

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



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

Application No:	NYM20/0306/FL
Proposed Development:	removal of condition 9 of planning approval NYM4/034/2521/PA to allow the change from holiday letting unit to local occupancy letting dwelling
Location:	Riverside Cottage, Littlebeck, Sleights
Applicant:	Mr & Mrs J Weeks

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/34/5179	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	15 December 2020
FAO:	Ailsa Teasdale	Copies to:	

Note to the Planning Officer:

The Local Highway Authority (LHA) has received further information since the issue of the recommendation dated 26/5/20

The LHA were originally concerned that the owner of the property should have a right of access between the plot and the publicly maintainable highway and this could be addressed if the owner was the same person to own the access route.
It is now understood that, if approved, this will not be the case but the access would be treated as a shared drive.

On the clear understanding that the resident and visitors to Riverside Cottage will be permitted a right of access from the publicly maintainable highway, there are no highway objections.

Signed:

Ged Lyth

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/0306/FL

For Corporate Director for Business and Environmental Services | e-mail:

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0306/FL**

Proposed Development: removal of condition 9 of planning approval NYM4/034/2521/PA to allow the change from holiday letting unit to local occupancy letting dwelling

Location: Riverside Cottage, Littlebeck, Sleights

Applicant: Mr & Mrs J Weeks

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

Area Ref: 4/34/5179 **Tel:**

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

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 26 May 2020

FAO: Ailsa Teasdale **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, this will ensure that the residents have a right of access from the public highway to the dwelling and therefore, there are no highway objections to the application.

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:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM20/0306/FL

From:
To: [Planning; Planning](#)
Subject: RE: Riverside Cottage, Littlebeck, Sleights - NYM/2020/0306/FL - Removal of Condition 2
Date: 07 May 2020 12:11:08

FAO Ailsa Teasdale

Riverside Cottage, Littlebeck, Sleights - NYM/2020/0306/FL - Removal of Condition 2

I refer to your e-mail of the 7th May 2020 regarding the above application. I confirm I have no objections to the removal of Condition 2.

Thanks

Steve

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

From:
Sent: 07 May 2020 12:02
To: ResidentialRegulationTeam
Subject: Riverside Cottage, Littlebeck, Sleights, - NYM/2020/0306/FL

[BE CYBER AWARE. THIS IS AN EXTERNAL EMAIL: Please do not click on any links or open any attachments unless you trust the sender and are expecting the content to be sent to you]

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Riverside Cottage, Littlebeck, Sleights, .

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.

From:
To: [Planning](#)
Subject: FAO Mrs Ailsa Teasdale REF: NYM/2020/0306/FL Riverside Cottage, Littlebeck, Sleights.
Date: 14 May 2020 11:30:19
Attachments:

Dear Mrs Teasdale

Application ref: NYM/2020/0306/FL

Our ref: 316597

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours sincerely

Edwina Hinton
Support Adviser
Operations Delivery - Consultations Team
Natural England
County Hall
Spetchley Road
Worcester
WR5 2NP