

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM17/743/FL**

Proposed Development: variation of conditions 2 (material amendment) and 5 of planning approval NYM/2016/0880/FL to amend the occupancy from holiday accommodation to temporary workers accommodation

Location: Cloughton Sawmill, Whitby Road, Cloughton

Applicant: William Woods and Co Ltd

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

Area Ref: 4/24/188A **Tel:**

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

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

Date: 13 November 2017

FAO: Rob Smith **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 site has a current planning permission for a small glamping site with conditions requiring alterations to improve the current access. This application is to vary the conditions applied to the use of the site for tourism purposes to allow the use of the site as a temporary residential site for workers during the construction of the new Potash mining facility. The application is for 15 three person units with associated parking and utility building on the same footprints as the existing granted tourism permission. As part of the Design and Access statement the proposal is to transport the workers to the construction site via a mini bus to reduce the number of vehicle movements. The improvements conditioned under the previous application NYM/2016/0880/FL should be completed before the site is constructed and a travel plan for transport of the site occupants to the construction site should be conditioned. For clarity the previous conditions are attached to this recommendation.

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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 shall be laid out in accordance with the approved details (drawing numbers 246143-00, CLW-ARP-XX-XX-DR-CH 18009,18010 and 18011) and constructed in accordance 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.

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. HC-26 TRAVEL PLANS

Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

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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