

Late Information Report –

Planning Committee 15th March 2021

This report brings to the attention of the Planning Committee any late information, amendments, or corrections to the agenda items that have been published. The report is circulated at the start of the Committee meeting and copies can be inspected by anyone attending that meeting.

Late information, amendments, or corrections

Planning Ref. 2020/21878/FUL

Proposal: Conversion of existing workshop to form 2no. residential dwelling with detached garages, off street parking provision and re-alignment of access

Additional Information Received

Further response from NYCC Highways Authority following a review of the visibility plan provided to members for clarification purposes only.

A third party representation has been received raising issues relating to highways.

Amendments to the Report or Recommendation

N/A

Planning Ref.

Proposal.

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

Planning Ref. XXXX

Proposal. XXXX

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

Planning Ref. XXXX

Proposal.

Additional Information Received

Amendments to the Report or Recommendation

N/a

Planning Ref. xxxxxx

Proposal. xxxxx

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **2020/21878/FUL**

Proposed Development: Conversion of joiners workshop to create two houses to include ancillary buildings and roof mounted solar PV panels

Location: Workshop, Park Lane, Carleton, Skipton, BD23 3DJ

Applicant: RN Wooler & Co Ltd

CH Ref: **Case Officer:** James Coonan-Byrom

Area Ref: **Tel:** 01609 780 780

County Road No: **E-mail:** Area5.Skipton@northyorks.gov.uk

To: Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
BD23 1FJ

Date: 3 March 2021

FAO: Andrea Muscroft **Copies to:**

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:

After careful consideration of the additional visibility splay plan the Highway recommendations are as of the 17th November 2020.

The design standard for the site is MFS and the required visibility splay is 2 metres by 25 metres. The available visibility is 2 metres by 25 metres.

Taking into consideration vehicle speeds being very low as are traffic volumes, and parking is sufficient for the proposals

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

MHC-03 New and altered Private Access or Verge Crossing at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

2020/21878/FUL

The development must not be brought into use until the access to the site at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The access must be formed with 4 metres radius kerbs, to give a minimum carriageway width of 4.5 metres, and that part of the access road extending 5 metres into the site must be constructed in accordance with Standard Detail number A1 and the following requirements.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHC-05 Visibility Splays at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ

There must be no access or egress by any vehicles between the highway and the application site at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ until splays are provided giving clear visibility of 25 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

MHC-10 Parking for Dwellings

No dwelling must be occupied until the related parking facilities have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

MHC-15B Construction Phase Management Plan- Small sites

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

2020/21878/FUL

No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. areas for storage of plant and materials used in constructing the development clear of the highway;
2. details of site working hours;
3. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason for Condition

In the interest of public safety and amenity

MHi-C New and altered Private Access or Verge Crossing –(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site: https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edi.pdf.

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

MHi-D Visibility Splays –(MHC-05)

An explanation of the terms used above is available from the Local Highway Authority.

MHC-09B Provision of Approved Access, Turning and Parking Areas at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ

No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Workshop, Park Lane, Carleton, Skipton, BD23 3DJ have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



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To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

MHi-H Details of Access, Turning and Parking –(MHC-09A)

The proposals should cater for all types of vehicles that will use the site. The parking standards are set out in North Yorkshire County Council's 'Interim guidance on transport issues, including parking standards' and subsequent amendments available at https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim_guidance_on_transport_issues__including_parking_standards.pdf

<p>Signed:</p> <p style="text-align: center;"><i>James Coonan-Byrom</i></p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p>Issued by: Skipton Highways Office Snaygill Estate Off Keighley Road Skipton North Yorkshire BD23 2QR</p> <p>e-mail: Area5.Skipton@northyorks.gov.uk</p>
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