

From:

To:

Subject: Comments on NYM/2023/0785 - Case Officer Miss Emily Jackson - Received from Mr Ben Jackson at NYMNPA, The Old Vicarage, Bondgate, Helmsley York YO62 5BP, HG4 2JJ

Date: 22 December 2023 11:20:29

Though the dwelling does not appear to impact upon the public right of way, the outside space (shown as a blue line on the plan) is crossed by a public footpath. This must be accommodated on the legal definitive line.

All public rights of way must remain available and unobstructed. Appropriate information signs should be displayed to advise users of the operations. Any damage to the surface of public rights of way resulting from the works must be repaired on completion. If the safe use of public rights of way cannot be maintained then a temporary closure must be requested through the NPA with 6 to 8 weeks notice.

The NPA must be informed prior to any works undertaken on or adjacent to a public right of way that may impact on its safe use or condition.

Comments made by Mr Ben Jackson of NYMNPA, The Old Vicarage, Bondgate, Helmsley York YO62 5BP,

Preferred Method of Contact is Email

Comment Type is No objections but comments

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:

NYM23/0785

Proposed Development:

change of use of holiday letting accommodation to one open market dwelling with residential annexe (no external alterations)

Location:

School House, Langdale End, Scarborough

Applicant:

James Hudson Builders Ltd

CH Ref:

Case

Officer:

Kay Aitchison

Area Ref:

Tel:

County Road No:

E-mail:

To:

North York Moors National Park
Authority

Date:

18 December 2023

FAO:

Emily Jackson

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 applicant wishes to change the use of an existing holiday letting unit to provide permanent residential accommodation with a residential annexe. There would be no highway objection to the proposal on the understanding that the existing un constructed accesses were improved and constructed to the the required LHA specification.

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

MHC-03 New and altered Private Access Verge Crossing at SCHOOL HOUSE, LANGDALE END

The development must not be brought into use until the access to the site at **SCHOOL HOUSE, LANGDALE END** 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 Standard Detail number **E9A** and the following requirements.

- Any gates or barriers must **not** be able to swing over the existing or proposed highway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation
sheet:

Application No: **NYM23/0785**

- **Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway** must be constructed and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within **1 metre** of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed 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 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

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

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