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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM17/0265/FL**

Proposed Development: demolition of existing agricultural building, site leveling, construction of replacement agricultural building and widening of existing access point

Location: Selly Hill Farm, Guisborough Road, Aislaby

Applicant: Mr Peter Scott

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/36/144 **Tel:**

County Road No: **E-mail:**

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

Date: 22 June 2017

FAO: Ailsa Teasdale **Copies to:**

NYM/NPA
26 JUN 2017
Hw

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 Design Manual for Roads and Bridges for calculating visibility splays. The required visibility splay is 2.4 metres by 160 metres. The current visibility (if the demolished building was rebuilt in exactly the same location) looking uphill far exceeds this as the building is located behind the 2.4 metre line. The current visibility looking downhill is 2.4metres by 90 metres for drivers been able to see the nearside lane of traffic. However, it far exceeds the 160 metres for traffic in the far lane. Additionally, there is a solid white centreline starting approximately 175 metres north east of the access to a point past the access for vehicles travelling uphill from the Whitby direction. This prohibits vehicles approaching the access from overtaking so there should not be any reason why an approaching vehicle would be in the near side lane. All approaching vehicles would therefore be expected to be visible for drivers waiting to exit from the access.

There are two recorded collisions in this area from data over the last 5 years but neither of these are related to vehicles entering or leaving the access.

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Continuation sheet:

Application No:

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Although the applicant is not requesting anything that would intensify the amount of traffic using this access, the local Highway Authority is concerned that the section of the proposed access that is within the boundary of the publicly maintainable highway should be constructed to the NYCC specification and that the existing gully is adequately protected. That existing gully is located slightly outside the current access but for the proposed widened access, it would likely be positioned where vehicles wheels will travel over it. In order to protect it, the access should be constructed with a new dropped kerb, similar to the access located on the opposite side of the road and slightly downhill.

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 to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority
- d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and incorporating Standard Details numbers B4 and E9A.
- e. Any gates or barriers shall be erected a minimum distance of 15 metres back from the carriageway of the existing highway.
- f. That part of the access extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.
- h. The final surfacing of any private access within one metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

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 (ammended)

The hedge on the applicants boundary wall shall be maintained to ensure the visibility areas are maintained clear of any obstruction and retained for their intended purpose at all times.

REASON

