

From: Gerard Lyth
Sent: Tuesday, December 19, 2023 11:05 AM
To: Megan O'Mara
Subject: RE: High Farm, Ugglebarnby

Hi Megan,

No, I didn't meet the applicants.

The only thing I would add to my correspondence dated 3/8/23 is that this is based on the use of the barn being converted to a dwelling for the use of an agricultural worker regardless of who would be living in it and regardless of who owns the application site. It is not based on the individual needs for the specific person the applicant has in mind and it is not based on the current owners being in control of the site. This is a general planning consideration and we should not need to specify this to an agent who is familiar with planning law.

As you say (and I said in my 3/8/23 correspondence) the additional journeys from home could include going to any other destination. As examples these could include shops, social outings, school trips if the resident has children, visiting family, people visiting them, etc. I do not have specific evidence available at the moment.

Ged Lyth
Project Engineer
Area 3 Whitby Highways Depot
Highways
North Yorkshire Council



NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION- ADDITIONAL/AMENDED INFORMATION



Application No: **NYM23/0158**

Proposed Development: demolition of hay store and conversion of and extension to stone barn to form one agricultural

Location: High Farm, Ugglebarnby

Applicant: Mr Raymond Harland

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

Area Ref: 4/34/138E **Tel:**

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

To: North York Moors National Park Authority **Date:** 3 August 2023

FAO: Megan O'Mara **Copies to:**

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 6th April 2023

The document titled Supporting agricultural justification includes section 3 as a response to the Highways recommendation..

Whilst the journeys travelling between home and work would be omitted, this would increase the number of journeys from home to any other destination, 7 days a week. Therefore, the Highway authority recommendation of refusal dated 6th April 2023 remains the same.

Signed: <p style="text-align: center;"><i>Ged Lyth</i></p> <p><i>for Corporate Director of Environment</i></p>	Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ e-mail:
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**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM23/0158

From:
To: [Planning](#)
Subject: Re: NYM/2023/0158
Date: 22 May 2023 19:38:04

Dear Team

Re: High Farm Ugglebarnby NYM/2023/0158

At the meeting on the 15 May 2023, the parish council RESOLVED No Objections but with the comment that the agricultural dwelling restrictions to be kept in perpetuity.

Regards

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA

From:
To:
Cc: [Planning](#)
Subject: NYM/2023/0158 High Farm, Ugglebarnby
Date: 14 April 2023 11:12:52

Hi Megan,

The report by MAB states that the building has suitability for roosting bats, and therefore further surveys will be needed. The results of these surveys are needed prior to determination paragraph 99 of the ODPM states *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

Cheers,

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

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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION****Application No:** **NYM23/0158****Proposed Development:** demolition of hay store and conversion of and extension to stone barn to form one agricultural**Location:** High Farm, Ugglebarnby**Applicant:** Mr Raymond Harland**CH Ref:** **Case Officer:** Ged Lyth**Area Ref:** 4/34/138E **Tel:****County Road No:** **E-mail:****To:** North York Moors National Park Authority **Date:** 6 April 2023**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 proposals to demolish a barn and construct a new dwelling are likely to increase the number of vehicular journeys to and from the application site. The access onto the public highway road has the vision splay for drivers limited by the presence of a wall which is on the boundary of the blue line plan. It is assumed that this wall is outside the control of the applicant.

The design standard for the site is Manual for Streets and the required visibility splay is 2.4 metres by 25 metres. The available visibility, looking uphill is 2.4 metres by 8 metres.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

R3 VISIBILITY AT EXISTING ACCESS

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of 2.4 metres x 25 metres cannot be achieved looking uphill at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM23/0158

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: Re: NYM/2023/0158
Date: 30 March 2023 19:47:07

Dear Team

This application was too late for our April agenda. Our next meeting is on the 15 May, therefore, may we ask for extension to respond?

Regards

Victoria Pitts
Clerk
Eskdaleside cum Ugglebarnby Parish Council
Davison Farm
Egton
North Yorkshire
YO21 1UA

From:
To: [Planning](#)
Subject: High Farm, Ugglebarnby - Demolition of hay store and alterations to stone barn to form agricultural workers dwelling NYM/2023/0158
Date: 28 March 2023 15:03:28

FAO Miss Megan O'Mara

High Farm, Ugglebarnby - Demolition of hay store and alterations to stone barn to form agricultural workers dwelling NYM/2023/0158

I refer to your e-mail of the 28th March 2023 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council