

**From:**  
**To:** [Planning](#)  
**Subject:** Responses to applications from Fylingdales Parish Council  
**Date:** 31 May 2019 11:16:36

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**NYM/2019/0249/FL** Application for variation of condition 4 of planning approval NYM/2011/0417/FL to allow use as local occupancy dwelling/holiday letting cottage at 6 Coastguard Cottages, The Duty Room, Fisherhead, Robin Hood's Bay.

No objections to all of the above.

Virginia Ramsey.  
(Parish Council Clerk)  
Sent from [Mail](#) for Windows 10

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

<b>Application No:</b>	<b>SBC19/249/FL</b>
<b>Proposed Development:</b>	variation of condition 4 of planning approval NYM/2011/0417/FL to allow use as local occupancy dwelling/holiday letting cottage
<b>Location:</b>	6 Coastguard Cottages, The Duty Room, Fisherhead, Robin Hoods Bay
<b>Applicant:</b>	Mrs Sally Straw

<b>CH Ref:</b>		<b>Case Officer:</b>	Ged Lyth
<b>Area Ref:</b>	4/29/690	<b>Tel:</b>	
<b>County Road No:</b>		<b>E-mail:</b>	

<b>To:</b>	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	<b>Date:</b>	8 May 2019
<b>FAO:</b>	Harriet Frank	<b>Copies to:</b>	

**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:

It is noted that the red line area does not connect the property to a public highway. Therefore, occupants and any visitors would require a right of access to go across land in other peoples ownership to gain access to the site.

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

However, if the dwelling was to be sold as a separate building, 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

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**SBC19/249/FL**

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.

**Signed:**

***Ged Lyth***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:** \_\_\_\_\_

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2019/0249/FL Consultation response  
**Date:** 25 April 2019 11:57:40  
**Attachments:**

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Dear Miss Frank,

**Our ref: 280399**

**Your ref: NYM/2019/0249/FL**

**Planning consultation: Application for variation of condition 4 of planning approval NYM/2011/0417/FL to allow use as local occupancy dwelling/holiday letting cottage  
Location: 6 Coastguard Cottages, The Duty Room, Fisherhead, Robin Hoods Bay**

Thank you for your consultation.

Natural England currently has no comment to make on the variation of condition 4

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely,

Jacqui Salt  
Consultations Team  
Natural England  
Hornbeam House, Electra Way  
Crewe, Cheshire, CW1 6GJ

[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

**We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.**

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate**

**account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)