

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/157/FL**

Proposed Development: construction 1 no. local occupancy letting dwelling with associated access, parking and amenity space

Location: 6 The Cliff, Iburndale

Applicant: Mr Mark Skinn

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

Area Ref: 4/34/5099A **Tel:**

County Road No: **E-mail:**

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

Date: 22 May 2019

FAO: Ailsa Teasdale **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:

The design shows a location for parking associated with the proposed dwelling but it does not show how this space will be accessed. If the access to this parking area is via the existing private drive, the LHA would have no objections if this application is conditioned to remain ancillary to the main residence. Alternatively, if the access is to be gained directly from The Cliff, a new access will be required to be constructed. In addition to constructing the access, the existing fence will be blocking the required visibility splay for drivers exiting this access and will therefore be required to be adjusted.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

Option A
Access to the parking area gained from the existing private drive.

NYMNPA

22/05/2019

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

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1. HC-14a DETAILS OF ACCESS, TURNING AND PARKING

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- b. vehicular and pedestrian accesses
- c. vehicular parking
- d. vehicular turning arrangements

2. HC-14b PROVISION OF APPROVED ACCESS. TURNING AND PARKING AREAS

No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number #:

- a. have been constructed in accordance with the submitted details
- c. are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

3. 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 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.

Option B

Access to the parking area gained directly from The Cliff

4. HC-07 Private Access/Verge Crossings: Construction Requirements

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

- d. The crossing of the highway verge shall be constructed in accordance with the Standard Detail number E6W.

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- e. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing highway.
- f. That part of the access extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- g. Provision to prevent surface water from the site/plot discharging onto the existing highway shall be constructed and maintained thereafter to prevent such discharges
- h. The final surfacing of any private access within one metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing public highway.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

In accordance with policy # and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

5. HC-10 VISIBILITY SPLAYS

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 33 metres measured along both channel lines of the major road, The Cliff from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

REASON

In accordance with policy number and in the interests of road safety.

INFORMATIVE

An explanation of the terms used above is available from the Highway Authority.

<p>Signed:</p> <p style="text-align: center;"><i>Ged Lyth</i></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail: _____</p>
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From:
To: [Planning](#)
Subject: Re: 6 The Cliff, Iburndale, - NYM/2019/0157/FL
Date: 20 May 2019 16:33:09
Attachments:

Dear Team

At its meeting of the 13th May, the parish council RESOLVED to Object with the following comments:

- Overdevelopment and inappropriate development in the front garden of No 6
- Construction materials not in keeping with rest of area

Kind regards

Victoria

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA

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From:
To: [Planning](#)
Subject: NYM 19 157 FL 6 The Cliff Iburndale
Date: 29 April 2019 08:15:21

FAO Ailsa Teasdale

The drawings show a parking area for the new dwelling will be available at the front of the property.

If the access to this area is via the existing private drive, can the applicant confirm that the resident will have a right of access across this land, or

If the access to this area is from the highway, a new verge crossing will be required.

Can you please ask for some details to confirm where the access will be?

Ged Lyth
Area 3 Highways

Access your county council services online 24 hours a day, 7 days a week at www.northyorks.gov.uk.

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North Yorkshire County Council.

From:
To: [Planning](#)
Subject: Application for construction 1 no. local occupancy letting dwelling with associated access, parking and amenity space at 6 The Cliff, Iburndale NYM/2019/0157/FL
Date: 05 April 2019 13:13:21

FAO Mrs Ailsa Teasdale

Application for construction 1 no. local occupancy letting dwelling with associated access, parking and amenity space at 6 The Cliff, Iburndale

Your ref: NYM/2019/0157/FL

I refer to your e-mail of the 5th April 2019 regarding the above application. I hereby confirm that I have no objections on environmental health or housing grounds.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

www.scarborough.gov.uk

From:
To: [Planning](#)
Subject: Re: 6 The Cliff, Iburndale, - NYM/2019/0157/FL
Date: 08 April 2019 20:08:12
Attachments:

Dear Team

Our next meeting is on the 13 May, as the determination date is the 28th May please can we ask for extension to respond.

Regards

Victoria Pitts
Parish Clerk