

**From:** [Sneaton Parish Council](#)  
**To:** [Planning](#)  
**Subject:** Re: land adjacent 2 Beacon Way, Sneaton, - NYM/2019/0343/FL  
**Date:** 04 October 2019 21:08:29  
**Attachments:** [119092509460401217.png](#)

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Dear Team

Unfortunately, as the parish council do not have a meeting until December it is unable to respond to this application.

Regards

Victoria Pitts  
Parish Clerk

Sent from my BlackBerry 10 smartphone on the EE network.

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**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)  
**Sent:** Wednesday, 25 September 2019 09:46  
**To:**  
**Subject:** land adjacent 2 Beacon Way, Sneaton, - NYM/2019/0343/FL

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You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at land adjacent 2 Beacon Way, Sneaton, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:  
- Microsoft Word Viewer for Word attachments.  
- Adobe Reader for PDF attachments.



PRINCESS ROYAL  
TRAINING AWARD  
2018

**Your ref:** NYM19/343/FL

**Whitby Highways Office**

Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**Our ref:** 4.31.152

**Contact:** Stephen Boyne

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

24 July 2019

Dear Sirs

**Proposal:** 2 Beacon Way, Sneaton

**Location:** Application for construction of 1 no. local occupancy dwelling with associated driveway and amenity space at land adjacent

**Applicant:** Mr Ian Pyman

Thank you for your consultation on the above application. I have looked at the documents submitted in support of the application and my comments on the documents are as follows:-

1. It is noted that planning consent was granted in 2018 for construction of a vehicular access at the position shown on the plan in connection with a secondary means of access to the existing property, 2 Beacon Way.  
The introduction of a new dwelling to be served off this access is actually considered to be materially different to that of a secondary access serving the existing dwelling. Construction and delivery traffic will need to access the site during construction and thereafter it will be the sole means of vehicular access for the occupiers.  
Given that there is restricted visibility in both directions along the 'B' class road (Sneaton Lane), which is subject to a de-restricted national speed limit, and the access is adjacent to an existing road junction, it is considered that there is a requirement for on-site turning provision allied to this development, in order to minimise vehicles reversing out into the highway.  
Consequently I request an amended plan showing this provision, in addition to 2 no. car parking spaces (each a minimum 4.8 metres x 2.4 metres) marked out on the plan.

I await amended documents before making a formal recommendation.

Yours faithfully

Stephen Boyne  
Project Engineer

Jill Bastow  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley

YO62 5BP



YorkshireWater

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

Yorkshire Water Services  
Developer Services  
Sewerage Technical Team  
PO Box 52  
Bradford  
BD3 7AY

Your Ref: NYM/2019/0343/FL  
Our Ref: V010943

11th July 2019

Dear Sir/Madam,

**Land adjacent 2 Beacon Way, Sneaton - Application for construction of 1 local occupancy dwelling with associated driveway and amenity space**

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

**Waste Water**

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

**The site shall be developed with separate systems of drainage for foul and surface water on and off site.  
(In the interest of satisfactory and sustainable drainage )**

**There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to**

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted ; and**
  - ii) the means by which the discharge rate shall be restricted to a maximum rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker .**
- (To ensure that no surface water discharges take place until proper provision has been made for its disposal)**

The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer particularly as there are no dedicated surface water or combined sewers in the vicinity of the development.

Yours faithfully

**Olivia S Webster**  
Development Technician (sewerage)



YorkshireWater



**From:**  
**To:** [Planning](#)  
**Subject:** Re: land adjacent 2 Beacon Way, Sneaton, - NYM/2019/0343/FL  
**Date:** 10 July 2019 11:18:44  
**Attachments:**

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Dear Team

Please note that our next parish council meeting is not until the 4th September. Whilst under delegated authority I can respond with a parish council decision to planning applications having consulted with Cllrs by email, I can only do so with a quorate response and where there is No Objection response. Unfortunately, this is not the case here, therefore, I am unable to provide NYMNPA with a parish council decision on this application.

However, I can provide some comments made by Cllrs on this application. Please note that if Cllrs respond directly to this planning application, they do so as a resident and not as a Cllr or on behalf of the parish council. Comments received by Cllrs as follows:

1. Proposed development is too large for the plot of land being used
2. Brings the development too close to Sneaton War Memorial and other boundary walls
3. Ridge height is too high for existing properties being 2-8 metres higher making it out of keeping for its position
4. A smaller cottage/bungalow type dwelling would be more appropriate

Kind regards

Victoria Pitts  
Parish Clerk  
Sneaton Parish Council

**From:** Stephanie Baines  
**Sent:** 03 July 2019 14:24  
**To:** General  
**Subject:** NYM/2019/0343/FL - 2 Beacon Way, Sneaton

**FAO: Mrs J Bastow**

**Proposal: Application for construction of 1 no. local occupancy dwelling with associated driveway and amenity space at land adjacent 2 Beacon Way, Sneaton**

**Your reference: NYM/2019/0343/FL**

**Our ref: 19/02022/PSH451**

With reference to the above planning application, I confirm that we have no objections to the granting of planning consent on housing or environmental health grounds.

Regards,

Stephanie Baines  
Technical Officer (Residential Regulation Team)  
Scarborough Borough Council

w: [www.scarborough.gov.uk](http://www.scarborough.gov.uk)

Office: Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG