


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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No:	NYM16/709/FL		
Proposed Development:	conversion of and porch extension to outbuildings to form residential annexe accommodation		
Location:	Troutsdale Mill Farm, Troutsdale		
Applicant:	Mr & Mrs M Milner		
CH Ref:		Case Officer:	Kay Aitchison
Area Ref:	4/21/79B		
County Road No:			
To:	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	Date:	27 October 2016
FAO:	Jill Bastow	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:

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. It is identified on the existing layout plans as being used for parking. The public highway in-front of the gate and the yard itself does not show signs that this has been used by any vehicles for some time. The proposed plans identify the area as a yard but do not state whether it is to be used as parking. The conversion of the buildings into a dwelling would intensify the use of the yard area should it be used for parking. This does not meet the standards on the grounds of highway safety however should the Planning Authority grant this application the access should be constructed to the Highway Authority's specification. All gates shown on the plans should also be conditioned to open into the property as they are shown opening out over the highway.

The proposed dwelling should remain as ancillary to the main dwelling.

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Continuation sheet:

Application No:

NYM16/709/FL

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

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 33 metres x 2 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

However if the local planning authority is minded to grant permission it is requested 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 shall be 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

Signed:

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

NYMNPA
27 OCT 2016

For Corporate Director for Business and Environmental Services