

From:
To: [Planning](#)
Subject: Planning application NYM/2019/0347/FL
Date: 29 August 2019 20:21:49

Good evening,

Fylingdales Parish Council have No Objections to application NYM/2019/0347/FL

Kind regards,
Steph Glasby

Parish Council Clerk

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM19/347/FL**

Proposed Development: alterations and construction of two storey side extension following demolition of lean-to and conservatory, together with demolition of existing outbuildings, construction of garage and new vehicular access

Location: Grove Cottage, Thorpe Bank, Fylingthorpe

Applicant: Mrs Alison Calvert

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

Area Ref: 4/29/691 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 25 July 2019

FAO: Harriet Frank **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 standard for the site is Manual for Streets and the required visibility splay is 2 metres by 33 metres. The visibility at the existing access is 2 metres by 2.5 metres looking uphill and 9 metres looking downhill. The available visibility, shown on drawing nr. P-02 Revision P3 is 2 metres by 21 metres looking uphill and 2 metres by 26 metres looking downhill.

The size of the dwelling is proposed to remain as a three bedroomed dwelling and therefore is not expected to have a significant increase in traffic using the access.

A lighting column is included within the proposals to be taken down and a new location to be agreed. Care should be taken in agreeing a new location for a lighting column that it does not block the visibility splay for the access.

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Although the proposed access does not meet the current standards in terms of visibility, it will be a significant improvement without making any expected increase to the amount of traffic using it.

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

1. 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(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority
- c. The existing access shall be improved by providing a footway crossing repositioned as shown on the approved details and constructed in accordance with standard detail E6W. The narrow footway downhill of the access shall be extended to the revised location of the access.
- 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.
- 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 or proposed highway.
- 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 or proposed public highway.

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

2. 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 20 metres looking uphill and 26 metres looking downhill measured along both channel lines of the major road Thorpe Bank from a point

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CONSIDERATIONS and RECOMMENDATION**



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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.

3. 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:

- a. new position for street lighting column

4. 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 #:
new position for street lighting column

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

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: Responses to Application from Fylingdales Parish Council
Date: 19 July 2019 09:58:57

NYM/2019/0347/FL (Amended details) Grove Cottage, Thorpe Bank, Fylingthorpe.
The Parish Council emphasises again its previously given objection to this application and adds to this objection with serious concerns that the rendering will leave a problem for the future.

PLEASE NOTE: I have now resigned as Parish Council Clerk for both Fylingdales and Hawsker cum Stainsacre.

All planning applications and future correspondence must now be sent to the new

Parish Council Clerk:

Ms Stephanie Glasby
2b Ryeland Lane

Ellerby
TS13 5LP

Regards,
Virginia Ramsey.

Sent from [Mail](#) for Windows 10

From:
To: [Planning](#)
Subject: Response to application from Fylingdales Parish Council
Date: 21 June 2019 11:12:05

NYM/2019/0347/FL Application for alterations and construction of two side extension following demolition of lean-to and conservatory, together with demolition of existing out buildings, construction of garage and new vehicular access at Grove Cottage, Thorpe Bank, Fylingthorpe.

The Parish Council objects to this application for the following reasons:

The access to the property is dangerous and the turning circle too big.

The rendering is not in keeping with adjoining properties or with the natural stone on the rest of

the property.

The demolition of a stone wall at the front of the property.

The use of PVC windows and doors, particularly doors.

Virginia Ramsey.

Sent from [Mail](#) for Windows 10

From: [Elsbeth Ingleby](#)
To: [Harriet Frank](#)
Cc: [Planning](#)
Subject: NYM/2019/0347/FL - Grove Cottage, Fylingthorpe
Date: 17 June 2019 14:43:16

Dear Harriet,

Demolition of the existing lean-to and outbuildings and rendering of the front wall has the potential to impact on bats if they are utilising any of these features for roosting. If the application is approved a bat informative should be included with the decision notice to ensure the applicant is aware of their responsibilities under the law.

The property where the demolition is proposed slopes down towards Thorpe Beck which is less than 25m away meaning that there is the potential for sediments produced during the demolition or subsequent building work to be washed into the beck, particularly during high rainfall events. If approved, I would like a condition to be included to require measures (such as sediment traps) to be used whilst building work is underway to capture sediments and prevent them getting washed into the beck.

Many thanks,

Elsbeth

Elsbeth Ingleby MA_{Cantab} 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.

From:
To: [Planning](#)
Cc: [Harriet Frank](#)
Subject: NYM 19 347 FL Grove Cottage Thorpe Bank Fylingthorpe
Date: 17 June 2019 09:38:18

FAO Harriet Frank

The application documents include a plan titled Visibility Splay plan showing that the 33m visibility splay would not be achieved within the design. The supporting information explains how the design would be an improvement on the current location of the drive.

Although the design improves the current layout and the Local Highway Authority acknowledge it would be very difficult to achieve a layout with the full 33m visibility in both directions, it could be improved further than that shown. It would be helpful if the applicant / designer provides the following information:

1. Figures showing what the existing visibility splays are, in both directions, from 2m back from the carriageway edge;
2. Proposed building nr.1 designed to be outside the visibility splay line;
3. The existing lighting column shown on the drawing (current location in the centre of the proposed access) and confirmation that the applicant is willing to accommodate a new location for the road lighting required;
4. Confirmation that the very narrow footway to the east of the current access would be extended to the proposed access;
5. Figures showing what the proposed visibility splays would be, in both directions, from 2m back from the carriageway edge.

Ged Lyth
Project Engineer
Area 3 Whitby
Highways North Yorkshire

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

WARNING

Any opinions or statements expressed in this e-mail are those of the individual and not necessarily those of North Yorkshire County Council.

This e-mail and any files transmitted with it are confidential and solely for the use of the intended recipient. If you receive this in error, please do not disclose any information to anyone, notify the sender at the above address and then destroy all copies.

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2019/0347/FL - Case Officer Miss Harriet Frank - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 19 June 2019 14:52:37

Please see email to Planning Officer

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

via email: building@northyorkmoors.org.uk

Phone:

Fax:

EMail: building@northyorkmoors.org.uk

Preferred Method of Contact is: Post

Comment Type is Raise Concerns

Letter ID: 523451

2019/0347 Grove Cottage, Fylingthorpe

Situated within Fylingthorpe Conservation Area, Grove Cottage is an example of a traditional multi-phased building which is situated facing onto the highway, and is set behind a small forecourt area. Although a stone-built property, the principal façade has been refaced in brick, now painted. The building is of modest scale with typical vernacular architectural details. The Conservation Area is characterised by a number of high quality vernacular buildings, and in particular stone-built cottages and houses facing onto the highway, each set back from the pavement edge with a small front garden. The arrangement of these buildings and their character is an important part of the distinctiveness of the Conservation Area.

We accept the principle of the extension, although we maintain our concern that its massing obscures the apex of the gable to the host building thereby reducing the legibility of the historical proportions of the property. In addition, we have strong concerns regarding the following:

We raise strong concerns regarding the applicant's intentions to render the brick façade of the host building. Whilst the majority of properties within the Conservation Area are exposed stonework, a few brick-built properties are painted, and have been so historically. These make a positive contribution to the appearance and character of the Conservation Area and are a factor in its distinctiveness. In contrast; however, the introduction of render does not have wide historical precedent within the Conservation Area and does not pay special regard to its significance as a designated heritage asset. This is something which the Authority is required to consider when carrying out our planning functions under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Additionally, the introduction of renders to traditionally-built properties which do not have a historical precedent of render has the potential to introduce new problems relating to changes in thermal conductivity and permeability of the building environment. Cleaning brickwork can in some circumstances lead to further damage; however, there are less abrasive options such as dry-ice cleaning which *may* be suitable on this occasion. Trial areas in discrete locations and on all representative substrates should be undertaken by a skilled contractor to help ascertain whether more damage will be caused by removal. This should begin with the most benign method and stop when a satisfactory level of cleaning has been achieved. Please request that the applicant revises their plans and instead proposes to paint the brickwork.

We are not supportive of proposals to have two first floor windows in the principal façade of the new extension. The host property has a single first floor window in the principal façade, reflecting historical patterns of fenestration and local building conventions. This is very characterful and makes a positive contribution to the Conservation Area. The introduction of two windows in the extension is not sympathetic to historical patterns of fenestration and would draw the eye away from historic building fabric to the new extension in a way in which is not desirable. This would cause harm to the significance of the Conservation Area. Please request that the applicant revises their plans to only include a single first floor window in the principal façade.

We are also not supportive of proposals to use uPVC windows. The use of non-traditional materials would detract from the simple architectural character of the host building and would again draw the eye to the new extension in a way in which is not desirable. Their use, therefore, would make the extension more prominent in its setting and diminish its subservience, causing harm to the

appearance and character of the Conservation Area. Please request that the applicant revises their plans to include timber windows in all elevations of the extension.

Clarity is also sought as the proposed elevation drawings appear to show the eaves of the roof extending lower than the coping stones. Any form of overhang would not be supported and we are of the view that it would not have special regard for the significance of the Conservation Area. Please request the applicant to confirm that this is not the case or amend the design to omit any overhang.

We object to the proposed garage. The proposals would require the demolition of two characterful outbuildings which made a positive contribution to the significance of the designated Conservation Area, and require the construction of a retaining wall/structure. These works to create a retaining wall/structure are not fully detailed in the documentation submitted by the applicant and we are concerned that such works have the potential to cause harm to the appearance and character of the Conservation Area. Please request further details from the applicant. In the first instance, reuse of the existing outbuildings should be considered.

If you are minded to approve this application, please include the following conditions:

MATS01: Stone to be approved

MATS16: Handmade Clay Pantiles to be used

MATS22: Pointing New Development Standard Mix

MATS30: Doors Details of Construction to be Submitted

MATS61: Windows and Doors Submit Details of Colour/Finish

MATS54: Windows to be of Timber [please omit reference to colour and date]

MATS54 Trickle Vents Shall Not be incorporated into Windows

MATS74 [please alter to say] All vents....