

**From:** [Hilary Saunders](#)  
**To:** [Planning](#)  
**Subject:** FW: High Laiths Farm  
**Date:** 16 October 2019 14:07:30  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)

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Please add to update sheet as email.

Thanks

Hilary

Yours sincerely

*H. Saunders*

Mrs Hilary Saunders MRTPI  
Planning Team Leader  
Development Management

Tel. no 01439 772700

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**From:** Gerard Lyth  
**Sent:** 16 October 2019 13:27  
**To:** Hilary Saunders  
**Cc:**  
**Subject:** RE: High Laiths Farm

Dear Hilary,

I have asked my colleague, Kay Aitchison, to give a second opinion on this application following the comments received from the applicant. Kay commented upon the points that were mentioned in my recommendation dated 16/7/19.

Regarding the number of properties using the track onto Hawsker Lane, regardless of the number of existing properties, this application is to increase the use by two new holiday letting units. The visibility was measured again for drivers leaving the track onto Hawsker Lane. From a point 2.4 metres back from the edge of the carriageway, 38 metres was measured. This point of reference represents the typical position of where a driver would be, without the front of the vehicle extending out into the carriageway. The available visibility as measured was taken from the point as specified in the national guidelines.

Therefore my original recommendation still stands.

Ged Lyth  
Project Engineer  
Area 3 Whitby  
Highways North Yorkshire

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**From:** Hilary Saunders [mailto:h.saunders@northyorkmoors.org.uk]

**Sent:** 06 September 2019 10:58

**To:** Gerard Lyth

**Subject:** RE: High Laiths Farm

Morning Ged,

I've received the following additional information from the applicants agent:-

Hi Hilary

Further to our previous correspondence regarding the above, Mr Brayshaw has looked into the use of the access and has sent me the following:

Our track onto Hawsker Lane has the following properties and usage when travelling from Hawsker Lane.

- Low Laithes – Large house with range of buildings being used by the owner (builder), caravan/motorhome storage and a small car workshop.
- Beacon Hill Farm – Small farm complex used as a family home, base for a kitchen fitter and storage.
- Whitby Laithes – Large farm complex with anywhere up to 8-10 cars parked outside. This is a 250 acre arable farm with some beef cattle rearing. This has numerous vehicles including large farm tractors, trailers, combine harvesters and large commercial vehicles, increasing during harvest time.
- Low Laithes Farm – (us) a small farm complex with associates traffic.
- Unnamed Farm - I'm not sure of the name of the next farm, but it is a sheep farm with horses stabled there. We see numerous vehicles in an out, including horse boxes.
- Gnipe How Farm – A large sheep farm with access along our track, particularly larger vehicles due to a weight limit on their track.

We also see quite a number of fishermen using the track and parking to gain access to the foot of the cliffs near to our area where a number of rope assisted paths exist. On top of this we have the usual assortments of post, refuge, oil, services you may expect for that number of businesses and homes.

The Highways representative Mr Lyth has stated there is only a 40m view from the track in the direction of Hawsker, which is incorrect and traffic approaching from Hawsker has over 100m view of the entrance.

The access is clearly well-trafficked and the proposed residential use of the buildings will contribute little or no proportional increase. Taking into account the existing farm use which will end, there will be an overall de-intensification of traffic from the proposal.

Please contact me if you need anything further.

Best wishes

Dan

**Dan Gracey** BA (Hons) in Architecture MRICS Chartered Building Surveyor



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Yours sincerely

*H. Saunders*

Mrs Hilary Saunders MRTPI  
Planning Team Leader  
Development Management

Tel. no 01439 772700

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**From:** Gerard Lyth  
**Sent:** 30 August 2019 16:03  
**To:** Hilary Saunders  
**Cc:**  
**Subject:** RE: High Laiths Farm  
**Importance:** High

Hello Hilary,

I have looked through the two contradicting recommendations that are separated by 13 years. I cannot see any significant changes to the proposals, the access or to the regulations specifying the amount of visibility required. However, I believe that the most recent recommendation for refusal, NYM 19/382/FL is the correct one and that the 2006 recommendation did not take the visibility splay into account.

If you would like further clarification on this matter, I could ask for another Highway Officer to give a second opinion. Please let me know if you think this would help the situation?

Ged

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**From:** Hilary Saunders [<mailto:h.saunders@northyorkmoors.org.uk>]  
**Sent:** 28 August 2019 11:03  
**To:** Gerard Lyth  
**Cc:** Area3 Whitby  
**Subject:** FW: High Laiths Farm

Hi Ged,

I'd be grateful for a response to my email below. Also, we have received revised plans today in relation to the design of the proposed development – so you'll get a re-consultation letter.

Thanks

Hilary

*H. Saunders*

Mrs Hilary Saunders MRTPI  
Planning Team Leader  
Development Management

Tel. no 01439 772700

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**From:** Hilary Saunders  
**Sent:** 16 August 2019 15:10  
**To:**  
**Cc:** Mark Hill  
**Subject:** High Laiths Farm

Your ref: 4/33/258A  
Our ref: NYM/19/0382/FL

Hi Ged,

Just a quick question – I've been looking through the planning history of this site and note that in 2006 when you were consulted on the previous barn conversion application, you raised no objections.

Just wondered what had changed for a recommendation for refusal now to be made?

Thanks

Hilary

*H. Saunders*

Mrs Hilary Saunders MRTPI  
Planning Team Leader  
Development Management

[Tel.no.](tel:01439772700) 01439 772700



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2018

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North Yorkshire County Council.

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2019/0382/FL  
**Date:** 05 September 2019 06:24:53

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Good morning,

Hawsker Cum Stainsacre Parish Councils response to planning application NYM/2019/0382/FL.

The Parish Council object to this application, although the main house is more in keeping with the original design it is still large and the parking for 8 cars is still greater than the access will allow.

Kind regards,  
Stephanie Glasby  
Parish Council Clerk

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM19/382/FL**

Application for alterations and construction of single and two storey extensions to

**Proposed Development:** dwelling together with conversion of outbuildings to form 2 no. holiday letting cottages with associated parking and landscaping

**Location:** High Laithes Farm, Hawsker Lane, Hawsker

**Applicant:** Mr Robert Brayshaw

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

**Area Ref:** 4/33/258A **Tel:**

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

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

**Date:** 8 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 the Design Manual for Roads and Bridges and the required visibility splay is 2.4 metres by 90 metres. This is based on an 85th percentile speed of 37 mph. The available visibility, looking towards Hawsker, is 2.4 metres by 40 metres. The obstacle blocking the vision beyond 40 metres is the hedge on the boundary of the highway verge and the fields. The hedge is not shown as being within the control of the applicant.

The access from the publicly maintainable highway on Hawsker Lane already serves between 5 to 10 addresses and this would add a further 2.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reason:

**R3 VISIBILITY AT EXISTING ACCESS**

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of 2.4 metres x 90 metres cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

**NYM19/382/FL**

Application No:

Authority, the intensification of use which would result from the proposed development is unacceptable in terms 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:** [Elspeth Ingleby](#)  
**To:** [Jill Bastow](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2019/0382/FL - High Laithes Farm, Hawsker Lane  
**Date:** 10 July 2019 17:04:22

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Dear Jill,

The site of this application support a variety of biodiversity interest including roosting bats, nesting barn owl and other nesting birds. I will leave Sara Robin to comment on the bat interest specifically and focus my comments on the nesting bird interest.

A barn owl survey has been submitted with this application, identifying that barn owl have used the two storey barn for nesting in 2018. The single storey barn may have been used in previous years. Barn owl are a Schedule 1 species, and are site faithful, meaning that it is essential that a permanent internal nest site is provided within the proposals as well as temporary nearby provision whilst building work is taken place should this application be approved. The submitted plans do not include any appropriate provision and should therefore be modified accordingly before this application can be approved. The most appropriate site for a permanent internal nest would appear to be the southern gable of the two-storey barn, which is close to where the recorded nest is located. The recommendations and method statement (Section 5.4 of the barn owl report) must be followed.

Nesting birds were recorded as being present in the bat survey submitted but no further details were provided. Given the open aspects of the barns it is highly likely that swallows nested within them, as well as small passerines. It will be essential that work on the barns commences outwith of the bird nesting season (01 Mar – 31 Aug inclusive) unless a prior check of the site has been conducted by a suitably trained ecologist within 24 hours of work commencing. Any identified nests must be left undisturbed until chicks are fledged and the nest abandoned. The applicant should demonstrate that other suitable nest sites exist for swallows are available within the immediate area or create additional provision as part of this development to compensate for loss. Suitable nesting sites include any open sided barns or outbuildings with open window/door frames.

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.

**From:**  
**To:** [Planning](#)  
**Subject:** Responses from Hawsker cum Stainsacre Parish Council  
**Date:** 04 July 2019 09:34:06

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**NYM/2019/0382/FL** Application for alterations and construction of single and two storey extensions to dwelling together with conversion of outbuilding to form 2 no. holiday letting cottages with associated parking and landscaping works at High Laithes Farm, Hawsker Lane Hawsker.

The Parish Council objects to this application because of its size and associated concerns. The Parish Council is willing to reconsider its decision if a site visit is arranged please to which members of the Parish Council are invited.

Can you please let me have details regarding the site visit if one is arranged.

Regards,  
Virginia Ramsey.

Sent from [Mail](#) for Windows 10