

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

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



<b>Application No:</b>	<b>NYM16/745/FL</b>		
<b>Proposed Development:</b>	subdivision to form 1 no. holiday letting unit (revised scheme to NYM/2016/0594/FL)		
<b>Location:</b>	The Cottage, Sneaton Hall, Sneaton		
<b>Applicant:</b>	Ms Jeanette Waller-Dawe		
<b>CH Ref:</b>		<b>Case Officer:</b>	Ged Lyth
<b>Area Ref:</b>	4/31/148A		
<b>County Road No:</b>			
<b>To:</b>	North York Moors National Park Authority The Old Vicarage Bondgate Helmsley YO62 5BP	<b>Date:</b>	7 November 2016
<b>FAO:</b>	Ailsa Teasdale	<b>Copies to:</b>	

**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 Sneaton Lane, the B1416 with a national speed limit and no footway on either side of the road. The access is an existing access shared by a number of properties.

Within the application documents, the applicant has indicated that the current dwelling has the right to use the access, off Sneaton Lane, for the one, existing dwelling. The Highway Authority has objected in the past to any application that would intensify the use of this access. The current application shows that the applicant has car parking spaces available in a location that would avoid using the Sneaton Lane access which would mean that no vehicular intensification would occur compared with the potential use that the applicant already has.

The applicant has indicated in the documents that the holiday let visitors will park in the area accessed off Sneaton Lane whilst the residents of the dwelling will park in the area accessed off Beacon Way. However, this would mean that both property residents would have a right to use the below standard access.

If the applicant can restrict the parking for the holiday let residents to the area accessed off Beacon Way, the local Highway Office would not class this as a potential intensification to the B1416 access.

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On the clear understanding that this application will be conditioned to remain ancillary to the main residence, it is recommended that the following conditions are attached to any permission that may be given:-

1. HC-16 PARKING FOR DWELLINGS

The Holiday let shall not be occupied until the related parking facilities (located off Beacon Way) are available in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times. The traffic associated with the holiday let should not be allowed to park in the area accessed off Sneaton Lane.

REASON

In accordance with policy # and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

Signed:

Issued by:

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*