

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Cloughton

Application No. NYM/2020/0053/FL

Proposal: alterations to existing access

Location: Cloughton Moors Woods, Whitby Road, Cloughton

Decision Date: 24 March 2020

Extended to:

Consultations

Parish – No objections

Highways – No objections subject to conditions

Site Notice Expiry Date – 11 March 2020

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 Standard Three Year Commencement Date
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site location plan	1510-1	28/01/2020
Details of proposed access	1510-3A	16/03/2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 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:
 - i) The crossing of the highway verge shall be constructed in accordance with Standard Detail number DC-CD-C (Bituminous) or E2 (concrete).
 - ii) 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.
 - iii) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed and maintained thereafter to prevent discharges.
 - iv) The final surfacing of any private access within 6 metres 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

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Informatives

1	<p>Permanent Site Construction Access</p> <p>In relation to condition 3 you are advised that a separate licence will be required from the Local 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.</p>
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Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In accordance with NYM Development Policy 23 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.



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**Background**

This application seeks permission to create an improved access into an existing forestry plantation on the main A171 from Scarborough to Whitby.

The applicant has advised that the alterations to the access are primarily to improve safety when entering and leaving the site. The works have been designed in accordance with the advice from the Highways Authority. It is proposed to submit a separate application at a later date for timber operations at the site.

The proposed alterations involve the setting back of the existing post and wire fence so the access gates are set 6m back from the edge of the carriageway.

The scheme has been further amended in terms of the height of the gate and the kerb details. It is proposed that the new kerbing would be granite sets and the new gates would be 1m high galvanised metal farm gates.

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Main Issues

The relevant policies contained within the Local Development Plan to consider with this application is Development Policy 3 which seeks to maintain and enhance the distinctive character of the National Park, with development only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

The proposed works relate to an existing access and it is considered that with the revised kerbing details and lower gates, the proposed improved access would not have an urbanising impact and would not be detrimental to the character of the area.

In view of the above, approval is recommended.

Pre-commencement Conditions

N/A

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including improvements to kerb and gate details, so as to deliver sustainable development.