

**From:**  
**To:** [Planning](#)  
**Subject:** Re: Wilf Noble Building Supplies, Sneaton Lane, Ruswarp, - NYM/2019/0238/FL  
**Date:** 06 June 2019 15:25:56  
**Attachments:**

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Dear Team

At last night's parish council meeting Sneaton Parish Council RESOLVED in principle that they had No Objections to the revised application; however, they made the comment that, as per NYCC Highways, there should be no increase of HGV traffic.

Regards

Victoria Pitts  
Parish Clerk

*Sneaton Parish Council  
c/o Davison Farm, Egton, Whitby, YO21 1UA*

*Website: [sneatonparishcouncil.wordpress.com](http://sneatonparishcouncil.wordpress.com)*

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**From:**  
**To:** [Planning](#)  
**Subject:** Re: Wilf Noble Building Supplies, Sneaton Lane, Ruswarp, - NYM/2019/0238/FL  
**Date:** 20 May 2019 14:02:50  
**Attachments:**

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Dear Team

We have a meeting on the Wed 5th June, could we please have an extension to reconsider the plans?

Regards

Victoria Pitts  
Parish Clerk

Sent from my BlackBerry 10 smartphone on the EE network.

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION-  
ADDITIONAL/AMENDED INFORMATION**

**Application No:** **NYM19/238/FL**

**Proposed Development:** alterations to highway junction, site layout and concrete plant together with replacement building

**Location:** Wilf Noble Building Supplies, Sneaton Lane, Ruswarp

**Applicant:** Wilf Nobles

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

**Area Ref:** 4/31/142B **Tel:**

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

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

**Date:** 17 May 2019

**FAO:** Hilary Saunders

**Copies to:**

This recommendation supersedes the Local Highway Authority (LHA) recommendation dated

In addition to the previous recommendation, it is noted that the proposed kerblines are very close to the existing electricity pole. The LHA would recommend that the kerblines are altered to provide a minimum of 450mm clearance from the face of the kerb to the wooden post. This would minimise the risk of a vehicle overhanging the kerb and colliding with the post. However, as the post is not within the publicly maintainable highway, the LHA would not recommend this to be a condition on highway grounds. The previous recommendation is still valid and is repeated below.

It is thus recommended that

**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 proposed works include work within the highway boundary and this element of the works will require a highway licence. The footway is to remain level and suitable for pedestrians walking along this side of Sneaton Lane.

This recommendation is made on the basis that the works will improve the efficiency and the safety of the vehicles travelling around the Wilf Nobles site without increasing the size of the plant within the site that would ultimately increase the number of HCV using the surrounding highway network.



**From:**  
**To:** [Planning](#)  
**Subject:** Re: Wilf Noble Building Supplies, Sneaton Lane, Ruswarp, - NYM/2019/0238/FL  
**Date:** 09 May 2019 18:30:01  
**Attachments:**

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Dear Team

At last night's meeting of Sneaton Parish Council (8/5/19) the minute and decision is recorded as follows:

*"Wilf Noble Building Supplies Sneaton Lane Ruswarp NYM/2019/0238/FL - alterations to highway junction, site layout and concrete plant together with replacement building: Discussion held that raised concerns of relocation of staff cars and storage areas, with difficulties of current access highlighted, together with concerns about potential future development expansion of site; however, recognised that alterations to junction were needed. It was RESOLVED No Objections in principle and happy with junction alterations and tidying up the site, but have concerns about loss of car parking and storage area and how these are going to be accommodated, with additional concerns about keeping the junction tidy where the proposed display is."*

Kind regards

Victoria Pitts  
Parish Clerk

*Sneaton Parish Council  
c/o Davison Farm, Egton, Whitby, YO21 1UA*

*Website: [sneatonparishcouncil.wordpress.com](http://sneatonparishcouncil.wordpress.com)*

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM19/238/FL**

**Proposed Development:** alterations to highway junction, site layout and concrete plant together with replacement building

**Location:** Wilf Noble Building Supplies, Sneaton Lane, Ruswarp

**Applicant:** Wilf Nobles

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

**Area Ref:** 4/31/142B **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 1 May 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:

The proposed works include work within the highway boundary and this element of the works will require a highway licence. The footway is to remain level and suitable for pedestrians walking along this side of Sneaton Lane.

This recommendation is made on the basis that the works will improve the efficiency and the safety of the vehicles travelling around the Wilf Nobles site without increasing the size of the plant within the site that would ultimately increase the number of HCV using the surrounding highway network.

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

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

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM19/238/FL**

accordance with the published Specification of the Highway Authority and the following requirements

c. The existing access shall be improved by the placing of the proposed kerbs. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

**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:** [Elspeth Ingleby](#)  
**To:** [Harriet Frank](#)  
**Cc:** [Planning](#)  
**Subject:** RE: NYM/2019/0221/AD and NYM/2019/0238/FL  
**Date:** 01 May 2019 17:08:24

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Hi Harriet,

As my comments for the two are tied up, its worth responding to both at once.

The section of hawthorn hedge alongside the road appears from old maps and aerials to be of long standing, meaning it is not ideal that it should be lost. It does however appear to be of hawthorn only, and being closely trimmed its wildlife value will be somewhat reduced. If the application is approved I would like a condition applied to ensure:

- The new hedging is planted within 12 months of the access works being completed.
- The new hedging should consist of at least 6 native hedge species
- The hedging is maintained through weed control and replacement of lost saplings as appropriate for the first 3 years to ensure establishment. It should be managed thereafter to create a tall and wide hedge in order to secure its benefit to wildlife – it should not be cut more than once every 2 years and a height/width of at least 2 metres maintained.

Many thanks,

Elspeth

**Elspeth Ingleby MA<sub>Cantab</sub> ACIEEM**

**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.





# NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00340646  
Job: 1171623

Scarborough Fire Station  
North Marine Road  
Scarborough  
North Yorkshire  
YO12 7EY

When telephoning please ask for: J Butterfield

03 May 2019

Dear Sir or Madam

**WILF Noble, Sneaton Lane, Ruswarp, Whitby, YO22 5HL**

## **FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY**

Receipt is acknowledged of your planning communication:

Dated: 17 April 2019  
Ref No: NYM/2019/0238/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue authority have no objection/observation to the proposed development. The North Yorkshire Police, Fire and Crime Commissioner Fire and Rescue authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the fire authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, [www.northyorksfire.gov.uk/about-us/yourdata](http://www.northyorksfire.gov.uk/about-us/yourdata).

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, [www.northyorksfire.gov.uk/about-us/key-documents/links-registers](http://www.northyorksfire.gov.uk/about-us/key-documents/links-registers).

WILF Noble  
Sneaton Lane  
Ruswarp  
Whitby  
YO22 5HL

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

**J Butterfield**