

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM20/0305/FL
Proposed Development:	removal of condition 3 of planning approval NYM/2018/0680/FL to allow the change from holiday letting unit to local occupancy letting dwelling
Location:	The Oaks, Littlebeck, Sleights
Applicant:	Mr & Mrs J Weeks

CH Ref:	Case Officer: Ged Lyth
Area Ref: 4/34/5178	
County Road No:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	6 January 2021
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 applicant has indicated that the only vehicular access from the publicly maintained highway will be that at the north western part of the site on the outside of the bend in the road. A visibility splay of 2 metres by 33 metres should be achievable at this location by cutting back the hedges. The other existing accesses should be confirmed as to what use they will remain to be, vehicular, pedestrian or none. If those accesses are to have no formal vehicular use, the grass verges should be reinstated and as this is part of the publicly maintainable highway, this work will need to be done by an approved and accredited contractor working with a Highways licence.

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

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Continuation sheet:

Application No:

NYM20/0305/FL

MHC-05 Visibility Splays

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 33 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-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:

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.

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

From:
To: [Planning](#)
Subject: Re: NYM/2020/0305/FL
Date: 23 December 2020 18:13:42

Dear Team

Apologies but due to the 14 day deadline we are unable to respond to this amendment to the planning application.

Regards

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA

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On Mon, 7 Dec 2020 at 12:00, <planning@northyorkmoors.org.uk> wrote:

Reference: NYM/2020/0305/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate

From:

Subject: Consultation response - NYM/2020/0305/FL
Date: 21 December 2020 10:43:19
Attachments: [NYM_2020_0305_FL.pdf](#)
Importance: High

FAO Mrs Ailsa Teasdale

Please see below for Natural England's response to planning consultation NYM/2020/0305/FL

-

Dear Madam,

Our ref: 337226

Your ref: NYM/2020/0305/FL

Thank you for your consultation.

Natural England currently has no comment to make on the removal of condition 4 and the variation of condition 3

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully,

Beth Seale

Beth Seale
Operations Delivery
Consultation Team
Natural England, County Hall, Spetchley Road, Worcester, WR5 2NP

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We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid

travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services – the Discretionary Advice Service, which provided pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information of the Pre-submission Screening Service see [here](#)

Subject: NYM/2020/0305/FL

Importance: High

Reference: NYM/2020/0305/FL.

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Kind regards

Chris France

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley, York YO62 5BP

From:
To: [Planning](#)
Subject: NYM/2020/0305/FL NE Response
Date: 09 December 2020 09:12:45
Attachments: [image001.png](#)
[NYM_2020_0305_FL.pdf](#)
Importance: High

FAO Mrs Ailsa Teasdale

Dear Mrs Teasdale

Our ref: 336588

Your ref: NYM/2020/0305/FL

Planning consultation: Application for removal of condition 3 of planning approval
NYM/2018/0680/FL to allow the change from holiday letting unit to local occupancy letting
dwelling with revised access and parking arrangements
Location: The Oaks, Littlebeck, Sleights

Thank you for your consultation.

Natural England currently has no comment to make on this amended discharge of condition 3
consultation.

Should the proposal be amended in a way which significantly affects its impact on the natural
environment then, in accordance with Section 4 of the Natural Environment and Rural
Communities Act 2006, Natural England should be consulted again. Before sending us any
further consultations regarding this development, please assess whether the changes proposed
will materially affect any of the advice we have previously offered. If they are unlikely to do so,
please do not re-consult us.

Yours sincerely,

Ben Jones

Operations Delivery
Consultations Team
Natural England
Hornbeam House
Electra Way
Crewe
Cheshire
CW1 6GJ

- During the current coronavirus situation, Natural England staff are working remotely and from some offices to provide our services and support our customers and stakeholders. Although some offices and our Mail Hub are now open, please continue to send any

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BUSINESS and ENVIRONMENTAL SERVICES**



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CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0305/FL**

Proposed Development: removal of condition 3 of planning approval NYM/2018/0680/FL to allow the change from holiday letting unit to local occupancy letting dwelling

Location: The Oaks, Littlebeck, Sleights

Applicant: Mr & Mrs J Weeks

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

Area Ref: 4/34/5178 **Tel:**

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

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:

NYM20/0305/FL

From:

Subject: FAO Mrs Ailsa Teasdale REF: NYM/2020/0305/FL

Date: 13 May 2020 15:35:00

Attachments: [image001.png](#)
[316577 Consultation Letter.pdf](#)

Dear Mrs Teasdale,

Our ref: 316577

Your ref: NYM/2020/0305/FL

Planning consultation: Removal of condition 3 of planning approval NYM/2018/0680/FL to allow the change from holiday letting unit to local occupancy letting dwelling.

Location: The Oaks, Littlebeck, Sleights

Thank you for your consultation.

Natural England currently has no comment to make on the removal of condition 3.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely,

Elizabeth Ball

Operations Delivery, Consultations Team
Natural England
County Hall
Spetchley Road
Worcester
WR5 2NP

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PLEASE NOTE: During the current coronavirus situation, Natural England staff are working remotely to provide our services and support our customers and stakeholders. All offices and our Mail Hub are closed, so please send any documents by email or contact us by phone or email to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.

Stay alert, control the virus, save lives.

*

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For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)



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From:
To: [Planning](#)
Subject: RE: The Oaks, Littlebeck, Sleights, - NYM/2020/0305/FL
Date: 07 May 2020 11:49:11

Hello

I refer to your e-mail of the 7th May 2020 as below. I confirm that I have no objections to this application.

Thanks

Steve

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

[.uk](#)

www.scarborough.gov.uk

From: planning@northyorkmoors.org.uk
Sent: 07 May 2020 11:38
To: ResidentialRegulationTeam
Subject: The Oaks, Littlebeck, Sleights, - NYM/2020/0305/FL

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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

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www.northyorkmoors.org.uk

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