

From:
To: [Planning](#)
Cc:
Subject: Fwd: NYM/2021/0472/FL
Date: 30 September 2021 16:05:26
Importance: High

Dear Chris

Thank you for your invitation.

This planning application was further discussed at our last Parish Council meeting on 28th September 2021. Our view in relation to the application has already been set out in writing and was aired at the planning meeting by myself on behalf of the Parish Council. Our view remains the same and as such we do not feel that we need to be present when the committee attend for this site visit. We have nothing further to add in person at the meeting on 14th October 2021.

Kind regards

Melanie Bailey

From:
To: [Planning](#)
Cc:
Subject: NYM/2021/0472/FL Request to attend the meeting on 2nd September
Date: 26 August 2021 10:03:59

Dear Hilary

In relation to the above planning application Cropton Parish Council originally submitted a no objection response.

This week members of the Parish Council visited the site and subsequently met as a Council to review our original response. We now feel that we have reasonable grounds to reverse that decision and submit a response of an objection.

Our objection is based on the following criteria:-

1. In our view the original application is misleading in that it suggests that the shepherd's huts would be placed behind the heavily dense wood on the east side of the field. This is not the case as they would be placed in front of those trees. Accordingly they will be very visible from Sutherland Road. The trees on the west side do not provide a sufficient screen to the proposed site.
2. Having walked the route from the applicant's address we are of the view that the site cannot be managed with the house being so far from the proposed site.

I have read the response from Highways but I am struggling to understand who would be creating the passing places on Sutherland Rd and whether this would be a condition to achieve before the huts were situated in the field.

The chair of the Parish Council Judy Smith and myself would like to attend the Planning Committee Meeting on 2nd September at 10am to raise our objection in person. I would like to represent our Parish Council to speak to the committee.

I look forward to hearing from you soon.

Kind regards

Melanie Bailey

From:
To:
Cc: [Planning](#);
Subject: NYM/2021/0472/FL - Land off Sutherland Road, Cropton
Date: 20 July 2021 16:34:31

Dear Hilary

Given the off grid nature of this development, I don't have significant concerns with it. I note thought that it is mentioned that waste from each hut will be collected and composted 'elsewhere on site'. Given the proximity of the land in question to field drains, Sunderland Beck and a grassland area of interest immediately east of the site, it would be helpful to get more clarity about where this will be located and how this processed. It would be useful for example to get a commitment that only biodegradable wash products will be provided/used to ensure lasting chemicals are not introduced to the composting system.

Best wishes

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

From:
To: [Planning](#)
Cc:
Subject: NYM/2021/0472/FL
Date: 09 July 2021 12:41:02

Dear Chris

Thank you for consulting Cropton Parish Council on planning application:- NYM/2021/0472/FL.

The Council have no objections to the planning application.

Kind regards

Melanie Bailey

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM/2021/0472/FL**

Proposed Development: Application for use of land for the siting of 3 no. shepherds huts for holiday letting

purposes and associated parking

Location: Land off Sutherland Road, Cropton

Applicant: STRIPLING SCOTT

CH Ref: **Case Officer:** Vikki Orange

Area Ref: 3/31/110 **Tel:**

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

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

Date: 15 July 2021

FAO: Mr M Hill

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:

In principle the Local Highway Authority does not offer any objections to the proposals as submitted to LPA to site 3no. Shepherds Huts at land off Sutherland Road. The carriageway in this locality is single car width and requires improvement by way of the installation of passing places to accommodate additional traffic movements generated by approved development and in terms of this application site improvement to the construction of the existing access is required.

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

Signed:

Vikki Orange

Issued by:

Kirby Misperton Highway Office
Beansheaf Industrial Park
Tofts Road
Kirby Misperton
YO17 6BG

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2021/0472/FL

For Corporate Director for Business and Environmental Services

MHC-03 New and altered Private Access or Verge Crossing at Land off Sutherland Road,
Cropton

The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E50 Rev A, access construction and standards Detail B2 Conservation kerbs (enclosed) and the following requirements.

- Any gates or barriers must be erected a minimum distance of 2 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- The final surfacing of any private access within 2 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- Measures to enable vehicles to enter and leave the site in a forward gear.

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.

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

Continued.....

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM/2021/0472/FL

MHC-07 Delivery of off-site highway Works

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- Installation of passing Place works at Sutherland road prior to the development being brought into use - locations to be agreed

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

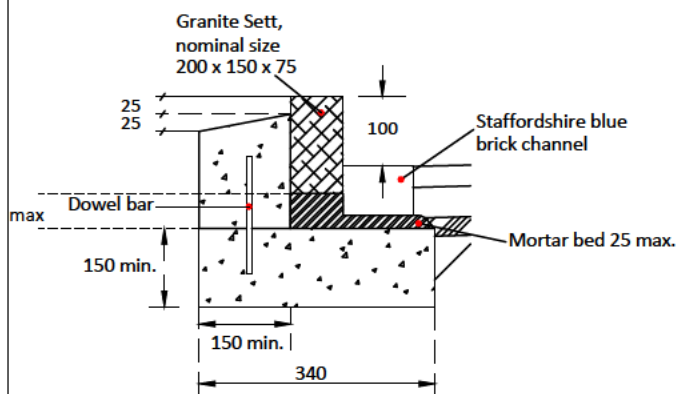
Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason for Condition

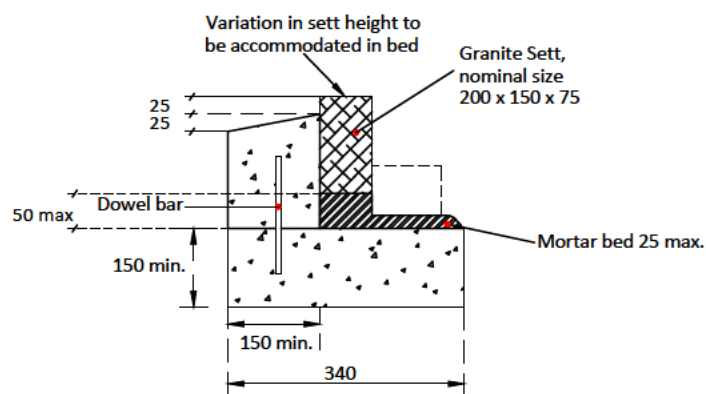
To ensure that the design is appropriate in the interests of the safety and convenience of highway users.

MHi-F Delivery of off-site highway works –(MHC07)

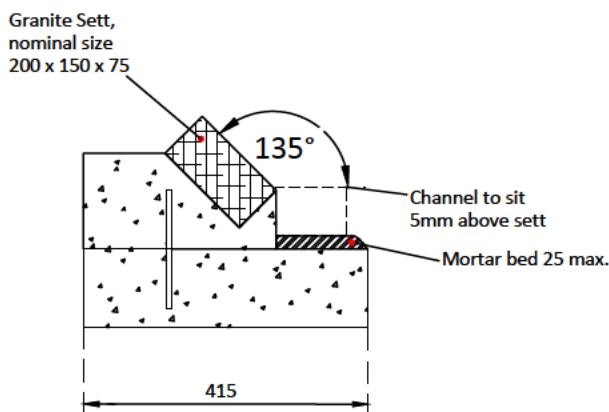
Notwithstanding any valid planning permission for works to amend the existing highway, there must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and North Yorkshire County Council as the Local Highway Authority. To carry out works within the highway without a formal Agreement in place is an offence.



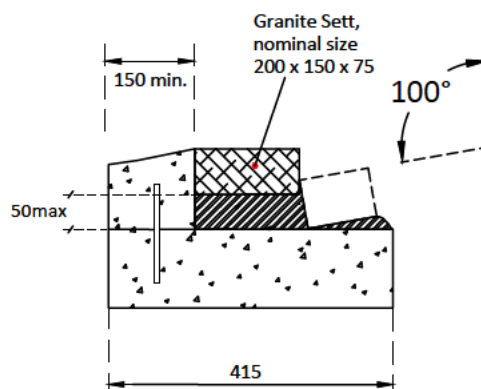
Typical Kerb Detail.



Typical Kerb Detail.



Kerb set at 135° to
carriageway



Alternative dropped kerb
detail with tilted channel

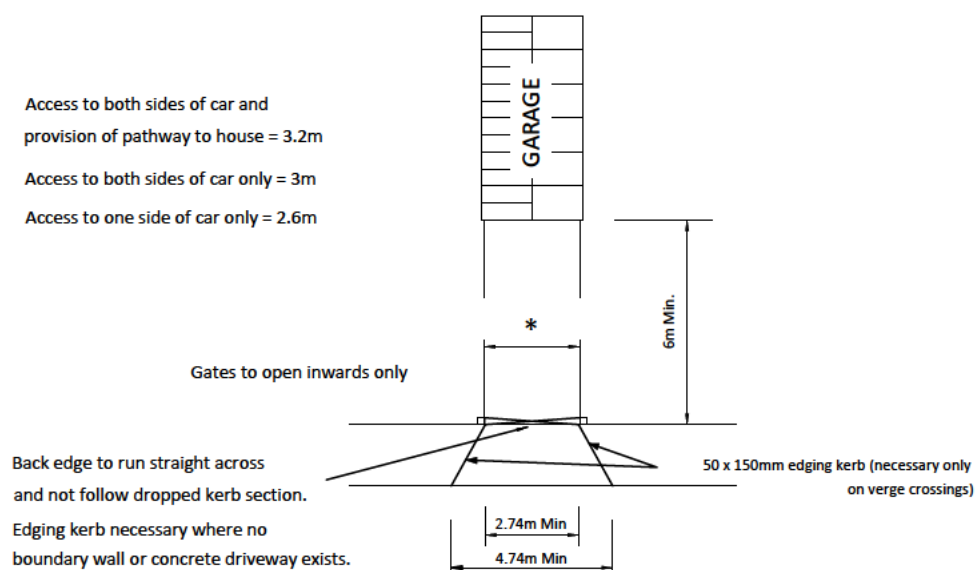
NOTES

1. The concrete foundation and backing to setts and blocks shall be Class ST2 concrete in accordance with Clause 5.08.
2. Mortar bedding and joints between setts and channels shall comply with Clause 9.04. It's colour shall be consistent throughout.
3. Dowel bars shall be of mild steel, 220mm x 10mm dia. and placed at 0.6m intervals.
4. The transition from full face to a dropped kerb crossing shall be carried out over a one metre length.
5. Where the carriageway longitudinal gradient is flatter than 1 in 150, the channel block shall be tilted at an angle of 10 degrees from the horizontal.
6. Kerbs shall be laid true to line and level in a flowing alignment and shall not be backed up until inspected and approved by the Engineer.
7. All dimensions in millimetres.

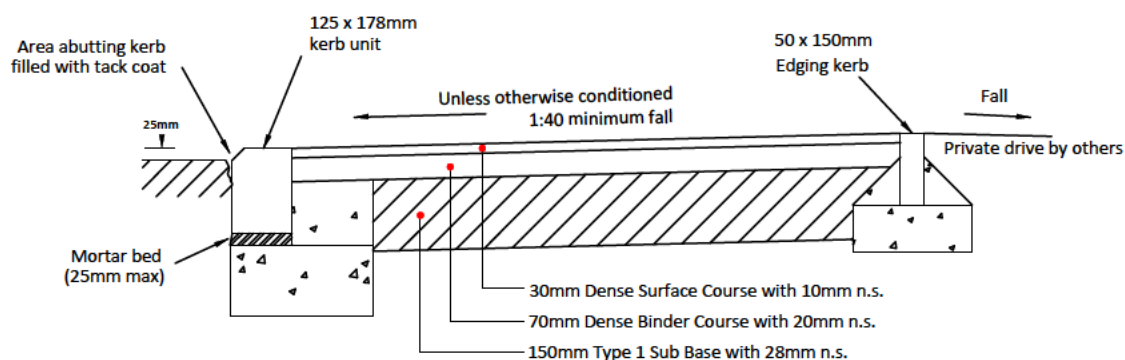
Do Not Scale

Plan View

- * Access to both sides of car and provision of pathway to house = 3.2m
- Access to both sides of car only = 3m
- Access to one side of car only = 2.6m



Section Through Macadam Crossing



Do Not Scale



North Yorkshire
County Council
Business & Environmental Services
Director: David Bowe

PROJECT:

STANDARD DETAILS

DRAWING TITLE:

E50 -FOOTWAY CROSSING
DETAIL

AREA: -

DATE: 28/08/18

SCALE: Not to Scale

Revision A