

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2023/0523 The Lilacs, Scar Lane, West Barnby  
**Date:** 13 September 2023 13:32:39

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Hi Lucy,

This proposal will result in the demolition of several buildings. We have got records of bats roosting in the neighbouring farm, and commuting across The Lilacs. There is potential that the buildings to be demolished could be suitable for roosting bats, and therefore I would recommend that a bat scoping survey is completed, prior to determination.

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:**

**NYM23/0523**

**Proposed Development:** demolition of single storey structures, construction of replacement single storey extensions with rooflights and solar panels together with alterations to access, parking and landscaping works

**Location:** The Lilacs, Scar Lane, West Barnby

**Applicant:** Mr M Greenwood

**CH Ref:**

**Case Officer:** Ged Lyth

**Area Ref:** 4/42/35A

**Tel:**

**County Road No:**

**E-mail:**

**To:** North York Moors National Park Authority

**Date:** 8 September 2023

**FAO:** Lucy Gibson

**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 design standard for a 4 bedroomed dwelling would be to provide 3 parking spaces. The design includes 2 spaces and a turning area but a third space can be included that will block the other two spaces. The proposed access is in a new location to the gate shown on the existing plans and therefore requires a new verge crossing to be constructed along with the closing off of the old one.

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

1. MHC-03 New and altered Private Access or Verge Crossing at The Lilacs, West Barnby

The development must not be brought into use until the access to the site 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 Standard Detail number E50A and the following requirements.

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- Any gates or barriers must not be able to swing over the existing highway.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be made and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing 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](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.

2. MHC-04      Closing of Existing Access at The Lilacs, West Barnby

The development must not be brought into use until the existing access onto Scar Lane has been permanently closed off and the verge reinstated, 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 –(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:

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[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](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.

**3. MHC-05      Visibility Splays at The Lilacs, West Barnby**

There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 33 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

MHi-D      Visibility Splays –(MHC-05)

An explanation of the terms used above is available from the Local Highway Authority.

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