

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:

NYM18/384/FL

Proposed Development:

alterations and extensions to and change of use of building and land to business use (B2), creation of access/site road together with erection of boundary fence and associated landscaping works (part retrospective)

Location:

Manor Farm, Normanby

Applicant:

Gibbon Brothers

CH Ref:

Case Officer: William Binks

Area Ref:

4/29/622C

Tel:

County Road No:

E-mail:

To:

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

Date:

27 July 2018

FAO:

Mr A Muir

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 required visibility splay is 2 metres by 160 metres. The available visibility will be in the region of this figure.

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

The applicant has indicated that he would be willing to make improvements to the current access arrangements by acquiring land and cutting back the hedgerow which would improve the visibility. The proposal is to have an access immediately adjacent to the existing farm access which would have the visual effect of making it look like one wide access from the highway. The proposed improvements would also benefit drivers using

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the farm access. Due to the topography of the road, the best achievable visibility looking to the south is in the region of 160 metres.

The Local Highway Authority are also concerned regarding the sizes of vehicles going to the site and being able to manoeuvre to ensure that they leave the site in a forward gear. The applicant has referred to restricting the size of the vehicles delivering materials to the site to comply with this.

1.HC-07 Private Access/Verge Crossings: Construction Requirements

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 until the access to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

REASON

In accordance with policy # and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience

2. HC-10 VISIBILITY SPLAYS

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 160 metres measured along both channel lines of the major road A171 from a point measured 2 metres down the centre line of the access road.

The eye height will be 1.05metres and the object height shall be 1.05metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

REASON

In accordance with policy number and in the interests of road safety.

INFORMATIVE

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

3. 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

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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:

- b. vehicular accesses
- d. vehicular turning arrangements
- e. manoeuvring arrangements
- f. loading and unloading arrangements.

4. HC-14b PROVISION OF APPROVED ACCESS. TURNING AND PARKING AREAS
No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number #

- a. have been constructed in accordance with the submitted details
- 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

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.

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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