

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION****Application No:** **NYM23/0642****Proposed Development:** use of land for the siting of timber building for holiday letting purposes (retrospective)**Location:** Valley View, Golden Grove, Whitby**Applicant:** Whitby Log Cabins**CH Ref:** **Case Officer:** Ged Lyth**Area Ref:** 4/31/144D **Tel:****County Road No:** **E-mail:****To:** North York Moors National Park Authority **Date:** 15 December 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:

In August 2014, the LHA made a recommendation for refusal to an application on this site and advised that any further development of this site that would lead to an intensification of traffic would also be treated in the same way due to the narrow width of the cul-de-sac road leading to the application site. However, that applicant agreed to improving the road leading to the site by agreeing to a condition to provide a passing place. This was conditioned to application reference NYM14/469/FL

The provision of a passing place was also included as a condition to another application reference NYM19/0398/FL.

Although an existing passing place opposite the entrance to Valley View is shown on the latest plan and a new passing place to be constructed is also shown, these were included in the 2019 application. The area marked as an existing passing place is not constructed to highway standards and is simply a localised area where the grass verge is wider than normal. The purpose of a passing place is to provide an area where two cars can pass and do not need to reverse a considerable length to find a suitable spot where this can happen. The two areas on the plan would serve the same purpose as one can be seen from the other.

At a site visit on 15/12/23, the current applicant said that he had not understood the condition to install a passing place up to highway standards but was willing to full fill this requirement. The applicant also stated that this current retrospective application is to replace the previous use of the Bed and Breakfast facility within the main building.

On the clear understanding that the Bed and Breakfast facility is to cease and that the condition to install a passing place is till valid, there are no further highway recommendations.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM23/0642**

<p><b>Signed:</b></p>          <p style="text-align: center;"><b><i>Ged Lyth</i></b></p> <p>for Corporate Director of Environment</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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**FAO: Mrs Jill Bastow**  
Development Management  
North York Moors  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

**Your Ref:** NYM/2023/0642  
**Our Ref:** 23/03304/EHC100  
**Please ask for:** Jack Hopper  
**E-Mail:**  
**Telephone:**

Monday 11 December 2023

Dear Sir or Madam,

**Application No:** NYM/2023/0642  
**Address:** Valley View, Golden Grove, Whitby  
**Proposal:** Use of land for the siting of timber building for holiday letting purposes (retrospective)

Further to your consultation dated 4 December 2023, I have considered the information provided by the applicant and would make the following comments.

There are no objections so far as this department's interests are concerned.

Yours faithfully

**Jack Hopper MSc MCIEH AMIOA**  
**Senior Environmental Health Officer**  
**Regulatory Services**

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2023/0642  
**Date:** 06 December 2023 08:00:19

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Good Morning,

NYM/2023/0642 - No Objections

Hawsker cum Stainsacre Parish Council