

From:
To: [Planning](#)
Subject: Bird, Bat and Swift Informatives 28.09.2020-04.10.2020 and 05.10.2020-11.10.2020
Date: 19 October 2020 17:24:49

Hi,

If the following applications are approved please can a bat informative be included within the decision notice

NYM/2020/ 0595/FL- Ranworth, Church Road, Ravenscar
0755/FL- 7 Laburnum Avenue, Robin Hoods Bay

Thanks,
Victoria

[Victoria Franklin](#)
[Graduate Conservation Trainee](#)

[North York Moors National Park Authority](#)
[The Old Vicarage](#)
[Bondgate](#)
[Helmsley](#)
[York](#)
[YO62 5BP](#)

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0595/FL
Date: 12 October 2020 17:38:03

NYM/2020/0595/FL Demolition of outbuilding, construction of detached garage and gym and single storey side extension (revised scheme to withdrawn application NYM/2020/0258/FL) at Ranworth, Church Road, Ravenscar

This application has been considered by Staintondale Parish Councillors and in exercise of my delegated powers I would draw your attention to the following:-

Some of the Parish Council's comments on the previous application appear to have been taken into account, however some concerns persist.

Councillors have again expressed concerns in respect of the timber cladding - while cladding is appropriate for barns and agricultural buildings it is not considered appropriate for one of the few original stone Victorian houses in the village, particularly given the prominent site. It has been suggested that any extension should be completely of stone.

Concerns have also been expressed about the proposed up/down lighting which does not really accord with Adopted Local Plan Policy ENV4 - Dark Night Skies. If there has to be outdoor lighting, councillors would much prefer to see something which caused less light pollution.

It has also been said that the timber fencing around the bin store and oil tank may not be legal - apparently the most recent domestic oil tank regulations require that an oil tank must now be sited more than 1.8 metres from a door or window opening in a fire rated building, e.g. a brick or stone house. There is a window in the existing house, which appears to be well within 1.8 metres of the oil tank, so this condition is now breached. Additionally current regulation states screening needs to be at least 60 cms away from the tank, which it does not appear to be.

From the plans it would seem as if there are to be gates (or even fences, the plans are unclear) on the south west and north east elevations of the proposed extension - if this is the case then the proposed garage & gym is behind two (if not three gates). This is giving rise to concern on two fronts - 1] why do the front elevation plans only show the house and extension (they should include the gates and garage to the rear) and 2] the design of the proposed extension continues to suggest its future use could be for holiday accommodation.

The person living in the adjoining property (Ravenhurst) is not very happy that (as with NYM/2020/0258/FL) the application form STILL says the site address of the applicant is Ravenhurst - the applicant lives at Ranworth. Will officers please ensure the application is amended as a matter of urgency?

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J Marley (Mrs) CiLCA
Clerk to Staintondale Parish Council
Annan,
41 Scalby Road,
Burniston,
Scarborough

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0595/FL**

Proposed Development: Application for demolition of outbuilding, construction of detached garage and gym and single storey side extension (revised scheme to withdrawn application NYM/2020/0258/FL)

Location: Ranworth, Church Road, Ravenscar

Applicant: Mr Jordan Greathead

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/27/203A **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date: 19 October 2020

FAO: Helen Webster **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 access connecting to Church Road is currently un constructed. There are no highway objections to the construction of the one and a half storey extension and demolition of the an outbuilding on the understanding that the existing access across the verge is constructed to required specification.

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

MHC-03 New and altered Private Access Verge Crossing at Ranworth Church Road Ravenscar

The **proposed new extension** must not be brought into use until the access to the site at **CHURCH ROAD** has been set out and constructed in accordance with the 'Specification

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM20/0595/FL**

for Housing and Industrial Estate Roads and Private Street Works” published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the Standard Detail number **E6W** 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.
- 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 **1 metre** 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 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:

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.

<p>Signed:</p> <p style="text-align: center;"><i>Kay Aitchison</i></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail: _____</p>
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**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/0595/FL