

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



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

Application No:	NYM21/1005/FL
Proposed Development:	construction of 1 no. principal residence dwelling and garage/cart shed with associated amenity space, parking and access
Location:	land rear of Cross Farm Buildings, High Street, Egton
Applicant:	The Mulgrave Estate

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/32/260A	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	4 February 2022
FAO:	Hilary Saunders	Copies to:	

Note to the Planning Officer:

The Local Highway Authority (LHA) has received further information since the issue of the recommendation dated 7/1/22

The earlier recommendation was done on the assumption that the access was already in use and was not expected to be any significant increase from the current use. A 1980 application was conditioned that this should be an emergency access and gated access only?

The visibility at this access has been assessed at 2m by 16 metres and a typical speed for vehicles approaching from the Grosmont direction has been estimated by the LHA at 15mph. The required vision splay for this speed is 2 metres by 17 metres. This vision splay cannot be easily improved because of the existing building but an approach speed of 14mph would meet the criteria.

It is thus recommended that a speed survey is carried out to assess the actual approaching speed of vehicles from the Grosmont direction and if the 85th percentile speed does not meet the Manual for Street criteria of 14mph, the LHA recommendation is that the development should be denied.

Signed:

Ged Lyth

Issued by:

Whitby Highways Office
Discovery Way

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/1005/FL

Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail: _____

From:
To:
Cc: [Planning](#)
Subject: NYM/2021/1005/FL - land rear of Cross Farm Buildings, High Street, Egton
Date: 27 January 2022 15:33:03

Dear Hilary

The proposed application will convert a small area of agricultural land for use as a domestic dwelling and garden. Whilst the habitats to be lost to the proposal are not considered highly species rich, there will nevertheless be some loss inherent in the proposals of land that could otherwise be used by a range of natural flora and fauna. National legislation has now been passed regarding Biodiversity Net Gain to ensure that there is a 10% increase in the value of habitats as a result of development. However, within the National Park, we already have policies to require that development does not cause a detrimental impact on our habitats and wildlife, in effect requiring 'no biodiversity net loss'. These policies include;

- Strategic Policy A - Sustainable development means development which *"maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species"*;
- Strategic Policy E - *"The quality and diversity of the natural environment will be conserved and enhanced"* and;
- Strategic Policy H - All development will be expected to; *"Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity"*

It is likely in this case that by providing a certain amount of habitat enhancement or creation, the biodiversity loss inherent in the proposals can be appropriately mitigated. The applicant should demonstrate how they can provide an adequate degree of mitigation by utilising the Small Sites Metric produced by DEFRA for enabling assessment of Biodiversity Net Gain. This is available here; [The Small Sites Metric - JP040 \(naturalengland.org.uk\)](https://naturalengland.org.uk) It should be noted that it is not essential that the metric is completed by a suitably qualified ecologist, although this can be helpful. The base requirement for this metric is that it must be completed by a 'competent person'. This is defined as someone who; *"is confident in identifying habitats present on the site before the development AND identifying the management requirements for habitats which will be created or enhanced within the landscape design."*

A completed copy of the small sites metric (in spreadsheet form including all tabs) should be provided, along with appropriate plans of the proposed mitigation actions.

An external lighting condition will also be required if approved.

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

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

From: [C A Harrison](#)
To: [Planning](#)
Subject: RE: NYM/2021/1005/FL
Date: 19 January 2022 10:55:05

Good morning

The council had no objections to the house build itself in principal, although this would be in excess of the requirement and exceeds needs under the local plan. The local plan covers 19 years from 2016 – 2035. Over that period the objective is for the development of 551 dwellings across the whole of the National Park Looking at the population of Egton compared to the National Park as a whole it indicates that Egtons contribution over the 19 year period would be the development of 10 dwellings. Planning has recently been approved for 12 dwellings in Egton, this therefore exceeds Egtons contribution for the whole 19 year period.

They also had concerns about the safety of the access. They highlighted that the access is on a tight blind bend and would be dangerous for cars, cyclists, horses and pedestrians. They also thought it would be dangerous if a car was to reverse out of the access.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/1005/FL**

Proposed Development: construction of 1 no. principal residence dwelling and garage/cart shed with associated amenity space, parking and access

Location: land rear of Cross Farm Buildings, High Street, Egton

Applicant: The Mulgrave Estate

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

Area Ref: 4/32/260A **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 7 January 2022

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:

The access to the site from the highway is via an existing dropped kerb.

Consequently there are no local highway objections.

Signed:

Ged Lyth

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/1005/FL

For Corporate Director for Business and Environmental Services

e-mail: _____

From:
To:
Subject: RE: NYM/2021/1005/FL
Date: 22 December 2021 15:40:47

God afternoon

The next meeting is 18 January, a response will be sent 19 January if that is ok.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

From:
To:
Subject: Comments on NYM/2021/1005/FL - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 21 December 2021 19:06:11

No objection to the principle but would ask that the porch be omitted. Porches of this nature are not traditional features and where present, are a later intrusion. The relocation of the dining room door would allow for a small internal lobby if so desired which would provide the same function. Alternately I would have no objection to a small light weight canopy (please see design guide).

Please apply the following conditions to secure the use of appropriate materials in keeping with the conservation area.

The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority

No work shall commence on the installation or removal of any doors/ windows in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors/ windows and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of no less than 1:5, the longitudinal and cross sectional detailing including means of opening. All doors/windows shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

All pipework/cabling and other services related to the internal accommodation is to be located internally unless agreed in writing with the Local Planning Authority

Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.

All rainwater goods shall be black or in colour to be agreed in writing by the Local Planning Authority and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing

No work shall commence to paint the external joinery in the development hereby approved until a scheme for the painting of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

MATS06

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

Comment Type is Comment
Letter ID: 580737

From:
To:
Subject: Cross Farm Buildings, High Street, Egton - construction of 1 no. principal residence dwelling and garage etc.
NYM/2021/1005/FL
Date: 21 December 2021 12:10:54

FAO Mrs Hilary Saunders

Cross Farm Buildings, High Street, Egton - construction of 1 no. principal residence dwelling and garage etc. NYM/2021/1005/FL

I refer to your e-mail of the 21st December 2021 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

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

uk

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