

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** NYM20/0583/FL

**Proposed Development:** formation of a vehicular farm access and associated track (part retrospective)

**Location:** Newlands Farm, Newlands Road, Cloughton

**Applicant:** Mr & Mrs Morley

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

**Area Ref:** 4/24/198 **Tel:**

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

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

**Date:** 1 October 2020

**FAO:** Helen Webster **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 is to construct a new access from Cravens Hill Newlands Road with a track leading to existing agricultural buildings. The track has been partially completed with the access taken in the proposed location via an un-authorized opening in the stone boundary wall. Cravens Hill Newland Road is outside of the Cloughton village limits and is within the national speed limit. The design standard for the site is DMRB and the required visibility splay is **215 metres by 2.4 metres**. The available visibility was un-able to be measured on site due to a temporary fence at the location and was measured to be approximately 15 metres taken at the highway boundary 1.0 metres from the carriageway edge.

The applicant has justified the need for this new access in terms of improving amenity and safety within the site. **All** possible means of mitigating the problems currently experienced within the controlled environment of their site must be investigated before seeking permission for any new access. The current constructed access was improved and widened to accommodate all traffic likely to use the site under a previous permission granted for the conversion of barns to holiday lets and a shop.

The applicant has conducted a speed survey to demonstrate actual vehicle speed at the location of the access, however this does not comply with CA185 - Vehicle Speed measurement. The exact location of the survey is not provided. The applicant has provided a plan (drawing 19/263/TR/001) from these results showing a potential visibility splay based on the survey figures. This would require the removal of the stone boundary wall and the vegetation within the entire visibility envelope. The land behind the wall either side of the proposed access falls steeply. This

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will require a significant amount of fill and a considerable retaining wall with crash restraint to prevent conditions prejudicial to highway safety. A satisfactory clear safe visibility splay is **not** likely to be achievable, should any future reduced speed survey be accepted. The agricultural access could not be guaranteed to only be used by large agricultural vehicles and some use by smaller vehicles, cars, vans and 4x4 type vehicles is reasonably expected therefore any visibility requested would have an eye height of 1.05 metres.

Larger agricultural vehicles are by their nature large, slow and easily visible, however this may not be true for the equipment behind the vehicle. This can be longer than most highway users may expect increasing the risk of serious conflict with vehicles travelling along the highway.

The local Highway Authority received a number of reports of near miss incidents whilst the un-authorized access was in use, including vehicle conflicts and near misses and mud deposited on the road.

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

**R2 VISIBILITY AT NEW ACCESS**

The Planning Authority considers that clear visibility of **215 metres** cannot be achieved along the public highway in either direction from a point **2.4 metres** from the carriageway edge measured down the centre line of the proposed access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety

**Signed:**

***Kay Aitchison***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0583/FL  
**Date:** 13 September 2020 15:15:19

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## **Application for formation of vehicular farm access and associated track (part retrospective) at Newlands Farm, Newlands Road, Cloughton**

The above application has been considered by Cloughton Parish Council. Council objects to the application on the grounds of highway safety. This is an extremely fast stretch of road, especially for southbound vehicles. Anyone coming from Ravenscar/Staintondale is coming downhill and they come over the brow of Craven Hill at quite a speed - if they are greeted by a large agricultural vehicle and trailer pulling out or turning in they will have very little time to react and brake. The speeds shown are mid-morning - I think you'll find the speeds at 7-8.30am will be faster. It should also be pointed out that during the colder months this stretch of road is prone to freezing and the gritter doesn't run on this road till around 9am.

There were several close shaves had by people travelling down from Staintondale and Ravenscar back in 2018/19 when the spoil was being tipped to fill the ravine in order to create the new access track and the unofficial entry to the premises - this was initially reported to you back in May 2018 and the tipping continued until the ravine had been bridged and a new access created. Council also suggests the new Local Plan Policy BL6 (Tracks) is relevant since a new track has been created. The existing farm access is perfectly adequate - people staying in farm cottages should expect there to be farm traffic passing their cottage.

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J Marley (Mrs) CiLCA  
Clerk to Cloughton Parish Council  
Annan,  
41 Scalby Road,  
Burniston,  
Scarborough

- due to the high number of nuisance calls we've been  
be asked to leave a message  
or give your name before your call is accepted.)

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**From:**  
**To:** [Helen Webster](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2020/0583/FL - Newlands Farm, Cloughton  
**Date:** 07 September 2020 14:50:05

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Dear Helen

It is not clear from the available aerial imagery and the photos provided what extent of vegetation cut back may be required to facilitate sight lines for this new access track. Some recent photographs looking in either direction from the proposed access point would likely be helpful. Can I assume that due to the access being exclusively for agricultural vehicles, the extant boundary wall will not need to be removed to enable sightlines from a lower vehicle? Depending on the extent of vegetation needing to be cut back, some compensatory planting either side of the new track may be appropriate. A bird informative will also be helpful if approved.

Thanks very much

Elsbeth

**Elsbeth Ingleby MA<sub>Cantab</sub> ACIEEM**

**Ecologist**

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP