

From: Nathan McWhinnie

Sent: Wednesday, September 6, 2023 9:17 AM

To: Jill Bastow

Subject: RE: APPLICATION POST - NYM/2023/0426 - Prospect House Farm, Suffield Hill, Scalby - Woodland Officer

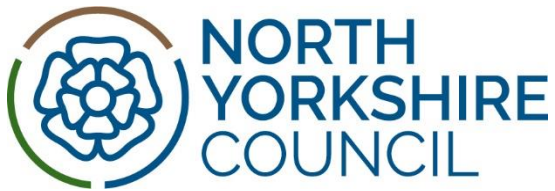
Hi Jill,

Sorry, I only got this late Monday and I was out all day yesterday. This looks fine to me. The trees to be removed are all either diseased, leaning heavily or small self-sets, so I don't have any objections. I spoke to the owner on site about the heavily leaning ones and recommended that they should be removed as a safety precaution. There is a small incursion into what the desktop exercise has down as the RPA of T3. In practice, the bulk of the RPA will more likely be skewed up the slope to support the tree.

Let me know if you need anything else.

Regards,

Nathan



1 September 2023

Your ref: NYM/2023/0426

Whitby Highways Office

Discovery Way
Whitby
North Yorkshire
YO22 4PZ

Our ref:

Contact: Kay Aitchison

www.northyorks.gov.uk

Dear Jill

Proposal: use of land for the siting one one glamping pod for holiday letting purposes with associated access path

Location: Suffield Hill, Prospect House Farm, Hay Lane, Scalby

Applicant: Mr & Mrs Joe & Kimberley Marshall

I refer to your recent notification of addition information and amended details for the above application.

I have no problem with the submitted details regarding the construction of the widened access or the applicant's contractor, however the applicant still needs to submit an application to North Yorkshire Council for the permission to construct the access within the highway boundary. The link to the webpage is shown below

<https://www.northyorks.gov.uk/roads-parking-and-travel/roads-and-pavements/pavements-and-kerbs>

please scroll to the bottom of the page to "how do I get permission to build a dropped kerb" and click on "show" to reveal the application button

Yours faithfully

Kay Aitchison

Copy to: Jill Bastow
North York Moors National Park Authority

From: Nathan McWhinnie
Sent: 08 August 2023 11:40
To: Planning
Subject: NYM/2023/0426 - Prospect House Farm, Suffield Hill, Scalby

Hi,

I had a look at this site yesterday. Although it does say in the supporting information that it's not anticipated any tree removal would be necessary, it definitely will be. There are some hazel, hawthorn and elder on the roadside edge, some early mature sycamore and a couple of ash in and around the proposed footprint. The ash are in a poor state due to Ash Dieback and will need to be removed anyway, as they could reach the road, as could a larger sycamore leaning heavily out over the proposed site from slightly further back up the slope. This has a potential progressive lean and so doesn't have a long-term future.

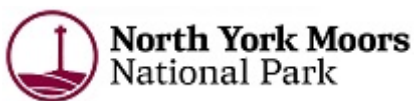
This section of the woodland is on a flat area below the slope of the main woodland and the trees on here are younger than those further up the slope, which by the look of it won't be affected. Looking on the old maps it became woodland later than the rest i.e. by 1900. That's still a long time, but it has the character of a young secondary woodland, so I would imagine it's been cleared from time to time since then. It is still on Earthlight as a priority habitat (deciduous woodland), so if the scheme were to be approved there would need to be planting elsewhere in mitigation so there's no net loss of woodland.

As there will definitely be trees affected, and some requiring removal, we would need to see a tree survey, arboricultural impact assessment and method statement. I did speak to the owner on site, but I got distracted talking about trees and didn't actually mention this requirement to him, so sorry about that.

Let me know if you need anything else from me.

Kind regards,

Nathan McWhinnie
Tree & Woodland Officer
Conservation & Climate Change
North York Moors National Park Authority



From:
To: [Planning](#)
Subject: Suffield Hill, Prospect House Farm, Hay Lane, Scalby
Date: 31 July 2023 14:19:23

Your ref: NYM/2023/0426
Proposal: Application for use of land for the siting of one glamping pod for holiday letting purposes with associated access path.
Address: Suffield Hill, Prospect House Farm, Hay Lane, Scalby

With reference to the above planning application, we confirm we have no objections to the granting of planning consent on caravan site licensing grounds.

The applicants should be made aware of the need to obtain a caravan site licence prior to the pods being used for human habitation, as stated on my email relating to the planning reference NYM/2022/0338. I am not aware of any application for a site licence being made in relation to the currently sited glamping pod to date. An application form can be obtained by contacting me.

Regards,

Stephanie Baines MCIEH
Technical Officer (Residential Regulation Team)
Town Hall
St Nicholas Street
Scarborough
YO11 2HG

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:	NYM23/0426
Proposed Development:	use of land for the siting one one glamping pod for holiday letting purposes with associated access path
Location:	Suffield Hill, Prospect House Farm, Hay Lane, Scalby
Applicant:	Mr & Mrs Joe & Kimberley Marshall

CH Ref:		Case Officer:	Kay Aitchison
Area Ref:	4/18/3169	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority	Date:	27 July 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:

The application is to amend the location for one of two previously approved holiday letting glamping pods within an existing farmstead. The access is via a long single track private drive onto Hay Brow Road Scalby. The junction of the access onto Hay Brow Road is very acute and vehicles have difficulty positioning themselves perpendicular to the highway, restricting the practical available visibility. The access has been widened and stoned but it has not been constructed to required LHA specification, which was requested and conditioned on the previous application NYM/2022/0338. The proposed new access alignment within the highway boundary must be constructed to the LHA specification and must not contain any loose stone which could be brought onto the highway. This realignment and construction will allow vehicles to position themselves more perpendicular to Hay Lane and will improve visibility for all highway users.

It would be advisable for a couple of passing places to be constructed along the length of the private drive to facilitate passing between the additional vehicular traffic and existing farm traffic.

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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation
sheet:

Application No: **NYM23/0426**

MHC-03 New and altered Private Access Verge Crossing at PROSPECT HOUSE FARM, HAY LANE, SCALBY

The development must not be brought into use until the access to the site at **PROSPECT HOUSE FARM, HAY LANE, SCALBY** 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 the approved details and Standard Detail number **E9A** and the following requirements.

- Any gates or barriers must not be able to swing over the existing or proposed highway.
- 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 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 County 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 County Council as the Local Highway Authority, is available to download from the County 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:
Subject: Comments on NYM/2023/0426
Date: 24 July 2023 08:13:33

The above application has been considered by Newby & Scalby Town Councillors and in exercise of my delegated powers I would confirm there are no objections to the application as submitted.

Regards, Jools

Jools Marley (Mrs) CiLCA
Clerk to the Council

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