

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Sneaton

Application No. NYM/2016/0594/FL

**Proposal: subdivision to form 1 no. holiday letting unit**

**Location: The Cottage  
Sneaton Hall  
Sneaton**

**Decision Date: 04 October 2016**

## Consultations

**Parish – No objections**

**Highways – Recommend refusal.** The design standard for the site is the North Yorkshire County Council Residential Highway design Guide and the required visibility splay is 2 metres by 90 metres. The available visibility, looking downhill, (northwards) is 2 metres by 48 metres. The vehicular access to the application site is on the B1416 with a national speed limit and no footway on either side of the road. The access is an existing access to a number of properties.

The plan showing the parking area associated with the proposed self-contained holiday accommodation is below standard due to the lack of turning area provided. This may result in the driver making multiple manoeuvres to turn the vehicle around but it may also result in the driver parking elsewhere to avoid this location.

Consequently, the Local Highway Authority recommends that Planning Permission is


**Yorkshire Water -**

**Environmental Health Officer – Request construction hours condition to avoid noise and dust complaints.**

**Advertisement Expiry Date – 23 September 2016**

**Others –**

**Mr & Mrs Johnson, 1 Sneaton Hall Cottages, Sneaton –** Our concerns are access to these properties, which is across our property. On previous permissions the maximum number of properties was set at 4 due to the width and position of the entrance onto this busy main road.

  
4<sup>th</sup>. Oct. 2016.

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**Application Number: NYM/2016/0594/FL**

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### **Director of Planning's Recommendation**

**Refuse** for the following condition(s):

1.	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 2 metres x 90 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.
2.	The Planning Authority considers that in the absence of adequate on-site parking space the proposed development would be likely to result in vehicles being parked outside the site on the County Highway to the detriment of the free flow of traffic and road safety.
3.	The red or blue line areas shown on the application plans do not include the area between the public highway and the application site. The applicant has therefore, not provided details of a safe and satisfactory access to the adopted highway.

### **Background**


The Cottage originally formed part of the curtilage of Sneaton Hall which is a Grade II Listed Building. This range of buildings at the rear of the Hall was converted in the 1980's into residential units. The cottages are accessed directly from the main road through a narrow access, and there is a limited amount of amenity space for each unit at the rear.

This application seeks full planning permission to sub-divide an existing dwelling to create an additional unit of accommodation to provide a holiday cottage. No external alterations are proposed and internally it is proposed to create a ground floor wc by partitioning off the hall and to create a partition at first floor in order to create an ensuite bathroom. These have been considered through a separate listed building application.

### **Main Issues**

Core Policy G of the Local Development Plan seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas, Listed Buildings, Historic Parks and Gardens or Scheduled Monuments and other sites of archaeological importance.

Development Policy 5 of the Local Development Plan only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.



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Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; and where it will make use of existing buildings.

The Highway Authority have been consulted on the application and have objected on the basis that the sight lines are inadequate and can't be improved, which with access being directly out onto a 60mph speed limit road would be unacceptable. Furthermore, because the amount of space to the rear is limited, off street parking and turning would be inadequate and may lead to pressure for on-street parking, which in this location would be likely to be detrimental to highway safety. There is no on-street parking immediately outside the site which would result in occupiers of the accommodation walking along the verge (as there is no pavement) of this 60mph road, which could cause danger to pedestrians and vehicles alike.

Because the proposed use is as a holiday cottage, the drivers of the additional vehicles exiting the site would not be familiar with the sub-standard nature of the access or the nature of the road and this could cause danger to both those vehicles and other road users.

Furthermore, due to the restricted nature of the parking at the rear, the manoeuvring and parking of vehicles could have a detrimental impact on the amenities of the occupiers of adjacent dwellings.

In view of the above refusal is recommended.

### **Explanation of how the Authority has Worked Positively with the Applicant/Agent**

#### **Refusal (No Amendments Requested/Departure from Development Plan)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

