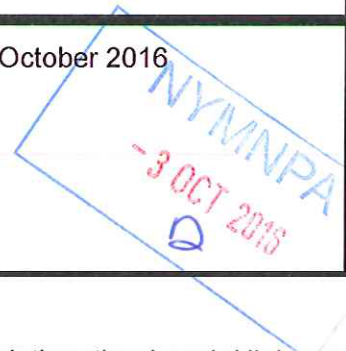


**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

| | | | |
|------------------------------|---|----------------------|----------------|
| Application No: | NYM16/594/FL | | |
| Proposed Development: | subdivision to form 1 no. holiday letting unit | | |
| Location: | The Cottage, Sneaton Hall, Sneaton | | |
| Applicant: | Ms Jeanette Waller-Dawe | | |
| CH Ref: | | Case Officer: | Ged Lyth |
| Area Ref: | 4/31/148 | | |
| County Road No: | | | |
| To: | North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP | Date: | 3 October 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:

The design standard for the site is the North Yorkshire County Council Residential Highway design Guide and the required visibility splay is 2 metres by 90 metres. The available visibility, looking downhill, (northwards) is 2 metres by 48 metres. The vehicular access to the application site is on the B1416 with a national speed limit and no footway on either side of the road. The access is an existing access to a number of properties.

The plan showing the parking area associated with the proposed self contained holiday accommodation is below standard due to the lack of turning area provided. This may result in the driver making multiple manoeuvres to turn the vehicle around but it may also result in the driver parking elsewhere to avoid this location.

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

1. R3 VISIBILITY AT EXISTING ACCESS

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of 2 metres x 90 metres cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety.

LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION



Continuation sheet:

Application No:

NYM16/594/FL

2. R8 LACK OF PARKING

The Planning Authority considers that in the absence of **adequate** on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the County Highway to the detriment of the free flow of traffic and road safety.

NOTE: ACCESS TO THE HIGHWAY

The red or blue line areas shown on the application plans do not include the area between the public highway and the application site. The applicant has therefore, not provided details of a safe and satisfactory access to the adopted highway.

REASON

In accordance with policy # and in the interests of highway safety.

Signed:

For Corporate Director for Business and Environmental Services

Issued by:
Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

NYMNP
- 3 OCT 2016