

From:
To:
Cc: [Wendy Strangeway](#)
Subject: RE: planning apps
Date: 18 June 2020 10:47:15

Good afternoon

The council have asked me to respond with the following

"We support the applications as long as they will not become "holiday lets"

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0325/OU**

Proposed Development: Application for outline application for construction of 3 no. principal residence dwellings (all matters reserved)

Location: Land between Windyridge and Mount Pleasant, Egton

Applicant: The Mulgrave Estate

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

Area Ref: 4/32/160 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 5 June 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 site is located east of a site that has already been approved for dwellings to be constructed. The result of approving this site would be to effectively increase the built up , continuous area of road side houses on this side of the road. The Local Highway Authority would require that the pedestrian access for the future residents of the dwellings is provided by extending the footway from the western side, across the front of the site to the access point for Mount Pleasant on the eastern side of the application site. The reason for this is because the proposal would effectively infill the gap up to the Mount Pleasant property. his is likely to require a small strip of land to be dedicated as public highway.

As this proposal would be extending the built up, continuous area, consideration should be given to extending the speed limit. please note that this would require a statutory process of consultation and advertising and would be at the cost of the applicant.

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The surrounding area does experience some drainage issues in heavy rainfall. Measures should be installed to prevent surface water run off from the sites discharging onto the existing or proposed public highway.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. MHC-03 New and altered Private Accesses or Verge Crossing at Land between Windy Ridge & Mount Pleasant, Egton

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossings of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E6W and B4 and the following requirements.

- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 6 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHi-C New and altered Private Access or Verge Crossing –(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



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https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

2.MHC-05 Visibility Splays at Land between Windy Ridge & Mount Pleasant, Egton

There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

MHi-D Visibility Splays –(MHC-05)

An explanation of the terms used above is available from the Local Highway Authority.

3.MHC-07 Delivery of off-site highway Works

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- Provision of a new footway across the front of the plot linking it to the existing footway to the west of the site, prior to occupation of the dwellings.
- Approval and alteration to extending the speed limit to the revised line of the built up area, prior to construction work starting.

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason for Condition

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To ensure that the design is appropriate in the interests of the safety and convenience of highway users.

MHi-F Delivery of off-site highway works –(MHC07)

Notwithstanding any valid planning permission for works to amend the existing highway, there must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and North Yorkshire County Council as the Local Highway Authority. To carry out works within the highway without a formal Agreement in place is an offence.

MHi-R Statutory Processes

To make the proposals acceptable to the Local Highway Authority a Traffic Regulation Order(TRO) type of Statutory process is required. This is governed by legislation outside the planning process and administered by the Local Highway Authority. Consequently, you should not commence your permitted works until details of the TRO type of Order at the application site location has been submitted to the Local Highway Authority. The approved details will be required to undergo the legal process required, including any public consultation -, at the applicant's expense. Subject to the successful completion of this legal process the measures will be implemented at the applicant's cost.

<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:

Subject: NYM/2020/0325/OU Egton housing OU - archaeology
Date: 22 May 2020 14:50:11

Hi Hilary,

The above application needs an appropriate Heritage Statement drawn up on the plot of land suggested for development, and the immediate surrounding area. It is on the probable edge of the medieval village of Egton, with possible crofts backing onto the area from the main street to the west. Therefore there is a potential for low to medium significance archaeology to be disturbed during groundworks on the site. A heritage statement could define the need for intervention better, but I would suggest that some pre-commencement investigation might be useful, and if not done then a watching brief likely.

While it is true that there are no archaeological sites of importance noted on the public HER as the applicants state on page 22 of the supporting information, there is a section of Trod known to run along the north side of the road here between Windyridge and Mount Pleasant. I cannot say what state this section is currently in, as that information is unfortunately in the office, but when the applicants get in touch to consult the HER I can find this out and advise more. We do have a precedent of allowing access etc across these trod remains, but they will need to be incorporated into the plans.

If the applicants would like to discuss anything bought up here I am happy to be contacted. If the plans move on, it would be useful to see more detailed plans of the development at the earliest possible stage, and discuss mitigation as early as possible as well.

Best,

Nick Mason
Archaeology Officer

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

From:
To:
Subject: Application for outline application for construction of 3 no. principal residence dwellings (all matters reserved) at Land between Windyridge and Mount Pleasant, Egton NYM/2020/0325/OU
Date: 15 May 2020 15:10:35

FAO Mrs H Saunders

Application for outline application for construction of 3 no. principal residence dwellings (all matters reserved) at Land between Windyridge and Mount Pleasant, Egton NYM/2020/0325/OU

I refer to your e-mail of the 15th May 2020 regarding the above. I have no comments at this outline stage but reserve the right to comment any on future, more detailed, application should the current application be successful.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

www.scarborough.gov.uk

Coronavirus: Stay at home, Save lives



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