

**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:** 26 February 2018

**FAO:** Hilary Saunders **Copies to:**

**Note to the Planning Officer:**

Further to the initial response stating that we could not support the increased use of the existing access due to the lack of required visibility available, in light of new information and reaching its recommendation the Local Highway Authority has taken into account the following matters:

As stated, access and egress improvements would be needed, regardless of who the land ownership falls under. Ideally, the Highway Authority would prefer an agreement to be made between both owners who share the access, although we would not have any involvement in this. If the applicant can achieve this, then we would advise taking the following options to improve road safety in the vicinity wherever possible:

- Relocate the access by closing off its existing and creating a new one which joins Hawsker Lane where the carriageway is straight with good visibility;
- Keep the existing access but make improvements by resurfacing and widening it so as to improve the visibility and manoeuvring of vehicles when negotiating the junction. If the radius can be widened by 5-10 metres on each side, the junction

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27/02/2018

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will be more apparent for oncoming drivers, the damaged grass verge adjacent to the junction will be replaced and the angle at which drivers leave the farm via the junction will allow for better visibility.

It can then be argued that although the speed limit at Hawsker Lane is 60mph, the curve of the road at either side of the existing access is enough to force drivers into reducing their speed as they approach this area. There are no collision records over a recent period of 5 years here, further demonstrating that motorists navigate through in a careful manner, which is also likely to be because of the narrow width of the carriageway itself.

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

**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:

- c. The existing access shall be improved by extending its width adjoining the public highway for a minimum distance of 5 metres in each direction.
- d. The crossing of the highway verge shall be constructed in accordance with the approved details and/or Standard Detail number **E9**.
- h. The final surfacing of any private access within **1.0** 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.

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**Signed:**

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

**e-mail:** \_\_\_\_\_