

**From:** Victoria Pitts  
**Sent:** 04 December 2023 20:38  
**To:** Planning  
**Cc:** Wendy Strangeway  
**Subject:** Planning Applications - Eskdaleside cum Ugglebarnby Parish Council (note sent on to PF and RS re the SPD)

Dear Team

At tonight's parish council meeting it was resolved:

C) Partridge Hill, Ugglebarnby - resolved no objections with caveat it must have local occupancy clause

Regards

Victoria Pitts  
Parish Clerk  
Eskdaleside cum Ugglebarnby Parish Council

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:** **NYM23/0705**

**Proposed Development:** conversion of barn to one local occupancy dwelling and installation of package treatment plant

**Location:** Partridge Hill, Ugglebarnby Lane, Sneaton

**Applicant:** Mr and Mrs Helen and Trevor Hodges

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/36/110B **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park Authority **Date:** 16 November 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 the site is the Design Manual for Roads and Bridges and the required visibility splay is 2.4 metres by 45 metres. This visibility is achievable as long as the hedges are maintained to be clear of overhanging the highway verge.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

**MHC-05** Visibility Splays at access onto Eskdaleside

There access or egress between the highway and the application site at Partridge Hill shall provide visibility splays, giving clear visibility for drivers, of 145 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. 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)

OFFICIAL

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation  
sheet:

Application No:

**NYM23/0705**

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

**Signed:**

***Ged Lyth***

*for Corporate Director of Environment*

**Issued by:**

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

**e-mail:**

**From:**

**Cc:** [Planning](#)

**Subject:** NYM/2023/0705 Partridge Hill, Ugglebarnby Lane, Sneaton

**Date:** 10 November 2023 11:41:25

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Hi Lucy,

The mitigation and enhancement details included in the report by MAB should be secured as a condition of any consent. I note that the proposal also includes a PTP which will likely drain down into Buskey Beck. PTPs are still subject to [Government rules around waste water](#) and therefore I would recommend that a condition to provide details of the PTP and soakaway should be included in any consent. An external lighting condition regarding dark skies should also be included.

Best wishes,

**Zara Hanshaw ACIEEM**

**Ecologist**

[\(she/her\)](#)

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

**From:** [Victoria Pitts](#)  
**To:** [Planning](#)  
**Subject:** Re: NYM/2023/0705, Partridge Hill, UGGLEBARNBY Lane, Sneaton  
**Date:** 01 November 2023 19:44:50

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Dear Team

Please can we ask for extension to respond as our next PC meeting is on the 6th December.

Many thanks  
Victoria Pitts  
Parish Clerk

**From:**  
**To:**  
**Subject:** Partridge Hill, Ugglebarnby Lane, Sneaton - conversion of barn to one local occupancy dwelling etc.  
NYM/2023/0705  
**Date:** 27 October 2023 10:15:28  
**Attachments:** [image001.png](#)

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FAO Miss Lucy Gibson

**Partridge Hill, Ugglebarnby Lane, Sneaton - conversion of barn to one local occupancy dwelling etc. NYM/2023/0705**

I refer to your e-mail of the 26<sup>th</sup> October 2023 in respect of the above application. My only concern is that the escape route from the first floor in case of fire is through the kitchen/lounge which is a high risk room. Consideration should be given to an alternate means of escape in case of fire; escape windows from each of the bedrooms is a possible option. I have no other comments or objections to the proposals.

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



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