

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: **NYM/2024/0093**

Proposed Development: Application for conversion of and extension to redundant buildings to form one local occupancy dwelling with associated garage/workshop/store and amenity space (revised scheme to planning approval NYM/2020/0374/FL) (retrospective)

Location: Rye Hill Farm, Great Ayton

Applicant:

CH Ref: **Case Officer:** Tony Lewis

Area Ref: 2/58/1261 **Tel:**

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

To: North Yorkshire Council [Hambleton] **Date:** 5 March 2024

FAO: **Copies to:**

Note to the Planning Officer

Concern must be raised with regard to the visibility available at the access road leading to the site and Station Road. There is likely to be an intensification of use of the access however this is unlikely to be a material increase in comparison to the existing use of the junction. Therefore a highway refusal would be difficult to sustain on this occasion.

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| Signed: <p style="text-align: center;"><i>Tony Lewis</i></p> <p>For Corporate Director of Environment</p> | Issued by: <p style="text-align: center;">Thirsk Highways Office Thirsk Industrial Estate York Road Thirsk North Yorkshire YO7 3BX</p> e-mail: |
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From:

Subject: Re: Planning Application Reference: NYM/2024/0093, Rye Hill Farm, Station Road, Great Ayton, MIDDLESBROUGH, TS9 6HE

Date: 27 February 2024 14:28:48

Memorandum in reply from: Residential Services

This service has considered the potential impact on amenity and likelihood of the development to cause and/or be affected by a nuisance and consider that there will be no negative impact. Therefore, the Environmental Health Service has no objections to the application.

Kind regards

Janice Johnston

Environmental Health Officer

North Yorkshire Council