

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:	NYM24/0119
Proposed Development:	erection of timber amenity building to serve existing holiday cottages
Location:	Middle Rigg Farm, Back Lane, Hawsker
Applicant:	Mr K Howard

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/33/269C	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority	Date:	20 March 2024
FAO:	Jill Bastow	Copies to:	

On the understanding that this building is not to be used as an additional dwelling and is only for the use of guests already staying at Middle Rigg Farm, the Local Highway authority would not anticipate any additional traffic. Therefore, there are no local highway authority objections to the proposed development.

Signed: Ged Lyth For Corporate Director of Environment	Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ e-mail:
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From: Hawsker Stainsacre
Sent: 05 March 2024 20:47
To: Planning
Subject: Hawsker cum Stainsacre Parish Council

NYM/2024/0119 - Application for erection of timber amenity building to serve existing holiday cottages at Middle Rigg Farm, Back Lane, Hawsker – No Objection

FAO: Mrs Jill Bastow
Development Management
North York Moors
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2024/0119
Our Ref: 24/00494/EHC100
Please ask for: Jack Hopper

Wednesday 28 February 2024

Dear Sir or Madam,

Application No: NYM/2024/0119
Address: Middle Rigg Farm, Back Lane, Hawsker
Proposal: Erection of timber amenity building to serve existing holiday cottages

Further to your consultation dated 23 February 2024, I have considered the information provided by the applicant and would make the following comments:

We treat all holiday lets in the borough as commercial operations and require landlords to have the same duty of care as to be expected at hotels and bed and breakfast establishments even if the landlord is absent on site.

As such, landlords should have sufficient control and monitoring arrangement in place to ensure any noise/anti-social behaviour/parties are dealt with swiftly and promptly in the same manner as an in-house/onsite landlord would be expected to.

Should consent be granted, I would recommend the following matters are secured by condition:

1. The requirement for a noise management plan for the site, to be approved by the planning authority prior to commencement, and
2. A local agent or representative of the landlord who is contactable during hours of occupancy by guests in the event of complaints or incidents.

Reason: *to protect the amenity of the area from noise*

Yours faithfully

Jack Hopper MSc MCIEH AMIOA

Senior Environmental Health Officer
Regulatory Services

From:
To:
Subject: Middle Rigg Farm, Back Lane, Hawsker - Erection of timber amenity building to serve existing holiday cottages NYM/2024/0119
Date: 26 February 2024 10:05:01
Attachments: [image001.png](#)

FAO Mrs Jill Bastow

Middle Rigg Farm, Back Lane, Hawsker - Erection of timber amenity building to serve existing holiday cottages NYM/2024/0119

I refer to your e-mail of the 23rd February 2024 in respect of the above application. I hereby confirm that I have no objections to the proposal 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:
To: [Planning](#)
Subject: RE: NYM/2024/0119, Middle Rigg Farm, Back Lane, Hawsker
Date: 23 February 2024 13:55:14

Dear Sir/Madam.

Thank you for contacting North Yorkshire Councils highways department – Area 3 Whitby. Please note every effort will be made to respond to you as quickly as possible however, due to limited staff resources, it may not be possible to respond to enquiries within the usual timeframe of 20 working days. We apologise for any inconvenience that this may cause.

If you wish to report a highway emergency that poses a safety risk* please contact our Customer Service Centre on 0300 1312131 during the hours of 9:00 and 17:00 Monday, Tuesday and Thursday 09:30-17:00 Wednesday and 09:00 until 16:30 on a Friday.

For highway issues that cannot wait outside our Customer Service Centre working hours, please contact the Police by calling 101. Alternatively if your report is of a dangerous nature and is outside our Customer Service Centre working hours, please contact the police by calling 999.

*Emergencies include any highway hazards such as flooding, mud and diesel spillages, carriageway debris, fallen trees and any road or footway defects which may pose a danger to highways users.

You can also report non-emergency highway issues online via the link below:

Report online | North Yorkshire Council.

Yours faithfully
Whitby Area Office