

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0722/FL**

Proposed Development: demolition of one outbuilding, conversion of three outbuildings including demolition of a section of building and construction of garage extension to form five dwellings with associated associated parking and landscaping.

Location: Manor Farm, Beacon Way, Sneaton

Applicant: Mr James Noble

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

Area Ref: 4/31/165 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 28 November 2022

FAO: Hilary Saunders **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 NYCC design standard for residential estates states that a road should be laid out to an adoptable standard if it is serving more than 5 dwellings. The proposed layout shows the 5 new dwellings plus the existing farmhouse. The farmhouse can also take vehicular access to a proposed turning area in front of the proposed buildings, therefore the 5 dwellings shared drive would be from the side of the proposed dwellings. The area from the rear of the existing Beacon Way footway to the corner of the buildings should have the metalled surface drive widened to a minimum of 4.5 metres. This would satisfy the NYCC design standard and would allow 2 way traffic over this length, ie. it would allow a vehicle to enter the access whilst another is leaving. The Local Highway Authority have draft plans showing that approximately half of the existing triangular grassed area is maintainable

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Continuation sheet:

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highway at public expense. The widened drive way would include work in this area which would need to be done under a highways licence by an accredited and approved contractor.

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

MHC-03 New and altered Private Access or Verge Crossing at the access to Manor Farm, Beacon Way, Sneaton

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 access must be formed to give a minimum carriageway width of 4.5 metres between the footway and the corner of the buildings, and that a feature marking the highway boundary should be installed.

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.

Signed:

Ged Lyth

Issued by:

Whitby Highways Office
Discovery Way

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0722/FL

Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail: _____

From:
To: [Planning](#)
Subject: Planning application NYM/2022/0722 Manor Farm Sneaton
Date: 28 November 2022 10:04:35

Good morning,

Planning application NYM/2022/0722 Manor Farm Sneaton

At last weeks meeting of Sneaton PC the above planning application was well received and was voted no objections, but with some observations:

- All the dwellings for primary occupancy only.
- Concern was shown over the use of corrugated roof sheets on part of the development. It was felt that red pantiles throughout would be more aesthetic and have a greater longevity.
- Although the Design & Access Statement mentions the use of renewable energy sources and energy efficient boilers, it does not go into any detail. It would be good to see the use of air/ground source heating and also the use of solar pv/hot water panels.
- There is no mention of electric vehicle charging points. We think they should be included.
- It would be good to see the use of the best grade of insulation available – barn conversions can be difficult to insulate well, and in the present energy climate this should be given high priority.

Kind regards,

Cllr Mike Holliday (Acting Parish Clerk)

c/o Oakley Garth

Sneaton Lane,

Ruswarp

Whitby

N Yorkshire

YO22 5HN

From:

Cc: [Planning](#)

Subject: NYM/2022/0722 Manor Farm, Beacon Way, Sneaton

Date: 24 November 2022 13:39:07

Hi Hilary,

I have reviewed the Bat Activity Survey Report (Ecoserv, September 2022). The mitigation measures identified in the Bat Activity Survey Report (Ecoserv, September 2022) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly bats, nesting birds, mobile mammal species and amphibians. As the development will result in the loss of several day roosts for Pipistrelle species a European Protected Species Licence will be required. A copy of this licence should be secured as a condition of any consent.

If any night lighting is required, an external lighting condition should also be included in any consent. Information should be submitted to demonstrate how the lighting has been designed in accordance with out dark night sky policies, and to avoid the major commuting areas for bats and bat roosts.

Best wishes,

Zara Hanshaw ACIEEM

Assistant Ecologist

[\(she/her\)](#)

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

From:
To: [Planning](#)
Subject: Manor Farm, Beacon Way, Sneaton - Application for conversion of outbuildings etc. to create five dwellings
NYM/2022/0722
Date: 07 November 2022 13:13:53

FAO Mrs Hilary Saunders

Manor Farm, Beacon Way, Sneaton - Application for conversion of outbuildings etc. to create five dwellings NYM/2022/0722

I refer to your e-mail of the 7th November 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