

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM18/390/FL
Proposed Development:	Application for construction of 2 no. industrial units (Use Class B2) with associated access, hardstanding and landscaping works
Location:	Stainsacre Lane Industrial Estate, Coastal and Country Coaches, Fairfield Way, Whitby
Applicant:	Coastal and Country Coaches Ltd

CH Ref:		Case Officer:	Ged Lyth
Area Ref:	4/35/2647A	Tel:	
County Road No:		E-mail:	

To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	31 October 2018
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:

The Local Highway Authority is concerned about the impact the loss of this area will have on the Coastal and Country Coaches business. Fairfield Way has an existing problem with parking of cars on the footways blocking the routes for pedestrians and forcing them onto the carriageway to be able to get past. The areas of the remaining Coastal and Country business should be sufficient to cater for staff parking, the coaches parking and manoeuvring within the site. The parking areas for the proposed site will require a dropped kerb access over the footway.

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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM18/390/FL

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 to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

d. The crossing of the highway verge and/or footway shall be constructed in accordance with the Standard Detail number E9A.

f. That part of the access extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

g. Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with approved details and maintained thereafter to prevent such discharges

h. The final surfacing of any private access within one 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.

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-14a DETAILS OF ACCESS, TURNING AND PARKING (Coastal and Country Coaches site)

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:

c. vehicular and cycle parking

e. manoeuvring arrangements

3. HC-14b PROVISION OF APPROVED ACCESS, TURNING AND PARKING AREAS

No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number #:

a. have been constructed in accordance with the submitted drawing (Reference «drawing number»)

c. are available for use unless otherwise approved in writing by the Local Planning Authority.

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Continuation sheet:

Application No:

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Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

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

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.

Signed:

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

From:
To: [Planning](#)
Subject: NYM 18 390 FL Coastal and Country coaches Fairfield Way Whitby
Date: 08 October 2018 16:58:07

FAO Hilary Saunders

The proposed units are in an area where Coastal & Country Coaches park their coaches. If this area is not available, where are the coaches going to go instead? The area for Coastal and country Coaches should still be sufficient to provide parking for the coaches, the staff vehicles and turning areas. If there is still going to be sufficient space, can details be provided by the applicant showing these revised areas.

Ged Lyth
Project Engineer
Area 3 Whitby
Highways North Yorkshire

Date: 03 October 2018
Our ref: 260216
Your ref: NYM/2018/0390/FL



North York Moors
planning@northyorkmoors.org.uk

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Dear Mrs H Saunders

Planning consultation: Application for construction of 2 no. industrial units (Use Class B2) with associated access, hardstanding and landscaping works

Location: Stainsacre Lane Industrial Estate, Coastal and Country Coaches, Fairfield Way, Whitby

Thank you for your consultation on the above dated 28 September 2018 which was received by Natural England on 28 October 2018

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites.

Natural England's advice on other natural environment issues is set out below.

European sites – North York Moors Special Area of Conservation and Special Protection Area

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the North York Moors Special Area of Conservation and Special Protection Area and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

Robin Hood's Bay Maw Wyke to Beast Cliff and North York Moors Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on “Development in or likely to affect a Site of Special Scientific Interest” (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to

Yours sincerely

Matthew Dean
Consultations Team

ANNEX A

Natural England offers the following additional advice:

Landscape

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).



NORTH YORKSHIRE FIRE & RESCUE SERVICE

NYFRS Reference:

Premises: 00387481
Job: 1159988

Scarborough Fire Station
North Marine Road
Scarborough
North Yorkshire
YO12 7EY

When telephoning please ask for: G Casper

05 October 2018

Dear Sir or Madam

**Coastal and Country Coaches, Fairfield Way, Stainsacre Lane Industrial Estate, Whitby,
YO22 4PU**

FIRE SAFETY - COMMUNICATION WITH THE PLANNING AUTHORITY

Receipt is acknowledged of your planning communication:

Dated: 28 September 2018
Plans No: NYM/2018/0390/FL

Your communication has been dealt with as follows:

At this stage in the planning approval process the fire authority have no objection/observation to the proposed development. The fire authority will make further comment in relation to the suitability of proposed fire safety measures at the time when the building control body submit a statutory Building Regulations consultation to the fire authority.

The majority of information we collect regarding business fire safety is non-personalised information, however any personal data we collect will be managed in accordance with our Privacy Notice which can be viewed on our website, www.northyorksfire.gov.uk/about-us/yourdata.

Under the Regulatory Reform Order 2005 we are obliged to publish a public register of enforcement action which can be viewed via our website, www.northyorksfire.gov.uk/about-us/key-documents/links-registers.

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

Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives, Sprinklers Save Lives

www.northyorksfire.gov.uk

Should you require further information please contact the officer whose name appears at the head of the letter.

Yours faithfully

G Casper MIFireE
Watch Manager Prevention & Protection (Eastern)

From:
To: [Planning](#)
Subject: Responses to applications from Hawsker cum Stainsacre Parish Council
Date: 05 October 2018 10:35:46

NYM/2018/0390/FL Application for construction of 2 no. industrial units (Use Class B2) with associated access, hardstanding and landscaping works at Stainsacre Lane Industrial Estate, Coastal and Country Coaches, Fairfield Way, Whitby.

The Parish Council supports this application because it will provide useful units and jobs, hopefully for new starters.

NYM/2018/0596/FL Application for creation of manege for hobby use together with erection of extension to existing building at land at Willow Wood Way, Stainsacre.

The Parish Council has no objections to this application but wants to stress that 'hobby' must be changed to 'personal use only'. The use of 'hobby' may lead to the premises being used for business purposes which the Parish Council suggests would be totally unacceptable to local residents.

Virginia Ramsey.