

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** 19/01280/FUL

**Proposed Development:** Change of use and alterations to former chapel to form a 1no. bedroom dwellinghouse to include installation of 1no. high level window to north and south gable walls, 2no. rooflights to east and west roofslopes and raising of wall height of existing single storey extension to allow installation of section of glazed roof.

**Location:** Old Methodist Chapel The Green Low Hutton Malton

**Applicant:** Miss Alice Jackson

**CH Ref:** **Case Officer:** Vikki Orange

**Area Ref:** 3/68/116 **Tel:** 01609 780 780

**County Road No:** **E-mail:** Area4.KirbyMisperton@northyorks.gov.uk

**To:** Ryedale District Council  
Ryedale House  
Old Malton Road  
MALTON  
North Yorkshire  
YO17 9HH

**Date:** 23 January 2020

**FAO:** Alan Goforth **Copies to:**

I note that reference has been made to on-street parking provision in the accompanying Design and Access Statement.

The county council, in 2015, adopted interim parking standards as part of updated guidance on transport issues which has placed a minimum vehicle parking requirement for residential dwelling uses.

For a one bedroom dwelling, 1 car parking space would be required.

**Signed:**

**Vikki Orange**

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Kirby Misperton Highway Office  
Beansheaf Industrial Park  
Tofts Road  
Kirby Misperton  
YO17 6BG

**e-mail:** Area4.KirbyMisperton@northyorks.gov.uk

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Continuation sheet:

19/01280/FUL

Application No:

The current situation on the highway outside of the site, allied to the row of old cottages, gives rise to on street parking and access issues, as some have no on-site parking provision available. Whilst an additional, single, vehicle being parked on the highway may not be a problem, it is considered significant at this locality where there is competition for space and limited room on the highway to pass parked vehicles and no turning provision at the head of the lane except by use of private land, which would potentially mean vehicles would reverse back down the lane.

It would seem the chapel has been out of use for that purpose for some considerable time, and whilst there is no evidence of what activity was associated with it, it is considered unlikely it would involve vehicles, and even if this could be proved, such activity may well be regarded as short stay.

Given the policy in force as mentioned above, and that the application is for residential development, and having taken due regard for all other matters submitted, it is recommended that the application be refused for the following reason.

**1. 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.