

25 July 2014

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
Yo62 5BP

NYM / 2014 / 0538 / CVG



Our Ref PSB/1005263  
Your Ref NYM/2013/0046/ETL



Dear Sir/Madam

**Property details: Construction of Farmhouse and Farmbuildings with new access – Cloughton Fields, Station Lane, Cloughton, Scarborough**

**Applicant name: The Duchy of Lancaster**

Please find enclosed our Application for Approval of Details Reserved by Condition in relation to our planning application for the above site (Your Ref: NYM/2013/0046/ETL Dated 05/04/2013). The conditions to be discharged are: Conditions 22, 24, 26 & 27 and partial discharge of Condition 17. The following documents comprise our application:

- 3 No. copies of the 'Application for Approval of Details Reserved by Condition' form and the original form.
- 4 No. copies of the following drawings:
  - 1005263/18 Rev A – Proposed Entrance & Access Track
  - 1005263/19 Rev C – Proposed Passing Places on Station Lane
  - 1005263/26 – Existing Site and Fields Drainage
  - 1005263/27 – Proposed Site Drainage
  - 1005263/28 – Passing Place 5 Drainage Run-Off – Station Lane
  - 1005263/29 – Road Condition Survey
  - NYCC Highways & Transportation Department Re: A1 – Residential Estate Roads – Typical Cross Sections
- 4 No. copies of photographs on CDs - Road Condition Survey 08/07/14
- Cheque in the sum of £97.00 for the Discharge of Condition Fee.

### Condition 17

*"No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details."*

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The drainage for the construction of the agricultural buildings and dwelling house will be subject to contractor design therefore we are unable to submit full detailed proposals of the surface water/ foul run-off from these areas at this time. Therefore we would like to apply for the partial discharge of this condition in relation to the access road to allow works on this first stage (access road and passing places) to commence. Drawings 1005263/26 & 27 show an overview of the existing and proposed drainage of the site with speculative runs regarding the proposed agricultural buildings and dwelling house. Drawing 1005263/18 shows the access road proposals regarding drainage which will take the same amount of surface water to the same drainage ditch as existing via a revised route. This drainage ditch runs via drains to the sea.

#### Condition 22

*"There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme of the implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme."*

Consideration has been taken into account to ensure surface water does not discharge onto existing highways. A concrete apron has been proposed for the transition between the existing highway and the new access track. This apron slopes to the East and a drainage ditch will pick up any surface water from this small area and connect into the existing drainage ditch adjacent to the highway. All other surface run off is picked up by drainage proposals and discharged away from any existing adopted highway. Please refer to drawing 1005263/18 Rev A Proposed Entrance & Access Track for further details.

#### Condition 24

*"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 until:*

- (i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.*
- (ii) A programme for the completion of the proposed works has been submitted.*

*The required highway improvements shall include:*

- a) Construction of new passing places at locations to be agreed*
- b) Erection of new warning signs on A171*
- c) Erection of other highway safety features identified as being required by the Road Safety Audit and Transport Assessment."*

Following the Road Safety Audit the locations of the passing places have been amended to allow for safe passing. Passing Place 4 has been moved further East along Station Lane for better visibility between oncoming traffic over the highest section of the road. The construction of these passing places will be constructed in the locations as per enclosed drawings: 1005263/19 Rev C – Proposed Passing Places and constructed as per highways details: Residential Estate Roads – Typical Cross Section A1 – Bituminous Construction (Prepared by North Yorkshire County Council Highways & Transportation Department). Following conversations with Highways Officer Mr Robert Vasey, it has been agreed that additional warning signs on the A171 are not required due to the



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distance of the A171 from the site however temporary warning signs regarding construction traffic will be put up on the A171 during the duration of the works. Temporary warning signs will also be located at the dismantled railway footpath crossing on Station Lane. These signs will be located on both side of the road for pedestrians and either side of the crossing for vehicular traffic.

Additional consideration has been allowed for the surface water run off regarding the passing places as noted on the above drawing and additional drainage detail regarding surface run-off to Burniston Beck as shown on drawing: 1005263/28 Passing Place 5 Drainage Run Off Station Lane.

**Condition 26**

*"There shall be no access or egress by any vehicle between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any exaction or deposition of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal."*

A wheel washing facility will be available on site throughout the duration of the new access road and construction of the agricultural buildings and barn conversion. The contract administrator will ensure that the contractors will provide a wheel washing facility as part of the contracted works and all vehicles are inspected prior to leaving site.

**Condition 27**

*"Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCV's brought onto the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority."*

Please find enclosed a CD with a full photographic recording of the condition of the Station Lane on 8 July 2014 and drawing No. 1005263/29 Road Condition Survey 08/07/14 covering the road from the dismantled railway line to Cloughton Fields Cottage. The survey shows the road condition including photographs of road damage with measurements for scale.

I trust that the above and enclosures are satisfactory for your purposes. Should you have any queries, please do not hesitate to contact me.

Yours sincerely



**Paul Brown** • BSc (Hons) ACIAT



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