

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** RE: EASTEND FARM, EAST END, EGTON 2023/0550  
**Date:** 03 May 2024 10:34:24

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Hi Megan,

Bat, swift and breeding bird informatives should be included. I would also recommend enhancements for these species are included within the extension. I have no issues with the pond creation, but I would recommend that it is managed for wildlife if possible, and not stocked with fish or ducks. Details of the biodiversity enhancements included in this development should be secured as a condition of any consent.

Best wishes,

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

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

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# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:**

**NYM23/0550**

**Proposed Development:**

demolition of side extensions, construction of replacement two storey and single storey side extensions to create annexe accommodation with balcony and decking together with construction of single storey rear extension with flue

**Location:**

East End Farm, East End, Egton

**Applicant:**

Mr and Mrs Jewel

**CH Ref:**

**Case**

**Officer:**

Ged Lyth

**Area Ref:**

4/32/276A

**Tel:**

**County Road No:**

**E-mail:**

**To:**

North York Moors National Park  
Authority

**Date:**

21 September 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 design standard for the site is Design Manual for roads and Bridges (DMRB) and the required visibility splay is 2.4 metres by 45 metres. This is based on an estimated typical speed. To achieve this level, the trees on the north side of the access will require regular pruning. The current visibility is 2.4 metres by 50 metres.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-05 Visibility Splays at East End Farm, Egton

There must be no access or egress by any vehicles between the highway and the application site at East End farm until splays are provided giving clear visibility of 45 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. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

OFFICIAL

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation  
sheet:

Application No:

**NYM23/0550**

In the interests of highway safety

**Signed:**

***Ged Lyth***

*for Corporate Director of Environment*

**Issued by:**

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

**e-mail:**

**From:** Zara Hanshaw  
**Sent:** 19 September 2023 11:39  
**To:** Megan O'Mara  
**Cc:** Planning  
**Subject:** NYM/2023/0550 East End Farm, East End, Egton

Hi Megan,

Do you have any photos of the extension to be demolished?

Thanks,

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

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

**From:** C A Harrison  
**Sent:** 19 September 2023 11:16  
**To:** Planning  
**Subject:** RE: NYM/2023/0550, East End Farm, East End, Egton

*Good morning*

*Our next meeting is 26 Sep so comments will be sent 27 Sep if that is ok with you.*

*Kind Regards*

*CA Harrison – Clerk to Egton Parish Council*

**From:**  
**To:**  
**Subject:** East End Farm, East End, Egton - construction of two storey and single storey side extensions to create annexe accommodation etc. NYM/2023/0550  
**Date:** 31 August 2023 10:15:44  
**Attachments:** i

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FAO Miss Megan O'Mara

**East End Farm, East End, Egton - construction of two storey and single storey side extensions to create annexe accommodation etc. NYM/2023/0550**

I refer to your e-mail of the 31<sup>st</sup> August 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

North Yorkshire Council  
Housing Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO12 2HG

