

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM22/0217**

**Proposed Development:** construction of two semi-detached bungalows

**Location:** Beech Hill, 3 Main Road, Aislaby.

**Applicant:** Mr P Collinson

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

**Area Ref:** 4/36/15M **Tel:**

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

**To:** North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 10 May 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:

On the clear understanding that this application will be conditioned to remain ancillary to the main residence and that these two dwellings are replacing the approval for those granted permission in NYM2008/524 the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-03 New and altered Private Access or Verge Crossing

The development must not be brought into use until the following requirements are provided:

- Measures to enable vehicles to enter and leave the site onto the public Highway, Main Road, Aislaby in a forward gear.

All works must accord with the approved details.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM22/0217**

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.

**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:**

**Cc:** [Planning](#)

**Subject:** NYM/2022/0217 Beech Hill, 3 Main Road, Aislaby

**Date:** 06 May 2022 15:04:04

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Good afternoon Hilary,

The documents submitted with this application identify that the holiday lets will be serviced by a septic tank, but does not detail if this is an existing unit, or a new one. We recommend that confirmation is received from the applicant whether the tank will drain to a drainage field, soakaway or watercourse. and, if it is an existing unit, that it is of sufficient capacity to cope with the increased loading. Legislation changed in 2020 meaning septic tanks are no longer permitted to discharge directly into a field drain or watercourse, and therefore details of the proposed drainage are required.

If you are minded to approve this application, an external lighting condition should also be included to preserve local dark night sky qualities.

Best wishes,

**Zara Hanshaw**

**Assistant Ecologist**

(she/her)

North York Moors National Park Authority

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

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0217 - Case Officer Mrs Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 05 May 2022 15:54:08

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Please see email sent to case officer.

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: 587906

Beech Hill, 3 Main Road, Aislaby

NYM/2022/0217

Construction of two semi-detached holiday lets

#### Consultee response

Reviewing this application and the proposed development, I have no comments to make regarding any impact on the Conservation Area, the site is in the rear garden of the main dwelling and not visible from the public realm, and as such, would not have a detrimental effect on the character of the area. In addition, the scale of the development is appropriate for the location, clearly subservient to the main dwelling.

In terms of design, I ask that the applicant alters the fenestration and door openings in a way that each unit is identical. For example, the windows are located and sized identically, omit the double-glazed screen door and locate the main entrance in the same position.

Should this application be approved, the following conditions will need to be applied:

- No work shall commence on the construction of the roof of the development hereby permitted until a sample of the Cambrian Slate is provided for the Local Planning Authority to approve. The roof slate used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
- No work shall commence on the excavation works for the development hereby permitted until a one-meter square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.
- No work shall commence on the installation of any new windows (including glazing) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross-sectional detailing including means of opening. The window frames shall be installed 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.
- The external face of the frame to all new windows shall be set in a reveal of a minimum of 75mm from the front face of the adjacent walling 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 of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. All doors 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.
- No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

**From:**  
**To:** [Planning](#)  
**Subject:** Beech Hill, 3 Main Road, Aislaby - Application for construction of two semi-detached bungalows  
NYM/2022/0217  
**Date:** 05 May 2022 13:11:18

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FAO Mrs Hilary Saunders

**Beech Hill, 3 Main Road, Aislaby - Application for construction of two semi-detached bungalows NYM/2022/0217**

I refer to your e-mail of the 5th May 2022 in respect of amendments to 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:** Beech Hill, 3 Main Road, Aislaby - Application for construction of two semi-detached bungalows  
NYM/2022/0217  
**Date:** 20 April 2022 14:00:22

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FAO Mrs Hilary Saunders

**Beech Hill, 3 Main Road, Aislaby - Application for construction of two semi-detached bungalows NYM/2022/0217**

I refer to your e-mail of the 20<sup>th</sup> April 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