

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION-  
ADDITIONAL/AMENDED INFORMATION**

<b>Application No:</b>	<b>NYM18/677/FL</b>
<b>Proposed Development:</b>	siting of 1 no. log cabin for holiday letting purposes with associated parking and alterations to access
<b>Location:</b>	The Piggery, Ugglebarnby
<b>Applicant:</b>	Mr D Wilson

<b>CH Ref:</b>		<b>Case Officer:</b>	Ged Lyth
<b>Area Ref:</b>	4/34/5168	<b>Tel:</b>	
<b>County Road No:</b>		<b>E-mail:</b>	

<b>To:</b>	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	<b>Date:</b>	7 December 2018
<b>FAO:</b>	Jill Bastow	<b>Copies to:</b>	

**Note to the Planning Officer:**

The Local Highway Authority has received further information since the issue of the recommendation dated 14/11/2018.

The revised plans show the vehicular access from the public highway to the application site moved to go through the existing shared access and bridleway. Vehicles going to "The Piggery" already use this shared access but it is not included in the red or blue line plans and therefore the application does not demonstrate that visitors to the proposed log cabin would have a right of access across this land.

It is thus recommended that on the clear understanding that this application will be conditioned to remain ancillary to the main residence, it is requested that the following conditions are attached to the permission:

**1. 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 33 metres measured along both channel lines of the major 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 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

REASON

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM18/677/FL**

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.  
considered unsuitable for the traffic which would be likely to be generated by this proposal.

**2. HC-27 ACCESS TO THE HIGHWAY**

There shall be no access or egress by any vehicles between the highway and the application site until full details of a safe and satisfactory access to the adopted highway have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall not be brought into use until the approved access is available for use.

**REASON**

In accordance with policy # and in the interests of highway safety.

**Signed:**

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:** \_\_\_\_\_

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM18/677/FL**

**Proposed Development:** siting of 1 no. log cabin for holiday letting purposes with associated parking and alterations to access

**Location:** The Piggery, Ugglebarnby

**Applicant:** Mr D Wilson

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/34/5168 **Tel:**

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

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 14 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 location of the proposed access to the site is currently gated on the fence line, has loose material on the grass verge area and is excessively steep. The works required to install a suitable access have not been included within this application. The works to install a suitable access would include a considerable amount of earth moving to create a suitable gradient.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

**R1 ACCESS ROAD LEADING TO THE SITE**

The Planning Authority considers that the access leading to the site is by reason of its poor condition and unsuitable gradients is considered unsuitable for the traffic which would be likely to be generated by this proposal.

However if the local planning authority is minded to grant permission it is requested that the following conditions are attached to the permission:

**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 shall be constructed in accordance with the Standard Detail number E9A.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



**Continuation sheet:**

**Application No:**

**NYM18/677/FL**

- e. Any gates or barriers shall be erected a minimum distance of six metres back from the carriageway of the existing highway and shall not be able to swing over the existing highway.
- f. That part of the access extending six 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 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.

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 33 metres measured along both channel lines of the major 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 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**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.  
considered unsuitable for the traffic which would be likely to be generated by this proposal.

**Signed:**

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

**e-mail:**

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM18/677/FL**

**From:** [Elsbeth Ingleby](#)  
**To:** [Jill Bastow](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2018/0677/FL - the piggery, Ugglebarnby  
**Date:** 12 November 2018 11:22:42

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Dear Jill,

The proposed development is on land that slopes towards the nearby beck, a tributary of Little Beck (a sea trout spawning river), with the development site only 20m or so from the water course. As it appears that some considerable earth movement will be required to site the cabin and a bund created with the spoil, there is the risk of sediments getting washed into the watercourse if inclement weather occurs during development of the site. If the application is approved, it would therefore be appropriate for a condition to be included to ensure an adequate plan is in place (to be seen and approved by the Authority) for containing sediment within the work site area prior to ground preparation works take place

Best wishes,

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:** Re: The Piggery, Ugglebarnby - NYM/2018/0677/FL  
**Date:** 07 November 2018 12:35:12

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Dear Team

NYM/2018/0677/FL

At its meetings on the 5th November the parish council decided as follows:

"RESOLVED to Object with the following comments:

The adjacent property "The Piggery" is currently a holiday let

The new log cabin development is out of character with the surrounding buildings which reflect the rural nature of this area.

When the adjacent building "The Piggery" was developed for occupation the NYMNP insisted in using traditional materials.

The site access is difficult due to the steepness of the road and visibility splays will be difficult to achieve."

Best wishes

Vi

Victoria Pitts  
Clerk  
Eskdaleside cum Ugglebarnby Parish Council  
Davison Farm  
Egton  
North Yorkshire  
YO21 1UA

**From:**  
**To:** [Planning](#)  
**Subject:** The Piggery, Ugglebarnby  
**Date:** 01 November 2018 17:00:50

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**Your ref: NYM/2018/0677/FL**

**Our ref: 18/03714/PSH451**

**Proposal: Application for siting of 1 no. log cabin for holiday letting purposes with associated parking and alterations to access**

**Address: The Piggery, Ugglebarnby**

With reference to the above planning application, I confirm that we have no objections to the granting of planning consent, ie the siting of a log cabin for holiday accommodation.

Regards,

Stephanie Baines  
Technical Officer (Residential Regulation Team)  
Scarborough Borough Council