

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM22/0487 - amended**

**Proposed Development:** Application for conversion of garage to holiday letting accommodation (revised scheme following refusal of NYM/2021/0823/FL)

**Location:** Salt Pan Lodge, Newlands Lane, Cloughton

**Applicant:** Mr M Allan

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

**Area Ref:** 4/24/200A **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:** Mr A Muir **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:

This revised application to convert an existing building into holiday letting accommodation now shows adequate parking within the curtilage of the site.

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

**MHC-10 Parking for Dwellings**

**The proposed holiday letting** dwelling must **NOT** be occupied until the related parking facilities have 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.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM22/0487**

**Reason for Condition**

To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

**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:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2022/0487 Salt Pan Lodge, Newlands Lane, Cloughton  
**Date:** 11 July 2022 15:14:28

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Hi Andrew,

I have reviewed the Bat Activity Survey Report (Wold Ecology, August 2021), and note that no evidence of roosting bats was identified. The mitigation included in the report should be secured as a condition of any consent. Additionally, an external lighting condition should also be included.

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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**Application No:** **NYM22/0487**

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**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:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0487  
**Date:** 10 July 2022 11:47:07

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**NYM/2022/0487 Convert garage to holiday letting accommodation (revised scheme to refused NYM/2021/0823/FL) , Salt Pan Lodge, Newlands Lane, Cloughton**

This application has been considered by Cloughton Parish Council. It was felt that the space available was relatively cramped in terms of the provision of an adequate level of residential amenity and the space to allow the conversion was minimal. Parking as a whole can be a problem for the complex of buildings converted from Court Green Farm and the nearby area - any loss of off-road parking is most undesirable. Councillors feel that this intensification of use is both inappropriate and unacceptable. It is in a primarily residential area and will have an unacceptable impact on the surrounding properties. There are also concerns as to the impact of the proposals on Horseshoe Cottage.

Council objects to the amended application on the grounds it does not accord with:-

- adopted Local Plan Strategic Policy C - Quality and Design of Development, by virtue of the fact the scale, height, massing and form of the proposal are not compatible with surrounding buildings and will have an adverse impact upon the amenities of adjoining occupiers;
- adopted Local Plan Policy UE4 - New Holiday Accommodation Within Residential Curtilages, by virtue of not being of an appropriate scale and will create unacceptable harm in terms of noise and activity on the amenity of the neighbourhood.

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J Marley (Mrs) CiLCA  
Clerk to Cloughton Parish Council  
Annan,  
41 Scalby Road,  
Burniston,  
Scarborough  
YO13 0HN

**From:**  
**To:** [Planning](#)  
**Subject:** Salt Pan Lodge, Newlands Lane, Cloughton - Application for conversion of garage to holiday letting accommodation (revised scheme following refusal of NYM/2021/0823/FL) NYM/2022/0487  
**Date:** 30 June 2022 11:23:23

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FAO Mr A Muir

**Salt Pan Lodge, Newlands Lane, Cloughton - Application for conversion of garage to holiday letting accommodation (revised scheme following refusal of NYM/2021/0823/FL) NYM/2022/0487**

I refer to your e-mail of the 28<sup>th</sup> 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