
From: Steve Barker
Sent: 02 December 2020 16:16
To: Ailsa Teasdale
Cc: 'Gerard Lyth'
Subject: RE: The Oaks, Littlebeck

Good afternoon Ailsa,

Please find below a photograph of the footpath in question. It is surfaced simply with road planings. A top dressing layer has been recently applied over the layer that you previously walked over. You will see from the image that there is no realistic possibility of the path being used as a vehicular driveway.



I note your comments about the convenience of the path -it may not be ideal by suburban standards, but it is not unusual for car parking being remote in the Park and Littlebeck, as you and Ged will both appreciate has its own peculiar characteristics which render this the only available option to us. It is practical, useable, exists already and is better than the car parking area used in association with the holiday cottage at present.

On the subject of the existing car parking area, you may not appreciate that this area constitutes unregistered land and we have no legal ability to do anything to it, in terms of physical works. It also provides a potential access point to the low side of The Oaks, should we ever need to get a lifting platform in for example for maintenance purposes. I cannot see that it is necessary to do any works to permanently close it off in association with an application solely for the removal of an occupancy condition.

I have been asked by my client for you to determine the application as it stands. If the proposed alternative car parking arrangements are not acceptable to you and they are viewed as being seriously prejudicial to highway safety, then you will have to refuse the application and we will in turn test the case at appeal.

I look forward to hearing from you in due course.

Kind regards

Steve Barker
Managing Director

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From: Ailsa Teasdale <a.teasdale@northyorkmoors.org.uk>

Sent: 02 December 2020 12:01

To:

Subject: RE: The Oaks, Littlebeck

Dear Mr Barker,

Thank you for your email, I have now had the opportunity to discuss this site with both the Head of Development Control and Ged Lyth at Highways.

Mr Lyth has advised me that both of the accesses to the North of the site would be suitable for use, provided that adequate visibility could be obtained.

I have a couple of questions that I would be grateful if you could amend the plans for clarity, before I book them in please. I note the location of the greened over footpath which is now proposed to be used as part of the access as I was shown this on site by Mr Weeks. However as the plan states that parking is available at the top on the corner and has this labelled as a footpath, I would be grateful if you could clarify if this is how the new access would be proposed to be used, with the applicant parking at the top and walking down to The Oaks? This does not appear very logical, especially as a retirement plan. I imagine

that the "footpath" will actually be used as a vehicular access, however I would be grateful if you could confirm this and also detail if it is proposed to change the surface in any way.
I would also be grateful if you could detail how the current access closest to the beck will be blocked off to ensure that it is no longer used as it does not meet the Highway Officer's requirements.
Once these amendments have been made I will get the plans booked in and sent out for reconsultation, at which point we will be able to agree a new deadline to work to.

Many Thanks for you time with regard to this matter.

Mrs Ailsa Teasdale
Senior Planning Officer

My Normal Working Hours are 9am-5pm **Tuesday to Thursday**.
For **planning application post or general enquiries** please respond to :
planning@northyorkmoors.org.uk to allow your email to be logged and acknowledged without any delay on days when I am not at my desk. Thank you.

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

Tel: 01439 772700
www.northyorkmoors.org.uk

From: Steve Barker
Sent: 17 November 2020 11:54
To: Ailsa Teasdale; Planning
Cc: 'Gerard Lyth'
Subject: The Oaks, Littlebeck

Dear Ailsa,

It has been quite some time since our discussions concerning matters at Littlebeck for John Weeks and the concerns you raised over proposed car parking arrangements for the Oaks. Lockdown one hindered communication with NYCC for reasons we cant explain.

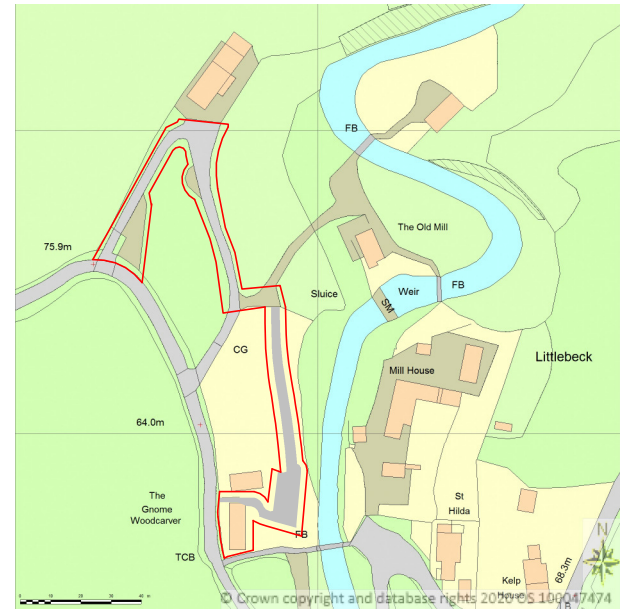
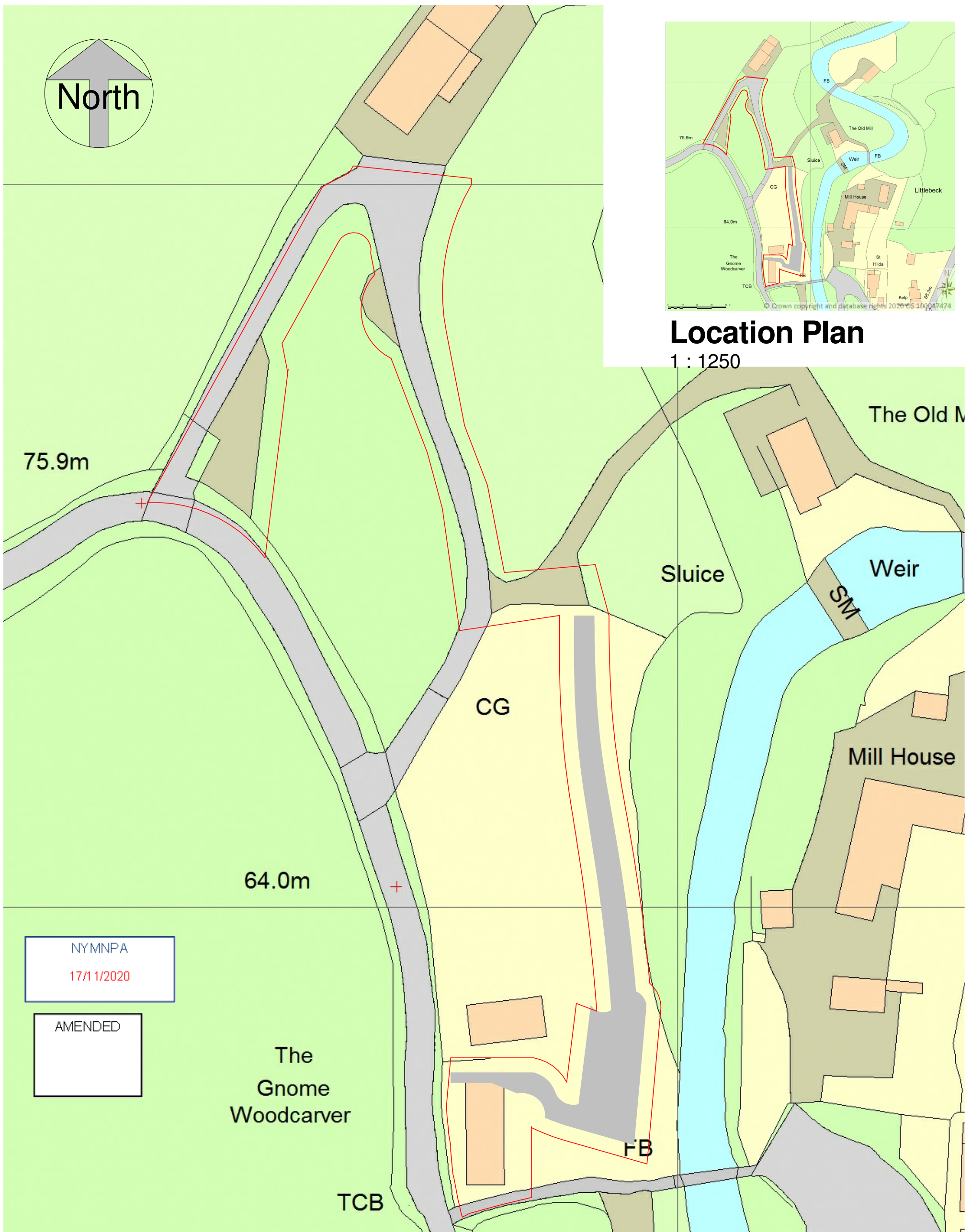
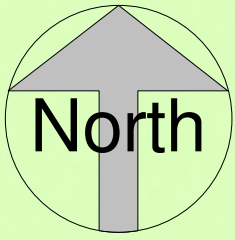
I have been liaising directly with Gerard at NYCC Highways on this point and have agreed a car parking arrangement which does not involve or require heroic civil engineering operations to create a new space. The attached plans detail a safe and convenient off road parking arrangement. By happy coincidence there was already on site an existing footpath connecting the two sites -it is just about discernable on Google Earth if you look carefully, having an aggregate underlayer which has been overgrown by vegetation in the image. The applicants has agreed to maintain it by cutting back any vegetation and surface cover.

I trust this will now enable the application to be progressed?

If you have any further concerns, please don't hesitate to come back to me.

Kind regards

Steve Barker
Managing Director



Location Plan

1 : 1250

Existing Site Plan

1 : 500

No.	Description	Date

John Weeks

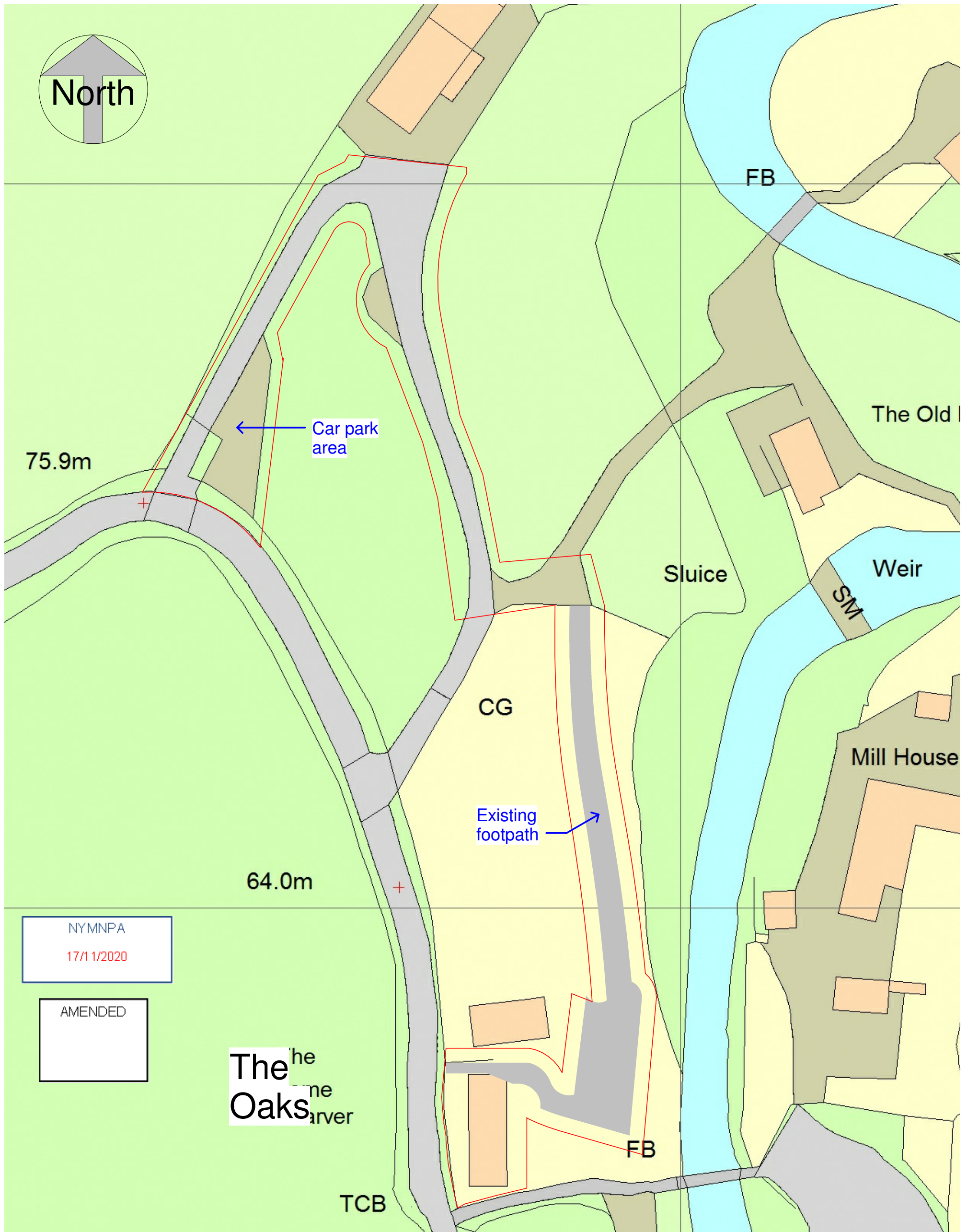
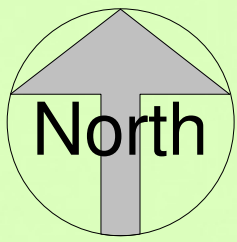
The Old Mill. Littlebeck
Sleights YO22 5HA

Existing Site Plan

Project number	14063
Date	Nov 20
Drawn by	SA
Checked by	-

E102

Scale As indicated



Proposed Site Plan

1 : 500

No.	Description	Date

John Weeks
 The Old Mill. Littlebeck
 Sleights YO22 5HA

Proposed Site Plan

Project number	14063
Date	Nov 20
Drawn by	SA
Checked by	-

P103

Scale 1 : 500