

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:

NYM18/052/FL

Proposed Development: conversion of and porch extension to redundant farm buildings to form 4 no. holiday cottages with associated parking together with reduction in size of existing portal framed agricultural building

Location: Rudda Farm, North Side, Rudda Road, Staintondale

Applicant: Mr Mathew Else

CH Ref:

Case Officer: Kay Aitchison

Area Ref: 4/27/37H

Tel:

County Road No:

E-mail:

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

Date: 9 May 2018

FAO: Hilary Saunders

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 for the conversion of existing farm buildings into holiday letting cottages. There will be four units consisting of three two bedroomed cottages and one three bedroomed cottage. According to NYCC's "Interim Guidance on Transport Issues and Parking Standards" requires a minimum of two off street parking spaces per two or three bedroomed dwelling in a rural area, therefore a minimum of eight space would be required for the holiday letting units. The applicant has shown nine will be provided in total. There are also two existing dwellings within the application site, no information is provided regarding the size of these dwellings or the number of bedrooms within them. Given that there is space within the curtilage of the site for additional parking, the applicant should provide further drawings to show where that off street parking can be provided, within the site, for all dwellings, both proposed and existing. The existing access is large and constructed with adequate visibility.

NYMNPA

09/05/2018

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Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. HC-14a DETAILS OF ACCESS, TURNING AND PARKING

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 hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- c. vehicular and cycle parking
- d. vehicular turning arrangements

HI-14 INFORMATIVE

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

REASON

In accordance with policy # and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

2. HC-14b PROVISION OF APPROVED TURNING AND PARKING AREAS

No part of the development shall be brought into use until the approved vehicle parking, and turning areas approved under condition number #:

- a. have been constructed in accordance with the submitted drawing to be approved
- c. are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail: _____

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