

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: NYM17/840/FL
Proposed Development: use of land for the siting of 6 no. shepherds huts for holiday use
Location: Windmill Inn, Stainsacre
Applicant: Mr Dan Nelson

CH Ref: **Case Officer:** Ged Lyth
Area Ref: 4/33/306 **Tel:** 01609 780 780
County Road No: **E-mail:** Area3.Whitby@northyorks.gov.uk

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

Date: 21 March 2018



FAO: Hilary Saunders

Copies to:

Note to the Planning Officer:

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

The Local Highway Authority is concerned about the amount of vehicles that this application will attract to the location compared with the amount of suitable spaces available.

The applicant has stated that he is keen to only attract walkers and cyclists to the 6 shepherds huts and that these customers would not need to have a vehicle.

The LHA believe it is unrealistic to expect that all of the customers for the huts will be vehicle free and it is not reasonable to recommend a condition stating that the owners only allow customers without a vehicle. If the current owners keep a policy that the huts are only allowed for customers without a vehicle but there is no planning condition that could enforce this, future owners would not be obliged to adhere to with this regulation. It is feasible that each of the 6 huts could have a vehicle associated with the people staying there thus adding a further 6 vehicles at peak times.

The LHA carried out a parking survey over the weekend of Friday 16th March to Sunday 18th March, 2018. The times were chosen to reflect some of the busiest times over the weekend to assess the impact additional parked vehicles in this area would be. It should be noted that the weather was inclement (snow) for the weekend of the survey.

	cars in car park	spaces available in car park	cars parked on highway
Friday 16th at 7pm	7	1	0
Saturday 17th at 1pm	3	5	2
Saturday 17th at 6:45pm	5	2	2
Sunday 18th at 6:30pm	5	4	0

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Continuation sheet:

NYM17/840/FL

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The lack of sufficient spaces available for customers to the Public House and the proposed huts does not solely necessitate the LHA recommending a refusal for this application, but it must then consider where the vehicles would be most likely to park.

In the survey, the cars that were parked on the highway may not be customers of the public house, but these figures are an example of the demand for parking in the area and if no parking is available within the PH car park, an extra driver wanting to be in this area is likely to park on the highway verge where there is already damage visible or on the carriageway where there is limited forward visibility. The frequency / likelihood of a vehicle parked in the carriageway, as witnessed on Saturday 17th is not something that the LHA would wish to be intensified.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

R8 LACK OF PARKING

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.

NYMNPA

22 MAR 2010

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

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