

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:** **NYM23/0248**

**Proposed Development:** construction of detached building for use as holiday cottage/residential annexe

**Location:** Suffield Cottage, Suffield

**Applicant:** Ms Frances Lockey

<b>CH Ref:</b>		<b>Case Officer:</b>	Kay Aitchison
<b>Area Ref:</b>	4/19/36A	<b>Tel:</b>	
<b>County Road No:</b>		<b>E-mail:</b>	

<b>To:</b>	North York Moors National Park Authority	<b>Date:</b>	2 June 2023
<b>FAO:</b>	Jill Bastow	<b>Copies to:</b>	

There are **no local highway authority objections** to the proposed change of use to a **single** holiday letting unit which will be accessed via the existing constructed vehicle access

**Signed:**

***Kay Aitchison***

For Corporate Director of Environment

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:**

**From:**  
**To:** [Planning](#)  
**Subject:** Suffield Cottage, Suffield - construction of detached building for use as holiday cottage/residential annexe (retrospective) NYM/2023/0248  
**Date:** 12 May 2023 13:58:13  
**Attachments:** [image001.png](#)

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FAO Jill Bastow

**Suffield Cottage, Suffield - construction of detached building for use as holiday cottage/residential annexe (retrospective) NYM/2023/0248**

I refer to your e-mail of the 12<sup>th</sup> May 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



Mrs J Bastow  
North York Moors National Park  
Development Control  
The Old Vicarage Bondgate  
Helmsley  
York  
YO62 5BP

**Our ref:** RA/2023/145834/01-L01  
**Your ref:** NYM/2023/0248  
**Date:** 16 May 2023

Dear Mrs Bastow

**CHANGE OF USE UNDER POLICY UE2. PERMISSION FOR CHANGE OF USE OF A GARAGE/CABIN BUILT OF WOOD, WHICH COMPLIES WITH UE2 POLICYS, TO SHORT TERM HOLIDAY ACCOMMODATION. PERMISSION WAS GIVEN FOR THE CABIN TO BE USED FOR FAMILY MEMBERS TO STAY OVERNIGHT IN SO WORK WAS DONE INTERNALLY TO ACCOMMODATE OVERNIGHT STAYS. SUFFIELD FARM COTTAGE, SUFFIELD, SCARBOROUGH, YO13 0BJ.**

Thank you for consulting us on this application which we received on 12<sup>th</sup> May 2023.

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential

increase in flow and loading which may occur as a result of the development. Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

[Septic tanks and treatment plants: permits and general binding rules](#)

Should you require any further information or clarification, please contact me.

Yours sincerely

**Miss Georgia Doherty**  
**Planning Advisor**

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2023/0248  
**Date:** 15 May 2023 20:53:47

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## **Erect detached building for use as holiday cottage/residential annexe (retrospective) at Suffield Cottage, Suffield**

This application has been considered by Hackness and Harwood Dale Group Parish Council. There had been no objections by Council to the original application NYM/2022/0115 for a stable and tack room/hay store. However Council does object to the proposed retrospective use. Only the garage element of the initial development has been built. This retrospective application sought to regularise its use as a holiday let. The submitted plans are elevation only - furthermore they are not accurate. From the photos showing on the AirBnB entry ([https://www.airbnb.co.uk/rooms/795552226254329936?source\\_impression\\_id=p3\\_1684179034\\_B26mkWX3GGOacu6f](https://www.airbnb.co.uk/rooms/795552226254329936?source_impression_id=p3_1684179034_B26mkWX3GGOacu6f)) there is an outside extension to the north west elevation which houses a bath. The reviews on AirBnB also indicate the property has been used as a holiday let since at least January 2023. Council objects to the application - it will result in intensification of use and increased noise and traffic. Additionally the applicant's original supposed need for a stable and tack room/hay store is still presumed extant. All in all Councillors took an extremely dim view of this applicant and the way things seems to have been manipulated.

The applicant is part of the extended family of one of the parish councillors and for the avoidance of doubt it must be pointed out the parish councillor declared an interests and took no part in the discussion or decision.

If consent is granted, then no outside lighting please unless it is dark skies compliant.

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J Marley (Mrs) CiLCA  
Clerk to Hackness and Harwood Dale Group Parish Council  
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,  
41 Scalby Road,  
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01723-870299 (NOTE - due to the high number of nuisance calls we've been receiving you may be asked to leave a message or give your name before your call is accepted.)

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