

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM19/391/FL**

**Proposed Development:** demolition works, alterations and construction of single and two storey extensions

**Location:** 2 Fairhead Cottages, Fairhead Lane, Grosmont

**Applicant:** Mr R Sherman

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

**Area Ref:** 4/52/437 **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 9 October 2019

**FAO:** Helen Webster **Copies to:**

**Note to the Planning Officer:**

The Local Highway Authority has received further information since the issue of the recommendation dated 4/9/19.

The previous recommendation, dated 4/9/19, was based on the fact that the alterations were not increasing the number of bedrooms and therefore not increasing the likelihood of number of vehicles parked outside the property. This was clarified in a letter dated 18/7/19 stating the property has always been a 3 bed cottage. However, the evidence submitted by an objector to this application suggests that the property was originally a two bedroomed dwelling and has now increased to a three bedroomed dwelling. The LHA uses parking standards stating that a dwelling in this type of location will typically attract one vehicle for a two bedroomed dwelling and two vehicles for a three bedroomed dwelling. The submitted plans show the existing layout as 1 bedroom plus an attic room whilst the proposed layout is shown as 2 bedrooms (labelled bedrooms 2 and 3) plus an attic room.

The applicant has stated in the application that there is one parking space associated with the property and the LHA assumes that this is referencing the space at the front of the building on the publicly maintainable highway verge. There is evidence that vehicles for this property and a neighbouring property have parked in this verge area for many years, resulting in a compacted area where the grass has been restricted from growing. The LHA has no evidence that during these years, loose material has worked its way onto the carriageway. Neither has the LHA any evidence of the parked vehicles been so tall that the vehicles have obstructed the adjacent speed limit sign. The LHA cannot offer these areas of public highway verge to be used as a private parking space.

The LHA are not concerned that the possibility of one additional vehicle parked in this vicinity would cause a physical obstruction to passing motorists by parking here but we are concerned that an extra vehicle will increase the likelihood of the parked vehicles causing damage to the publicly

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Continuation sheet:

**NYM19/391/FL**

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maintainable verge and also increase the chances of a parked vehicle obstructing the view of the speed limit sign.  
The image below is the 2011 Google streetview image.



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

**R8 LACK OF PARKING**

The Planning Authority considers that in the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the County Highway to the detriment of the free flow of traffic and road safety.

**Signed:**

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

**NYM19/391/FL**

Application No:

**From:**  
**To:** [Helen Webster](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2019/0391/FL - 2 Fairhead Cottages  
**Date:** 15 October 2019 19:59:30

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Dear Helen

Further to our recent Parish Council meeting the councillors are aware these plans are going to the Planning Committee this week.

The only comments the councillors have asked me to make are as follows:

They felt if the downstairs proposed en-suite to the study/bedroom was removed it would sit more in scale with the overall property plus having the additional benefit of reducing the occupancy of the property which would reduce the parking issues.

Many thanks for your help and keeping us informed with the amended plans.

Kind regards

Connie

Mrs Connie Wiggins  
Clerk to Grosmont Parish Council  
Moorgarth  
The Mill Green Way  
Goathland  
Whitby  
YO22 5LZ



Virus-free. [www.avg.com](http://www.avg.com)

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**From:** [Connie Wiggins](#)  
**To:** [Helen Webster](#); [Planning](#)  
**Subject:** NYM/2019/0391/FL  
**Date:** 19 September 2019 18:52:12

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Dear Helen

Further to the recent parish council meeting I would like to feedback the comments made to the revised plans for 2 Fairhead Cottages, Grosmont:

The councillors felt the revised plan still constitutes an overbuild on an already tight site. The proposed extension is inappropriate in scale and massing and should be more in keeping with that of number one. The proposal is unsympathetic in character to what is a small modest semi-detached cottage and is also unsympathetic to the grouping of the adjacent properties. The proposal is likely to have an adverse effect on amenities on adjoining dwellings. The proposal is likely to create off site parking issues with dangerous curbside parking on a 1:3 hill.

If you require any further information, please do not hesitate to contact me.

Kind regards

Connie

Mrs Connie Wiggins  
Clerk to Grosmont Parish Council  
Moorgarth  
The Mill Green Way  
Goathland  
Whitby  
YO22 5LZ

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM19/391/FL**

**Proposed Development:** demolition works, alterations and construction of single and two storey extensions

**Location:** 2 Fairhead Cottages, Fairhead Lane, Grosmont

**Applicant:** Mr R Sherman

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

**Area Ref:** 4/52/437 **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 4 September 2019

**FAO:** Helen Webster **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 "additional information and amended design" received 18th July 2019 states that there will be no increase in the number of bedrooms in the property. For this reason, the LHA would not expect any significant intensification in the amount of traffic associated with this property. The same document refers to the property having 1 no parking space but it does not demonstrate where this space is located. If the space referred to is in the area next to the speed limit signs, this area is publicly maintainable highway verge and should not be classed as a private parking area.

Consequently there are **no local highway authority objections** to the proposed development

<b>Signed:</b>  <p style="text-align: center;"><b>Ged Lyth</b></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	<b>Issued by:</b>  Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ <b>e-mail:</b>
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**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

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Application No:

**NYM19/391/FL**



North York Moors National Park Authority  
Planning Consultation Form

Case Officer: Miss Helen Webster  
Application Number: NYM/2019/0391/FL

Site: 2 Fairhead Cottages, Fairhead Lane, Grosmont

Development Description: Demolition works, alterations and construction of single and two storey extensions

Applicant: Mr R Sherman

(Please Tick One Box Only)

The Parish/Town Council has **no objection** to this application

The Parish/Town Council **objects** to this application   
(A reason **must** be given)

*It seems to be a total overbuild on an already tight site. The dormer is also out of character.*

The Parish/Town Council **supports** this application   
(A reason **must** be given)



Signed \_\_\_\_\_  
On behalf of **Grosmont Parish/Town Council**

Date 12/7/19

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

Please note that where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period.

**From:**  
**To:** [Planning](#)  
**Subject:** RE: 2 Fairhead Cottages, Fairhead Lane, Grosmont - NYM/2019/0391/FL  
**Date:** 25 June 2019 13:47:04  
**Attachments:** [image002.png](#)

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Dear Sir or Madam,

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission's [Standing Advice on Ancient Woodland](#) – plus supporting [Assessment Guide and Case Decisions](#).

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

These comments are based upon information available to us through a desk study of the case, including the [Ancient Woodland Inventory](#) (maintained by Natural England), which can be viewed on the [MAGIC Map Browser](#), and our general local knowledge of the area.

We hope these comments are helpful to you. If you have any further queries please do not hesitate to contact me.

Yours faithfully,

**Serena Clifford**  
Y&NE Area Administration Officer  
Forestry Commission  
Yorkshire & North East Area  
Foss House, King's Pool,  
1-2 Peasholme Green,  
York  
YO1 7PX

**Please note our new email address, please update your records.**

Protecting and expanding England's forests and woodlands, and increasing their value to society and the environment

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## A summary of Government policy on ancient woodland

[Natural Environment and Rural Communities Act 2006](#) (published October 2006).

**Section 40** – “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.

[National Planning Policy Framework](#) (published July 2018).

**Paragraph 175** – “*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*”.

[National Planning Practice Guidance](#) – Natural Environment Guidance. (published March 2014)

This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission’s role as a non statutory consultee on “*development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in [Natural England’s Ancient Woodland Inventory](#)), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings*”

It also notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, **Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework**. It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.

[The UK Forestry Standard](#) (4th edition published August 2017).

Page 23: “Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs”.

[Keepers of Time](#) – A Statement of Policy for England’s Ancient and Native Woodland (published June 2005).

**Page 10** “The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland”.

[Natural Environment White Paper “The Natural Choice”](#) (published June 2011)

**Paragraph 2.53** - This has a “renewed commitment to conserving and restoring ancient woodlands”.

**Paragraph 2.56** – “The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites”.

[Standing Advice for Ancient Woodland and Veteran Trees](#) (first published October 2014, revised November 2018)

This advice, issued jointly by Natural England and the Forestry Commission, is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it.

The Standing Advice refers to an [Assessment Guide](#). This guide sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.

[Biodiversity 2020: a strategy for England's wildlife and ecosystem services](#) (published August 2011).

**Paragraph 2.16** - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).

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## Importance and Designation of Ancient and Native Woodland

### **Ancient Semi Natural Woodland (ASNW)**

Woodland composed of mainly native trees and shrubs derived from natural seedfall or coppice rather than from planting, and known to be continuously present on the site since at least AD 1600. Ancient Woodland sites are shown on Natural England's Inventory of Ancient Woodland.

### **Plantations on Ancient Woodland Site (PAWS)**

Woodlands derived from past planting, but on sites known to be continuously wooded in one form or another since at least AD 1600. They can be replanted with conifer and broadleaved trees and can retain ancient woodland features, such as undisturbed soil, ground flora and fungi. Very old PAWS composed of native species can have characteristics of ASNW. Ancient Woodland sites (including PAWS) are on Natural England's Inventory of Ancient Woodland.

### **Other Semi-Natural Woodland (OSNW)**

Woodland which has arisen since AD 1600, is derived from natural seedfall or planting and consists of at least 80% locally native trees and shrubs (i.e., species historically found in England that would arise naturally on the site). Sometimes known as 'recent semi-natural woodland'.

Other woodlands may have developed considerable ecological value, especially if they have been established on cultivated land or been present for many decades.

## Information Tools – The Ancient Woodland Inventory

This is described as provisional because new information may become available that shows that woods not on the inventory are likely to be ancient or, occasionally, vice versa. In addition ancient woods less than two hectares or open woodland such as ancient wood-pasture sites were generally not included on the inventories. For more technical detail see [Natural England's Ancient Woodland Inventory](#). Inspection may determine that other areas qualify.

As an example of further information becoming available, Wealden District Council, in partnership with the Forestry Commission, Countryside Agency, the Woodland Trust and the High Weald AONB revised the inventory in their district, including areas under 2ha.

Some other local authorities have taken this approach.

## Further Guidance

[Felling Licences](#) - Under the Forestry Act (1967) a Felling Licence is required for felling more than 5 cubic metres per calendar quarter. Failure to obtain a licence may lead to prosecution and the issue of a restocking notice.

[Environmental Impact Assessment](#) - Under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended, deforestation which is likely to have a significant impact on the environment may also require formal consent from the Forestry Commission.

**From:** [Rachel Smith](#)  
**To:** [Planning](#)  
**Subject:** FW: Bat Informatives  
**Date:** 19 June 2019 16:42:38

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Hello

Please can you include a bat informative with the following applications if consent is give:

NYM/2019/0362/FL Cedarwood, Faceby  
NYM/2019/0397/FL 36 South End, Osmotherley  
NYM/2019/0392/FL 2 Claver Close, Swainby  
NYM/2019/0391/FL 2 Fairhead Cottages, Fairhead Lane, Grosmont

Thanks.

Rachel Smith  
Conservation Administrator

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

Telephone:  
Email:  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

**From:** [Connie Wiggins](#)  
**To:** [Planning](#)  
**Subject:** NYM/2019/0391/FL  
**Date:** 15 June 2019 08:58:14

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FAO Miss Helen Webster

Dear Miss Webster

Unfortunately this application will not be discussed until the next Parish Council meeting which will now be the 10th July.

I apologise for any inconvenience this may cause.

Kind regards

Connie

Mrs Connie Wiggins  
Clerk to Grosmont Parish Council  
Moorgarth  
The Mill Green Way  
Goathland  
Whitby  
YO22 5LZ

Tel:

Mobile: