

From:
Sent:
To: Planning
Cc: Ailsa Teasdale; 'Ged Lyth'
Subject: Ainthorpe Yard, Ainthorpe - NYM/2020/0054/FL

Dear Mrs Teasdale

Further to the Highway Engineers observations and recommendation we have prepared amended plans for re-consultation. As you will see these show the new entrance moved further along Easton Lane to the East in order to provide increased visibility from the entrance and comprise:

- D11655-03 Rev F-- Proposed site location plan.
- D11655-04 Rev E -- Proposed block plan.
- D11655-11 Rev -D Proposed block plan with levels.

In summary:

The visibility splays therefore now provide approximately 30 metres to the East and 25 metres to the West which exceeds the minimum required of 24 metres. It is acknowledged that the dry stone wall may need to be reduced in height to ensure that it is no higher than 1.0 metres in order to ensure that drivers can see above the wall at the entrance.

For information purposes - the access is moved to the position shown in order to ensure that a reasonable margin of clearance around an existing spring is maintained. This is noted on the topographical levels plan and we do not wish to show the proposed drive built over it or cutting through the likely drain run to the highway below the field.

I trust that these will now satisfy the Highway Engineer and the resulting recommendation can be over turned.

Should you require anything further from us then please do not hesitate to contact me.


Kind regards

Cheryl Ward

Cheryl Ward Planning
MSc MRTPI

Chartered Town Planner
MSc MRTPI



 www.cherylwardplanning.co.uk

Cheryl **Ward**
Planning

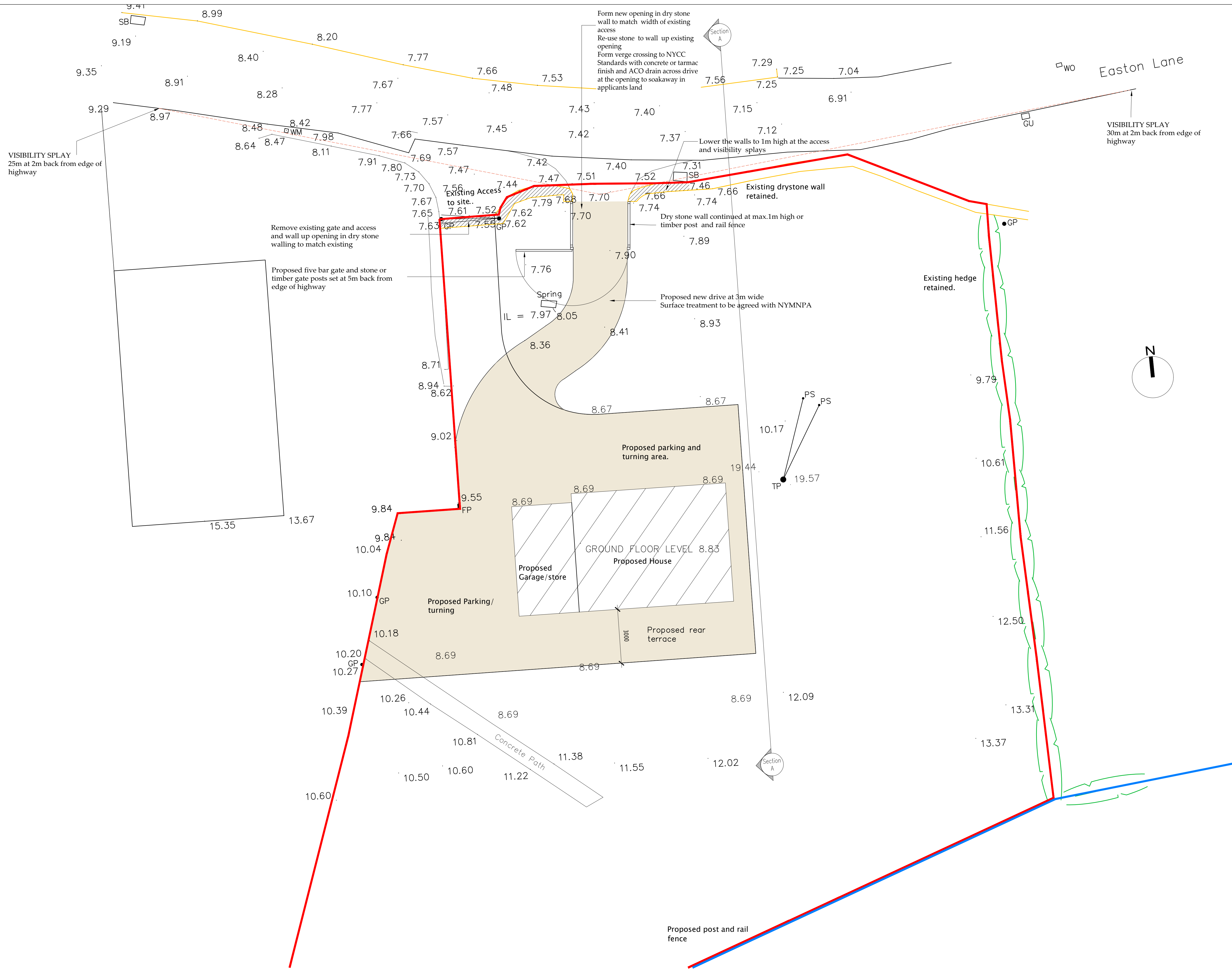


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Before printing, think about the environment

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Topographical View of Site
SCALE: 1:100

VISIBILITY SPLAY 30m at 2m back from edge of highway

Remove existing gate and access and wall up opening in dry stone walling to match existing

Proposed five bar gate and stone or timber gate posts set at 5m back from edge of highway

Form new opening in dry stone wall to match width of existing access

Re-use stone to wall up existing opening

Form verge crossing to NYCC Standards with concrete or tarmac finish and ACO drain across drive at the opening to soakaway in applicants land

Lower the walls to 1m high at the access and visibility splays

Existing drystone wall retained.

Dry stone wall continued at max.1m high or timber post and rail fence

Proposed new drive at 3m wide

Surface treatment to be agreed with NYMNP

Existing hedge retained.

Proposed parking and turning area.

Proposed Garage/store

Proposed House

Proposed rear terrace

Proposed parking/turning

Concrete Path

Proposed post and rail fence

Spring

Existing Access to site.

Existing drystone wall retained.

REV	DATE	BY	AMENDMENT
D	28.02.20	MK	New access to site
C	21.01.20	GC	Additional information added
B	20.01.20	GC	Additional text added
A	15.01.20	GC	First Issue

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E: general@bhdpartnership.com

CLIENT: Mr R. and Mrs. E. Asquith

PROJECT: Land at Easton Lane, Danby.

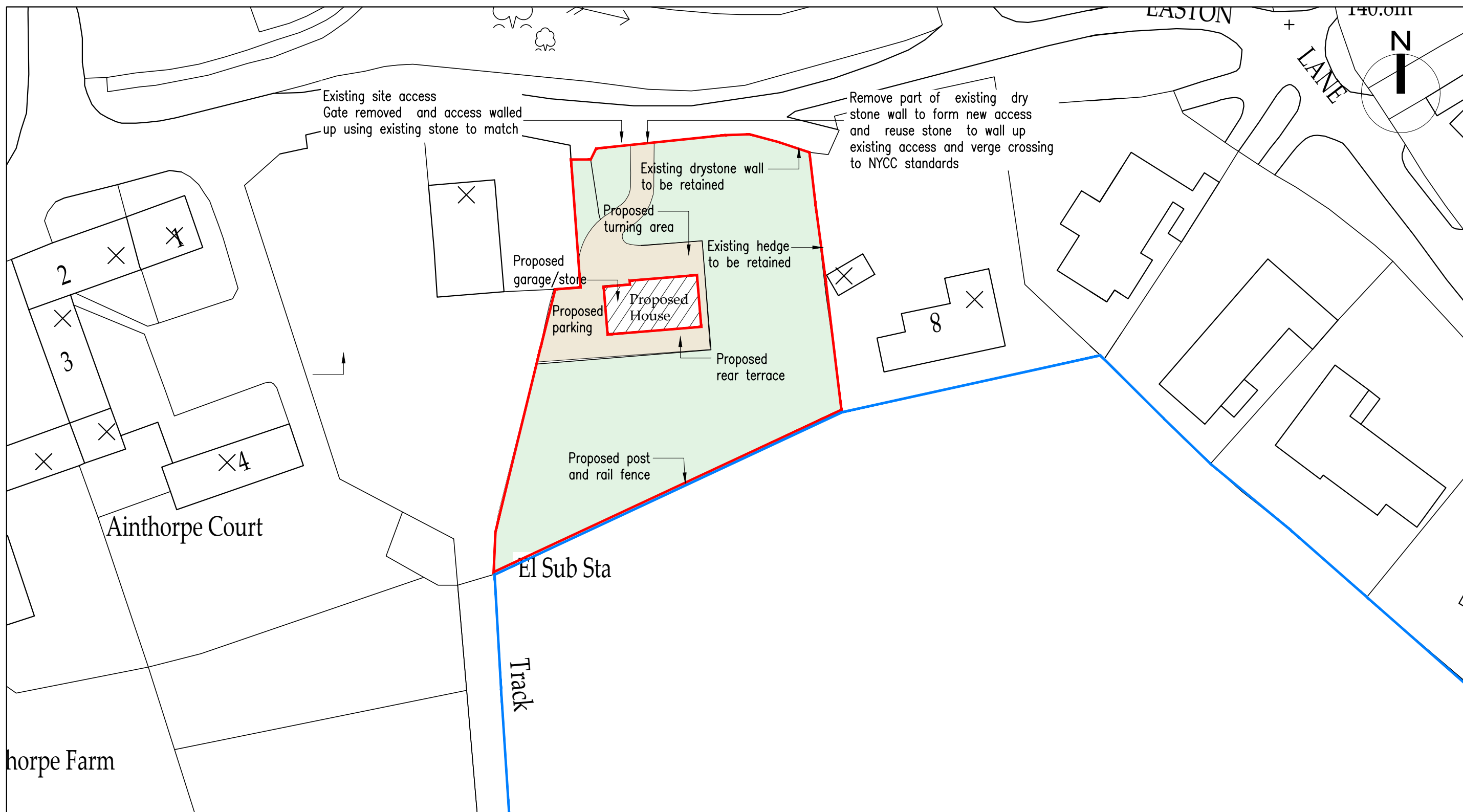
Drawing: Proposed Block Plan Showing Levels

DRAWING STATUS:

DRAWN: G Carr CHECKED: T.Harrison

SCALE @ SIZE: 1:100 @ A1 DATE: 15.01.20

DRAWING No: D11655-11 REV: D



Location Plan

Scale 1:500

Ordnance Survey Licence No. 100002562

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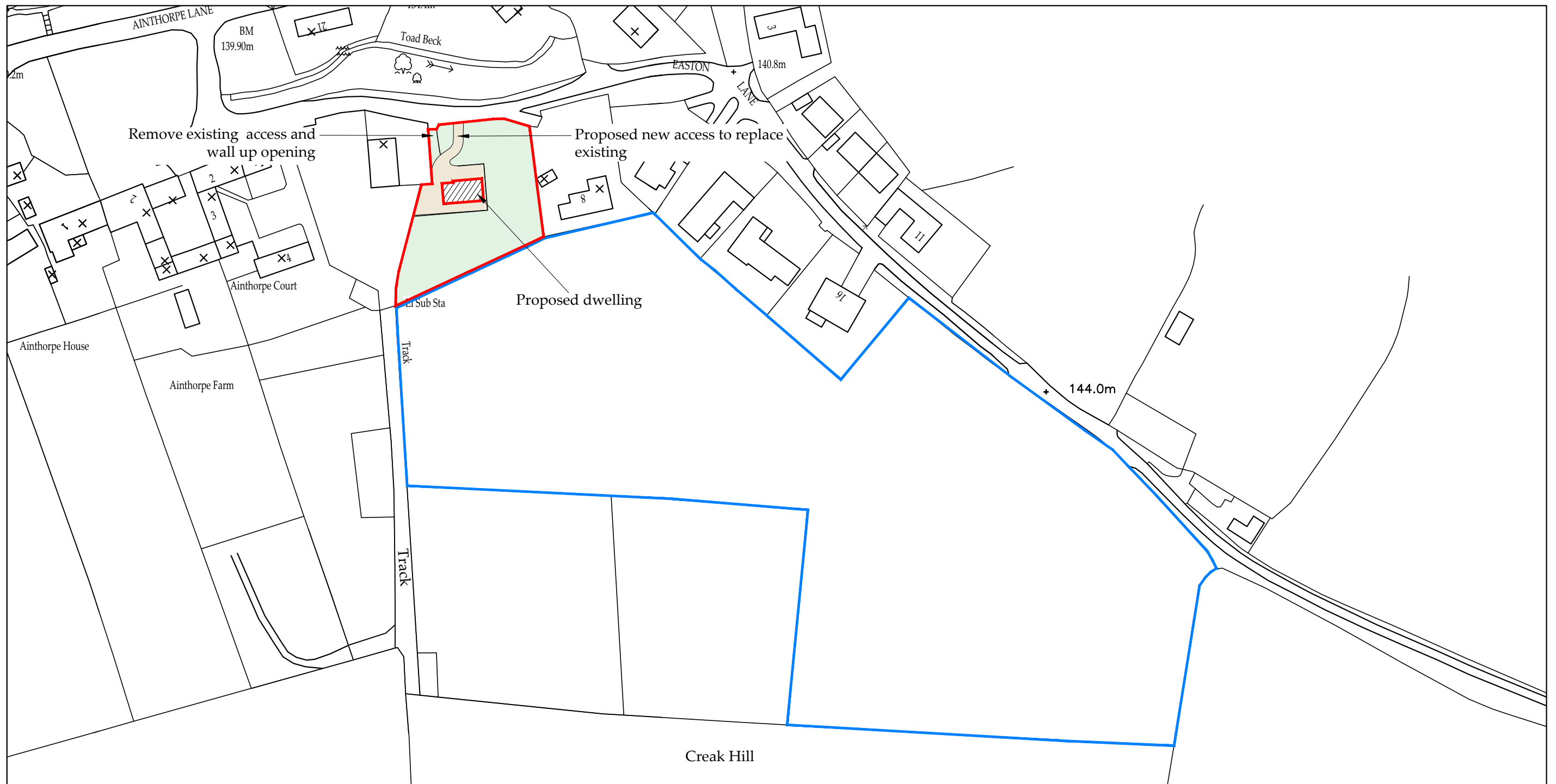
REV	DATE	BY	AMENDMENT	CHKD	APVD
E	28.02.20	MK	New access to site	TH	TH
D	27.01.20	MK	Title block revised	TH	TH
C	20.01.20	GC	Minor ammendments		
B	23.07.19	RB	Minor amendments		TH
A	11.06.19	RB	First issue	TH	

CLIENT:		
Mr. R. and Mrs. E. Asquith		
PROJECT:		
Land at Easton Lane, Danby		
A3	DRN: R. Braithwaite	DATE: 11.06.19
SCALE: As shown @ A3		ISSUE: Preliminary

DRAWING TITLE:
Proposed Block Plan

DRAWING NR:
D11655-04

REV:
E



Location Plan
Scale 1:1250

Ordnance Survey Licence No. 100002562

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REV	DATE	BY	AMENDMENT	CHKD	APVD
F	28.02.20	MK	New access to site	TH	TH
E	27.01.20	MK	Title block revised	TRH	TRH
D	20.01.20	GC	Minor ammendment		
C	15..01.20	GC	Revised Position of house plotted		
B	23.07.19	RB	Minor amendments	TH	
A	11.06.19	RB	First issue	TH	

CLIENT: Mr. R. and Mrs. E. Asquith		
PROJECT: Land at Easton Lane, Danby		
A3	DRN: R. Braithwaite	DATE: 11.06.19
SCALE: As shown @ A3 ISSUE: Preliminary		

DRAWING TITLE: Proposed Location Plan	
DRAWING NR: D11655-03	REV: F