

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM18/673/FL**

Proposed Development: Application for conversion of garage to annexe/holiday letting cottage

Location: Northfield Cottage, Suffield

Applicant: Mr Paul Goodenough

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/19/1L **Tel:**

County Road No: **E-mail:**

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

Date: 13 November 2018

FAO: Jill Bastow **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 application proposes to convert an existing garage into an annexe or holiday letting unit. There is a constructed access to the highway. The application states that there will not be a consequential loss of parking. Drawings have not been submitted to show the existing or proposed parking layout however from a site inspection there is sufficient space within the site to accommodate the proposed off highway carparking spaces

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

1. HC-14a DETAILS OF 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 proposed change of use 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:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No: **NYM18/673/FL**

- 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.

2. HC-14b PROVISION OF APPROVED TURNING AND PARKING AREAS

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

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

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

<p>Signed:</p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail: _____</p>
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From:
To: [Planning](#)
Subject: Comments on NYM/2018/0673/FL
Date: 12 November 2018 20:11:16

Convert garage to annexe/holiday letting cottage at Northfield Cottage, Suffield.

The above application has been considered by Hackness Group Parish Council and no objections are offered.

--

J Marley (Mrs)
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
YO13 0HN

From: [Elsbeth Ingleby](#)
To: [Planning](#)
Subject: RE: Bat Informatives for Planning Applications 22.10.18- 28.10.18
Date: 05 November 2018 14:13:08

If the following application is approved, please can a bat informative be included;

NYM/ 2018/0673/FL Northfield Cottage, Suffield

Many thanks,

Elsbeth

Elsbeth Ingleby

Ecologist

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

From:
To: [Planning](#)
Subject: Northfield Cottage, Suffield - Application for conversion of garage to annexe/holiday letting cottage
NYM/2018/0673/FL
Date: 31 October 2018 14:25:37

FAO Mrs J Bastow

Northfield Cottage, Suffield - Application for conversion of garage to annexe/holiday letting cottage

Your ref: NYM/2018/0673/FL

Our ref: 18/03696/PSH451

I refer to your e-mail of the 24th October 2018 regarding the above application. I have no objections to the proposal in principle but I would recommend a condition limiting the use of the "annexe/holiday cottage" to exactly that.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

From:
To: [Planning](#)
Subject: RE: Northfield Cottage, Suffield , - NYM/2018/0673/FL
Date: 25 October 2018 11:13:11

Based on the information submitted, we have no comments on this proposal.

Kind regards,

Sustainable Places, Yorkshire