

HS

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: NYM16/880/FL

Proposed Development: change of use of land to form a camping/glamping site, construction of reception building, conversion of storage building to a wet weather facility and associated access, parking and landscaping works

Location: Cloughton Sawmill, Ringing Keld Hill to Holm Hill, Cloughton

Applicant: Mr William Woods

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/24/188

County Road No:

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

Date: 17 January 2017



FAO: Hilary Saunders

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:

The application is to change the use of existing forest land, adjacent to the A171 at Ringing Keld, to accommodate camping/glamping facilities.

The site has an existing access but this does not meet the current visibility requirements and is not perpendicular to the carriageway, making any left turns from the north difficult to navigate. Following pre-application discussions with the applicant a new access design has been submitted which can achieve the 215 metre by 2.4 metre visibility in both directions and changes the alignment. The proposed new access connection to the highway will be perpendicular, allowing safer access and egress to the site.

Should permission be granted then the actual interface/joint between the proposed new access and the existing highway will require further discussion and detailed design.

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Continuation sheet:

Application No:

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The current proposal does not state the exact number or design of the accommodation and therefore it is difficult to properly assess the impact this development will have on the existing highway

Any increase in the number of units indicated would have a greater intensification of use of the access and would therefore require further improvement to the access.

Should permission be granted then the actual interface/joint between the proposed new access and the existing highway will require further discussion and detailed design.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. 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 E7.

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

2. HC-10 VISIBILITY SPLAYS

There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of **215 metres** measured along both channel lines of the major road **A171 Ringing Keld to Holm Hill** from a point measured **2.4 metres** down the centre line of the access road. The eye height will be **1.05 metres** and the object height shall be **1.05 metres**. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.



