

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0338
Date: 10 June 2022 11:01:54

NYM/2022/0338 Use of land to site two glamping pods for holiday letting with associated access paths, parking and refuse storage area and alterations to site access, Prospect House Farm, Hay Lane, Scalby

The above application has been considered by Newby & Scalby Town Council and no objections are offered.

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Town Council
445b Scalby Road,
Scalby,
SCARBOROUGH
YO12 6UA

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0338**

Proposed Development: Application for use of land for the siting of two glamping pods for holiday letting purposes with associated access paths, parking and refuse storage area and alterations to site access

Location: Prospect House Farm, Hay Lane, Scalby

Applicant: Mr & Mrs Joe & Kimberley Marshall

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

Area Ref: 4/18/3150 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 8 June 2022

FAO: Jill Bastow **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 two holiday letting glamping pods within an existing farmstead. The access is via a long single track private drive onto Hay Brow Road Scalby. The junction of the access onto Hay Brow Road is very acute and vehicles have difficulty positioning themselves perpendicular to the highway, restricting the practical available visibility. The plans show a slightly widened vehicle access point, which will allow vehicles to position themselves more perpendicular. The proposed new access alignment within the highway boundary must be constructed to the LHA specification and must not contain any loose stone which could be brought onto the highway. It would be advisable for a couple of passing places to be constructed along the length of the private drive to facilitate passing between the additional vehicular traffic and existing farm traffic.

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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0338

MHC-03 New and altered Private Access Verge Crossing at PROSPECT HOUSE FARM, HAY LANE, SCALBY

The development must not be brought into use until the access to the site at **PROSPECT HOUSE FARM, HAY LANE, SCALBY** has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the approved details and Standard Detail number **E9A** and the following requirements.

- Any gates or barriers must be erected **at the highway boundary** and must not be able to swing over the existing or proposed highway.
- The final surfacing of any private access within 1 metre of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

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.

MHi-C New and altered Private Access Verge Crossing – (MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

From:

Subject: FW: Informatives for applications 16/05-22/05
Date: 01 June 2022 16:50:23

From: Zara Hanshaw
Sent: 01 June 2022 16:15
To: Planning
Subject: Informatives for applications 16/05-22/05

Good afternoon,

If the following applications are approved, please can a bat informative be included in the decision notice:

NYM/2022/0372- Selly Hill Bungalow, Guisborough Road, Aislaby
NYM/2022/0367- Underhill Farm, Daleside Road, Farndale East

If the following applications are approved, please can a breeding bird informative be included in the decision notice;

NYM/2022/0379- Hilda Cottage, Shell Hill, Robin Hoods Bay
NYM/2022/0371- land off Woodhead Field Lane, Gillamoor
NYM/2022/0367- Underhill Farm, Daleside Road, Farndale East
NYM/2022/0338- Prospect House Farm, Hay Lane, Scalby
NYM/2022/0331- Hill Crest, High Street, Lockton

If the following applications are approved, please can a swift informative be included in the decision notice;

NYM/2022/0379- Hilda Cottage, Shell Hill, Robin Hoods Bay
NYM/2022/0372- Selly Hill Bungalow, Guisborough Road, Aislaby
NYM/2022/0367- Underhill Farm, Daleside Road, Farndale East

Many thanks

Zara Hanshaw ACIEEM
Assistant Ecologist
([she/her](#))

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

From:
To: [Planning](#)
Subject: Prospect House Farm, Suffield Hill, Suffield, Scarborough, YO13 0BH
Date: 18 May 2022 16:16:22

Your ref: NYM/2022/0338
Proposal: Application for use of land for the siting of two glamping pods for holiday letting purposes with associated access paths, parking and refuse storage area and alterations to site access
Address: Prospect House Farm, Scarborough

With reference to the above planning application, I confirm we have no objections to the granting of planning consent on housing or caravan site licensing grounds.

The applicant should be made aware that a site licence will be required prior to its use.

Regards,

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

w: www.scarborough.gov.uk

