

From:
To:
Subject: Comments on NYM/2024/0223
Date: 27 May 2024 09:18:57

NYM/2024/0223 Change of use paddock to garden, create vehicular access and driveway to service existing dwelling, 2 Red Briar Cottages, Broxa

The above application has been considered by Hackness & Harwood Dale Group Parish Council. The application is supported and no objections are offered.

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J Marley (Mrs) CiLCA
Clerk to Hackness and Harwood Dale Group Parish Council
(comprising the parishes of Broxa cum Troutsdale, Darncombe cum Langdale End, Hackness, Harwood Dale, Silpho, and Suffield cum Everley).

Annan,
41 Scalby Road,
Burniston,
Scarborough

From: Nathan McWhinnie

Sent: Tuesday, May 7, 2024 10:42 AM

To: Jill Bastow

Subject: FW: NYM/2024/0223 planning app - 2 Red Briar Cottages

Hi Jill,

I've been cajoling Mr Popely for further details here and I think the attached is sufficient for this scheme. The main trees affected are a cherry and an ash suffering from Ash Dieback – the cherry is to be removed and the ash will have to be removed soon, despite the owner not wanting to take it out just yet. I think her hand may be forced as the tree declines still further, so hand digging in the RPA to ensure its structural stability in the short term is acceptable.

Regards,

Nathan

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM24/0223
Proposed Development:	change of use of paddock to garden and creation of vehicular access and driveway
Location:	2 Red Briar Cottages, Broxa Cottages, Broxa Hill, Broxa,
Applicant:	Mr Ian Popely

CH Ref:		Case Officer:	Kay Aitchison
Area Ref:	4/21/52A	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority	Date:	<u>2 May 2024</u>
FAO:	<u>Jill Bastow</u>	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 applicant proposes to construct a new separate vehicle access to the existing dwelling to avoid existing issues with the current shared access arrangement. The LHA has no objection to the new access which has adequate visibility on the understanding that the access within the highway boundary across the existing grass verge is constructed to the required specification.

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

MHC-03 New and altered Private Access or Verge Crossing at 2 RED BRIAR COTTAGES, BROXA

The development must not be brought into use until the access to the site at **2 RED BRIAR COTTAGES, BROXA** has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and must be constructed in accordance with the approved layout and Standard Detail number **E50** and the following requirements.

- Any gates or barriers erected on the highway boundary must not be able to swing over the existing or proposed highway.
- The final surfacing of any private access within **1 metre** of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM24/0223

- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHi-C New and altered Private Access or Verge Crossing – (MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out, which is available to download from the County Council's web site, Roads and Pavements : North Yorkshire Council.

The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site: Road adoption | North Yorkshire Council

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

<p>Signed:</p> <p style="text-align: center;"><i>Kay Aitchison</i></p> <p><i>for Corporate Director of Environment</i></p>	<p>Issued by: <i>Whitby Highways Office Discovery Way</i></p> <p style="text-align: center;">Whitby</p> <p style="text-align: center;">North Yorkshire</p> <p style="text-align: center;">YO22 4PZ</p> <p>e-mail:</p>
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