

From:
To:
Cc: [Planning](#)
Subject: NYM/2023/0197 Foxhill Paddocks, Low Road, Throxenby, Scarborough
Date: 09 May 2023 13:54:46

Hi Jill,

If the above application is approved, bat, breeding bird and swift informatives should be included. I would also recommend that reasonable biodiversity enhancements are included. This could include bird or bat boxes, swallow cups or bee bricks.

Best wishes,

Zara Hanshaw ACIEEM

Ecologist

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

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

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:	NYM23/0197
Proposed Development:	conversion of and extension to stable block to form residential annexe accommodation (revised scheme to NYM/2020/0721/FL)
Location:	Foxhill Paddocks, Low Road, Throxenby, Scarborough
Applicant:	Mr and Mrs Thompson

CH Ref:		Case Officer:	Kay Aitchison
Area Ref:	4/18/3023B	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority	Date:	27 April 2023
FAO:	Jill Bastow	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:

There are no highway objections to the principle of the proposed development which has an existing access to the highway. It should be noted that the current access surface is primarily loose gravel, which is being brought out onto the highway as vehicles move in and out of the site, to the detriment of safety of other highway users. Constructing the access to the appropriate highway standard with measures to prevent the loose material being deposited on the highway would prevent this and protect other highway users.

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

MHC-03 New and altered Private Access or Verge Crossing at Foxhill Paddocks, Low Road Throxenby

The development must not be brought into use until the access to the site at **Foxhill Paddocks, Low Road Throxenby** 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 crossing of the highway verge must be constructed in accordance with Standard Detail number **E50** and the following requirements.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation
sheet:

Application No: **NYM23/0197**

- Any gates or barriers must be erected a minimum distance of **6 metres** back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within **1 metre** of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

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 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 Council as the Local Highway Authority, is available to download from the 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.

<p>Signed:</p> <p style="text-align: center;"><i>Kay Aitchison</i></p> <p><i>for Corporate Director of Environment</i></p>	<p>Issued by:</p> <p style="text-align: center;"><i>Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</i></p> <p>e-mail:</p>
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From:

To: [Planning](#)

Subject: Comments on NYM/2023/0197 - Case Officer Mrs Jill Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Date: 13 April 2023 16:17:32

No objection

The application relates to a timber stable and stone built garage built in the early part of the 21st century. It is however, on the site of the grade 2 listed Former farm buildings approximately 35 metres north of The Old Farmhouse. Therefore, this application has been determined in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 16 of the National Planning Policy Framework, paragraphs 189, 195 and 197, as well as, Policy ENV11 of the North York Moors National Park Authority Local Plan (July 2020).

The changes to the formerly approved application NYM/2020/0721/FL are minimal. The new proposal removes a small glazed link extension between the converted timber built stable and the stone built garage. As well as, the removal of two windows from the stone built garage.

The changes to the originally approved plans are small enough to not cause any dominance to the setting of the listed building and is therefore not objected to.

ALR

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 604498

From:
To: [Planning](#)
Subject: Comments on NYM/2023/0197
Date: 13 April 2023 10:14:36

Convert and extend stable block to form residential annexe accommodation (revised scheme to NYM/2020/0721/FL) at Foxhill Paddocks, Low Road, Throxenby.

The above application has been considered by Newby & Scalby Town Council and no objections are offered.

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Town Council
445b Scalby Road,
Scalby,
SCARBOROUGH
YO12 6UA

From:
To: [Planning](#)
Subject: Foxhill Paddocks, Low Road, Throxenby, Scarborough - Application for conversion stable block to form residential annexe accommodation NYM/2023/0197
Date: 05 April 2023 15:37:52
Attachments: [image001.png](#)

FAO Mrs Jill Bastow

Foxhill Paddocks, Low Road, Throxenby, Scarborough - Application for conversion stable block to form residential annexe accommodation NYM/2023/0197

I refer to your e-mail of the 5th April 2023 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

North Yorkshire Council
Housing Services
Town Hall
St Nicholas Street
Scarborough
YO12 2HG

