

From:
To:
Subject: Re: NYM/2022/0392
Date: 29 June 2022 12:25:31

Good Afternoon

The Parish Council discussed this Planning Application on 15 June and have no objections.

Kind regards Jude Wakefield Parish Clerk and RFO Fylingdales Parish Council

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM22/0392/FL
Proposed Development:	variation of condition 2 (material amendment) of planning approval NYM/2021/0647/FL to allow revised site positions of two approved lodges
Location:	land south of Middlewood Farm Holiday Park, Middlewood Lane, Fylingthorpe
Applicant:	Messrs David and R Islip

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/29/710A	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:	Hilary Saunders	Copies to:	

The revised layout does not alter the previous highway recommendation to NYM/2021/0647/FL dated 16/9/21.

A repetition of that recommendation is included below.

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA have received comments about the amount of traffic that travel along Middlewood Lane to holiday accommodation and the problems associated with this route. The LHA acknowledges that this is a concern for residents living adjacent to the route but does not envisage that two additional units will have a significant impact on the amount of traffic that has already been permitted.

The access, across the highway verge, crosses at a location close to and overlapping an area that appears to be overrun area for access into the sports pavilion, located on the opposite side of Middlewood Lane. The layout of the proposed access should take this

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0392/FL

into account. Additionally, a bench is also in close proximity and this should also be taken into consideration.

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

1. MHC-03 New and altered Private Access or Verge Crossing opposite the sports pavilion

The development must not be brought into use until the access to the site 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 E50A and the following requirements.

- Any gates or barriers must be erected off the highway verge and must not be able to swing over the existing highway.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing 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 or 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.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0392/FL

2. MHC-09 Details of Access, Turning and Parking opposite the sport pavilion

There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- vehicular access;

No part of the development must be brought into use until the vehicle access has been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

To ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

<p>Signed:</p> <p style="text-align: center;"><i>Ged Lyth</i></p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail: _____</p>
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