


HS

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

**LOCAL HIGHWAY AUTHORITY  
 CONSIDERATIONS and RECOMMENDATION**



**Application No:** **NYM17/333/CLE**

**Proposed Development:** certificate of lawful use for use of land as a car park in excess of ten years

**Location:** Ings House, Station Road, Robin Hoods Bay

**Applicant:** Mr Richard Hoyle

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


**Area Ref:** 4/29/676 **Tel:**

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

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

**Date:** 9 June 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 below comments are based on the assumption that vehicles will gain access from Station road at the existing access between Ings House and Ings Cottage.

The local highway authority has no evidence to prove or disprove the applicants claim that the site has had occasional use as a car park for the last ten years. The local highway authority has no evidence to prove or disprove how regular or frequent this use has occurred. The applicant has not provided any details to show the parking layout to indicate how many spaces would be available or to demonstrate the safe manoeuvring space within the site.

There are no recorded collisions at this junction within the last 5 years. The access from the Highway on Station Road is a single width access for the first 20 metres preventing vehicles to pass one another over this length.

The design standard for the site is Manual for streets and the required visibility splay is 2 metres by 25 metres. The available visibility looking downhill surpasses this a the driver

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Continuation sheet:

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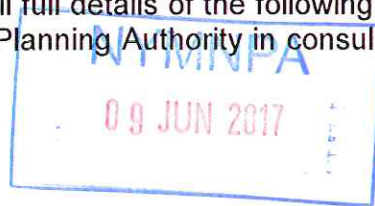
can look over the adjacent wall. The available visibility looking uphill to view oncoming traffic surpasses this amount by the driver looking through the adjacent railings.

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

1. HC-14a DETAILS OF ACCESS, TURNING AND PARKING (revised)

No part of the development shall be brought into use until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- d. vehicular turning arrangements
- e. manoeuvring arrangements



2. HC-14b PROVISION OF APPROVED ACCESS, TURNING AND PARKING AREAS

No part of the development shall be brought into use until the approved parking, manoeuvring and turning areas approved under condition number #: are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times

REASON

In accordance with policy # and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development

HI-14 INFORMATIVE

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Signed:

*For Corporate Director for Business and Environmental Services*

Issued by:

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

e-mail:

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