

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0139/FL**
Proposed Development: alterations and conversion of garage to annex including extension
Location: Glebe Cottage, Thorpe Lane, Robin Hoods Bay
Applicant: Mr Michael Fenby

CH Ref: **Case Officer:** Ged Lyth
Area Ref: 4/29/596A **Tel:**
County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 24 March 2020
FAO: Hilary Saunders **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 existing vehicular access into the application site has no pedestrian visibility due to the corner of Glebe Cottage obscuring the drivers vision. Therefore the Local Highway Authority would object to any proposals that are likely to intensify the amount of traffic using this below standard access.



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Continuation sheet:

NYM20/0139/FL

Application No:

Although part of the application is to remove the vehicular use from the existing garage, the Local Highway Authority would not expect any increase in traffic for this reason as there is still room within the site to provide a different parking area. However, the conversion of the garage building to a residential annexe is likely to increase the use of traffic using this access.

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

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 driver to pedestrian visibility of 2 metres x 2 metres cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety

<p>Signed:</p> <p style="text-align: center;"><i>Ged Lyth</i></p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail: _____</p>
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From: [Elsbeth Ingleby](#)
To: [Hilary Saunders](#)
Cc: [Planning](#)
Subject: NYM/2020/0139/FL - Glebe Cottage, Robin Hoods Bay
Date: 18 March 2020 16:47:47

Dear Hilary

The proposed garage extension will involve the loss of a small area of scrubby garden vegetation currently situated to the south of the existing building and visible from aerial imagery. This shrubbery has the potential to support nesting birds and thus it would not be appropriate for the vegetation to be cleared during the bird breeding season (March to August inclusive) without first being checked for bird nests by a suitably qualified person. Any nests found must be left undisturbed until chicks fledge and the nest is abandoned.

Bird and bat informatives would also be appropriate to include in the decision notice if approved.

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

From:
To: [Planning](#)
Subject: Fylingdales Parish Council
Date: 19 March 2020 12:00:55

Good Morning,

NYM/2020/0123/LB - No Objections

NYM/2020/0087/FL - The Parish Council Object to this application. Concerns have been raised over several different areas. Parking at the building is to be 4 spaces, with 5 members of staff this would suggest there would be no parking available for those using the building for recording or any other purpose. The village already struggles without this added strain.

The Council feel that architecturally the proposed design does not fit in with the village.

The Council do not object to the purpose of the building but feel that more information is needed on how the community will be able to utilise the space.

As ever the Councils main priority is the safety of its parish members, several of the home owners from around the property have voiced concern as to how the parking and extra vehicles will possible make it harder for them to use the area safely when exiting their own properties.

NYM/2019/0794/FL - The Parish Council object to the placement of a sauna, concerns were raised for the safety of neighbouring properties.

NYM/2019/0795/LB - No Objection

NYM/2020/0122/FL - The Parish Council object to this application, it would like to see a like for like replacement to retain the character of the property

NYM/2019/0802/FL - The Parish Council has no objections to this application, It would prefer the door to be repaired rather than replaced.

NYM/2020/0140/FL The Parish Council object to this planning application. As previously stated this property is in a conservation area and the Council feel strongly that each property's individuality should be respected. The application would change the street view.

NYM/2020/0139/FL - The Council has no objections to the application although they would like to see the garage tied to the house legally to prevent sale of the properties individually

NYM/2020/0141/LB - The Parish Council has no objections

NYM/2020/0061/LB - The Parish Council has no objections

Kind regards,
Steph Glasby

Clerk to Fylingdales Parish Council