

From:
To: [Planning](#)
Subject: Ainthorpe Yard, Easton Lane, Ainthorpe
Date: 10 September 2020 13:55:39

Your ref: NYM/2020/0054/FL

Proposal: Application for construction of 1 no local occupancy dwelling and detached double garage together with associated access parking and amenity space at
Address: Ainthorpe Yard, Easton Lane, Ainthorpe

With reference to the above planning application, I confirm that we have no objections to the granting of planning consent on housing or environmental health grounds.

Regards,

Stephanie Baines
Technical Officer (Residential Regulation Team)
Environmental Health

DISCLAIMER

This email (and any files transmitted with it) may contain confidential or privileged information and is intended for the addressee only. If you are not the intended recipient, please be aware that any disclosure, copying, distribution or any action taken is prohibited and may be unlawful - you should therefore return the email to the sender and delete it from your system.

For information about how we process data please see our Privacy Notice at www.scarborough.gov.uk/gdpr

Any opinions expressed are those of the author of the email, and do not necessarily reflect those of Scarborough Borough Council.

Please note: Incoming and outgoing email messages are routinely monitored for compliance with our policy on the use of electronic communications. This email has been checked for the presence of computer viruses, but please rely on your own virus-checking procedures.

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0054/FL - Case Officer Mrs Ailsa Teasdale - Received from Danby Group Parish Council at c/o Mr John Preston, 27 Whitby Avenue, Guisborough, TS14 7AP, via email:
Date: 11 September 2020 11:13:01

The Danby Group Parish Council has no objections to the application.

Comments made by Danby Group Parish Council of c/o Mr John Preston
27 Whitby Avenue
Guisborough
TS14 7AP

Preferred Method of Contact is: Email

Comment Type is No objection
Letter ID: 551503

From:
To: [Planning](#)
Subject: Planning meeting 16th July
Date: 09 July 2020 11:11:08

Please can I register to speak in support of the planning application from Mr & Mrs Asquith. I will be representing Danby Group Parish council.

Regards Richard Findlay

Sent from my iPhone

From:

Subject: Re: Ainthorpe Yard, Easton Lane, Ainthorpe, - NYM/2020/0054/FL
Date: 19 June 2020 11:33:29

Thank you for your update.

Please be advised that Councillor Richard Findlay will attend the site meeting to represent the interests of the danby Group Parish Council.

Regards.

-John Preston-

Clerk, Danby Group Parish Council

On 17/06/2020 15:48, planning@northyorkmoors.org.uk wrote:

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Ainthorpe Yard, Easton Lane, Ainthorpe, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at planning@northyorkmoors.org.uk who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:

- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.



North York Moors
National Park

CONFIDENTIALITY: The contents of this message are the views of the author, not necessarily the views of the North York Moors National Park Authority. This is a private message intended for the named addressee(s) only. Its contents may be confidential.

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION-
ADDITIONAL/AMENDED INFORMATION**

Application No:	NYM20/0054/FL
Proposed Development:	Application for construction of 1 no. local occupancy dwelling with attached store and associated access, parking and amenity space
Location:	Ainthorpe Yard, Easton Lane, Ainthorpe
Applicant:	Mr RB & EA Asquith

CH Ref:	Case Officer: Ged Lyth
Area Ref: 4/43/5176	Tel:
County Road No:	E-mail:

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	28 February 2020
FAO:	Ailsa Teasdale	Copies to:	

This recommendation supersedes the Local Highway Authority recommendation dated 27th February 2020

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 27th February 2020.

It is thus recommended that

1. HC-07 Private Access/Verge Crossings: Construction Requirements

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 to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

d. The crossing of the highway verge shall be constructed in accordance with the Standard Detail number E6W.

e. 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 highway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/0054/FL

- f. That part of the access extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- g. Provision to prevent surface water from the site/plot discharging onto the existing highway shall be constructed and maintained thereafter to prevent such discharges
- h. The final surfacing of any private access within one metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority. HI-07 INFORMATIVE

You are advised that a separate licence will be required from the 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.

REASON

In accordance with policy # 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.

2. HC-09 CLOSING OF EXISTING ACCESS

No part of the development shall be brought into use until the existing access on to Easton Lane has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

REASON

In accordance with policy # and in the interests of highway safety.

INFORMATIVE

These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

3. HC-10 VISIBILITY SPLAYS

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 24 metres measured along both channel lines of the major road Easton Lane from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

REASON

In accordance with policy number and in the interests of road safety.

INFORMATIVE

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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/0054/FL

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0054/FL**

Proposed Development: Application for construction of 1 no. local occupancy dwelling with attached store and associated access, parking and amenity space

Location: Ainthorpe Yard, Easton Lane,
Ainthorpe

Applicant: Mr RB & EA Asquith

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

Area Ref: 4/43/5176 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 27 February 2020

FAO: Ailsa Teasdale **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 design standard for the site is manual for streets and the required visibility splay is 2 metres by 24 metres. The available visibility, looking left when leaving the access is 2 metres by 11 metres. The existing field access would need to be reconstructed up to a standard verge crossing standard. The 2 metres is measured from the edge of the carriageway down the centre of the access but the current edge of the grass has crept over the line where the edge of the carriageway should be. The 11 metres length has been measured from the centre of the access where the edge of the carriageway would be following a new verge crossing construction.

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 visibility of 2 metres x 24 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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM20/0054/FL

Application No:

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:A

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2020/0054/FL - Case Officer Mrs Ailsa Teasdale - Received from Danby Group Parish Council at c/o Mr John Preston, 27 Whitby Avenue, Guisborough, TS14 7AP, via email:
Date: 17 February 2020 11:25:35

The Danby Group Parish Council resolved to support this application. The site of the proposed development is considered appropriate and there are no issues in respect of the proposed construction. The applicants are a young couple one of whom is local to Ainthorpe and they run a local business. This will be a much needed local occupancy home.

Comments made by Danby Group Parish Council of c/o Mr John Preston
27 Whitby Avenue
Guisborough
TS14 7AP
via email:
Phone:
EMail:

Comment Type is Support
Letter ID: 538687

From:
To: [Planning](#)
Subject: Construction of 1 local occupancy dwelling etc. at Ainthorpe Yard, Easton Lane, Ainthorpe - NYM/2020/0054/FL
Date: 06 February 2020 12:11:55

FAO Ailsa Teasdale

Construction of 1 local occupancy dwelling etc. at Ainthorpe Yard, Easton Lane, Ainthorpe - NYM/2020/0054/FL

I refer to your e-mail of the 5th February 2020 regarding the above application. I hereby confirm that I have no objections on housing or environmental health grounds.

Thanks

Steve

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

www.scarborough.gov.uk