



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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** NYM16/349/FL

**Proposed Development:** conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works

**Location:** Rock Haven, Newlands Road, Cloughton

**Applicant:** M & P Armstrong

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

**Area Ref:** 4/24/186

**County Road No:**

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

**Date:** 4 July 2016



**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:

As Rock Haven is outside the speed restriction for Cloughton village the design standard for the required visibility splay is 160metres by 2.0metres. There is an existing access to the main property whose available visibility to the north does not meet the current requirements falling some 40m short. Visibility to the south exceeds the required standard.

A previous application for a conversion of the stables to a single residence proposed a new access which would have complied with the requirements for the visibility, however this was unacceptable to the planning authority.

Given that the current proposal is to convert the stable building into two holiday cottage properties wwhichwill intensiyg the use of this sub-standard access, the highway authority wouldtherefore require modification to the existing access to improve the existing visibility. This would involve the lowering or setting back of the current gates and the wall to either side allowing vehicles to see and be seen when looking north. Setting the gates back from

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the highway boundary would also allow vehicles to pull off the carriageway whilst the gates are opened, improving the safety of all highway users.

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

**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(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

e. Any gates or barriers shall be erected a minimum distance of **6 metres** back from the **carriageway** of the existing highway and shall not be able to swing over the existing or proposed highway.

h. The final surfacing of any private access within **5 metres** of the public **highway** shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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 **Newlands Road** from a point measured **2 metres** down the centre line of the access road. The eye height will be **1.05 metres** and the object height shall be **0.6 metres**. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

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**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 the amended 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:

- b. vehicular, cycle, and pedestrian accesses
- c. vehicular and cycle parking
- d. vehicular turning arrangements

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**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](http://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:**

*Kay Aitchison*

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ