeting, a well sealed surface extending six metres back from the road way would be necessary. We can see his argument that debris could be transferred onto the road way, but also that you would like to see that entrance area should look more agricultural. We are willing to go along with whatever the final outcome of discussions between yourself and the Highways Authority may be, but this I feel should be dealt with as a planning condition.

With regard to the bats at Hillside Farm, we have had two Bat Scoping surveys carried out and provided these to you. They both clearly set out the presence of Bats at Hillside Farm and we accept that we will need to provide a bat mitigation plan. To this end we have engaged the services of Mr Chris Toohie of Wold Ecology. His contact details are as follows:-

Mrs Chris Toohie  
Wolds Ecology  
2 Redwood Gardens  
Drifffield  
East Yorkshire  
YO25 6XA



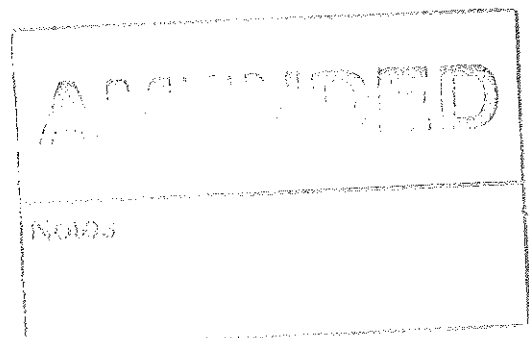
Our understanding of the Mitigation Plan is that it must be in place before work on the site can begin (this of course, should we get planning permission, is exactly what we intend to do). We expected that the provision and agreement of a Bat Mitigation plan before work could commence would be one of the conditions of the Planning Permission.

The mitigation plan is to be drawn up and monitored by a licensed ecologist (which Mr Toohie is!). This instructs the developer on when and how the work would be carried out! As the drawing up and monitoring of one of these plans can cost into thousands of pounds, we would need to know exactly what planning permission has been granted.

Should you wish to have any other points clarified I would be only to pleased to assist you. Thank you for your valuable assistance with our planning application.

With regards  
Yours Sincerely

Mr Rod Hodgson



*Rod & Jill Hodgson*  
*4 Manor Close, Whitby, N. Yorkshire, YO21 1HR*

28<sup>th</sup> November, 2011

Mr Ged Lythe,  
Whitby Highways Department  
Chomley Way  
Whitby  
North Yorkshire  
YO22 4NJ

<b>APPENDED</b>	NYMNPA - 9 DEC 2011
Notes	
<b><u>Hillside Farm Eskdaleside</u></b>	

Dear Mr Lythe

Thank you for our meeting on site at Hillside Farm last Friday 25<sup>th</sup> November 2011. We appreciate your comments and note that they will not only be of benefit to us entering and exiting the property but will also enhance the safety of other road users. You suggested the following:-

- Remove the leylandi hedge behind the boundary wall in front of the conservatory.
  - This is to enhance the line of vision from the centre of the entrance/exit area to the brow of the hill in the direction of Sleights.
- Remove one coping stone from the top of the boundary wall to a maximum height of 1.05m.
  - This would improve the vision from the centre of the exit area to the brow of the hill.
- Move the gate post 1.5 metres to the west (downhill in the direction of Grosmont)
  - This will move the centre line of the access area further away from the brow of the hill.
- Add a 1 metre verge to the base of the boundary wall.
  - This will encourage exiting drivers to a position nearer to the centre of the entrance/exit area, so giving them a better view of the brow of the hill.
- Both entrance gates to be a minimum width of 11 feet.
  - This will aid the entrance and exit of vehicles to the property.
- The use of electrically operated gates would be acceptable.
  - This will aid the entrance and exit to and from the entrance area.

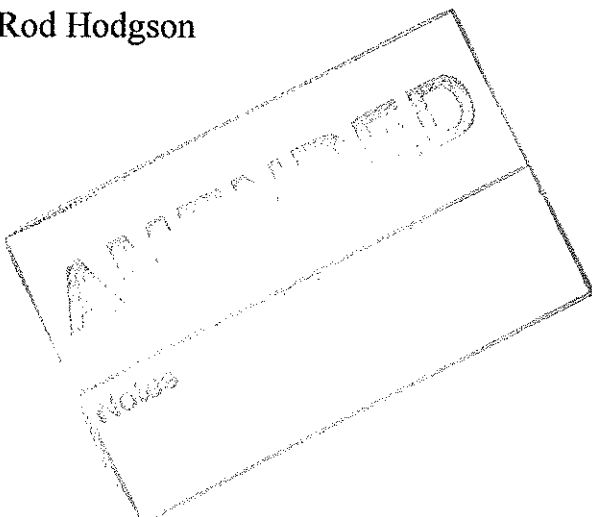
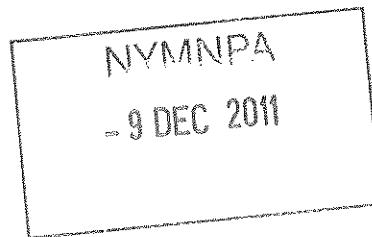
- Use a hard sealed surface to the entrance and exit area to a minimum distance of 6 metres from the road edge.
  - To make sure no mud or debris is dragged from the property onto the carriageway.
- Grade the entrance area to the inclination of the road down hill in the direction of Grosmont.
  - This is to aid the run off of water from the entrance area and the carriageway.
- Remove and replant the hedge leading from the gate towards the carriageway to improve the angle of vision down hill.
  - This is to improve the vision from the centre of the access area in the direction of Grosmont downhill.
- Re-align the wall dividing the property from the field, to the west of the property, in a line from the new position of the two gates, north, to its existing position.

I would be pleased if you would review the above points and advise me if they are acceptable. If you would require any revisions I would be pleased if you would inform me by return so that I can re-submit our plans to the North Yorkshire Moors National Parks Planning Authority by the end of the week.

With thanks

Yours sincerely

Rod Hodgson



A	Minor amendments	3-9-11
B	Minor amendments	20-9-11
C	General amendments to Entrance Area	29-11-11
Revision	Details	Date


Project:  
Alterations to Hillside Farm, Sleights, North Yorkshire

Drawing:  
Proposed Site Layout

Date: 15/8/11	Scale: 1:200	Project No. ATA-2009-28	Drawing No. <b>04</b>
Drawn by: AHT	Revision: C.	Cod Ref. ATA-2009-28	

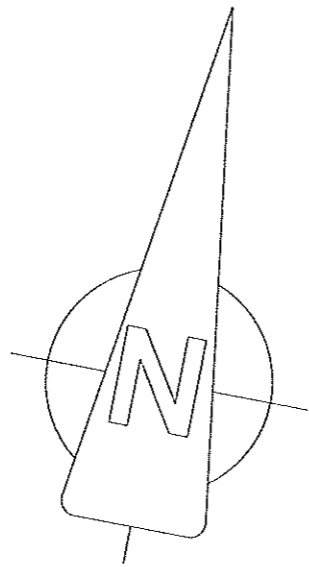
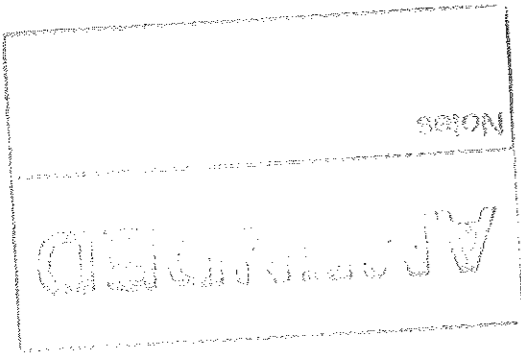
Alan Tomlinson Architects

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Flowergate  
Whitby  
North Yorkshire YO21 3BG

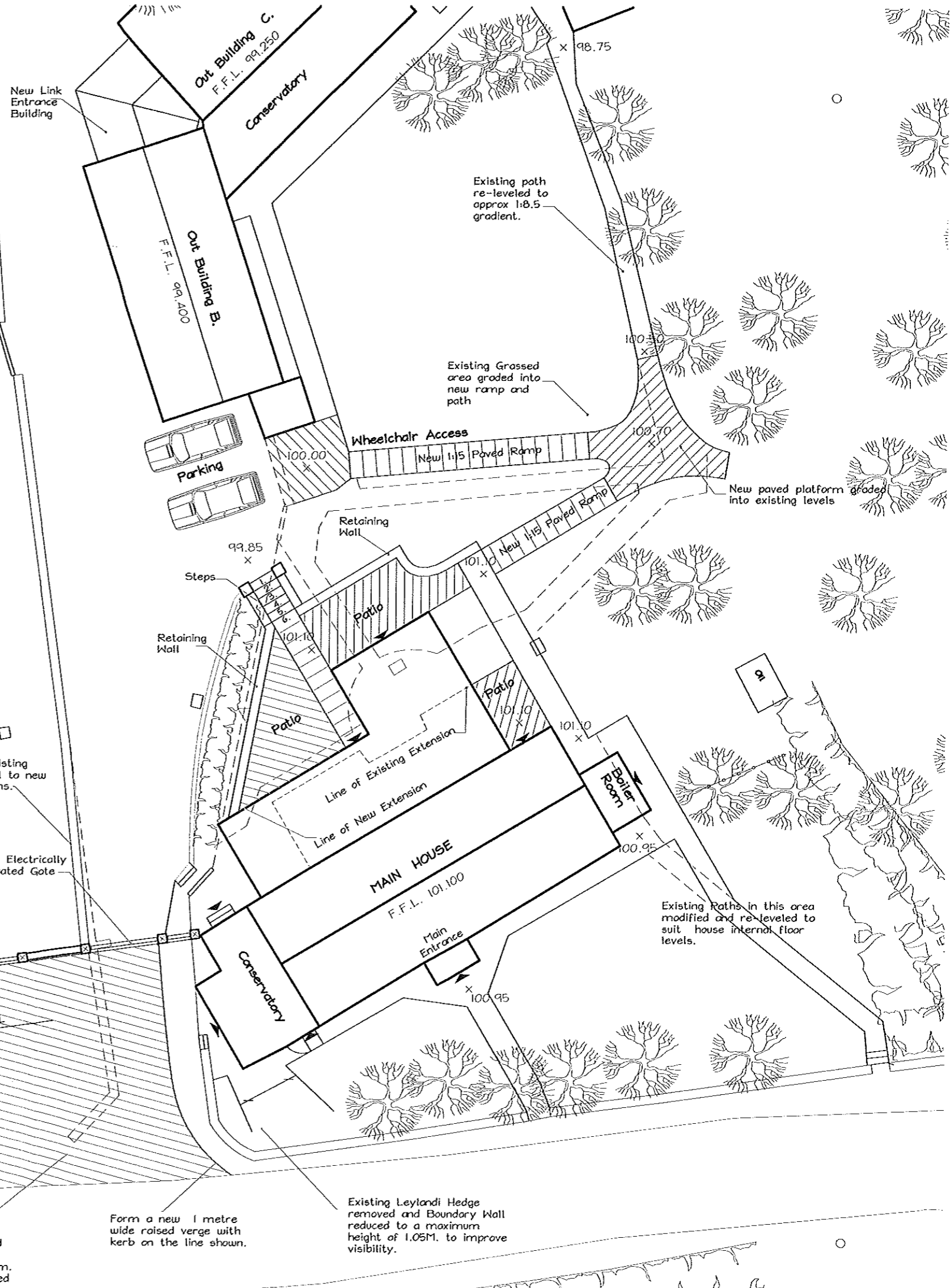


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Notes: DO NOT SCALE FROM THIS DRAWING  
ALL DIMENSIONS MUST BE CHECKED ON SITE



NYM/ANDA  
- 9 DEC 2011



New surface drainage taken to kerb outlet and discharged into adjacent hedge line ditch.

low retaining wall formed to allow regrading of new entrance paving.

Section of existing Hedge removed and replanted as shown to improve visibility.

Existing Field Gate repositioned and ground regraded around field entrance.

New Electrically operated Gate

Re-align existing dividing wall to new gate positions.

New paved Entrance Area modified to improve safety for vehicular entry and exit. Formed with 100mm. crusher run with binding agent on approved 250mm. Sub-base laid on well consolidated

Form a new 1 metre wide raised verge with kerb on the line shown.

Existing Leylandi Hedge removed and Boundary Wall reduced to a maximum height of 1.05M. to improve visibility.

Existing Paths in this area modified and re-levelled to suit house internal floor levels.

Existing path re-levelled to approx 1:8.5 gradient.

Existing Grassed area graded into new ramp and path

New paved platform graded into existing levels

FALL