

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



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

Application No: **NYM22/0128**
Proposed Development: change of use of outbuilding to holiday letting accommodation
Location: Underhill Cottage, Blue Bank, Sleights
Applicant: Mr Andrew Hodgson

CH Ref: **Case Officer:** Ged Lyth
Area Ref: 4/34/5190 **Tel:**
County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 25 April 2022
FAO: Kelsey Blain **Copies to:**

This recommendation supersedes the Local Highway Authority recommendation dated

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 7/4/22

It is thus recommended that the visibility splays of the access road with the main highway should be kept clear and this is the responsibility of a third party.

The applicant has stated that the access to the highway is not under their control but on the clear understanding that the residents of the proposed holiday accommodation will have a right of access along this route, there are no highway 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**



Continuation sheet:

Application No:

NYM22/0128

From: Elspeth Ingleby
Sent: 22 April 2022 10:06
To: Kelsey Blain
Cc: Zara Hanshaw
Subject: RE: NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights

Thanks Kelsey, that should be fine and withdraw my objection.

Thanks

Elspeth

From: Kelsey Blain
Sent: 20 April 2022 14:14
To: Elspeth Ingleby
Cc: Zara Hanshaw
Subject: RE: NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights

Hi Elspeth

Sorry the applicant has also confirmed that the septic tank drains into a drainage field.

Thanks

Kelsey

From: Kelsey Blain
Sent: 20 April 2022 08:54
To: Elspeth Ingleby
Cc: Zara Hanshaw <
Subject: RE: NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights

Hi Elspeth

The applicant has confirmed that the proposal will be connected to the existing septic tank which has a capacity of 1000 gallons and that the tank is regularly cleaned and

emptied by Owen Environmental Services.

Would this overcome your concerns?

Thanks

Kelsey

From: Elspeth Ingleby

Sent: 08 April 2022 15:58

To: Kelsey Blain

Cc: Planning

Zara Hanshaw

Subject: NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights

Dear Kelsey

The application form for this proposal states that the unit will be connected to an existing cess pool, but the non-mains drainage form states an existing septic tank. Can we please seek clarity on what unit is to be used. We will also need a confirmation from the applicant that the existing unit (of either type) is of sufficient capacity to cope with the increased loading, and also, if a septic tank, whether it drains to a drainage field, soakaway or watercourse.

Many thanks

Elspeth

Elspeth Ingleby ACIEEM

Senior 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: **NYM22/0128**
Proposed Development: change of use of outbuilding to holiday letting accommodation
Location: Underhill Cottage, Blue Bank, Sleights
Applicant: Mr Andrew Hodgson

CH Ref: **Case Officer:** Ged Lyth
Area Ref: 4/34/5190 **Tel:** 01609 780 780
County Road No: **E-mail:** Area3.Whitby@northyorks.gov.uk

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 21 March 2022
FAO: Kelsey Blain **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 design standard for the site is the Design Manual for Roads and Bridges and the required visibility splay is 2.4 metres by 120 metres. The available visibility has the potential to be restricted by the hedges over hanging the highway verges. There is a sign downhill approximately 40 metres away but is positioned so that vehicles can be viewed under the bottom of it. The required visibility splays correspond to the wire safety restraints on either side of the access.

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

MHC-05 Visibility Splays at the A169 access

There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 120 metres measured along both channel lines of the major road from a point measured 2.4 metres metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0128

metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition
In the interests of highway safety

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: Area3.Whitby@northyorks.gov.uk

From:
To:
Subject: Re: NYM/2022/0128
Date: 06 April 2022 11:55:21

Dear Team

Please be advised that at Monday night's meeting of Eskdaleside cum Ugglebarnby Parish Council it RESOLVED No Objections to this application

Regards

Victoria

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA

On Wed, 9 Mar 2022 at 12:20, <planning@northyorkmoors.org.uk> wrote:

Reference: NYM/2022/0128.

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
Tel: 01439 772700

From:

Subject: NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights
Date: 08 April 2022 15:58:06

Dear Kelsey

The application form for this proposal states that the unit will be connected to an existing cess pool, but the non-mains drainage form states an existing septic tank. Can we please seek clarity on what unit is to be used. We will also need a confirmation from the applicant that the existing unit (of either type) is of sufficient capacity to cope with the increased loading, and also, if a septic tank, whether it drains to a drainage field, soakaway or watercourse.

Many thanks

Elsbeth

Elsbeth Ingleby ACIEEM

Senior Ecologist

North York Moors National Park Authority

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

From:

Subject: Planning 05/03 to 13/03

Date: 05 April 2022 11:14:07

Hello,

If the following are approved please can a bat informative be included

NYM/2022/0189 - Broadmeadows, Hutton Village Road, Guisborough

NYM/2022/0191 - Mill Farm (Low Mills), Daleside Road, Farndale West

NYM/2022/0181 - 4 The Green, Ugthorpe

NYM/2022/0136 - Village Hall, Pickering Road, Thornton le Dale

NYM/2022/0190 - Coach House, 6 Pease Court, Guisborough

NYM/2022/0177 - Coach House, 6 Pease Court, Guisborough

NYM/2022/0178 - South View, Mill Lane, Church Houses, Kirkbymoorside

NYM/2022/0174 - 10 Aunums Close, Thornton le Dale

NYM/2022/0173 - Greenacres, Raw Pasture Bank, Robin Hoods Bay

NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights

NYM/2022/0123 - 20 Cliff Road, Staithes

NYM/2022/0172 - Lunshaw House Farm, Boltby

NYM/2022/0139 - Chapel House, Cold Kirby

NYM/2022/0051 - Leath House, Westerdale

If the following are approved please can a bird informative be included

NYM/2022/0191 - Mill Farm (Low Mills), Daleside Road, Farndale West

NYM/2022/0136 - Village Hall, Pickering Road, Thornton le Dale

NYM/2022/0190 - Coach House, 6 Pease Court, Guisborough

NYM/2022/0177 - Coach House, 6 Pease Court, Guisborough

NYM/2022/0178 - South View, Mill Lane, Church Houses, Kirkbymoorside

NYM/2022/0173 - Greenacres, Raw Pasture Bank, Robin Hoods Bay

NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights

NYM/2022/0123 - 20 Cliff Road, Staithes

NYM/2022/0172 - Lunshaw House Farm, Boltby

NYM/2022/0139 - Chapel House, Cold Kirby

NYM/2022/0051 - Leath House, Westerdale

If the following are approved please can a swift informative be included

NYM/2022/0191 - Mill Farm (Low Mills), Daleside Road, Farndale West

NYM/2022/0136 - Village Hall, Pickering Road, Thornton le Dale

NYM/2022/0190 - Coach House, 6 Pease Court, Guisborough

NYM/2022/0177 - Coach House, 6 Pease Court, Guisborough

NYM/2022/0178 - South View, Mill Lane, Church Houses, Kirkbymoorside

NYM/2022/0173 - Greenacres, Raw Pasture Bank, Robin Hoods Bay

NYM/2022/0128 - Underhill Cottage, Blue Bank, Sleights

NYM/2022/0123 - 20 Cliff Road, Staithes

NYM/2022/0172 - Lunshaw House Farm, Boltby

NYM/2022/0139 - Chapel House, Cold Kirby

NYM/2022/0051 - Leath House, Westerdale

Thank you,

Ellie

Date: 28 March 2022
Our ref: 386386
Your ref: NYM/2022/0128



BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Dear Sir/Madam,

Planning consultation: Application for change of use of outbuilding to holiday letting accommodation
Location: Underhill Cottage, Blue Bank, Sleights

Thank you for your consultation on the above dated 09 March 2022 which was received by Natural England on 09 March 2022

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

European sites

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning

authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Luke Turnbull
Consultations Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 174 and 175). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

[here](#).

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

Natural England's [Biodiversity Metric 3.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.0](#) and is designed for use where certain criteria are met. It is available as a beta test version.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.0](#) and is available as a beta test version.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

From:
To: [Planning](#)
Subject: Underhill Cottage, Blue Bank, Sleights - Application for change of use of outbuilding to holiday letting accommodation NYM/2022/0128
Date: 09 March 2022 12:37:24

FAO Miss Kelsey Blain

Underhill Cottage, Blue Bank, Sleights - Application for change of use of outbuilding to holiday letting accommodation NYM/2022/0128

I refer to your e-mail of the 9th March 2022 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

From:
To: [Planning](#)
Subject: Re: NYM/2022/0128
Date: 17 March 2022 10:10:29

Dear Team

Can we ask for extension to respond as our next meeting is on the 4 April.

Regards

Victoria Pitts
Parish Clerk
