

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION-
ADDITIONAL/AMENDED INFORMATION**

Application No:	NYM21/0889/FL
Proposed Development:	Application for conversion of attached outbuilding to 1 no. holiday let with associated parking
Location:	Holm Garth, Richardsons Row, Newholm
Applicant:	Mr I Peach

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/37/156	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	14 March 2023
FAO:	Megan O'Mara	Copies to:	

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 20/12/21

It is thus recommended that the following condition and informatives are attached to the permission:

MHC-05 Visibility Splays at the widened access

There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 11 metres measured along all three channel lines of the major road from a point measured 2 metres down the centre line of the access to each of the two proposed parking places. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 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

INFORMATIVE

These works may include replacing part of the edges to the existing highway to the proper line and level. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Highway

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0889/FL

Authority will also be pleased to provide the detailed construction specification referred to in this informative.

Reason

In accordance with policy **number** and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.

INFORMATIVE

- Any gates or barriers must not be able to swing over the existing highway.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed in accordance with the approved details shown and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

Reason

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:
Cc: [Planning](#)
Subject: NYM/2021/0889/FL - Holm Garth, Richardsons Row, Newholm
Date: 19 January 2022 14:16:41

Dear Megan

The application is supported by a Bat, Breeding Bird and Barn Owl scoping survey. Whilst no evidence was found to support use by bats, birds or owls, the building did contain numerous potential bat roost features in the form of wall crevices which could not be inspected and ruled out during the survey. As a result, to determine whether bat roosts are present, a single bat activity survey will need to be conducted in the optimum season (mid-May to August) prior to the application being determined.

Best wishes

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:
To: [Planning](#)
Subject: Planning 13/12/21 - 19/12/21
Date: 14 January 2022 09:17:50

Hello,

If the following are approved could a bat informative please be included:

NYM/2021/0889/FL - Holm Garth, Richardsons Row, Newholm

NYM/2021/0972/FL - The Vicarage, Coxwold

NYM/2021/0860/LB - Laurel Cottage, Martins Row, Robin Hoods Bay

NYM/2021/0959/FL - Hambleton House, Over Siltton

NYM/2021/0735/FL - Church Bank House, Church Lane, Ingleby Greenhow

If the following are approved could a bird informative please be included:

NYM/2021/0889/FL - Holm Garth, Richardsons Row, Newholm

NYM/2021/0972/FL - The Vicarage, Coxwol

NYM/2021/0735/FL - Church Bank House, Church Lane, Ingleby Greenhow

If the following are approved could a swift informative please be included:

NYM/2021/0972/FL - The Vicarage, Coxwol

NYM/2021/0735/FL - Church Bank House, Church Lane, Ingleby Greenhow

All the best,

Ellie Davison
Conservation Trainee

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: NYM21/0889/FL

Proposed Development: Application for conversion of attached outbuilding to 1 no. holiday let with associated parking

Location: Holm Garth, Richardsons Row, Newholm

Applicant: Mr I Peach

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

Area Ref: 4/37/156 **Tel:**

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

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

Date: 20 December 2021

FAO: Megan O'Mara **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 design standard for the site is Manual for streets and that the required visibility splay is 2 metres by 11 metres. The available visibility is 2 metres by 1.5 metres looking to the north.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

R2 VISIBILITY AT WIDENED ACCESS

The Planning Authority considers that clear visibility of 11 metres cannot be achieved along the public highway in a northerly direction from a point 2 metres from the carriageway edge measured down the centre line of the access and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety

However if the local planning authority is minded to grant permission it is requested that the following condition and informatives are attached to the permission:

MHC-05 Visibility Splays at the widened access

There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 11 metres measured along all three channel lines of the major road from a point measured 2 metres down the centre line of the access to each of the two proposed parking places. In measuring the splays, the eye height must be 1.05 metres

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Continuation sheet:

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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

INFORMATIVE

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Reason

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:
Subject: Holm Garth, Richardsons Row, Newholm - conversion of attached outbuilding to 1 no. holiday let etc.
NYM/2021/0889/FL
Date: 16 December 2021 13:31:57

FAO Miss Megan O'Mara

Holm Garth, Richardsons Row, Newholm - conversion of attached outbuilding to 1 no. holiday let etc. NYM/2021/0889/FL

I refer to your e-mail of the 16th December 2021 in respect of the above application. Whilst I have no objections in principle I would point out my concern in relation to fire safety.

The means of escape from the first floor bedroom is through a "high risk" kitchen area. An alternate means of escape will need to be provided. I would suggest the installation of an appropriate escape window from the bedroom area in addition to a robust fire detection system.

Thanks

Steve

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

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