

From:
To: [Planning](#)
Cc:
Subject: Re: NYM/2022/0299
Date: 21 July 2022 12:02:38

Good Morning

I understand that NYMNP will be making a decision regarding this planning application tomorrow (22/7).

The Parish Council met last night and having reconsidered the application would like to withdraw their objections for the following reasons:

1. *Entry and exit from this site is onto a busy road upon which vehicles travel at speed* - The Parish Council now understands that full planning consent for the purpose of accessing a building on this land has already been granted with the permission of NYCC Highways.
2. *The PC feel that, unless the Shepherds Huts are shielded from view they would be unsightly* - Having reviewed the supporting documents and photographs supplied by Mr Parry, it is clear that the Shephard's hut will be located in a dell and will be screened from view by existing foliage.

In summary, the Parish Council has no objection to this planning application.

Kind regards Jude Wakefield

Parish Clerk and RFO Fvlingdales Parish Council

From:
To: [Planning](#)
Subject: Re: NYM/2022/0299
Date: 22 June 2022 10:28:32

Good Morning

Many thanks for your email. I have circulated your letter to the Councillors and we will respond before 14 July.

Kind regards Jude Wakefield Parish Clerk and RFO Fylingdales Parish Council

From: Zara Hanshaw

Sent: 09 May 2022 12:56

To: Andrew Muir

Subject: NYM/2022/0299 Cross Keld Cottage, Raw Pasture Bank, Robin Hoods Bay

Good afternoon Andrew,

I have reviewed the documents submitted with this application and I have no concerns. If an external lighting is to be used, this should be in accordance with the [guidance on dark night skies friendly lighting](#).

Best wishes,

Zara Hanshaw

Assistant Ecologist

(she/her)

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

From:
To: [Planning](#)
Subject: Re: NYM/2022/0299
Date: 23 May 2022 15:14:46

Good afternoon

The Parish Council met on 18 May and discussed this application. They would like to object on the following grounds:

1. Entry and exit from this site is onto a busy road upon which vehicles travel at speed.
2. The PC feel that, unless the Shepherds Huts are shielded from view they would be unsightly.

Kind regards

Jude Wakefield
Parish Clerk and RFO
Fylingdales Parish Council

Reference: NYM/2022/0299.



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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0299**

Proposed Development: use of land for the siting of two shepherd huts for holiday letting purposes with associated parking and septic tank

Location: Cross Keld Cottage, Raw Pasture Bank, Robin Hoods Bay

Applicant: Mr Michael Parry

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

Area Ref: 4/29/89M **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 10 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 (LHA) has taken into account the following matters:

The LHA has taken into consideration the condition of the surface of the access, the provision of the drainage channel, the steepness of the access the gate opening and the amount of traffic that this is likely to attract.

Due to the anticipated small amount of traffic this would expect to attract, the LHA would not require any additional works to improve the surfacing of the access. However, if a future application was to intensify the traffic even further, the applicant should expect the LHA would be recommending changes to the access to bring it up to the current specification.

The LHA are concerned that the existing gate opens outwards over the existing highway. This is not permitted by the LHA and should be altered.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0299

MHC-03 New and altered Private Access or Verge Crossing

The access must be amended in accordance with the following requirements.

- Any gates or barriers must not be able to swing over the existing 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.

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: Cross Keld Cottage, Raw Pasture Bank, Robin Hoods Bay
Date: 19 April 2022 14:59:09

Your ref: NYM/2022/0299
Proposal: Application for use of land for the siting of two shepherd huts for holiday letting purposes with associated parking and septic tank
Address: Cross Keld Cottage, Raw Pasture Bank, Robin Hoods Bay

With reference to the above planning application, I confirm that we have no objections in principle to the granting of planning consent, however, I would like further details of what toileting and washing facilities will be provided, as this is unclear from the application.

The applicant must also be made aware of the need to apply for a caravan site licence, 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

