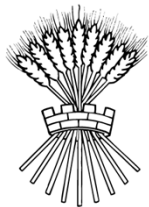


**RYEDALE  
DISTRICT  
COUNCIL**



## Public Document Pack

Please Contact

Jo Holmes/Karen Hood

Extension

310/386

Date of Publication

27 November 2015

E Mail

jo.holmes@ryedale.gov.uk;  
karen.hood@ryedale.gov.uk

### **PLANNING COMMITTEE**

Tuesday 1 December 2015 at 6.00 pm

Council Chamber, Ryedale House, Malton

### **Agenda**

128 **Late Observations**

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Please Contact: Mrs Karen Hood  
Extension 386  
Email: karen.hood@ryedale.gov.uk

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All Members of the Planning Committee  
Council Solicitor  
Head of Planning & Housing  
Managing Development Team Leader

Ref: Agendas/Planning/2015/2016

27 November 2015

Dear Councillor

**Meeting of the Planning Committee - 1 December 2015**

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Hood'.

Mrs Karen Hood  
Managing Development Team Leader

Enc

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## Item 5

### 15/00971/CPO

**From:** Don Davies  
**Sent:** 25 November 2015 15:22  
**To:** Gary Housden  
**Subject:** Kirbymisperton well site A

Gary

A large amount of ecological information was included in the original submission:-

Environmental Statement chapter 11  
Extended Phase 1 habitat survey  
Habitats Regulations assessment signposting document  
Protected species monitoring strategy

Some further information has come from local sources on the potential presence of protected species in the locality.

The potential impact on protected habitats and species has been addressed to a large extent by chapter 11 of the Environmental Statement. In general as the well-site is already in existence, it is securely fenced and has some operations underway the likely effect of the additional above ground operations for the short periods described in the submission is judged to be insignificant.

The development area is mainly hard standing so is not suitable great crested newt terrestrial habitat, the surrounding bunds are suboptimal habitat and are over 250m away from potential breeding habitat, these are not affected by the planned development.

It is noted in the ES that there are very few bat records in the vicinity but that there is potential roosting habitat in Alma Farm 350m to the NW of the site. The lack of bat records does not necessarily indicate that the locality provides poor foraging habitat for bats just that there has not been much recording undertaken. The existing network of watercourses, hedgerows and ponds may provide some potential foraging or commuting habitat for nearby unknown roosts, there is therefore low potential for minor disturbance during the 6 week operational phase, particularly if the operation is undertaken during the winter period when bats will be in hibernation

The potential for disturbance to owl and bats from visual disturbance is also assessed as being not significant as the lighting levels are not changed from that existing on site at present. There is some new evidence contained in the FFR consultation response which indicates that Barn owls are nesting at Alma Farm 350m away from the wellsite, barn owls were not detected by previous surveys and the effect on this specific nesting site may need to be assessed in more detail. Barn owls are wide ranging hunters that utilize a wide range of habitats and a network of roosting and nesting sites and have been found to nest at any time of year.

The likelihood that contaminated water could reach surface water or ground water is for specialists to judge however there is potential for harm to protected species and habitats should contaminated water escape during operations and there may be potential for significant harm to the River Derwent SAC as a result. The potential likelihood hinges on the effectiveness of the protection measures proposed to prevent water leakage, similarly there may be potential effect from air

pollution on the status of the SAC. At present the full HRA is not available from NYCC there is only the signposting document submitted by the applicant.

Don

*Don Davies*

*Countryside Officer*

*Ryedale District Council*

Item 9

Application 15/00722/FUL

**From:** Mark Newby [<mailto:mark.newby@yewtreeassociates.co.uk>]

**Sent:** 25 November 2015 10:54

**To:** Alan Hunter

**Subject:** RE: FW: 15/00722/FUL - Land to rear of 63 Middlecave Road.

Hi Alan,

I am advised that it is the intention of Mr Balshaw to retain a right of access to the garden although it is likely to be used infrequently.

Regards,

*Mark*

**S.M. Newby Dip T & R P MRTPI Chartered Town Planner  
Director**



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