

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION-
ADDITIONAL/AMENDED INFORMATION**

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:	5 October 2016
FAO:	Hilary Saunders	Copies to:	



Note to the Planning Officer:

The Local Highway Authority has received further confirmation regarding information since the issue of the recommendation dated 3rd October 2016.

It is thus recommended that

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 provision of 2 spaces (including 1 garage space) behind the cottage meets the requirement for a 2 bedroomed dwelling and is not increasing the potential use of the below standard access. The applicant has stated that one parking space is available behind Sneaton Hall which can be accessed off Beacon Way. This meets the requirement for the parking for the holiday accommodation.

The turning area shown on the plan is slightly below the standard requirement due to the lack of space available for turning and manoeuvring. This may result in the driver making multiple manoeuvres to turn the vehicle around but as it is a considerable distance from the public highway is unlikely to have an impact on the highway.

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Continuation sheet:

Application No:

NYM16/594/FL

The applicant has not included the two accesses from the publicly maintainable highway within the red or blue line areas which would demonstrate that a right of access is allowed.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

HC-27 ACCESS TO THE HIGHWAY

There shall be no access or egress by any vehicles between the highway and the application site until full details of a safe and satisfactory access to the adopted highway have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall not be brought into use until the approved access is available for use.

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