

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



**LOCAL HIGHWAY AUTHORITY
PRE APPLICATION ADVICE**

Application No:	NYM20/792/FL
Proposed Development:	change of use from the siting of 66 tents to the siting of 66 tents/touring caravans/motorhomes (no net increase in number of pitches)
Location:	Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe
Applicant:	Mr Peter Beeforth

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/29/95G	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	9 March 2021
FAO:	Hilary Saunders	Copies to:	

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 19/11/20

It is thus recommended that

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:

The LHA previous recommendation for refusal was based on the intensification of long vehicles that the proposals would attract. Whilst the revised proposals are still likely to increase the amount of traffic visiting the site, the number of vehicles pulling caravans along the road has been removed from the proposals. The route to the site is still expected to have pinch points and tight corners which have become more difficult for drivers to manoeuvre around as the on street parking of vehicles has increased over the years but as long as the increase in traffic is not long vehicles towing caravans, it is expected that traffic will still be able to manoeuvre around the parked cars with only minor inconvenience.

There are no recorded collisions along the route to the site but the LHA has received requests for additional waiting restrictions (double yellow lines) on Thorpe Green Bank. There are no plans to impose any additional restrictions along this route and therefore, the on street parking is expected

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM20/792/FL

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to remain an issue for the foreseeable future. The longer the vehicles passing along the road, the more difficult it is for drivers to find passing places.

Consequently, there are no local Highway objections to the revised proposals.

<p>Signed:</p> <p style="text-align: center;"><i>Ged Lyth</i></p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail:</p>
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From:
To: [Planning](#)
Subject: Parish Council responses to applications
Date: 18 February 2021 09:46:10

NYM/2020/0792/FL - revised plan for Middlewood Lane Holiday Park.
Object on the following grounds:- greater volume of heavier vehicles using the local roads that were not build for the volume and size of present vehicles, vans, motor homes and caravans. This includes Church Lane, Middlewood Lane, Thorpe Green Bank and 'back' Church Lane. From the cross roads in Fylingthorpe Church Lane is virtually one way until the junction with the back road, further up towards Old Stephen's Church the road is narrow and has sharp bends.

NYM/2020/0915/FL - Keeper's Cottage, Demesne Farm, Fylingdales
No objection.

NYM/2021/0034/LB - Old School House, Thorpe Green Bank, Fylingthorpe.
No objection. Note: please could construction work/traffic not obstruct the bus stop on Thorpe Bank.

NYM/2021/0019/FL - Selbourne House, Sunnyside, Robin Hood's Bay
No objection.

Fylingdales Parish Council

Jane Mortimer,
Chairman, Fylingdales Parish council

From:
Subject: [Planning](#)
Date: applications
21 January 2021 09:46:05

NYM/2020/0792/FL
Middlewood Farm Holiday Park.

The Parish Council objects to this application.

Reasons:- narrow access roads, in places only single track not suitable for larger vehicles.

On their web site the main route is via Church Lane then down Middlewood Lane both are narrow and during winter months very problematic.

It is also considered over development due to the extension of time for use.

NYM/2020/0987/FL

Fairview, Thorny Brow, Fylingdales. Erection of agricultural machinery and hay shed.

No objection

Fylingdales Parish Council

From:
To: [Planning](#)
Subject: Update to Planning Team from Fylingdales Parish Council
Date: 18 December 2020 21:21:02
Attachments: [ATT00001.png](#)
[ATT00002.png](#)
[Planning Application decisions - 16 Dec 2020.pdf](#)

Good Afternoon Planning Team,

Following the Full Parish Meeting on the 16 December 2020, the Council made decisions on various planning applications that have been received by the Council.

I have attached the decisions from the Council.

A few other points:

1. Middlewood Farm Holiday Park

The Council do wish to again note that the Council did not receive the original planning application details to make a decision and whilst they accept the planning has been refused, the Council do wish to lay on record the strong concerns its has should the developer wish to re-submit their application or to appeal.

Please ensure that should the developer wish to re-apply or appeal, the Council politely stresses that it does wish to be given the opportunity to formally make their feelings known.

2. Old Coast Guard station

I did write a while back (and was promised a reply) that the Council could not make a decision of support or not as the information supplied was not sufficient or clear. The Council did ask that the deadline be extended as to ensure there is enough time for the Council to consider the application once more information is received.

I unfortunately have not had any firm information back - please can this be rectified.

I would appreciate a prompt reply please.

Regards,

Simon Baxter

Simon R Baxter JP MIFA ADPS ADIP
Clerk and RFO
Fylingdales Parish Council

Fylingdales Parish Council

...at the heart of the community, for the community...

From:
To: [Planning](#)
Subject: Issues for the Planning Team from the Parish Council
Date: 23 November 2020 12:46:09
Attachments: [ATT00001.png](#)
[ATT00002.png](#)

Good Afternoon,

Following a full Parish Council Meeting, please may I ask the Planning Team to note the following:

1. **Planning application NYM/2020/0896/CU - Old Coastguard Station**

The Parish Council do not feel they have sufficient information in the application to make a decision to support, have no objections or object. As the next meeting of the Parish Council is not until the 16 December, the Council asks that the deadline for comments of the 08 December is extended.

The information required is about the impact on the proposed change of use, the options the developers had considered and the impact of permission refusal.

2. **Middlewood Farm Holiday Park** - The Council notes that there has been an article in the Yorkshire Post about the planning permission sought at the MFHP . The Council has not received the formal application to consider.

The Council has significant objections to this application that was written about in the Yorkshire Post and thus wants to see the full details of the application and ask that any deadline is extended to allow for proper Council review.

3. Please see the Council's viewpoint on the following: (in red)

Planning App. No.	Address	Detail of application
NYM/2020/0810/FL	Charity, R H B	Variation of condition 2 (material amendment) of planning approval NYM/2020/0238/FL to allow changes to the driveway design, increase in length of canopy and decked area and use of rosemary tiles together with removal of condition 6 No objection
NYM/2020/0823/FL.	Orchard House, The Bolts, R H B	Alterations and construction of single storey extension No objection
NYM/2020/0860/FL	Bridge End House, New Road, R H B	Alterations, construction of front and rear dormer windows together with reinstatement of iron railings Fully support
NYM/2020/0878/NM	Fern Farm, Normanby	Non-material amendment to planning approval NYM/2018/0623/FL to allow addition of a duck slide dormer to entrance and alterations to door design together with reduction in size of glazed area to East Barn

No objection

Regards,

Simon.

Simon R Baxter JP MIFA ADPS ADIP
Clerk and RFO
Fylingdales Parish Council

Fylingdales Parish Council

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/792/FL**

Proposed Development: change of use from the siting of 66 tents to the siting of 66 tents/touring caravans/motorhomes (no net increase in number of pitches)

Location: Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe

Applicant: Mr Peter Beeforth

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

Area Ref: 4/29/95G **Tel:**

k

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

Date: 16 November 2020

FAO: Hilary Saunders **Copies to:**

The local highway authority does not anticipate any significant increases in the amount of vehicles going to and from the application site compared with the current use that it has permission for. Therefore, there are no local highway authority objections to the proposed development.

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**



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Application No:

NYM20/792/FL

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



**LOCAL HIGHWAY AUTHORITY
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Location: Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe

Applicant: Mr Peter Beeforth

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

Area Ref: 4/29/95G

uk

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

Date: 19 November 2020

FAO: Hilary Saunders

Copies to:

This recommendation supersedes the Local Highway Authority recommendation dated 16/11/20

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:

The LHA has received information highlighting the concerns about the unsuitability of the routes leading to the application site for vehicles that are long because they are towing caravans. Whilst the camp site has long been established and has brown directional signs for drivers to navigate to the site on the most appropriate routes, these routes still have pinch points and tight corners which have become more difficult for drivers to manoeuvre around as the on street parking of vehicles has increased over the years.

There are no recorded collisions along the route to the site but the LHA has received requests for additional waiting restrictions (double yellow lines) on Thorpe Green Bank. There are no plans to impose any additional restrictions along this route and therefore, the on street parking is expected to remain an issue for the foreseeable future. The longer the vehicles passing along the road, the more difficult it is for drivers to find passing places.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reason:

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CONSIDERATIONS and RECOMMENDATION**



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Application No:

NYM20/792/FL

R1 ROADS LEADING TO THE SITE

The Planning Authority considers that the roads leading to the site are by reason of their insufficient widths considered unsuitable for the traffic which would be likely to be generated by this proposal.

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:
To: [Planning](#)
Subject: Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe, Whitby, YO22 4UF
Date: 30 October 2020 19:10:58

Reference: NYM/2020/0792/FL
Proposal: Application for change of use from the siting of 66 tents to the siting of 66 tents/touring caravans/motorhomes (no net increase in number of pitches)
Address: Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe, Whitby, YO22 4UF

With reference to the above planning application, I confirm that we have no objections to the granting of planning consent.

However, should planning permission be granted the applicant should be aware of the need to update the site licence accordingly, and ensure that there are sufficient toilet and washing facilities provided on the site to satisfy the requirements of the site licence. An application form to vary the site licence can be obtained by contacting me.

Regards,

Stephanie Baines
Technical Officer (Residential Regulation Team)
Environmental Health
Scarborough Borough Council

Office: Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG

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