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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: NYM17/422/CU

Proposed Development: change of use for use of Hawsgarth Lodge Care Home to 50 bedroomed hotel (Class C1)

Location: Hawkesgarth Lodge, Station Road, Hawsker

Applicant: Mr Andrew Fiddler

CH Ref: **Case Officer:** Pam Johnson

Area Ref: 4/33/280A **Tel:**

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

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

Date: 3 October 2017



FAO: Jill Bastow

Copies to:

Note to the Planning Officer:

This recommendation is made on the clear understanding that the use of this accommodation will be restricted to workers employed at the Sirius mine site, as detailed in the application documents.

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

Visibility at the Hawsker Lane Access:

The appropriate design standard for visibility at this access has been assessed as Manual for Streets due to the site being in a 30mph area and the presence of a footway on one side of the road. The details of the visibility are:

Direction of looking from access	estimated approach speeds towards access	Visibility distance required	visibility distance available	Meets requirement
North	20mph	24 metres	55 metres	Yes
South	30mph	45 metres	115 metres	Yes

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Visibility at the Summerfield Lane Access:

This existing access, located within a national speed limit, is 30 metres west from the give way junction with Hawsker Lane and is approximately 20 metres west of the 30 mph speed limit signs. In the opposite direction are a series of sharp bends. There is a one metre wide grass verge on both sides of the road but no footways are available. The applicant has recently cut the hedges next to the access to a height of 1.0 metre to improve the available visibility. The application proposal is to increase the amount of parking available using this access from 8 to 16 spaces.

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As the site is outside the 30mph zone it would normally be appropriate to apply the standards contained in Department for Transport's Design Manual for Roads and Bridges (DMRB) for assessing visibility. However the location of the access 30 metres from a T junction and 15 metres from sharp bends mean that vehicle speeds will naturally be constrained. The LHA has estimated the approach speeds at the access to be 19mph from the west and 12 mph from the east. Given these low approach speeds and the nature of the highway in the vicinity of the access it is considered appropriate to apply the visibility standards contained in Manual for Streets. The available visibility is:

Direction of looking from access	estimated approach speeds towards access	Visibility distance required	visibility distance available	Meets requirement
West	19 mph	23 metres	37 metres	Yes
East	12 mph	14 metres	22 metres	Yes

Parking arrangements

The application documents show a total of 44 spaces being available but 50% of these spaces would be blocked in by the other 50% by tandem parking with 28 spaces available from the Hawsker Lane access and 16 from the Summerfield Lane access. Whilst the LHA has concerns that such a parking arrangement could lead to drivers choosing to park vehicles outside the car parks on Hawsker Lane if Hawkesgarth Lodge were to be used as a conventional hotel the proposals for the use are specifically to accommodate the workforce at the Sirius Mines site. This provides opportunities to manage the tandem parking.

The location of Hawsker Primary School opposite the site on Hawsker Lane highlights the need to ensure that vehicles are not parked outside the site on school days. However it should be noted there are no recorded personal injury accidents on Hawsker Lane during the last 5 years.

The applicant proposed imposing conditions on any guests which are outlined in the "Hawkesgarth Lodge Traffic Management Plan". These conditions include the requirement for guests to give permission to the lodge staff to move their vehicle if necessary and routine perimeter checks to ensure vehicles associated with the lodge are not parked outside the

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site. It is also proposed that a shuttle bus service will operate to transport the workers between the Lodge and the Sirius Mine site with anticipated times for a pick up and drop off of 6AM & 7.30AM and 6PM & 7.30PM. These times are considered appropriate to avoid any conflict with movements associated with the school.

in conclusion, whilst it will be necessary for the applicant to maintain the hedges to ensure the available visibility is retained the LHA is satisfied that safe and satisfactory accesses can be provided at both accesses to the site and the proposed Hawkesgarth Lodge Traffic Management Plan is available to manage parking and movements associated with guests at the site.

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

1.0 HC-10 VISIBILITY SPLAYS - Hawsker Lane access

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 45 metres to the south and 24 metres to the north, measured along both channel lines of the major road, Hawsker Lane 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.

REASON

In accordance with policy number and in the interests of road safety.

INFORMATIVE

An explanation of the terms used above is available from the Highway Authority.



2.0 HC-10 VISIBILITY SPLAYS - Summerfield Lane access

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 19 metres to the west and 14 metres to the east, measured along both channel lines of the major road Summerfield Lane 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.

REASON

In accordance with policy number and in the interests of road safety.

INFORMATIVE

An explanation of the terms used above is available from the Highway Authority.

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3.0 Hawkesgarth Lodge Traffic Management Plan

Prior to the arrival of the first guest the terms and conditioned detailed in the submitted "Hawkesgarth Lodge Traffic Management Plan" shall be implemented and the development shall thereafter be carried out and operated in accordance with that Plan unless agreed otherwise in writing with the local planning authority in consultation with the local highway authority.

REASON

In accordance with policy # and to establish measures to encourage more sustainable non-car modes of transport

<p>Signed:</p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p>Issued by: Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail:</p>
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