

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0242**

Proposed Development:

Application for closing off of existing access and creation of new vehicular access together with change of use of and alterations to stable building to dual use as either residential annexe accommodation or holiday letting accommodation

Location:

Providence Heath, Whitby Road, Cloughton

Applicant:

Mr Ian Burnett

CH Ref:

Case Officer: Kay Aitchison

Area Ref:

4/24/96I

Tel:

County Road No:

E-mail:

To:

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

Date:

11 July 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 proposes to create a new vehicular access to the property on the A171 Whitby Road, Cloughton, close the existing access and to convert an existing stable building into residential accommodation.

The existing access, although wide, does not have the required visibility to allow traffic to exit safely onto the busy, de-restriction section of Whitby Road, the proposed new access will be able to provide significantly more visibility, reducing the risk to both users of the highway and the the new access. The required visibility would be 215 metres along each edge of the carriageway measured from a point 2.4 metres into the access. The existing stone wall, which is in poor condition may require to be moved slightly, or the height reduced to achieve the required distance to the south. The existing access must be permanently closed and the highway reinstated to prevent any further use.

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Continuation sheet:

Application No:

NYM22/0242

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

MHC-03 New and altered Private Access Verge Crossing at PROVIDENCE HEATH, WHITBY ROAD, CLOUGHTON

The development must not be brought into use until the access to the site at **PROVIDENCE HEATH, WHITBY ROAD, CLOUGHTON** 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 a minimum distance of **6 metres** back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- The final surfacing of any private access within **6 metres** 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.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM22/0242**

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:

k

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0242
Date: 10 July 2022 11:21:28

NYM/2022/0242 - closing off of existing access and creation of new vehicular access together with change of use of and alterations to stable building to dual use as either residential annexe accommodation or holiday letting accommodation at Providence Heath, Whitby Road, Cloughton.

The above application has been considered by Cloughton Parish Council and no objections are offered.

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

From: Estates, Yorkshire
Sent: 28 June 2022 10:24
To: Planning
Subject: FW: NYM/2022/0242
Importance: High

Thank you for your email; we have no comment to make.

Regards

Lee Burkill

Business Support Officer

Forestry England

Yorkshire Forest District
Outgang Road
Pickering
YO18 7EL

www.forestryengland.uk

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0242 - Case Officer Mrs Jill Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 23 June 2022 13:40:41

Providence Heath, Whitby Road, Cloughton
NYM/2022/0242

Closing off existing access and creation of new vehicular access together with change of use of and alterations to stable building to dual use as either residential annexe accommodation or holiday letting accommodation.

Consultee response

Reviewing this application and the proposed development of the modern stables and the vehicular access, I have no comments from a building conservation perspective. However, I do have the following conditions for the applicant:

- No work shall commence on the installation of any replacement or 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 reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter 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 paint or stain external joinery in the development hereby approved until a scheme for the painting or staining of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out 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 doors shall be set as deep in the reveal as possible 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.

In addition to the above, I ask that the applicant clarifies that the rear elevation (northeast) is not undergoing any changes, as this information is not provided in the plans if there is. Regarding the flue for the log burner, I ask that the applicant ensures the flue is painted in a dark colour, so to minimize the visual impact.

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: 590275

From:
To: [Planning](#)
Subject: Providence Heath, Whitby Road, Cloughton - Application for new vehicular access and change of use from stables to residential annexe or holiday letting accommodation NYM/2022/0242
Date: 20 June 2022 14:02:05

FAO Mrs Jill Bastow

Providence Heath, Whitby Road, Cloughton - Application for new vehicular access and change of use from stables to residential annexe or holiday letting accommodation NYM/2022/0242

I refer to your e-mail of the 20th June 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