

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM22/0812**

**Proposed Development:** change of use of and alterations to garage to form annexe/holiday let

**Location:** Highfields, Ugglebarnby Lane, Sneaton

**Applicant:** Mr & Mrs K & A Dowson

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

**Area Ref:** 4/31/156A **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:** Megan O'Mara **Copies to:**

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

**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:** Planning /application NYM/2022/0812 Highfields Sneaton  
**Date:** 28 November 2022 10:04:11

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Good morning,

Planning /application NYM/2022/0812 Highfields Sneaton

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

- Whilst the Parish Council have no problems to the conversion being used for private use, i.e., friends and family, we would not like to see it being used as a holiday let. The reason being is that we have seen many local villages lose their community value due to holiday lets/second homes and would not like to see Sneaton Village follow this trend.

Kind regards,  
Cllr Mike Holliday (Acting Parish Clerk)  
c/o Oakley Garth  
Sneaton Lane,  
Ruswarp  
Whitby  
N Yorkshire  
YO22 5HN

Sent from [Mail](#) for Windows

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2022/0812 Highfields, Ugglebarnby Lane, Sneaton  
**Date:** 21 November 2022 10:45:07

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Good morning Megan,

I have reviewed the application form, and I note that no information on the proposed wastewater treatment has been provided. Legislation changed in 2020 meaning septic tanks are no longer permitted to discharge directly into a field drain or watercourse, and we therefore need further information to ensure this will not be the case here. I therefore recommend that confirmation is provided as to whether a new package treatment plant/septic tank will be proposed, or whether the development will connect to the existing system and if this system has the capacity.

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:** Highfields, Ugglebarnby Lane, Sneaton - Change of use of and alterations to garage to form annexe/holiday let NYM/2022/0812  
**Date:** 11 November 2022 13:05:20

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FAO Miss Megan O'Mara

**Highfields, Ugglebarnby Lane, Sneaton - Change of use of and alterations to garage to form annexe/holiday let NYM/2022/0812**

I refer to your e-mail of the 11<sup>th</sup> November 2022 in respect of the above application. I hereby confirm that I have no objections to the proposal of housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM  
Residential Regulation Manager  
Scarborough Borough Council