

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



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

<b>Application No:</b>	<b>NYM16/709/FL</b>
<b>Proposed Development:</b>	conversion of and porch extension to outbuildings to form residential annexe accommodation
<b>Location:</b>	Troutsdale Mill Farm, Troutsdale
<b>Applicant:</b>	Mr & Mrs M Milner

NYMNPA  
-2 DEC 2016

<b>CH Ref:</b>	<b>Case Officer:</b>	Kay Aitchison
<b>Area Ref:</b>	4/21/79B	
<b>County Road No:</b>		

<b>To:</b>	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	<b>Date:</b>	2 December 2016
<b>FAO:</b>	Jill Bastow	<b>Copies to:</b>	

This recommendation supersedes the Local Highway Authority recommendation dated 27th October 2016

**Note to the Planning Officer:**

The Local Highway Authority has received further information since the issue of the recommendation dated 27th October 2016

Troutsdale is a quiet and remote location with a narrow carriageway varying in width, between 2.3 and 4.0 metres in the location of Troutsdale Mill Farm. The plot is currently a courtyard of stone agricultural buildings attached to the existing dwelling which the applicant would like to convert into 2 bedroom dwelling for a family member. The existing courtyard area is un-constructed and gated.

The required visibility splay is 33 metres by 2 metres. The available visibility to the west (towards Snainton) is 46 metres by 2 metres and the available visibility to the east (towards Hackness) is 15 metres by 2 metres. The eastern visibility is well below that required for the construction of a new access or the intensification of use of an existing one through development. The use of land to the east/rear of the building was also identified as an area for possible parking in the originally submitted drawings, the visibility in both directions is less than the 33 metres required. This is restricted either by the barn itself (to 10m) or by the terrain (to 15m), land which is not in the control of the applicant. Vehicle speeds would be higher from Hackness at this location and stopping/breaking on

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM16/709/FL

the hill would mean that vehicles would be at greater risk for both the applicant and other highway users.

The conversion of the buildings into a dwelling would minimally intensify the use of the yard area should it be used for parking. It does not meet the required visibility standards however the traffic volumes are low, (2 vehicles observed in 2.5 hours), and the speed of vehicles approaching from the east is constrained by the bend, on balance the courtyard location, as shown on the amended plan, is the preferred location for any parking.

All gates shown on the plans should also be conditioned to open into the property as they are currently shown opening out over the highway.

The proposed dwelling should remain ancillary to the main dwelling.

Consequently, the Local Highway Authority recommends that the following conditions are attached to the permission:

**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

- d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number **E6W**.
- e. Any gates or barriers erected shall not be able to swing over the existing or proposed highway.
- h. The final surfacing of any private access within **1.0 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.

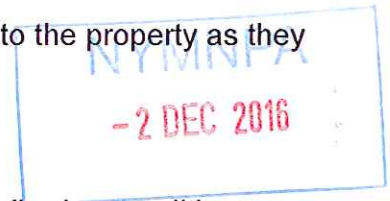
All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**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



LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION



Continuation sheet:

Application No:

NYM16/709/FL

Signed:

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

*For Corporate Director for Business and Environmental Services*

NYMNPA  
-2 DEC 2016