

Web / Strangeway

From: Hilary Saunders
Sent: 06 September 2016 11:53
To: Planning
Subject: FW: Rockhaven, newlands Road, Cloughton

H. Saunders

**Mrs Hilary Saunders
Planning Team Leader
Development Management**

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

Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk

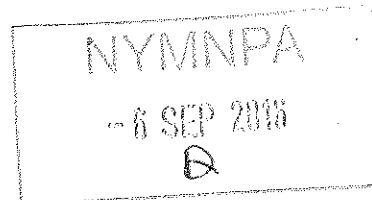
From: Kay Aitchison [mailto:
Sent: 06 September 2016 11:39
To: Hilary Saunders
Subject: RE: Rockhaven, newlands Road, Cloughton

Hi Hilary

From a highway perspective the proposed amendments will improve the access to the property and I am happy with the new layout.

Regards
Kay Aitchison
Project Engineer

Area 3 Whitby
Whitby Highways Depot
Discovery Way
Whitby
YO22 4PZ



If you intend to reply to this message please respond to:

From: Hilary Saunders [mailto:h.saunders@northyorkmoors.org.uk]
Sent: 06 September 2016 10:44
To: Kay Aitchison
Subject: FW: Rockhaven, newlands Road, Cloughton

Hi Kay,

Please see attached revised access details. I'd be grateful for your comments.

Thanks

Hilary

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

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

Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk

From:
Sent: 15 August 2016 16:47
To: Hilary Saunders
Subject: Rockhaven, newlands Road, Cloughton

Alan Cambell Chartered Architect

To: Hilary Saunders

Proposed conversion of the disused stables at Rockhaven, Newlands Road, Cloughton into 2 no holiday cottages

As a follow up to the committee comments on the above application we would like to make the following proposals.

1. The appearance of the buildings – we have looked again at the external appearance of the converted buildings and have concluded that the amount of glazing can be substantially reduced at no detriment to the buildings and enclose copies of drawings nos 1446/14, 15A and 16 which illustrate the proposed changes. In order to achieve the target of producing top quality "5 Star" holiday accommodation we would prefer not to reduce the footprint of the original proposal and hope you will agree that the changes to the external glazing are sufficient.
2. The access - The owners have agree to remove the gates and to reduce the height of the front boundary wall as far as the existing outbuilding to the north and for approximately 15m to the south of the present access to improve the sightlines. See attached drawing no 1446/10A

Alan Cambell

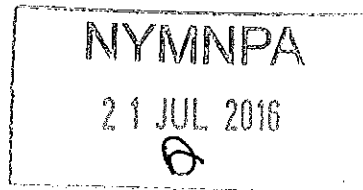
Rick Leigh Bell

From: Hilary Saunders
Sent: 21 July 2016 09:37
To: Planning; Dawn Paton
Subject: FW: FW: Rockhaven Cloughton

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

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



Tel. no. 01439 772700
 Web: www.northyorkmoors.org.uk

From: Kay Alitchison [mailto:
Sent: 21 July 2016 09:33
To: Hilary Saunders
Subject: RE: FW: Rockhaven Cloughton

Hi Hilary

Please see below my comments regarding Rock Haven

The Highway Authority recommends conditions to the Planning Authority on the grounds of highway safety for users of the existing highway and for users of the proposed application. In this case it is an application for an existing building to be converted into a holiday cottage and gain access via the existing vehicle crossing, which would be used by both the current residents and holiday makers. The current standards are applied when an applicant wishes to make changes to the property which would result in an intensification of use of an existing access.

The access is bounded by a high stone wall, although it is wider than a usual domestic vehicle access the visibility is below that required for new accesses. The gate and wall are only 1.5 metres from the edge of the carriageway and even if the lower x value (2.0m) for visibility is used this is short by 0.5 metres. Lowering the boundary wall for a short distance would allow the visibility to be kept clear and improve the safety for all users of the access and the highway.

The gate which is situated on the boundary of the property, at the back of the footway 1.5m from the carriageway edge, does not allow a vehicle to pull off the carriageway to safely open it. Although the applicant has offered to have the gate controlled electronically this would still result in all new users, customers for the holiday cottage, waiting in the carriageway for the gates to be opened. The applicant has also offered to locate a mirror opposite the access, this solution again only caters for regular users of the access. New users ie holiday makers visiting the holiday cottage, are not familiar with using a mirror and can miss highway users, their speed or proximity. Mirrors are not a prescribed traffic sign and as such have to be approved by the Department of Transport if situated on the highway, a

mirror would not be granted permission for a private access. Any mirror would therefore have to be located on private land. The applicant would have to consider the safety implications of placing a mirror on private land. They themselves could be liable in the event of a collision caused by it's location. Glare from headlights, or the sun, reflected in a mirror can dazzle or disorientate drivers. It is also difficult to judge the speed and distance of approaching vehicles from the image seen in a mirror. Road users such as motorbikes or bicycles can be missed. Mirrors are also difficult to keep clean and free from damage.

Regards
Kay Aitchison
Project Engineer

Area 3 Whitby
Whitby Highways Depot
Discovery Way
Whitby
YO22 4PZ

If you intend to reply to this message please respond to:



From: Hilary Saunders [<mailto:h.saunders@northyorkmoors.org.uk>]
Sent: 20 July 2016 17:01
To: Kay Aitchison
Subject: RE: FW: Rockhaven Cloughton

That's great thanks – I'll be going into committee at 10am.

Thanks

Hilary

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

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

Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk

From: Kay Aitchison
Sent: 20 July 2016 16:54
To: Hilary Saunders
Subject: RE: FW: Rockhaven Cloughton

Hi Hilary

I'm on with it now but it looks like I won't get it finished until tomorrow morning, my first job. Yes yesterday was interesting and for a change it was nice to be able to remain impartial.

Regards
Kay

From: Hilary Saunders [<mailto:h.saunders@northyorkmoors.org.uk>]
Sent: 20 July 2016 15:50
To: Kay Aitchison
Subject: FW: FW: Rockhaven Cloughton

Hi Kay,

Hope you found yesterday interesting – I made it home at 7.30pm!

Just wondered if you had any comments to make on Alan Campbell's letter as the application is being considered by planning committee tomorrow.

Thanks

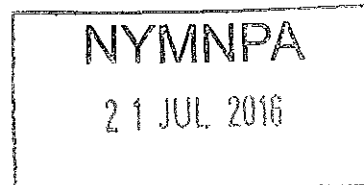
Hilary

H. Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

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Web: www.northyorkmoors.org.uk



From: Hilary Saunders [<mailto:h.saunders@northyorkmoors.org.uk>]
Sent: 12 July 2016 11:41
To:
Subject: FW: Rockhaven Cloughton

Morning Kay,

Please find attached comments from the planning agent.

I'd be grateful for your comments.

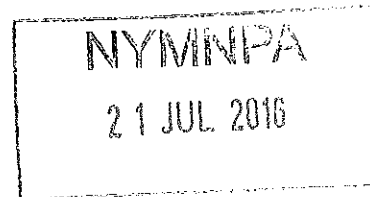
Kind regards

Hilary

H. Saunders

**Mrs Hilary Saunders
Planning Team Leader
Development Management**

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



Tel. no. 01439 772700
Web: www.northyorkmoors.org.uk

From: _____
Sent: 12 July 2016 11:36
To: Hilary Saunders
Subject: Rockhaven Cloughton

Alan Campbell Chartered Architect

To: Hilary Saunders

Response to Highways re Rockhaven, Newlands Road, Cloughton

Alan Campbell

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www.northyorkmoors.org.uk

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www.northyorks.gov.uk.

WARNING



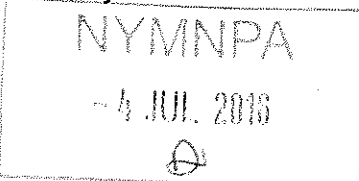
**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM16/349/FL
Proposed Development:	conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works
Location:	Rock Haven, Newlands Road, Cloughton
Applicant:	M & P Armstrong

CH Ref:		Case Officer:	Kay Aitchison
Area Ref:	4/24/186	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	4 July 2016
FAO:	Hilary Saunders	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:

As Rock Haven is outside the speed restriction for Cloughton village the design standard for the required visibility splay is 160metres by 2.0metres. There is an existing access to the main property whose available visibility to the north does not meet the current requirements falling some 40m short. Visibility to the south exceeds the required standard.

A previous application for a conversion of the stables to a single residence proposed a new access which would have complied with the requirements for the visibility, however this was unacceptable to the planning authority.

Given that the current proposal is to convert the stable building into two holiday cottage properties wwhichwill intensiyg the use of this sub-standard access, the highway authority wouldtherefore require modification to the existing access to improve the existing visibility. This would involve the lowering or setting back of the current gates and the wall to either side allowing vehicles to see and be seen when looking north. Setting the gates back from

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM16/349/FL

the highway boundary would also allow vehicles to pull off the carriageway whilst the gates are opened, improving the safety of all highway users.

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

1. HC-07 Private Access/Verge Crossings: Construction Requirements

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

e. Any gates or barriers shall be erected a minimum distance of **6 metres** back from the **carriageway** of the existing highway and shall not be able to swing over the existing or proposed highway.

h. The final surfacing of any private access within **5 metres** of the public **highway** shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

In accordance with policy # and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience

2. HC-10 VISIBILITY SPLAYS

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of **160 metres** measured along both channel lines of the major road **Newlands Road** from a point measured **2 metres** down the centre line of the access road. The eye height will be **1.05 metres** and the object height shall be **0.6 metres**. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

NYMNP
- 4 JUL 2013

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM16/349/FL

REASON

In accordance with policy number and in the interests of road safety.

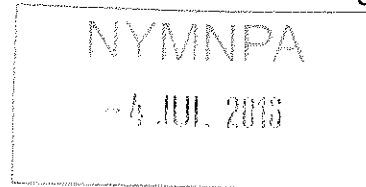
INFORMATIVE

An explanation of the terms used above is available from the Highway Authority.

3. HC-14a DETAILS OF the amended ACCESS, TURNING AND PARKING

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements



HI-14 INFORMATIVE

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

REASON

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

<p>Signed:</p> <p style="text-align: center;"><i>Kay Aitchison</i></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail:</p>
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Dawn Paton

From: Rona Charles
Sent: 24 June 2016 14:54
To: Planning
Cc: Samuel Witham
Subject: Bat informatives

Hello

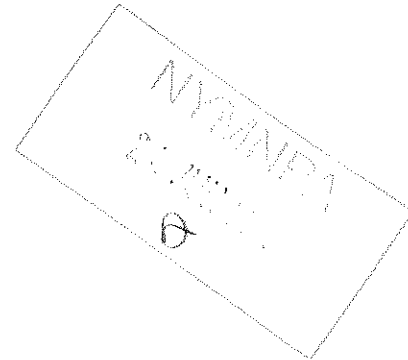
Please could bat informatives be added to these applications if they are approved:

NYM/2016/0401	41 Runswick Lane, Hinderwell
NYM/2016/039	1 Ivy Cottage, Green End, Goathland
NYM/2016/0372	Tarn Hole, Lockton
NYM/2016/0371	10 Husthwaite Rd, Coxwold
NYM/2016/0373	Grouse Hill Caravan Park, Fylingdales
NYM/2016/0235	25 High St, Swainby
NYM/2016/0364	17 Egton Rd, Aislaby
NYM/2016/0340	Brookhouse Fm, Houlseyke (a reminder, since one was issued for 2014 approval)
NYM/2016/0353	Boulby Grange, Easington
NYM/2016/0349	Rock Haven, Newlands Rd, Cloughton

Many thanks, Rona

Rona Charles
 Ecologist

Conservation Department
 North York Moors National Park Authority
 The Old Vicarage, Bondgate
 Helmsley, York YO62 5BP
 Tel: 01439 772700
r.charles@northyorkmoors.org.uk



Please note: I normally don't work on Mondays

Wendy Strangeway

From: Graham Middleton <
Sent: 10 June 2016 11:38
To: Planning
Subject: RE: Rock Haven, Newlands Road, Cloughton - NYM/2016/0349/FL

E-Mail

FROM:
 ENVIRONMENTAL REGULATION

Subject: Planning Application

Construction work can often give rise to complaints about noise and dust. Therefore I request that a requirement is included asking that these matters be considered and that details of any proposed measures to prevent harm to amenity are submitted for approval. To prevent any excessive interference with neighbouring properties I ask that construction is limited to 0700-1800 Monday to Friday, 0800-1300 Saturday with no work allowed on Sundays and bank holidays.

Graham Middleton
 Senior Environmental Health Officer
 Environmental Regulation
 Town Hall
 King Street
 Scarborough
 YO11 1ND



From: planning@northyorkmoors.org.uk [mailto:planning@northyorkmoors.org.uk]
Sent: 23 May 2016 16:17
To: Graham Middleton
Subject: Rock Haven, Newlands Road, Cloughton - NYM/2016/0349/FL

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Rock Haven, Newlands Road, Cloughton.

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If in future you would like to respond to the electronic correspondence via our e-consultation system please contact Wendy Strangeway via email (planning@northyorkmoors.org.uk) who will be more than happy to set you up with a log-in username and password.

HS
Wendy Strangeway

From: Mrs J. Marley, Clerk to Cloughton Parish Council
Sent: 07 June 2016 21:08
To: Planning
Subject: Comments on NYM/2016/0349/FL



In May 2010 Cloughton Parish Council objected to the original application (NYM/2010/0195/FL) to erect this building (when it was described in the officer's report to planning committee as a double garage, studio and two stables). In fact, Council's objection specifically stated

"Council is concerned that this building (if approved) will result in a future application to convert the building to residential, office or holiday accommodation. This view is reinforced by the inclusion of a WC within the garage."

Three years later in July 2013 an application was submitted to convert this building into a residential annexe (NYM/2013/0279/FL. Convert/alter stable/studio building to form residential annexe accommodation with glazed corridor, form access and utilise existing turning area in front of the building at Rockhaven, Newlands Road). The application was refused and the subsequent appeal dismissed.

Another three years has passed and an application to convert and extend the stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works is before Council for comment. Clearly Council's suspicions of 2010 have come to pass. The building is already highly visible from the Cinder Track (Scarborough to Whitby Trailway national cycle route) and the addition of yet more glass will only serve to further increase visual intrusion.

It is difficult to understand why the applicants consider the noise from people using two holiday cottages would not cause a problem to the occupants of Rockhaven, yet using the building for its intended purpose of stables would be problematic due to proximity to the house. The building was originally built by the occupants as stables, therefore they purposely built them near to the house - they cannot now complain that the use of the buildings as stables by others is impractical. Vehicle movements will all go past the main house in order to reach the only highway access and inevitably will increase considerably regardless of whether the building is used as holiday accommodation or livery.

Council objects to the application as submitted.

J Marley (Mrs)
Clerk to Cloughton Parish Council
Annan,
41 Scalby Road,
Burniston,
Scarborough
YO13 0HN