

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



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

Application No:	NYM21/0600/FL
Proposed Development:	Application for demolition of existing building and erection of 14 no. holiday lodges with associated internal access road, parking and landscaping works
Location:	Trig Point 49, 80 Staithes Lane, Staithes
Applicant:	Trig Point Properties Ltd

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/51/616C	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	29 November 2021
FAO:	Hilary Saunders	Copies to:	

Note to the Planning Officer:

The Local Highway Authority has received revised plans since the issue of the recommendations dated 8/9/21 and 30/9/21

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:

Previous applications for this site have confirmed that there is a right of access for the future users of the site.

The application form, section 9 states that there will be 14 parking spaces for the 14 lodges. Drawing nr 05 Rev B of job no 793 shows each lodge having 2 parking spaces. The two spaces for plot 7 appear to be providing one small space and one larger space. The LHA has no objections as there appears to be sufficient room for two spaces at 4.8 metres each.

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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0600/FL

MHC-09B Details of Turning and Parking at Trig Point 49

No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Trig Point 49 has been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the 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: _____



YorkshireWater

Chris France

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

**Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY**

12th November 2021

Your Ref: NYM/2021/0600/FL

Our Ref: X019987

Dear Sir/Madam,

Trig Point 49, 80 Staithes Lane, Staithes - Demolition of existing building and erection of 14 holiday lodges with associated internal access road, parking and landscaping works

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

(In the interest of satisfactory and sustainable drainage)



There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and

ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.

(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

Waste Water

1) The developer is proposing to discharge surface water to the public sewer network however, sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via watercourse is not reasonably practical before considering disposal to public sewer.

As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.

2) The submitted drainage drawing indicates a watercourse doesn't exist and there are 'none within the vicinity of the site' however, there is a land drain c. 25 metres to the south of the site. It would be very poor drainage practice to agree a surface water connection to the public combined sewer network with the close proximity of the watercourse. This option must be fully explored as a means of surface water disposal.



YorkshireWater

Notes For The Developer:

i) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Codes for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services



From:

To:

Subject: Comments on NYM/2021/0600/FL - Case Officer Mrs Hilary Saunders - Received from Hinderwell Parish Council at c/o 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX, Via Email

Date: 08 November 2021 10:58:27

HPC's original objections still stand

Comments made by Hinderwell Parish Council of c/o 5 High Street
Hinderwell
Saltburn
Cleveland
TS13 5JX

Preferred Method of Contact is: Email

Comment Type is Object with comments
Letter ID: 576298

From:
To:
Cc:
Subject: NYM/2021/0600/FL – Trig Point 49, 80 Staithes Lane, Staithes
Date: 26 October 2021 17:15:39

NYM/2021/0600/FL – Trig Point 49, 80 Staithes Lane, Staithes

No overriding concerns on site but we should be mindful of any impacts on the adjacent Section 3 Woodland to the East. This is within the conservation area boundary.

The units are very close to the edge of the site and we should ensure that trees and shrubs should have sufficient space to develop to maturity.

Also it may be worth considering if this woodland provides screening for the existing development from public rights of way to the east (including the Cleveland Way), and if this screening will work for the new developments - as they appear to be closer to the edge of the site. I haven't walked those paths for some years and so I can't comment specifically but this aspect should be checked if it hasn't already.

The planting in the landscape plan should complement the species found in the valley.

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

www.northyorkmoors.org.uk

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



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

Application No:	NYM21/0600/FL
Proposed Development:	Application for demolition of existing building and erection of 14 no. holiday lodges with associated internal access road, parking and landscaping works
Location:	Trig Point 49, 80 Staithes Lane, Staithes
Applicant:	Trig Point Properties Ltd

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/51/616C	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	30 September 2021
FAO:	Hilary Saunders	Copies to:	

This recommendation is in addition to the Local Highway Authority (LHA) recommendation dated 8/9/21

The recommendation dated 8/9/21 requests details for the two parking spaces per lodge to be submitted. It should be noted that the current proposed layout does not meet the requirement of two adequately sized parking spaces despite notes saying Each lodge to have 2 x parking spaces.

The LHA would object to the current layout as this is likely to result in the additional vehicles for the application site parking in the adjacent car park which is frequently full during summer periods and would have the knock-on effect of increasing the parking in the surrounding residential streets.

To be able to meet the provision of two adequate parking spaces per lodge the following changes will be required:

Plots 1, 2, 3, 4 and 11, the spaces perpendicular to the road should be an absolute minimum length of 9.6 metres by 2.4 metres wide although a length of 12 metres would make it easier for people to walk around the vehicles.

Plots 5, 6, 7 and 8, similarly the parallel spaces should have an absolute minimum area of 9.6 metres by 2.4 metres excluding the tapers for pulling in and driving out.

plots 9, 10, 12, 13 and 14 should be in places which still leaves sufficient turning area.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0600/FL

The details required to meet the recommended condition in the LHA response of 8/9/21 would be a dimensioned plan showing these minimum requirements.

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:

From:
Sent: 24 September 2021 16:35
To: Planning
Subject: Comments on NYM/2021/0600/FL - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email:

The site was previously an army barracks during the Great War and WW2. The bunks were used in the intervening years as holiday accommodation. It was known that one of the units stationed there were the Durham Light Infantry. The remaining buildings are in very good condition. The camp was served by a central spine road with a circular parking space at the end. There is evidence to suggest that there was a parade ground and vehicle hardstanding.

The proposal provides for demolition, landscaping and erecting of 14 new holiday lodges. The heritage statement that accompanies the application is very poor and does not appear to have consulted the HER with a minimum requirement of the NPPF (para 194). Which is perhaps why it claims that "Trig Point is of no important historical significance." Which as best is insensitive to the veterans who served there. The cultural heritage of the early part of the 20th Century and the impact of the two world wars on our communities, landscape and culture is not something that should be so easily dismissed. I am particularly surprised at this flippancy in Hinderwell Parish which is celebrating the centenary of the war memorial this year and takes such pride in this monument, like many other Parishes. It would be useful to better understand the site, its formation and historic layout prior to any approval, as that does not appear to be fully understood which makes assessing the impact challenging.

The principle of further units is acceptable in heritage terms but it would be desirable to take more inspiration from the site and its history than is currently proposed. I would suggest that the uniformity and rhythm of the existing site layout is respected and followed, rather than a typical holiday lodge / caravan site layout. The scale and massing of the units would also need to be comparable with the existing huts and ideally the form, however, a reinterpretation using different materials, provided they were not harmful in landscape terms would be acceptable.

It is a shame not to be able to repurpose the existing building and this would of course be our preference. However, if removal is consented I welcome the proposal to record the existing building prior to demolition. Please condition a scheme of historic building recording for a photographic survey (in line with all relevant ClfA, Historic England and ADS guidance) to be attached to any approval.

Comments made by Building Conservation of The Old Vicarage Bondgate Helmsley York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 572949

From: Elspeth Ingleby
Sent: 20 September 2021 16:27
To: Hilary Saunders
Cc: Planning
Subject: NYM/2021/0600/FL - Trig Point 49, Staithes

Dear Hilary

Whilst the proposal to include local species native hedging, tree planting and wild flower areas within landscaping is welcome, there are a number of areas where detail is lacking, or deleterious ecological aspects cannot be ruled out and therefore I have some concerns.

- The development is to use a new package treatment plant to dispose of waste, but it is not clear where this is to be sited or where discharge to.
- Surface water is to be dealt with by soakaway. The site apparently has clay soils (as stated in the preferred seed mix for the site) which are not always suitable for soakaway. In addition the proposals will include hard surfacing of at least 20% of the site area (solely considering the footprint of the lodges at approx. 1148m² of a 0.71ha site, and not any associated hardstanding) which will greatly reduce the area of ground available to be used for soakaway. The capacity of the land to adequately discharge of surface water via soakaway will need to be demonstrated to show that surface water flooding will not be exacerbated elsewhere.
- Wood burners are included in each of the lodge designs, but no flues are shown on external elevations. In addition the inclusion of so many wood burning stoves within a small area on the edge of a village could well lead to seasonal local impacts on air quality, and would therefore prefer that these are not included as standard in all lodges. If retained, an assessment will need to be made of the likely level of use, the emissions that would be reasonably be expected from this use, and the impact that this would have both on local human receptors and nearby designated sites.
- The proposals include some outline designs for external lighting bollards, but no details on other external lighting. If approved any external lighting would need to be reserved by condition and we would expect a minimal and well shielded lighting scheme to ensure the proposals are compliant with our dark skies qualities. Furthermore, I am concerned regarding the impact of light spill from the lodges towards the coast, with more extensive glazing proposed on northern elevations (or eastern in the case of lodge 13) which given the elevated location of the site means that internal lighting is likely to be highly visible from the sea itself as well as surrounding elevated viewpoints. Local wildlife is likely to use the adjacent woodland of Gun Gutter to navigate to and from the coastal strip and therefore light spillage into this area should also be avoided.
- If approved, a landscaping condition will be required to get more detail on planting and landscaping, and bird and swift informatives should be included with the decision notice.

Many thanks

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM
Ecologist
North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM21/0600/FL
Proposed Development:	Application for demolition of existing building and erection of 14 no. holiday lodges with associated internal access road, parking and landscaping works
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Applicant:	Trig Point Properties Ltd

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/51/616C	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	8 September 2021
FAO:	Hilary Saunders	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:

Previous applications for this site have confirmed that there is a right of access for the future users of the site.

The application form, section 9 states that there will be 14 parking spaces for the 14 lodges. Drawing nr 2021177/AS101 Rev C states each lodge is to have 2 parking spaces as shown but only 9 different locations are shown on this plan. The LHA are concerned that the remaining parking areas are expected to use the turning areas.

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

MHC-09 Details of Turning and Parking at Trig Point 49

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0600/FL

There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) at Trig Point 49 until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- vehicular parking;
- vehicular turning arrangements

No part of the development must be brought into use until the vehicle parking, manoeuvring and turning areas have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the 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: _____

From:

To:

Subject: Comments on NYM/2021/0600/FL - Case Officer Mrs Hilary Saunders - Received from Hinderwell Parish Council at c/o 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX, Via Email

Date: 06 September 2021 11:06:11

HPC strongly object on grounds of:

A - Overdevelopment on unstable land, where landslips have already occurred and been repaired by NYMNPA.

B- The development is visually unattractive and the built skyline would be significantly elevated and visible from the public footpaths: Cleveland Way, Rolling Cross, Lining Garth and the Old Stubble.

C-The location is easily visible from Port Mulgrave, Ellerby, Borrowby, and Boulby.

D -The lodges are of a significant size and some are two story with a height to the ridge of 5.8m . No amount of screening by trees and shrubs would hide these from view and no trees or shrubs will grown to this height on a north eastern cliff top.

E -There are only 14 car parking spaces planned when there is accommodation for up to 100 persons.

F - Staithes is becoming increasingly popular as a party destination and disturbance from late night revellers is increasing tiresome, especially from elevated cottages. The proposed development looks perfect for parties and the elevated position looks perfect for spreading noise widely across the village.

G- The impact on local drainage and surface water would be detrimental. When there is heavy rainfall Gun Gutter is prone to heavy flooding and this development would only serve to increase the flooding potential for both Gun Gutter and Church Street

Comments made by Hinderwell Parish Council of c/o 5 High Street
Hinderwell
Saltburn
Cleveland
TS13 5JX

Preferred Method of Contact is: Email

Comment Type is Strongly Object

Letter ID: 572948



Historic England

Mrs Hilary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate, Helmsley
York
North Yorkshire
YO62 5BP

Our ref: **W:** P01437262

27 August 2021

Dear Mrs Saunders

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**TRIG POINT 49, 80 STAITHES LANE, STAITHES
Application No. NYM/2021/0600/FL**

Thank you for your letter of 18 August 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Kerry Babington
Inspector of Historic Buildings and Areas



37 TANNER ROW YORK YO1 6WP

Telephone 01904 601948
HistoricEngland.org.uk



From:
To:
Subject: NYM/2021/0600/FL FAO Hilary Saunders
Date: 23 August 2021 12:35:33

Dear Hilary,

Proposal **Application for demolition of existing building and erection of 14 no. holiday lodges with associated internal access road, parking and landscaping works**

Location **Trig Point 49, 80 Staithes Lane, Staithes**

Thank you for giving North Yorkshire Police the opportunity to comment on this planning application. A crime analysis does not reveal any issues in the area that could have an impact upon this proposal. Having reviewed the documents submitted, I have no designing out crime comments to make.

If I can be of further assistance, do not hesitate to contact me.

Kind regards

Richard

Mr Richard Ball, MPlan
Designing out Crime Officer
Police Station, Fulford Road, York, North Yorkshire, YO10 4BY

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