

NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES
HIGHWAY AUTHORITY RECOMMENDATION



Application No:	10/02927/FUL		
Proposed Development:	Revised application for the construction of 6 holiday cottages and change of use of agricultural land to domestic garden.		
Location:	Kirkby House Farm, Hill Road, Kirkby in Cleveland		
Applicant:	Waring Estates		
CH Ref:		Officer:	Mr Tony Lewis
Area Ref:	2/82/67	Tel:	0845 8727374
County Road No:		E-mail:	area2.thirsk@northyorks.gov.uk

HIGHWAY AUTHORITY RECOMMENDATION:

Note to the Planning Officer

Concern must be expressed with regard to the visibility that is available at the access leading to the development site from Hill Road. Visibility is satisfactory to the south however is severely limited to the north by the adjacent boundary. The visibility at this location has been assessed as 2.4m by 5m. Normally a visibility splay of 2.4 by 43m would normally be expected for a road subject to 30mph speed limit. The Highway Authority has also in the past expressed concern with regard to any intensification of the Hill Road/ Kirkby Lane junction which also has substandard visibility. Consideration however must be given to the existing use class of the site. The statement from the applicant's transport consultant gives examples of how the buildings and area could be utilised without any need for planning permission and it is shown that the traffic associated with these existing uses could equate to more than the proposed use of the holiday lets. Although there are concerns with regard to the access to the development it is considered that an objection on highway safety would be difficult to sustain given that it is indicated that there will be less trips over all with the proposed use than the existing use. There would also be less instances of HGV's visiting the site as the majority of vehicles visiting the proposed holiday cottages would be private cars.

The following conditions shall be attached to any planning permission granted

HC-15 Parking Spaces to Remain Available for Vehicle Parking (non residential)

Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on HN/10/017/003 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Date:	2 February 2011	Approved	
To:	Hambleton District Council	Signed:	
FAO:	H M Laws		
			For Corporate Director for Business and Environmental Services

Issued by: Area 2 – Thirsk Office, Highways & Transportation, North Yorkshire County Council

For office use only	Application Category	Agreements	Off site drainage	Structures	Cycle Parking	
	B					

HIGHWAY AUTHORITY RECOMMENDATION



Continuation sheet:

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Reason

In accordance with policy **number** and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

HC-18a Precautions to Prevent Mud on the Highway

There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority *in consultation with the Highway Authority*. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority *in consultation with the Highway Authority*. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority *in consultation with the Highway Authority* agrees in writing to their withdrawal.

Reason

In accordance with policy **number** and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

HC-24 On-site Parking, on-site Storage and construction traffic during Development

Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason

In accordance with policy **number** and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.