

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



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

Application No: **NYM22/0349**

Proposed Development: Application for construction of one principal residence dwelling with associated driveway, parking, amenity space and landscaping works

Location: land adjacent 1 Anglers Quarters, Glaisdale

Applicant: Andrew and Karen Ramsey & Van Meerbeeck

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

Area Ref: 4/40/450A **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 6 June 2022

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 17/5/22. A slightly revised recommendation is shown below.

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:

Anglers Quarters is a privately maintained road serving approximately 9 dwellings. The proposal is for a 3 bedroomed dwelling with 6 suitable car parking spaces, surpassing the usual expected demand of 2. Therefore, the Local Highway Authority would not anticipate any issues with parked vehicles obstructing the surrounding roads.

Vehicular access to the site can be gained by two possible routes. From the North West, from the High Street, the highway is steep, has signs saying unsuitable for long vehicles and gradually gets narrower towards the entrance to Anglers Quarters. Alternatively, from the east, from Arncliffe Terrace, again the road is signed "unsuitable for long vehicles, is narrow, has bends with limited forward visibility before reaching a length before the access is steep narrow and twisty. The agent has pointed out that there is a section that can be used as a passing place but there are still lengths where it is difficult to see oncoming traffic and to allow two way traffic.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0349

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

R1 ROADS LEADING TO THE SITE

The Planning Authority considers that the roads leading to the site are by reason of a combination of their poor alignments / insufficient widths and unsuitable gradients are considered unsuitable for the increase in traffic which would be likely to be generated by this proposal.

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:

Subject: Planning Application responses

Date: 20 May 2022 16:14:24

Please note the following responses from Glaisdale Parish Council, to applications listed below :

NYM/2022/0309 - Application for use of land for siting of one shepherd hut for holiday letting purposes with associated access path and parking at Laneside, Glaisdale

- **No Objections raised.**

NYM/2022/0349 - Application for construction of one principal residence dwelling with associated driveway, parking, amenity space and landscaping works at land adjacent to 1 Anglers Quarters, Glaisdale.

- Members were not impressed with this proposal, believing that the property is too large for its location and sits too high in relation to the neighbouring properties along Anglers Quarters, furthermore the style of the property is not in keeping with surrounding properties and access from the highway is not suitable at this point on a sharp bend on a steep incline.

Members agree that permission should be refused unless significant changes in style, prominence and location are made.

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From:

Cc: [Planning](#)

Subject: NYM/2022/0349 land adjacent 1 Anglers Quarters, Glaisdale

Date: 27 May 2022 10:08:21

Good morning Hilary,

I have reviewed the plans submitted with this application. An external lighting condition should be included as a condition of any consent. I would also recommend, in line with para 174d of the NPPF 2021, and the Environment Act 2021 that the development secures net gain for biodiversity. Given the scope of this development we recommend that this includes the installation of bat boxes and swift boxes within the new dwelling. A Biodiversity Enhancement condition could be included with any consent.

Best wishes,

Zara Hanshaw ACIEEM

Assistant Ecologist

[\(she/her\)](#)

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

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**LOCAL HIGHWAY AUTHORITY
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Application No: **NYM22/0349**

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driveway, parking, amenity space and landscaping works

Location: land adjacent 1 Anglers

Quarters, Glaisdale

Applicant: Andrew and Karen Ramsey & Van Meerbeeck

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

Area Ref: 4/40/450A **Tel:**

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

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

Date: 17 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:

Anglers Quarters is a privately maintained road serving approximately 9 dwellings. The proposal is for a 3 bedroomed dwelling with 6 suitable car parking spaces, surpassing the usual expected demand of 2. Therefore, the Local Highway Authority would not anticipate any issues with parked vehicles obstructing the surrounding roads.

Vehicular access to the site is can be gained by two possible routes. From the North West, from the High Street, the highway is steep, has signs saying unsuitable for long vehicles and gradually gets narrower towards the entrance to Anglers Quarters. Alternatively, from the east, from Arncliffe Terrace, again the road is signed "unsuitable for long vehicles, is narrow, has bends with limited forward visibility before reaching a length before the access is steep narrow and twisty.

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

R1 ROADS LEADING TO THE SITE

**LOCAL HIGHWAY AUTHORITY
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Continuation sheet:

NYM22/0349

Application No:

The Planning Authority considers that the roads leading to the site are by reason of a combination of their poor alignments / insufficient widths and unsuitable gradients are considered unsuitable for the increase in traffic which would be likely to be generated by this proposal.

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: [Planning](#)
Subject: Land adjacent 1 Anglers Quarters, Glaisdale - Construction of one dwelling with associated driveway, parking, amenity space etc. NYM/2022/0349
Date: 11 May 2022 16:53:30

FAO Mrs Hilary Saunders

Land adjacent 1 Anglers Quarters, Glaisdale - Construction of one dwelling with associated driveway, parking, amenity space etc. NYM/2022/0349

I refer to your e-mail of the 11th May 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