

Land adj The Bungalow, Kingston Garth, Fylingthorpe

Proposed drop kerb, hardstanding for parking and garage.

The land is owned by Mr Simms of Gordon House, Thorpe Green Bank, Fylingthorpe. Gordon House is a large-detached family home but does not benefit from any off-road parking. Mr Simms and his family own a vehicle for everyday use. They also have a large van in connection with Mr Simms business. The daughter is currently learning to drive and will shortly own her own vehicle, so parking is becoming more of an issue.

Thorpe Green Bank is the only practical access down to Middlewood Lane camping and caravan site and farm. The road is narrow at the top where local residents park and this is an issue for those needing access down to the farm or the caravan site. Larger farm machinery and cars towing caravans use the road on a regular basis and this is a concern for all those that have no option but to park on the road.



The two photos show that people park on the pavement to allow access for caravans a farm machinery. This in turn make a hazard for pedestrian's who have pushchairs or wheelchair users who have no option but to walk in the road



We have also attached a separate video showing a lorry from the camp site on Middlewood Lane moving one of the static caravan. There is a constant turnover of motor homes and caravans of various sizes using the Thorpe Green Bank to access the camp site.

Mr Simms would therefore like to use the land outlined in this application for much needed off-road parking. Off road parking already exists adjacent to the plot of land so this would effectively be an extension of that.

Planning Policy CO3 states that new car parking will be allowed where,

1. It is the only way to solve existing identified parking problems.
2. It will benefit the needs of both communities and visitors to the National Park.
3. It uses an existing or previously developed site unless it can be demonstrated that no such suitable sites are available; and
4. The scale, design, siting, layout, and surfacing do not have an unacceptable impact on the natural beauty, wildlife, or cultural heritage of the National Park.

1. I would argue that parking is an issue due to traffic to and from the camp site and farm and there are limited ways to help resolve this. The land has been identified as a potential parking area. Parking on and off road is at a premium in the area to both locals and visitors alike.
2. Finding some additional off-road parking may help access down to the site and benefit both locals and visitors with easier access by removing some vehicles off Thorpe Green Bank.
3. The site is not previously developed but forms part of Kingston Garth cul de sac. The land is currently a grassed area and of little use or interest to anyone other than the current owner.
4. The hardstanding is lower than the current pavement and the front boundary has a shrub/hedge which would help shield the area from public view. The site is in the middle of a developed area so would have little impact on the National Park

The siting, layout and surfacing of new car parks should ensure that there is no adverse impact on the natural beauty, wildlife or cultural heritage of the Park, and that highway safety and residential amenity are not compromised. This will help remove some of the parked traffic from Thorpe Green bank and improve the narrow access for both locals and visitors to the area. Mr Simms and other residents have experienced damage to vehicles with traffic hitting wind mirrors or worse on the lane.

Land to the rear of the Bungalow, Kingstone Garth, Fylingthorpe

NYMNP/PA

05/05/2023

New hardstanding car park area and drop kerb

Heritage Statement

What is significant about the heritage asset?

The site is currently a small area of lane to the rear of the Bungalow adjacent to an existing parking hard standing. This on the entrance to a more modern cul-de-sac development consisting of chalet bungalows. The land is adjacent to the pavement with a small shrub boarder and is currently a maintained grass area. Being in the newer part of Thorpe it has little historic interest and does not affect the older part of the village.

What works are proposed?

It is proposed to form a permeable hardstanding for parking and a new drop kerb for access.

What impact do the works have on the part of the heritage asset affected?

The proposal will provide much needed off street parking allowing easier access down Thorpe Green Bank as vehicles from Gordon House will be moved from the street to the parking area. This will allow easier access for the farmer and his machinery, Caravans and campers using Middlewood farm and the local residents of Thorpe.

How has the impact of the proposals been minimised?

Recycled materials where possible and permeable paving to the site. Shrub/hedge to the boundary will be used to disguise the site which is slightly lower than the pavement.

H.M. LAND REGISTRY		TITLE NUMBER	
		NYK 216 085	
ORDNANCE SURVEY PLAN REFERENCE	NZ 9404	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY	NORTH YORKSHIRE	DISTRICT	SCARBOROUGH
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