

**From:**

**Subject:** Comments on NYM/2023/0771 - Case Officer Miss Megan O'Mara - Received from Osmotherley Area Parish Council at c/o Mr J Robinson, 21 The Green, Brompton, Northallerton, North Yorkshire, DL6 2QT, via email:

**Date:** 20 April 2024 11:30:05

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The PC welcomed the new information but overall felt that the road concerns expressed on our original response had not been adequately addressed by the report as access was still an issue.

Comments made by Osmotherley Area Parish Council of c/o Mr J Robinson  
21 The Green  
Brompton  
Northallerton  
North Yorkshire  
DL6 2QT

Preferred Method of Contact is: Email

Comment Type is No objections but comments  
Letter ID: 623166

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:** **NYM/2023/0771**

**Proposed Development:** Application for the erection of five cabins for holiday letting purposes with associated access, parking and landscaping works

**Location:** Land at Westlands Farm, Osmotherley

**Applicant:** Mr Keith Austin

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

**Area Ref:** 2/113/266

**Tel:**

**County Road No:**

**E-mail:**

**To:** North York Moors National Park Authority

**Date:** 19 April 2024

**FAO:** Megan O'Mara

**Copies to:**

### Note to the Planning Officer

Concern must be raised with regard to the visibility available at the access from Cuddy Lane onto Clack Lane. The Highway Authority is aware that parking in the visibility splays is common especially in busier times however parking in visibility splays could not be used as a reason for refusal given the advice in Manual for Streets. There is likely to be an intensification of use of the junction however this is unlikely to be a material increase and the figures shown in the Transport Statement that has been submitted to support the application indicate the levels associated with the proposal to be modest. The Transport Statement goes onto describe the opportunities to pass each other on Cuddy Lane however this is a private road and not in the control of the Highway Authority.

Having considered the contents of the Transport Statement and the advice in the National Planning Policy Framework in terms of only refusing development if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, a highway refusal would be difficult to sustain on this occasion.

**Signed:**

***Tony Lewis***

For Corporate Director of Environment

**Issued by:**

Thirsk Highways Office Thirsk Industrial Estate

York Road

Thirsk

North Yorkshire

YO7 3BX

**e-mail:**

**From:** John Robinson

**Sent:** Thursday, January 18, 2024 11:14 AM

**To:** Megan O'Mara

**Subject:** Re: New application post - NYM/2023/0771 - land at Westlands Farm, Osmotherley - Parish

Hi Megan

Sent this on 22 December.

How strange!

Regards

John

On Fri, 22 Dec 2023 at 11:17, John Robinson <

> wrote:

Hi Megan

The PC met last night and discussed the application in the presence of the applicant and an objector from the village.

The application set out the quality of the proposal and the impact he hoped would be had on both the village traffic and the traffic on Cuddy Lane. The objector had concerns on the entrance and exit to Cuddy Lane and the pedestrian access to the play area, approx.100 metres from the gate. It appears there are two farms served by the road and they have helped maintain the road over the years. It hasn't been possible to identify the owner of the road. The PC raised concerns over the increase in traffic to and from the proposed development and also the impact on the road surface, as well as pedestrians, mostly young children and parents, walking to the play area.

That being said we felt that the application was a good business for the village and if conditions could be met regarding road safety and surface quality then the council had No Objection to the application.

Regards

John

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2023/0771 land at Westlands Farm, Osmotherley  
**Date:** 21 December 2023 13:36:25

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Hi Megan,

The Biodiversity Net Gain Assessment states that there will be some off-site enhancement of grassland, but I can't tell from the plans submitted where this off-site grassland is located. Would it be possible to get a map of this area in relation to the development site. Off-site enhancements have to be secured via a legal agreement (i.e. S106). We've spoken to Mark and Hilary about this before and the consensus was if the applicant is proposing enhancements on their land, and it's near to the development, this should be included in the red line boundary, to enable us to adequately secure the enhancements via condition.

Thanks,

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

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

**From:**  
**To:** [Planning](#)  
**Subject:** Re: Planning Application Reference: NYM/2023/0771, Westlands Farm, Land at, Osmotherley, DL6 3AR  
**Date:** 19 December 2023 13:06:07

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### **Memorandum in reply from: Residential Services**

This service has considered the potential impact on amenity and likelihood of the development to cause a nuisance, and provided there is good site management there should be no negative impact. Therefore the Environmental Health Service has no objections to the application.

#### **INFORMATIVE – Advice for the applicant.**

If planning approval is granted, the occupier of the land will be required to obtain a Caravan Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. This will be issued subject to certain conditions being met. The applicant will need to contact Environmental Health Technical Support to obtain the necessary advice and guidance. Further information can also be found on our website: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Charlotte Ellis**

Technical Officer

Environmental Health Service  
North Yorkshire Council

Website: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**From:**  
**To:** [Planning](#)  
**Subject:** Application for erection of five cabins for holiday letting purposes with associated access, parking and landscaping works at land at Westlands Farm, Osmotherley  
**Date:** 10 December 2023 12:16:13

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Hi Megan

Our meeting is not until the 21st, which is after the deadline. Please can we have an extension to the deadline?

Thanks

John

John Robinson  
Clerk to the Parish Council