

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM18/048/FL**

Proposed Development: change of use of and alterations and extension to agricultural storage building to form coffee roastery, packing facility and administration office with welfare/plant room together with provision of parking and associated landscaping works

Location: Moorgate Lees Farm, Hawsker Lane, Whitby

Applicant: Mr Nicholas Hartley

CH Ref: **Case Officer:** William Binks

Area Ref: 4/33/279CC **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 16 February 2018

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 an existing storage building within Moorgate Lees Farm adjacent to Hawsker Lane, in order to accommodate a coffee roastery with packing and office facilities.

The site has an existing access perpendicular to the carriageway, but this does not meet the current visibility requirements. The design standard for the site is Design Manual for Roads and Bridges and the required visibility splay is 215 metres by 2.4 metres because the speed limit on Hawsker Lane is 60mph. Due to the bend at the west side of the access coming from Whitby Abbey, the available visibility is only estimated to be between 40 and 50 metres.

In addition, any increase in the use of the farm as indicated in the proposals would increase the amount of traffic accessing Hawsker Lane, as well as having a greater intensification of use of the access and would therefore require further improvement to the access in order to prevent defects materialising onto the public highway.

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16/02/2018

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Continuation sheet:

NYM18/048/FL

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The visibility could be achieved if the access were located further north on Hawsker Lane, which would mean closing off the existing access and the creation of a new one. 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 Planning Permission is **REFUSED** for the following reasons:

R3 VISIBILITY AT EXISTING ACCESS

The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required visibility of **215** metres x **2.4** metres cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety.

Signed:

For Corporate Director for Business and Environmental Services

Issued by:

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