

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



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

Application No: **NYM18/825/FL**

Proposed Development: Application for use of land for the siting of 3 no. bells tents and 3 no. safari tents with associated wc, shower and cooking facilities

Location: Low Rigg Farm, Stainsacre

Applicant: Mr E Gaskarth and Miss V Bellamy

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

Area Ref: 4/34/5172 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 6 February 2019

FAO: Jill Bastow **Copies to:**

This recommendation supersedes the Local Highway Authority recommendation dated 14th January 2019

It is thus recommended that

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

c. The existing access shall be improved by the provision of a new surface, details shall be agreed prior to works starting. The levels of the access at the highway boundary shall also be altered to reshape the high points.

g. Provision to prevent surface water from the site/plot discharging onto the existing highway shall be constructed in accordance with the 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 public highway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM18/825/FL

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 70 metres measured along the centre 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 1.05metres. 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.

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail: _____

From: [Mark Antcliff](#)
To: [Planning](#)
Subject: NYM/2018/0825/FL Low Rigg Farm, Stainsacre
Date: 14 January 2019 16:25:12

NYM/2018/0825/FL Low Rigg Farm, Stainsacre

Although there appears to be no conflict with the development and trees and woodland on the site, I would like to ensure that all the sites are set at a reasonable distance from the edge of the adjacent woodland. This woodland is linked to ancient woodland further upstream and I would expect it to have, or the ability to develop, a desirable woodland flora. Siting the units and ancillaries at a reasonable distance should help reduce any impact. It will also reduce potential future conflicts with tree retention due to concerns over falling branches etc. The actual distance will need to be based on assessment but a minimum of 15m would be a sensible starting point.

The additional tree and shrub planting sounds well considered, and this will form a valuable extension to existing habitat as well as screening the sites. I concur with Elspeth's comments on this and those relating to the washing, cooking and waste management facilities.

With care tree growth rates should be quite good here and as structure heights are quite low sustainable screening with new native trees and shrubs will be rapidly established.

Mark

Mark Antcliff
Woodland Officer

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Area Ref: 4/34/5172 **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 14 January 2019

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 required visibility splay is 2 metres by 70 metres. The current visibility is 2 metres by 10 metres on the north side (downhill) of the access and could be improved slightly by pruning the hedges but would require a large length of hedge removal to achieve the 70 metres length.

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

R3 VISIBILITY AT EXISTING ACCESS

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of 2 metres x 70 metres to the north of the access cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM18/825/FL

Application No:

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail:

From: [Elspeth Ingleby](#)
To: [Jill Bastow](#)
Cc: [Planning](#)
Subject: NYM/2018/0825/FL - Low Rigg Farm, Stainsacre
Date: 10 January 2019 12:25:33

Dear Jill,

My main concern with this application relates to the siting of composting toilets and washing facilities in some cases within 10m approximately of Long Rigg Beck. The applicant has provided no details of how these facilities will be managed to ensure no impact of effluent on the surrounding environment. There is a wide range of designs of composting toilets, from fully contained units where waste is regularly removed (eg daily) and disposed of elsewhere to long drops which are simply a hole in the ground which would clearly cause some issues regarding management of waste and potential leachate entering the watering course. Similarly, it is not clear how water will be supplied to the washing and kitchen facilities, and how waste water from these processes will be dealt with. Without additional information relating to these aspects, it is not possible to evaluate what the likely impact on the surrounding habitats and watercourse is likely to be.

The planting proposals appear appropriate, although the 'existing hedge' on the eastern side of the most north-westerly unit is not evident from aerial photographs so I assume is intended to be new planting. One of the applicants stated biodiversity enhancements is to support native bees: *"We know that 35 UK bee species are under the threat of extinction and all species of bees are under threat. As part of our plan to support bees we aim to plant a significant number of plant and tree species which support pollinators. We already provide space for local bee keepers to keep bee hives free of charge, and we aim to expand this project."* Whilst I would support the planting of trees and plants to support pollinators, bringing in hives of honey bees is thought to actually suppress the number of local wild pollinators due to competition for nectar at certain times of year, and can therefore not be claimed as a biodiversity enhancement. The applicants could enhance biodiversity, particularly for wild pollinators, through creation of buffer strips of wildflowers and/or increasing the wildflower component of the pasture sward through reduction of nutrient application (if any used) and enriching the herb/grass diversity through spreading seed or hay from local diverse hay meadows. The applicants could seek advice regarding good plants/land management for pollinators by contacting Buglife or Butterfly Conservation.

Any lighting scheme should be designed so as to have no impact on bats. Any lighting must be down cast, low to the ground and of a low heat (below 3000K) to avoid impacting on insect behaviour and bat foraging. The application site is located in good bat habitat.

Please let me know if you require any more from me at this point. I'll look forward to receiving more information regarding their waste water and effluent management proposals in due course.

Many thanks,

Elspeth

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: Response from Hawsker cum Stainsacre Parish Council
Date: 10 January 2019 11:44:35

NYM/2018/0825/FL Application for use of land for the siting of 3 no. bells tents and 3 no. safari tents with associated wc, shower and cooking facilities at Low Rigg Farm, Stainsacre.

The Parish Council objects to this application but only until matters such as how the waste water is to be disposed of and issues concerning access are dealt with. The Parish Council strongly suggests that a site visit is needed with environmental input.

Virginia Ramsey.

Sent from [Mail](#) for Windows 10

From:
To: [Planning](#)
Subject: Low Rigg Farm, Stainsacre, Whitby, YO22 4LP
Date: 04 January 2019 15:02:05

FAO: Mrs J Bastow

Your ref: NYM/2018/0825/FL

Our ref: 19/00038/PSH451

Address: Low Rigg Farm, Stainsacre, Whitby

Proposal: Application for the use of land for the siting of 3 no. bell tents and 3 no. safari tents with associated wc, shower and cooking facilities

With reference to the above proposal, we have no objections on housing grounds to the granting of planning consent.

Regards,

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