

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: **NYM23/0635**

Proposed Development: verification check of conditions 5, 6 and 7 of planning approval NYM/2022/0338

Location: Prospect House Farm, Hay Lane, Scalby

Applicant: Joe and Kimberley Marshall

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/18/3150B **Tel:**

County Road No: **e-mail:**

To: North York Moors National Park Authority **Date:** 26 October 2023

FAO: Jill Bastow **Copies to:**

The Highway Authority has received sufficient information to discharge the condition relating to NYM23/0635 however further assessment of these proposals may be required to ensure compliance with highway legislation

The Local Highway Authority has considered the following conditions:-

Number	Discharged/Not Discharged
5 and 7	Do not relate to Highway issues
6	This is not strictly a hghway related condition although it should be noted that the location of the planting at the access must not be located to obstruct the visibility at the access
10	The access has not yet been constructed and the LHA has not received an application for permission to construct.

Signed: <i>Kay Aitchison</i> For Corporate Director of Environment	Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ e-mail:
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From:
To:
Cc: [Planning](#)
Subject: NYM/2023/0635 Prospect House Farm, Hay Lane, Scalby
Date: 19 October 2023 16:11:26

Hi Jill,

Condition 6 requires specifying all “plant species, sizes and planting densities for all new areas of planting”. The submitted plan does not show this beyond ‘native species’. We need further information to discharge this condition. I would also echo Rob’s comments regarding lighting, lighting should be on a sensor where possible.

Best wishes,

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

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

From:
To: [Planning](#)
Subject: RE: NYM/2023/0635, Prospect House Farm, Hay Lane, Scalby
Date: 05 October 2023 12:17:51

The information provided indicates that the lighting units proposed to be specified would be fitted with an integral photocell, which means that there is a risk they would be left on all night on a routine basis, unless a suitable override is provided and utilised. In order to ensure compatibility with 'dark night skies' requirements it would be preferable if the lights along the access track to the glamping unit were linked to a motion sensor, so they are only activated when necessary, with the lights to the decking area operated on a standard switchable basis, or a timer, again to ensure they are only used when needed.

Kind regards

Rob Smith
Senior Minerals Planner

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