

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM19/175/FL**

**Proposed Development:** construction of 2 no. garage blocks (3 no. garages per block) for domestic use

**Location:** Coal Yard, Station Road, Robin Hoods Bay

**Applicant:** Mr Derek Thompson

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/29/688 **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:** Hilary Saunders **Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

Station Road is not a publicly maintainable highway. The details provided show the applicant has access rights along Station Road and across the adjacent land to the location of the proposed gates.

Consequently there are **no local highway authority objections** to the proposed development

**Signed:**

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

**e-mail:**

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

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Application No:

**NYM19/175/FL**

**From:** [Elspeth Ingleby](#)  
**To:** [Hilary Saunders](#)  
**Cc:** [Planning](#); [Mark Antcliff](#)  
**Subject:** RE: NYM/2019/0175/FL - Coal Yard, Station Road  
**Date:** 15 April 2019 12:55:18

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Sorry, in addition to the below, we need to condition trees should not be felled within the bird nesting season (March to September inclusive) unless the trees and surrounding areas have been checked by a suitably qualified person for bird nests immediately (within 24 hours) prior to felling. Any active bird nests (includes period of building through to chicks fledged until the nest is abandoned) must be left undisturbed. A bird informative and bat informative should also be included with the decision notice if approved.

Thanks,

Elspeth

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**From:** Elspeth Ingleby  
**Sent:** 15 April 2019 12:52  
**To:** Hilary Saunders  
**Cc:** Planning; Mark Antcliff  
**Subject:** NYM/2019/0175/FL - Coal Yard, Station Road

Dear Hilary,

The site of the garages overlaps an area surveyed as holding semi-improved neutral grassland in the 80s. Whilst it appears that the site has been modified extensively since then, including trees growing and hard standing being created, it is possible that some value still remains. To secure this, and to maximise the ecological potential of the applicants landscaping proposals, it is suggested that we condition that only native plants may be planted (if planting is planned around the 'beehive' area). It is also respectfully suggested that in order to maximise the potential for both the owners honey bees but also wild pollinators, that the proposed hedge is made of a mix of native hedging species, including hawthorn, elder, blackthorn, field maple, honeysuckle, holly etc in order to provide foraging over a longer period of time than just the hawthorn flowering window. The proposed hazel will also be valuable in providing early nectar.

Many thanks,

Elspeth

**Elspeth 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.

**From:** [Mark Antcliff](#)  
**To:** [Planning](#)  
**Subject:** NYM/2019/0175/FL Coal Yard, Station Road, Robin Hoods Bay  
**Date:** 11 April 2019 12:25:34

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NYM/2019/0175/FL Coal Yard, Station Road, Robin Hoods Bay

The tree survey does not really inform us in a meaningful way about the condition of the trees and their suitability for retention. To state that “the trees are in poor condition as can be seen on attached photos” is not acceptable particularly as the photographs don’t show any clear faults with the dominant trees. It is clear that some of the trees are not suitable for retention as they have poor growth form, others I expect cannot be retained because the excavation required for the development will destabilise them.

I don’t necessarily think the assessment is incorrect, I just can’t substantiate it from the information provided.

I note there is no replacement planting proposed. Although the area the trees currently occupy will be reduced by the placing of the building I would expect that some mitigation was possible perhaps with smaller stature trees and some of those that might easily be managed by coppicing such as hazel.

Mark Antcliff  
Woodland Officer