

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0602  
**Date:** 19 September 2022 16:50:50

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**NYM/2022/0602 Use of land as campsite for 15 tents (revised scheme top withdrawn application NYM/2022/0303) The Hulleys, Newlands Road, Cloughton.**

The above application has been considered by Cloughton Parish Council. While Council supports the principle of the proposal it has strong concerns in respect of highways access/visibility. It also wonders what is happening in terms of toilet facilities for these tents since the foul sewage section of the application form implies there is no provision for foul sewage.

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

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM22/0602**

**Proposed Development:** use of land as a campsite for 15 tents (revised scheme to withdrawn application NYM/2022/0303)

**Location:** The Hulleys Farm, Little Moor Road, Cloughton

**Applicant:** Mr James Ulliott

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

**Area Ref:** 4/24/203A **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 14 September 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:

The application is for a change of use from a grazing paddock to a 15 pitch camping site within the farm site known as The Hulleys, which gains access to to highway via Newlands Road in Cloughton. The access onto the highway is narrow although passing places have been created. The design standard for the site is DMRB and the required visibility splay is **160 metres by 2.4 metres**. The available visibility looking north is 133 metres and looking towards the south is 65 metres by 2.4 metres. Although this can be improved with cutting back of the hedges and maintained with some verge cutting. This work must be undertaken to demonstrate that the required visibility can be achieved.

The applicant states that the site is used to host a festival and no traffic issues have been raised or reported. The festival is an organised event with an approved traffic management plan, marshals and signing to mitigate the increase in vehicles and the lack of visibility. A camping site would not have the same measures in place and would intensify the current use of the access without the suggested improvements to the available visibility, all highway users would be at additional risk.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM22/0602**

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

**MHC-05 Visibility Splays at THE HULLEY'S CLOUGHTON**

There must be no access or egress by any vehicles between the highway and the application site at **THE HULLEYS CLOUGHTON** until splays are provided giving clear visibility of **160 metres** measured along both channel lines of the major road from a point measured **2.4 metres** down the centre line of the access road. In measuring the splays, the eye height must be **1.05 metres** and the object height must be **0.6 metres**. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

**Reason for Condition**

In the interests of highway safety

**MHi-D Visibility Splays – (MHC-05)**

An explanation of the terms used above is available from the Local Highway Authority.

**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:**  
**Subject:** NYM/2022/0602 The Hulley's Farm - Archaeology  
**Date:** 31 August 2022 15:02:54

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Hi Andrew,

While I am content that the current application will only be extending the number of days the site can be used for camping, and will therefore not have an impact on any potential archaeology, I would like to make sure that there will be no development creep beyond the confines of the current campsite without consultation. I understand the farm is host to the Headland Festival and can be subject to large numbers of visitors occasionally.

The grazing fields north and south of The Hulley's farm buildings are part of a very important area of prehistoric and Roman settlement, known simply as 'The Hulley's' on the Historic Environment Record. Significantly, there are records of multiple barrows, hut circles and Roman pottery in the immediate area. Most have been degraded by farming over the last couple of centuries, but will retain significant deposits below the ground. There are no known features within the proposed camping area, but neighbouring fields are host to features and these should not be subject to any extra pressures beyond normal grazing/farming practice.

I am happy for the current application to go ahead, should it be successful, with no archaeological conditions. But it would be useful for the applicants to be aware of possible archaeological implications should they seek to expand in the future. If the applicants are not currently aware and are interested, further information can be found at <https://www.northyorkmoors.org.uk/discover/archaeology/her-map>

Best regards,

**Nick Mason**  
**Archaeology Officer**

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

**Tel: 01439 772700**  
**[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)**

**From:**  
**To:** [Planning](#)  
**Subject:** The Hulleyus Farm, Little Moor Road, Cloughton  
**Date:** 01 September 2022 17:11:45

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Your ref: NYM/2022/0602  
Proposal: Application for use of land as a campsite for 15 tents (revised scheme to withdrawn application NYM/2022/0303)  
Address: The Hulleyus Farm, Little Moor Road, Cloughton

With reference to the above planning application, I confirm we have no objections in principle to the granting of planning consent.

The applicant should be made aware of the requirement to obtain a camping licence for the site, 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](http://www.scarborough.gov.uk)

