

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Sneaton

Application No. NYM/2018/0363/FL

**Proposal:** Formation of vehicular access

**Location:** 2 Beacon Way, Sneaton

**Decision Date:** 14 August 2018

## Consultations

**Parish -**

**Highways** – No objection to construction of a formal access in the location of an existing informal pedestrian access which appears to have only been used occasionally. This is an additional vehicle access to the dwelling and the highway specification will reflect the existing use of the site.

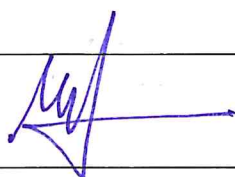
**Site Notice Expiry Date** – 31 July 2018

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	HWAY00	Unless otherwise approved in writing by the Local Planning Authority, the access to the site shall be set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:  i) The crossing of the highway verge and footway shall be constructed in accordance with Standard Detail number E6W. ii) Provision to prevent surface water from the site discharging onto the existing highway shall be constructed and maintained thereafter to prevent such discharges. iii) The final surfacing of any private access within 1 metre 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.

Signature:



Date:

9/8/18

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**Informatives**

1.	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.
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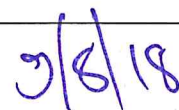
**Reason for Condition(s)**

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	RSNHWAY07	In accordance with NYM Development Policy 23 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.

Signature:



Date:



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**Background**

This application relates to a detached bungalow lying on the south side of Beacon Way in Sneaton just to the east of the junction with the B1416 road to Ruswarp. It occupies a sizeable plot which extends around the rear of the war memorial at the T-junction and the property has recently been extended quite significantly. There is an existing vehicular access to the property directly from Beacon Way.

Planning permission is sought for the formation of a second vehicular access to the property from the B1416 just to the south of the T-junction and immediately adjacent to the bus stop. There is an existing dropped kerb and a pedestrian gateway in the wall. The proposal would be to widen the gateway to 4 metres wide with a tarmac drive across the grass verge of 3.6 metres in length.

**Main Issues**

Development Policy 19 is the most relevant policy of the Core Strategy and Development Policies Document and requires proposals for development within the curtilage of the dwelling not to detract from the setting of the property in the landscape and not to adversely affect the residential amenity of neighbouring occupiers.


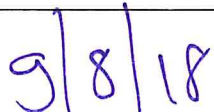
The proposed vehicular access is required by the applicant as a secondary means of access to the property. There are already several vehicular crossings of the grass verge in the vicinity of the site such that a further one would not detract from the character of the area. The enlargement of the existing opening in the stone boundary wall is regrettable as this is a characteristic feature of the locality however a substantial length of wall will be retained and as such the impact on the setting of the property and the wider village would be negligible.

Whilst the property is surrounded by other residential properties, given the degree of separation it is not considered that the proposal would have any impact on their residential amenity.

In view of the above therefore the proposal is considered to comply with Development Policy 19 and approval is recommended.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature: 	Date: 
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