



## **PLANNING COMMITTEE**

Tuesday 24 November 2020 at 6.00 pm

Virtual Meeting

### **Agenda**

15 **Late Observations**

(Pages 2 - 16)

# Agenda Item 15

RYEDALE  
DISTRICT  
COUNCIL



Please Contact: Ellie Hardie

Extension 43342

Email: [eleanor.hardie@ryedale.gov.uk](mailto:eleanor.hardie@ryedale.gov.uk)

All Members of the Planning Committee  
Council Solicitor  
Head of Planning  
Planning and Regulation Technical Support Manager

Ref: Agendas/Planning/20

20<sup>th</sup> November 2020

Dear Councillor

**Meeting of the Planning Committee – 24<sup>th</sup> November 2020**

With reference to the above meeting I enclose for your attention the late observations received since dispatch of the agenda.

All items for the late observations relate to:

Item 8 – Pages 3 - 10

Item 10 – Pages 11 - 15

Item 12 – Page 16

Yours sincerely



Mrs Karen Hood  
Planning and Regulation Technical Support Manager

**From:** Fearnside, Jamey [<mailto:Jamey.Fearnside@highwaysengland.co.uk>]  
**Sent:** 19 November 2020 09:06  
**To:** Development Management <[development.management@ryedale.gov.uk](mailto:development.management@ryedale.gov.uk)>  
**Subject:** 20/00703/MFUL-2

F.A.O Planning Officer

Thank you for your application dated 29<sup>th</sup> October 2020.

Looking at the details of the application, this is related to the provision of further and refined information in relation to the Snooty Fox application that was responded to recently with a condition relating to the transport of the units to the site.

The change to the development proposal is a reduction in units from 64 to 47, in order to reduce the density of the development units and therefore, does not cause Highways England any concern.

As such, my previous response on 23/09/2020 (attached) remains the same.

Kind regards

Jamey  
**Jamey Fearnside – Planning Manager North Yorkshire**  
Highways England | Lateral | 8 City Walk | Leeds | LS11 9AT  
**Tel:** +44 (0) 300 4702404 | **Mobile:** + 44 (0) 7701293885  
**Web:** <http://www.highways.gov.uk>  
GTN: 0300 470 2404



## Developments Affecting Trunk Roads and Special Roads

### Highways England Planning Response (HEPR 16-01)

### Formal Recommendation to an Application for Planning Permission

From: Divisional Director  
Network Delivery and Development  
Highways England.  
Yorkshire & North East Region

To: Ryedale District Council

CC: [transportplanning@dft.gsi.gov.uk](mailto:transportplanning@dft.gsi.gov.uk)  
[growthandplanning@highwaysengland.co.uk](mailto:growthandplanning@highwaysengland.co.uk)

Council's Reference: 20/00703/MFUL

Referring to the planning application referenced above and received on 2<sup>nd</sup> September 2020, Planning Application for Use of land for the siting of 65no. static holiday accommodation units for year round use with improved access road at The Snooty Fox Scarborough Road East Heslerton Malton YO17 8EN, notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection;~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.<sup>1</sup>

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via [transportplanning@dft.gsi.gov.uk](mailto:transportplanning@dft.gsi.gov.uk).

<b>Signature:</b> <i>J Fearnside</i>	<b>Date:</b> 23/09/2020
<b>Name:</b> Jamey Fearnside	<b>Position:</b> Asset Manager
<b>Highways England:</b>	
Lateral 8 City Walk Leeds LS11 9AT	
Jamey.fearnside@highwaysengland.co.uk	

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<sup>1</sup> Where relevant, further information will be provided within Annex A.

## **Annex A    Highways England recommended Planning Conditions**

HIGHWAYS ENGLAND (“we”) has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard to the application for Use of land for the siting of 65no. static holiday accommodation units for year round use with improved access road at The Snooty Fox    Scarborough Road    East Heslerton    Malton YO17 8EN, and has been prepared by Jamey Fearnside.

### Condition1

The static units proposed to be catered for on the site are likely to be classified as abnormal loads. As such, a planning condition is required to ensure that such abnormal load movements are planned in consultation with Highways England. Ryedale district council are requested to consult with Highways England prior to these movements.

# Static Holiday Accommodation, Snooty Fox, A64

PREPARED FOR: Jamey Fearnside (Highways England)  
 PREPARED BY: Gavin Nicholson (CH2M)  
 DATE: 22 September 2020  
 PROJECT / TASK NUMBER: DevNY0043  
 SITE / DOCUMENT REF: TM001  
 REVIEWED BY: Richard Edwards (CH2M)

## Task overview

Highways England has requested that CH2M review a planning application (Ryedale application reference 20/00703/MFUL) for a development at The Snooty Fox, Scarborough Road, East Heslerton, Malton.

This Technical Memorandum [TM] seeks to present a review of the application with a view to the contents of the documentation supporting the application and in the context of considering the impact of the development proposal at the Strategic Road Network [SRN].

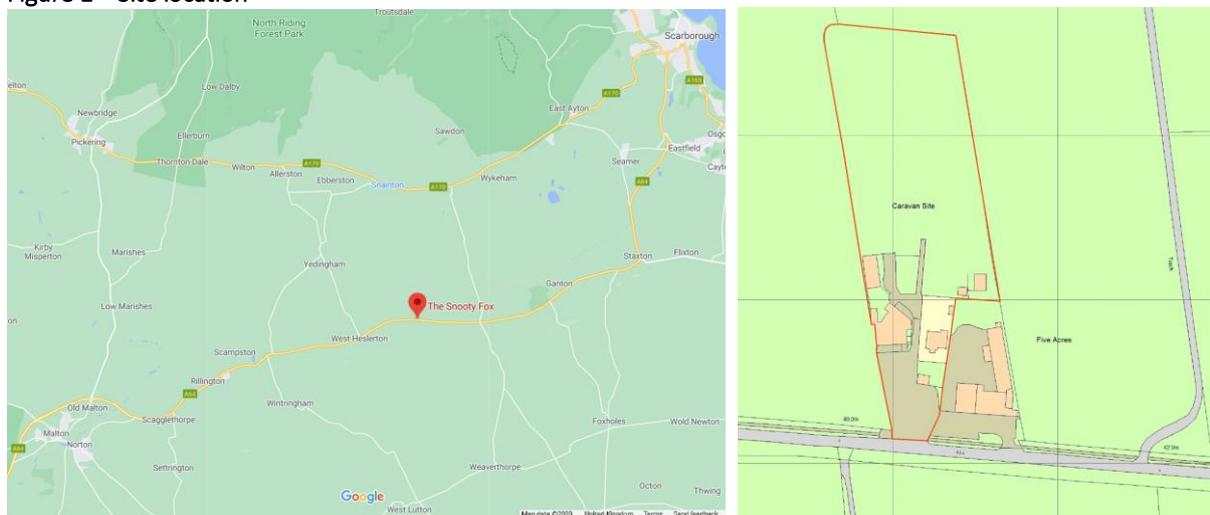
## Proposed development and site description

The description of the development, as indicated on the planning application form, is:

***Change of use to permit the siting of 65 No units of static holiday accommodation with an improved access road and a change in occupancy restrictions.***

The proposed development is located immediately to the north of the A64 at East Heslerton (along the section of the A64 between Malton and Scarborough). The A64 forms part of the SRN. The site location is provided in Figure 1.

Figure 1 – Site location



(Sources: left - Google imagery; right – Locational Plan provided with application)

## Planning history

In 2017, a retrospective planning application (Ryedale planning reference 17/01231/MFUL) was made for the permanent siting of 55 touring caravans to be accessed via the existing access from the A64 that already serves the site as well as the adjacent public house, café and dwelling. There were no proposals for improvements to the site access.

This application gained permission in December 2017 and at that time Highways England offered no objection on the basis that :

- The level of traffic generated by the development was not considered to be significant in capacity terms.
- Given the relatively low number of vehicle movements associated with the proposals and the existing safety (see below comments), and level of visibility at the site accesses, the junction layouts were not considered likely to require any amendments associated with the proposals to increase capacity. There were no proposals for alterations to the site access arrangements.
- The level of traffic currently using the site accesses was not considered to be having any significant detrimental impact upon the safety performance of the A64 carriageway.

These outcomes in relation to the previous application have been considered when forming a view on the current application.

## Development review

There is no transport-specific documentation provided with the application and as such the focus of this review is in relation to the development proposals presented and the information available within the planning statement (prepared by Wardman Brown Architectural Services).

The review “themes” contained in the review of the 2017 application (as set out in the above bullets) are a reasonable basis of considering the current application and commentary on each is provided below, along with any additional comments relating to the proposed change to development.

## Traffic generation

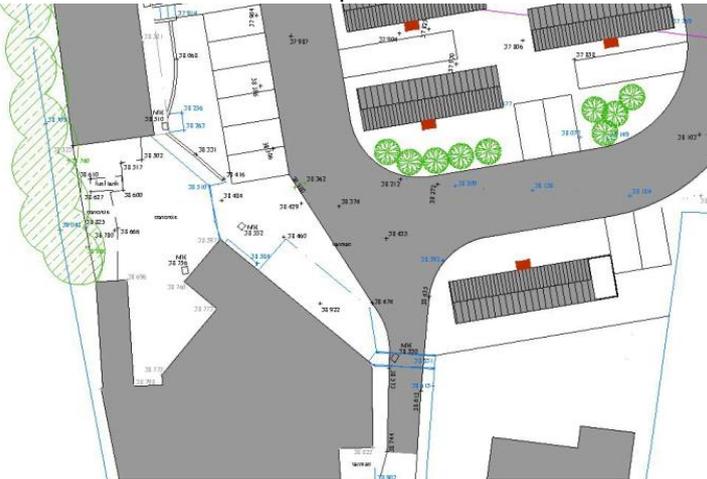
The proposal involves increasing from the current permanent siting of 55 No Touring Caravans to 65 No units of static holiday accommodation. It is also proposed that the facility would become a year-round facility rather than being seasonal. The planning statement identifies that “Potentially the increase in provision would result in a slight intensification of use”.

On the basis of an additional 10 units; the replacement of touring caravans with static units; and the intended switch from seasonal use to year-round use, CH2M consider that this would not result in a level of traffic generated by the development that would have any issues at the SRN in capacity terms. The switch to tourers would result in less often number of movements touring caravans in and out of the site.

## A64 Junction layout / site access proposals

The planning application document identifies that the development will be served “with an improved access road”. This element of the proposal is assumed to relate to the improvement of the access within the site to the accommodation – i.e. to the east of the Snooty Fox public house as set out in Figure 2 below.

Figure 2 – “Assumed” location of improved access road



Given that the red line boundary of the proposed site layout plan (see extract in Figure 1 above) extends south to the A64 boundary, clarity that there are no proposed access improvements at the A64 has been sought from Wardman Brown and it has been confirmed that the above assumption is correct. As such, no improvements are proposed at the junction with the A64.

Given the relatively low number of vehicle movements associated with the proposals and the existing safety (see below comments), and level of visibility at the site accesses, the junction layouts are not likely to require any amendments associated with the proposals to increase capacity.

### Highway safety

Although no formal safety assessment is presented with the application, CH2M has used the Crashmap website (and considered the last 5 years of collision data availability) and can confirm that no collisions have occurred in the vicinity of the site accesses during the period. CH2M are therefore satisfied that the level of traffic currently using the site access is not having any significant detrimental impact upon the safety performance of the A64 carriageway and do not consider that the potential slight intensification would lead to any additional safety issue. In fact, the removal of regular movements involving cars towing caravans, would mean that the safety situation at the junctions could be safeguarded.

### Other matters not previously considered

The above elements of the review have highlighted that Highways England should have no issue with the proposed development in terms of its impact at the SRN, founded on the findings relating to the previous application.

The only significant difference in relation to the proposed development as compared to the consented development is the shift from touring caravan to static units. Such static units (as identified in the ‘Proposed Accommodation type’ drawing submitted with the application are potentially 14 feet wide (4.25 metres) and would likely be transported to the site via the A64 in singular units.

Being greater than 2.9 metres in width, these would be classified as an abnormal load and the proposed development would result in the transportation of 65 such abnormal load movements to the site, along with potential future abnormal movements (should units be moved off and on site in the future). As such, CH2M advise that a planning condition should be recommended to ensure that such abnormal load movements are appropriately planned in consultation with Highways England.

## Summary and Conclusions

CH2M has been tasked by Highways England to review a planning application (Ryedale application reference 20/00703/MFUL) for a development at The Snooty Fox, Scarborough Road, East Heslerton, Malton.

On the basis of this review, the recommendation to Highways England in relation to this development proposal is:

<b>Recommend Condition (as detailed below)</b>
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Summary of findings:

- CH2M consider that this would not result in a level of traffic generated by the development that would have any issues at the SRN in capacity terms.
- There are no proposed improvements at the A64 site access and the junction layouts are not likely to require any amendments associated with the proposals to increase capacity.
- CH2M are satisfied that the level of traffic currently using the site accesses is not having any significant detrimental impact upon the safety performance of the A64 carriageway and do not consider that the potential slight intensification would lead to any additional safety issue.
- The static units proposed to be catered for on the site are likely to be classified as abnormal loads. **As such, CH2M advise that a planning condition should be recommended to ensure that such abnormal load movements are planned in consultation with Highways England.** The details of such a condition should be discussed with Ryedale Council.

Encl. Email communication with applicant in relation to improved access road.

Isca House,  
Common Lane,  
Warthill,  
York,  
YO19 5XW.

20<sup>th</sup> Novemberr 2020

Dear Ellie,

Application No: 20/00848/HOUSE

Location: Meadowsweet Cottage, Common Lane, Warthill, YO19 5XW

I would to make an additional submission to the planning committee as it is apparent from the planning report that 3 documents that I intend to refer to are not included.

I think it is important for the planning committee to understand the historical planning decisions and advice relating to this case and in order to understand this I believe the documents will be helpful when I make my submission to the committee. Attached are the original 2013 plans, Alan Hunter's response to those plans and the revised plans which were then approved.

Yours faithfully,

Peter McFarlane

South Easton



21/11/2020  
WYDALE DM

21/11/2020  
WYDALE DM

Property	
Address: [illegible]	
Postcode: [illegible]	
Owner: [illegible]	
[illegible]	
Scale:	1:100
Title:	1/1000
Sheet:	1/1
Date:	005



Mr A Desport  
Meadowsweet Cottage  
Common Lane  
Warhill  
Sand Hutton  
North Yorkshire  
YO19 5XW

- FILE COPY -

11 April 2013

Dear Sir/Madam

**APPLICATION NO:** 13/00351/HOUSE

**APPLICANT:** Mr A Desport

**DESCRIPTION:** Erection of a rear two-storey extension with attached single-storey garden room and front porch (revised details to refusal 12/00167/HOUSE dated 03.04.2012)

**LOCATION:** Meadowsweet Cottage Common Lane Warhill Sand Hutton North Yorkshire YO19 5XW

I write in regard to the above application with the following observations:

1. There is concern at the size, scale and design of the proposed two-storey element in that it is not sympathetic to the character of the original dwelling as required by Policy H13 (i) of the Ryedale Local Plan. It is considered that a smaller two storey rear gabled extension with a pitched roof to match the existing property is likely to be considered acceptable. As a result, this will also involve a reduction in the width and depth of the proposed two storey element, and no flat roof at first floor level.

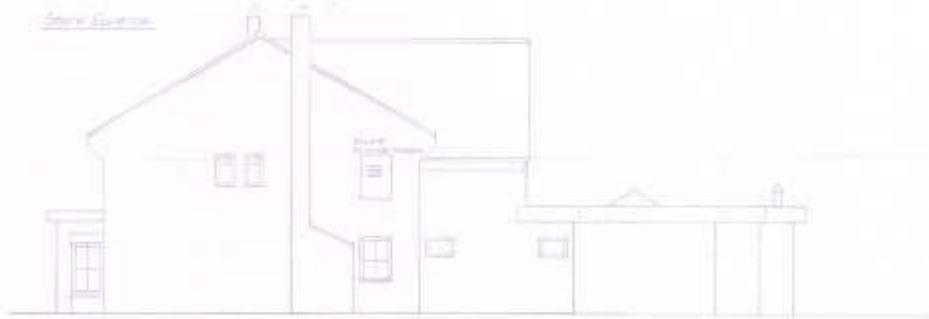
In view of the above concerns, you may wish to withdraw this application and resubmit a revised application that takes account of the above concerns. Please advise me in writing how you would like to progress this application within 14 days of the date of this letter.

I trust that these comments are helpful but I must stress that they represent an informal officer opinion only and does not commit the Council in anyway or prejudice any decision the Local Planning Authority may make.

Yours faithfully

Alan Hunter, Development Management Officer  
alan.hunter@ryedale.gov.uk





THIS PLAN WAS MADE BY THE ARCHT. & ENGINEERS OF THE CITY OF BIRMINGHAM IN ACCORDANCE WITH THE ACTS RELATIVE TO THE REGULATION OF THE PRACTICE OF ARCHT. & ENGINEERS IN ALABAMA AND THE ACTS RELATIVE TO THE REGULATION OF THE PRACTICE OF ARCHT. & ENGINEERS IN THE DISTRICT OF COLUMBIA AND THE ACTS RELATIVE TO THE REGULATION OF THE PRACTICE OF ARCHT. & ENGINEERS IN THE DISTRICT OF COLUMBIA.

REVISIONS	
Revisions Extension (Approved)	
Revisions (Approved) Current	
Current and (Approved) (Approved)	
NO.	DATE
1	APRIL 2015
2	BY
3	DATE

REVISED PLAN

## **Item 12 – 20/00946/FUL**

Since publishing the Agenda, this application has been withdrawn from the planning register and no further action will be taken in respect of it.

**From:** Richard Waller | Peter Rayment Design [<mailto:studio@peterraymentdesign.com>]  
**Sent:** 18 November 2020 10:55  
**To:** Alan Goforth <[alan.goforth@ryedale.gov.uk](mailto:alan.goforth@ryedale.gov.uk)>  
**Subject:** RE: 20/00946/FUL- Keldholme

Hello Alan

Thank you for your email below. I write to confirm that we wish to withdraw application number 20/00946/FUL.

**Regards,**

**Peter**

**07703335862**

**PETER  
RAYMENT** design  
Architectural Designers • Peter Rayment • Richard Waller

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Reg. in England No. 246023