

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:**

**NYM/16/765/FL**

**Proposed Development:**

conversion of redundant agricultural buildings to 2 no. local  
occupancy letting dwellings/holiday letting cottages with associated parking

**Location:**

Calfthwaite  
Farm, Staintondale Road, Cloughton

**Applicant:**

Mr Gary McQuade

**CH Ref:**

**Case Officer:**

Kay Aitchison

**Area Ref:**

4/24/187

**County Road No:**

**To:**

North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

**Date:**

17 November 2016

**FAO:**

Hilary Saunders

**Copies to:**



The site is located a distance from the Highway along a narrow, single vehicle width private track. This access track provides access for the farm house (the application site) and the farming operation which is separately run. As the track is private, the Highway Authority can not recommend that passing places are installed however it would be advisable to avoid significant reversing distances should two vehicles meet.

The design standard for required for visibility for the site is Design Manual for Roads and Bridges, which requires a visibility splay of 45 metres by 2.5 metres to the north of the access and 90 metres by 2.5 metres to the south of the access. This difference is due to the alignment of the road, with traffic speeds for vehicles heading towards Staintondale being higher than those heading towards Cloughton. The available visibility to the north is 42 metres which is only 3 metres short of the required. The available visibility to the south is 80 metres, which is again short of the required standard, however this is an existing constructed access. The short fall in the required distances is not considered to be significant enough to warrant a refusal for a development of this size on an existing access.

There is an additional access to the highway a short distance from that shown edged red on plan D10989-01 rev G. This access was historically the main access to both the farm house and the separate farm operation however this use has been separated at some point by private covenant and the applicant constructed the red line access. It should be noted that there is a gate across the red line access, between the highway boundary and

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the main shared access. If this gate were to be closed this will force any vehicles to use the older historic access, which has less visibility in both directions.

The conversion of the existing barns into holiday accommodation with associated parking will not have a significant effect on the public highway and on the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are **no local highway authority objections** to the proposed development.

Signed:

Issued by:

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

NYMNPA  
17 NOV 2016