

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0208/FL**

Proposed Development: construction of 1 no. principal residence dwelling with associated access, car port/storage building, amenity space and landscaping works

Location: Land between Windyridge and Mount Pleasant, Egton

Applicant: The Mulgrave Estate

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

Area Ref: 4/32/160A

County Road No:

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

Date: 11 May 2021

FAO: Hilary Saunders **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:

The LHA have considered whether it is reasonable to recommend a condition to provide a footway in front of the application site for pedestrians to walk along the highway and whether to propose the extension of the 30 mph speed limit. It is the view of the LHA that it would be reasonable to recommend the footway across the front of the property from the proposed access to the western corner of the site as this will provide a facility for the residents and visitors of the proposed dwelling to walk into the village. The footway shall be constructed to the LHA specification and can be dedicated as publicly maintainable highway. It is not proposed to recommend a footway from the access to the eastern corner as the layout of the verge outside Mount Pleasant is not likely to allow the extension of the footway on this side of the road. It is noted that there is a missing link of footway outside Windy Ridge but there is verge width available here for a future footway provision. It is not recommended that this area is conditioned for this application as it is outside the applicants control.

**LOCAL HIGHWAY AUTHORITY
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Continuation sheet:

Application No:

NYM21/0208/FL

Whilst the extension of the 30mph limits would be desirable, it is not deemed to be a reasonable condition for only one dwelling.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

1. MHC-03 New and altered Private Access and footway between the proposed access and the Windy Ridge access

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the verge and the construction of the footway must be constructed in accordance with the approved details and Standard Detail number E50 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.
- That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- 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. 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 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 .

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Continuation sheet:

Application No:

NYM21/0208/FL

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: FW: FW: Response To Application Number NYM21/0208/FL at Land between Windyridge and Mount Pleasant, Egton
Date: 14 May 2021 15:07:20

Please upload – a public – consult responses

Thanks

Hilary

Hilary Saunders
Planning Team Leader (Development Management)
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
Tel: 01439 772700

www.northyorkmoors.org.uk

Following the Government's announcement of new national restrictions (4 January 2021) the office in Helmsley will remain closed however reception staff will be available to answer telephone calls remotely during normal office hours and will periodically visit the office to collect mail. We will continue to provide an effective planning service; however Officers will be unable to meet directly to offer advice, although site visits for applications and enforcement purposes will still be undertaken, with safeguards in place.

From: Gerard Lyth
Sent: 14 May 2021 11:18
To: Hilary Saunders
Subject: RE: FW: Response To Application Number NYM21/0208/FL at Land between Windyridge and Mount Pleasant, Egton

Hi,

Yes it sounds good but the proposed gate should be on the front of the property rather than the existing gate location so that the occupiers do not need to cross the neighbours land.

One more thing, the gate should be conditioned to not open outwards over the existing highway.

Ged

From:

Cc: [Planning](#)

Subject: NYM/2021/0208/FL Land between Windyridge and Mount Pleasant, Egton archaeology

Date: 28 April 2021 10:50:47

Hi Hilary,

The above application needs to consider the historic trod which runs along the southern boundary. 'Trods' are historic route ways, present in the landscape today as stone flags laid in single file. They usually date from between the medieval, when they were laid by monastic communities, and the 19thC when they were commonly used on pack horse routes.

Due to the ongoing Covid situation I have not been able to access physical records which would tell us the current condition of the trod in this location. As it is I just have a GIS icon illustrating the route of a trod running E-W along the northern side of the road at this location. Satellite imagery indicates it is still there and in reasonable condition (see Google Maps).

Work around the trod will not require archaeological watching briefs. However, some mitigation may be necessary. Firstly, it should be protected from vehicles accessing the site during works. This could be achieved by creating a low pressure access track with geotextile and aggregate etc, but it might be simpler to carefully lift the flags by hand, recording their location and orientation, and then relaying them in their original places when work is complete.

Secondly, the creation of the new driveway needs to take the trod into consideration. Removing the trod permanently is not an option considering its historic importance: however, there is a precedence for including it as part of the driveway as a 'feature', and integrating it into the concrete apron noted on the submitted plans. This should be a simple enough operation, with the trod retaining its presence in the local landscape and for those interested in walking their routes, while also being part of an operational access. This might need a custom condition so let me know if you want me to word it. Hope this all makes sense.

If the applicants, their agents or contractors, would like to discuss the issues raised here or the methodology for protecting and retaining the trod please do pass them on to me, I'm happy to discuss.

Best,

Nick Mason
Archaeology Officer

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
U.K.

From:
To:
Cc:
Subject: RE: NYM/2021/0208/FL - land between Windyridge and Mount Pleasant, Egton
Date: 20 April 2021 14:52:56

Thanks Elspeth.

I echo the concerns about light spill from extensive glazed facades and roof lights which is definitely the case with this application. Specification of external lighting is relatively easy to deal with (shielding, timers and sensors can control light) compared with light spill from glazing which is very difficult to control as I believe we can't specify internal lighting and curtains/blinds can always be left open. Some form of film which reduces light spill might be considered but I would prefer to see alternative design measures to reduce light spill. Again, I also agree that an external lighting condition should be included as I assume external lighting will also be proposed.

Many thanks
Mike

From: Elspeth Ingleby
Sent: 20 April 2021 10:57
To: Hilary Saunders
Cc: Mike Hawtin ; Planning
Holly Ramsden
Subject: NYM/2021/0208/FL - land between Windyridge and Mount Pleasant, Egton

Dear Hilary

Some small shrubs are likely to be removed in the course of this development, however I do note that a new hedge is to be installed to the rear of the property which will provide some form of compensation. The hedge should consist of native species appropriate to the area, planted at a density of 6 plants per metre to ensure a reasonably thick and dense structure is created to adequately compensate for the established plants likely to be lost, and should be secured by condition (either bespoke or part of a wider landscape condition).

I am concerned regarding the level of glazing proposed and the potential impacts on local dark sky qualities. Of particular concern is the excessive rooflights on the garden room and atrium ceiling glazing which will lead to light spill directly upwards into the sky when internal lighting is used (there appears to be some discrepancy between the roof plan and side views as to the extent and size of the glazing on the roof of the garden room). Of note also is the extensive full height windows to the north elevations of the proposed kitchen and garden room which will also lead to light spillage when the property is in use. I would welcome revisions to the proposals that would eliminate (or at a minimum greatly reduce) any upward light spill from the property and also minimise potential light spill from extensively glazed facades. Measures should ideally not be reliant on occupier behaviour to be effective. I have cc'd Mike in in case he has any additional comments or observations to make in this regard.

If approved, please can an external lighting condition also be applied.

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:

Cc:

Subject: NYM/2021/0208/FL - land between Windyridge and Mount Pleasant, Egton

Date: 20 April 2021 10:57:04

Dear Hilary

Some small shrubs are likely to be removed in the course of this development, however I do note that a new hedge is to be installed to the rear of the property which will provide some form of compensation. The hedge should consist of native species appropriate to the area, planted at a density of 6 plants per metre to ensure a reasonably thick and dense structure is created to adequately compensate for the established plants likely to be lost, and should be secured by condition (either bespoke or part of a wider landscape condition).

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If approved, please can an external lighting condition also be applied.

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:
To: [Planning](#)
Subject: Land between Windyridge and Mount Pleasant, Egton - Construction of 1 no. principal residence dwelling etc. NYM/2021/0208/FL
Date: 29 March 2021 12:16:31

FAO Mrs H Saunders

Land between Windyridge and Mount Pleasant, Egton - Construction of 1 no. principal residence dwelling etc. NYM/2021/0208/FL

I refer to your e-mail of the 29th March 2021 in respect of the above application. I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds
Residential Regulation Manager
Scarborough Borough Council

[Coronavirus: Stay at home, Save lives](#)



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From:
To: [Planning](#)
Subject: RE: NYM/2021/0208/FL
Date: 31 March 2021 13:12:28

Good afternoon

The next meeting is the 20 April so I can send comments on 21 April if that is ok.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
Sent: 29 March 2021 09:33
To:
Subject: NYM/2021/0208/FL
Importance: High

Reference: NYM/2021/0208/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
Helmsley, York YO62 5BP