

NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES
HIGHWAY AUTHORITY RECOMMENDATION



Application No:	13/00209/FL		
Proposed Development:	Proposed conversion of The White Swan into 3 houses, the stables into 2 houses, the hairdressers shop into 1 house and construction of 3 new houses in the courtyard		
Location:	The White Swan, 1 Church Hill, Hunmanby		
Applicant:	Enterprise Inns Plc		
CH Ref:		Case Officer:	Kay Aitchison
Area Ref:	4/2/278D	Tel:	0845 8727374
County Road No:	C367	E-mail:	area3.whitby@northyorks.gov.uk

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:

- Size and scope of the proposed development, it's connection to the public highway and how it's construction and future use will affect the existing publicly maintained highway
- The design and layout of the existing access and it's visibility to and from the development, and whether there is a suitable connection to the public highway at Church Hill
- The current use of the existing site and it's access and how the proposed intensification will affect the existing users and the public highway
- The current proposal's impact on the existing access, the suitability of the connection to the public highway and how this will set a precedent for any future Development.

Date:	17 th April 2013	Approved
To:	SBC	Signed:
FAO:	Mr P Cooper	
Copies to:		
		For Corporate Director for Business and Environmental Services
Issued by:	Highways & Transportation, Area 3-Whitby Office, Cholmley Way, Whitby, YO22 4NQ	

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

HIGHWAY AUTHORITY RECOMMENDATION

Continuation sheet: 2

Application No: 13/00209/FL



- The available width of the access to the site and it's suitability for use by the proposed development
- Suitability of the proposed internal layout and off street parking within the development
- Number of dwellings accessed from an unadoptable layout

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

1. The principal means of access to the site is not connected to, laid out or constructed to a standard such that its adoption could occur as a highway maintainable at public expense. Consequently it would not be in the best interest of residents to approve this application thus leading to a proliferation of private streets contrary to the provisions of the Highways Act 1980 and the Policy of the County Council.
2. The local planning authority considers that the intensification of the access to the proposed development would interfere with the free flow of traffic with consequent danger to highway users by virtue of its proximity to existing junctions and it's visibility due to the alignment of the county highway and therefore, in the opinion of the local planning authority the intensification of use which would result from the proposed development is unacceptable in terms of highway safety.