

North York Moors National Park Authority

Internal Memorandum

To: Mr Chris France (Director of Planning) From: Mrs Hilary Saunders
Mr Mark Hill (Head of Development Management)

File Ref: NYM/2023/0129

Applicant: E, D and E Holyfield

Application for construction of two local occupancy dwellings together with reconfiguration of site to combine Blacksmiths Cottage and Anvil Cottage to one dwelling (with alterations to front elevation) and to provide parking and amenity spaces for existing dwellings and associated landscaping works at land to the rear of Blacksmiths Cottage, Back Lane, Hawsker

I enclose for your attention the file relating to the above planning application, which was **Approved** by the Planning Committee on 07 September 2023, subject to confirmation from the Local Highway Authority (LHA) that their objections have been overcome. The Highway Authority have now made the following comments: -

Vision splays at the access

The existing vehicular access associated with the development is below the current required requirement. The design standard for the site is Manual for streets and the required visibility splay is 2.4 metres by 43 metres. The current available visibility is 2.4 metres by 8 metres looking SE and 2.4 metres by 13 metres looking NW. Additionally, the area used as parking at the neighbouring property, Hawks Garth has a similarly bad visibility splay, but this is not an approved space as it does not have a dropped kerb.

The LHA have considered this existing use where three dwellings have a right of access for vehicles with this very poor visibility with the improved vision splays where five dwellings would have a right of access.

The proposed visibility for the access where the corner of the building has been removed is increased to 2.4 metres by 17 metres looking SE and 2.4 metres by 30 metres looking NW.

The LHA considers that the improvement to the SE visibility splays for the residents of the existing 3 dwellings (from being 19% of the standard requirement to 40%) outweighs the increase in the number of people using the access from three to five dwellings. Consequently, the Local Highway Authority recommends that the following Conditions are attached to any permission granted:

MHC-05 Visibility Splays

There must be no access or egress by any vehicles between the highway and the

application site until splays are provided giving clear visibility of 30 metres measured along the NW channel line of the major road and 17 metres measured along the SE channel line from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason

RSN MHC-05

In the interests of highway safety.

Informative

MHi-D Visibility Splays –(MHC-05)

An explanation of the terms used above is available from the Local Highway Authority.

And also, the removal of the condition requiring 30yr management plan for landscaping, due to the delays in the BNG legislation (condition 20).

I should be pleased if you would approve the issue of the decision notice.

Signed: Mark Hill

Date: 9/11/2023