

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0303  
**Date:** 22 May 2022 18:29:44

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**NYM/2022/0303 Use of land as glamping site consisting of 4 bell tents and a 20 pitch camp site at The Hulley's, Newlands Road, Cloughton.**

The above application has been considered by Cloughton Parish Council. While Council supports the principle of the proposal it has strong concerns in respect of highways access/visibility.

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J Marley (Mrs) CiLCA  
Clerk to Cloughton Parish Council  
Annan,  
41 Scalby Road,  
Burniston,  
Scarborough

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**From:** Kay Aitchison  
**Sent:** 26 May 2022 15:51  
**To:** James Ulliott ; Andrew Muir  
**Subject:** NYM/2022/0303 RE: Lane end the hulleys.

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Good afternoon James

No problem, good to meet you. This is a summary of our discussion to try to resolve the lack of visibility, following your cutting back of vegetation within the verge. The visibility in both directions is much improved, however more of the self seed large vegetation still needs to be removed before the actual available visibility can be determined.

As we are currently within the bird nesting season I suggest that this should be done after September. Once this has vegetation removal has been done we can then determine whether an alternative access may be necessary.

Kind regards

*Kay Aitchison*

Project Engineer

Area 3 Whitby  
Whitby Highways Depot  
Discovery Way  
Whitby  
YO22 4PZ

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** NYM22/0303

**Proposed Development:** Application for use of land as glamping site consisting of four belle tents and 20 pitch camp site

**Location:** Hulleys Farm, 1 Newlands Road, Cloughton

**Applicant:** Mr James Ulliott

**CH Ref:** **Case Officer:** Kay Aitchison

**Area Ref:** 4/24/203 **Tel:**

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

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

**Date:** 11 May 2022

**FAO:** Mr A Muir **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 application is for a change of use from a grazing paddock to a camping and glamping site within the farm site known as The Hulleys, which gains access to to highway via Newlands Road in Cloughton. The access onto the highway is narrow although passing places have been create. The design standard for the site is DMRB and the required visibility splay is **160 metres by 2.4 metres**. The available visibility looking north is 133 metres and looking towards the south is 65 metres by 2.4 metres. The applicant states that the site is used to host a festival and no traffic issues have been raised or reported. The festival is an organised event with an approved traffic management plan, marshals and signing to mitigate the increase in vehicles and the lack of visibility. A camping and glamping site would not have the same measures in place and would intensify the current use of the access without improvements to the available visibility, increasing the risk to all highway users.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

**R3 VISIBILITY AT EXISTING ACCESS**

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of **160 metres by 2.4 metres** cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

**NYM22/0303**

Application No:

**Signed:**

***Kay Aitchison***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**From:**  
**To:** [Planning](#)  
**Subject:** The Hulleys, Newlands Lane, Cloughton, Scarborough  
**Date:** 20 April 2022 15:35:15

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Your ref: NYM/2022/0303  
Proposal: Application for use of land as glamping site consisting of four bell tents and 20 pitch camp site  
Address: Hulleys Farm, 1 Newlands Road, Cloughton, Scarborough

With reference to the above planning application, I confirm that we have no objections in principle to the granting of planning consent.

However, the applicant should be aware of the need to obtain a camping licence for the site, an application form can be obtained by contacting me.

Regards,

*Stephanie Baines* ACIEH  
Technical Officer (Residential Regulation Team)  
Environmental Health  
Scarborough Borough Council

w: [www.scarborough.gov.uk](http://www.scarborough.gov.uk)

