

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:** **NYM23/0848**

**Proposed Development:** use of annexe as holiday let, local needs letting dwelling or annexe (triple use) (no external alterations)

**Location:** Annexe at High Fairhead Farm, Grosmont

**Applicant:** Nr D Hodgson

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

**Area Ref:** 4/52/444 **Tel:**

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

**To:** North York Moors National Park Authority **Date:** 9 January 2024

**FAO:** Megan O'Mara **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 access onto the public highway is adequate for the amount of traffic. However, the vegetation needs to be maintained to avoid blocking the vision splays for drivers exiting the

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

MHC-05 Visibility Splays at Fairhead, Grosmont

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 120 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

OFFICIAL

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation  
sheet:

Application No:

**NYM23/0848**

Signed:

***Ged Lyth***

*for Corporate Director of Environment*

Issued by:

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

e-mail:

**From**

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

**Subject** Fw: NYM/2023/0848, Annexe at High Fairhead Farm, Grosmont (935)

**Date:** 22 December 2023 11:17:20

**Attachments:** [NYM\\_2023\\_0848.pdf](#)

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Hello

We thank you for consulting the Ramblers Association - Cleveland Group in this proposal.

We have no objections to this application.

We ask that the public right of way is kept open/an alternative route is available whilst the works are carried out.

Bill Dell

For and on behalf of Ramblers Association-Cleveland Group

85 Farndale Drive, Guisborough, Redcar & Cleveland, TS14 8JX, UK

MIStructE

Ramblers, Cleveland group - Footpath Officer

“The Ramblers’ Association is a company limited by guarantee, registered in England and Wales. Company registration number: 4458492. Registered Charity in England and Wales number: 1093577, registered charity in Scotland: number: SC039799.

**From:**  
**To:**  
**Subject:** Annexe at High Fairhead Farm, Grosmont - use of annexe as holiday let, local needs letting dwelling or annexe (triple use) (no external alterations) NYM/2023/0848  
**Date:** 18 December 2023 11:34:25  
**Attachments:** [image001.png](#)

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FAO Miss Megan O'Mara

**Annexe at High Fairhead Farm, Grosmont - use of annexe as holiday let, local needs letting dwelling or annexe (triple use) (no external alterations) NYM/2023/0848**

I refer to your e-mail of the 18<sup>th</sup> December 2023 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing grounds.

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



**From:**

**Subject:** NYM/2023/0848 comments

**Date:** 19 December 2023 14:57:24

**Attachments:** [Rights of Way Locaton Plan\\_Fair Head.pdf](#)

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Dear Megan

**NYM/2023/0848**

**Public Footpath 80 Grosmont**

The above public footpath runs past the proposed development (see map attached). The public footpath should remain unobstructed throughout the development and thereafter. If a temporary closure is deemed necessary an application should be made to the authority giving not less than 6 weeks' notice.

Will any provision be made for parking off the track?

Please may I ask that the above appears as an informative point in the decision notice

Thank you  
Naomi

Naomi Green  
Area Manager (North)

North York Moors National Park Authority  
Danby Lodge National Park Centre, Danby,  
Whitby, North Yorkshire, YO21 2NB

