

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM19/160/FL
Proposed Development:	variation of conditions 2 (material amendment) and 4 of planning approval NYM/2016/0694/FL to allow changes to the layout and design of the units, realignment of access road, use of a holiday unit as managers accommodation and separation of the site (part retrospective)
Location:	Trig Point, Staithes Lane, Staithes,
Applicant:	Mr Walker

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/51/616F	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	17 April 2019
FAO:	Ailsa Teasdale	Copies to:	

The application does not change any of the concerns expressed by the Local Highway Authority in the previous recommendation, NYM 16/694/FL dated 9th May 2017. A copy of the recommendation is included below.

The Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

HC-27 Access to the Highway

There shall be no access or egress by any vehicles between the highway and the application site until full details of a safe and satisfactory access to the adopted highway have been submitted to and approved in writing by the Local Planning Authority *in consultation with the Highway*

**LOCAL HIGHWAY AUTHORITY
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Continuation sheet:

Application No:

NYM19/160/FL

Authority. The development shall not be brought into use until the approved access is available for use.

Reason

In accordance with policy # and in the interests of highway safety.

Note

The applicant has addressed the issues relating to the access to the west of the site onto Staithes Lane by saying this will not be used for this application. The proposed access is now shown to the south of the site through the car park area. The Highway Authority's concern about this access is whether the applicant and the applicant's future customers have a right of access from the public highway on Whitegate Close to the land within the applicant's control.

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail:

From: [Elsbeth Ingleby](#)
To: [Ailsa Teasdale](#)
Cc: [Planning](#)
Subject: NYM/2019/0160/FL - Trig Point, Staithe Lane
Date: 15 April 2019 14:21:07

Hi Ailsa,

The adjacent land to the east is Section 3 woodland and slopes steeply down to the beck. Care is needed during earth movements to ensure a buffer is maintained between machinery movements and storage of sediments and the edge of the site to prevent pollution of the beck and woodland flora. In addition, Himalayan balsam has been recorded close to the sites eastern edge, and care is needed to prevent potential translocation of seeds to other areas. No soils should be transported off-site, and a wheel washing facility at the entrance/exit to the site will help to limit potential spread.

Regarding the proposed landscaping, the proposals encompass an increase in the development size, and thus if approved a condition will be needed to ensure a detailed lighting scheme is submitted for approval before being brought into use so that the NPA can ensure no increase in light pollution or impact on foraging nocturnal species is caused. In addition, it is recommended that the proposed landscape planting is done with native species wherever possible (for example, coniferous hedging of holly, yew and juniper in addition to broadleaf trees/shrubs) in order to ensure no detrimental impact on biodiversity.

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.



Mrs Ailsa Teasdale (NYMNP)

Your Ref

Our Ref 19/00819/OA

12 April 2019

Dear Sir or Madam

Proposal NYMNP Consultation - Application for variation of conditions 2 (material amendment) and 4 of planning approval NYM/2016/0694/FL to allow changes to the layout and design of the units, realignment of access road, use of a holiday unit as managers accommodation and separation of the site (part retrospective)

Site Address Trig Point Staithes Lane Staithes

I refer to the above consultation which was received at this office on 27 March 2019.

The North York Moors National Park are advised that no objections be raised.

If you require any further assistance please contact me at the above address.

Yours faithfully

D Walker

Mr D Walker
Planning Services Manager





North York Moors National Park Authority
Planning Consultation Form

Case Officer: Mrs Ailsa Teasdale
Application Number: NYM/2019/0160/FL

Site: Trig Point, Staithes Lane, Staithes,

Development Description: variation of conditions 2 (material amendment) and 4 of planning approval NYM/2016/0694/FL to allow changes to the layout and design of the units, realignment of access road, use of a holiday unit as managers accommodation and separation of the site (part retrospective)

Applicant: Mr Walker

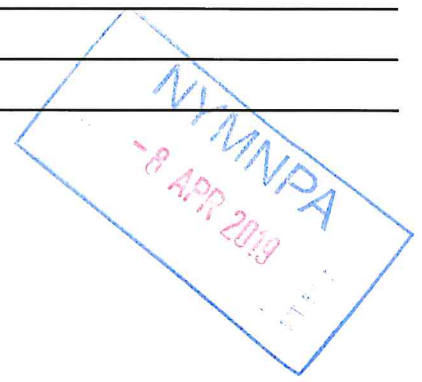
(Please Tick One Box Only)

The Parish/Town Council has **no objection** to this application

The Parish/Town Council **objects** to this application
(A reason **must** be given)

The Parish/Town Council **supports** this application
(A reason **must** be given)

Signed Carol Barce
On behalf of **Hinderwell Parish/Town Council**
Date 5/6/19



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

Please note that where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period.

From:
To: [Planning](#)
Subject: RE: Trig Point, Staithes Lane, Staithes, - NYM/2019/0160/FL
Date: 27 March 2019 13:45:38
Attachments:

Based on the information submitted, we have no comments on this proposal.

Kind regards,

Sustainable Places, Yorkshire