

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:	NYM23/0490/FL
Proposed Development:	Application for change of use and subdivision of guesthouse (Use Class C1) together with alterations to create two dwellings (Use Class C3) with associated amenity spaces, bin store, shed and boundary treatments
Location:	1 Eskdaleside, Sleights, Whitby
Applicant:	Andrew and Pauline Brown

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/34/5203	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority	Date:	13 September 2023
FAO:	Megan O'Mara	Copies to:	

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA have estimated that the existing property has four or more bedrooms and therefore the proposed alterations to two 3-bedroomed dwellings is anticipated to intensify the on-street parking by two additional vehicles. The LHA are not aware of any issues with parked vehicles in this vicinity and do not anticipate this to have a significant impact at this location.

With regards to the removal of the current garage door and replacing it with a new pedestrian door on the back edge of the footway, the following should also be considered. The dropped kerbs will no longer be required and the proposed wall to be built on the edge of the footway may need work within the highway extents to reinstate the area. The dropped kerbs should be replaced with kerbs to match the height of the adjacent kerbs and the footway levels adjusted to match.

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

MHC-04 Closing of Existing Access on Eskdaleside, Sleights

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Continuation
sheet:

Application No:

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The development must not be brought into use until the existing access onto Eskdaleside has been permanently closed off in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason for Condition

In the interests of highway safety and the amenity of the area.

MHi-C New and altered Private Access or Verge Crossing

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.

MHi-S Doors and gates Opening over the Highway (revised)

You are advised to ensure that any doors and gates on elevations of the application site adjacent to the existing highway are constructed and installed such that they do not open over the public highway. Any future replacement doors and gates should also comply

Signed:

Ged Lyth

for Corporate Director of Environment

Issued by:

*Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ*

e-mail:

From: Victoria Pitts
Sent: 04 September 2023 21:22
To: Planning
Subject: Eskdaleside cum Ugglebarnby Parish Council - planning applications

Dear Team

At tonight's parish council meeting the following was resolved:

A) NYM/2023/0490 1 Eskdaleside, Sleights - No Objections

Regards
Victoria Pitts
Parish Clerk

From: Zara Hanshaw
Sent: Friday, August 25, 2023 1:39 PM
To: Megan O'Mara
Subject: NYM/2023/0490 1 Eskdaleside, Sleights, Whitby

Hi Megan,

If you are minded to approve this, then bat and swift informatives should be included. I would also recommend that reasonable enhancements for biodiversity are included. This could include the installation of a barn owl/bat/swallow/swift/etc. boxes on the dwellings, or within the curtilage of the development. If any external lighting is proposed, an dark skies lighting condition should also be added.

Best wishes,

Zara Hanshaw ACIEEM
Ecologist
[\(she/her\)](#)

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

From: Steve Reynolds
Sent: 08 August 2023 13:52
To: Planning
Subject: 1 Eskdaleside, Sleights, Whitby - change of use from guesthouse (Use Class C1) to create two dwellings (Use Class C3) etc. NYM/2023/0490

FAO Miss Megan O'Mara

1 Eskdaleside, Sleights, Whitby - change of use from guesthouse (Use Class C1) to create two dwellings (Use Class C3) etc. NYM/2023/0490

I refer to your e-mail of the 7th August 2023 in respect of the above application. I hereby confirm that I have no objections in principle to the proposals but I would point out that the stairs to the first floor in each proposed property are located in a living room which would be considered high risk in terms of fire safety. To mitigate any fire risk an alternate means of escape from the first floor will need to be considered, for example, escape windows to each bedroom.

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



From: Victoria Pitts
Sent: 08 August 2023 07:22
To: Planning
Subject: Re: NYM/2023/0490, 1 Eskdaleside, Sleights, Whitby,

Our meeting is on the 4 September please can we have extension to respond.

Regards

Victoria Pitts
Parish Clerk