

Officer Update Note

1 June 2016

Item 6.2

APPLICATION NUMBER:	8/34/146L/PA 2016/0197/REM	PARISH:	Thorpe Willoughby
APPLICANT:	Miller Homes	VALID DATE:	7 March 2016
		EXPIRY DATE:	6 June 2016
PROPOSAL:	Reserved matters application relating to the approval of details of appearance, landscaping, layout and scale in relation to the development of 276 homes and associated infrastructure of approval 2014/1028/OUT Outline planning permission for residential development including access, all other matters are reserved for future consideration		
LOCATION:	Land Near Crossing At Leeds Road Thorpe Willoughby Selby		

Since the compilation of the agenda an amended planning layout has been submitted. Please see below:



AMENDED DRAWING

AMENDED DRAWING

Note:
 Character areas to be developed prior to planning application to introduce variety to street scene using standard retention options.

- Wall
 - Green Space
 - Paved Area
 - Water Feature
 - Utility Lines
 - Other
- Notes:
 1. Character areas to be developed prior to planning application to introduce variety to street scene using standard retention options.

Scale
 1:500
 20.00.2018

Item	Area (sq m)	Volume (cu m)	Cost (£)
Green Space	1000	1000	1000
Paved Area	2000	2000	2000
Water Feature	500	500	500
Utility Lines	100	100	100
Other	100	100	100
Total	4600	4600	4600

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Site Name
 Project Reference
 Date
 Scale
 Drawing No.

1.4.1 Consultations

1.4.1 Thorpe Willoughby Parish Council

With regard to the latest amended plans for the above (deadline 30 May 2016), the Parish Council have no further objections or concerns.

Thank you for your assistance in getting the western boundary amended to have a close-boarded fencing. Paul Butler of PB Planning also confirmed this morning that he has requested Miller Homes to ensure that the panels are fixed and not removable, and to have the horizontal wooden bars on the application side to prevent children climbing over for safety reasons.

1.4.2 North Yorkshire Highways

The Local Highway Authority are satisfied with the proposed Site Layout Plan, drg no.

100-001 Rev E and as such there are no objections to the proposed development.

1.4.3 North Yorkshire Police Liaison Officer

As you are aware, the Police Liaison Officer has responded to a number of consultations regarding housing development on this site, both at outline and reserved matters stages.

The amended drawings have been examined and it is noted that the proposed boundary treatments follow the recommendations and advice that has previously been offered. This is welcomed.

It is now confirmed that in respect of 'designing out crime', there are no concerns or issues with the proposal.

As an observation, the boundary treatment drawing appears to show that the public right of way path through the development is enclosed by 1.8m high fencing. This has been discussed with the applicants and it has been confirmed that the footpath is not enclosed and that the blue lines on either side of the path relate to easement and not fencing.

1.5 Publicity

Since the compilation of the Officer report four further letters of representation have been received which have raised the following issues:

- Concerns regarding the large number of HGV vehicles which pass through Thorpe Willoughby and enter land to the East of the level crossing.
- The increase in potential demand on the local primary school.
- Concerns raised about parking on Leeds Road for those houses facing onto the road and visitor car parking.
- The other concern is the egress from the housing development onto Leeds Road. My property, which enjoys lay-by parking to the front, will

be facing the proposed entry/exit junction for the new development. With such a number proposed homes, many

- There will be a considerable impact to traffic on Leeds Road particularly at peak commuting times.
- Since the automation of the train barriers the area already witnesses high traffic congestion at peak times of the day and this will be further exacerbated by this proposed development and the influx of an increasing the number of car owners who wish to exit the estate onto Leeds Road at these times for work and school.
- The Selby Public Access website is incredibly difficult to navigate.
- If the extra houses are granted will the Section 106 agreements therefore be re-drafted in order to account for the extra 46 dwellings.
- There is no consideration at all for the residents of the bungalows on Linden and Orchard Way. The latest document showing the screening on site has very kindly put screening between all the gardens on the new site, however there is absolutely no screening between the existing boundary and the new houses.
- The train crossing is too close to the new housing estate. This area is outside of the current Selby council development zone. There are multiple brownfield sites available, it is cynical to build on greenbelt land when there are other sites available that won't be ruined for future generations.
- Thorpe Willoughby is not big enough to sustain the Linnets new home development, Leeds Road development and the new development on the old 'Pig Farm'. Schools, doctors and public services will be affected at the cost of the current residents.
- The current Right of Way will be maintained but will not retain the 'feel' of a rural path. Selby Horseshoe is a busy footpath along some good rural tracks. Walking through 'another' new housing estate is not the greatest of incentives for people to use and enjoy this path.

2.7 Layout, Scale and Design

2.7.9 The amended planning layout amended planning layout identifies locations for "bin collection points". The Council's Waste and Recycling Officer has been consulted on the amended planning layout but has not provided any comments.

2.15 Affordable Housing

2.15.1 Policy SP9 of the Core Strategy relates to Affordable Housing provision. A Section 106 Agreement was secured at outline stage, this established a requirement for 40% on site affordable housing provision. The affordable housing provision would comprise 2 bed units (39) and 3 bed units (71) which is in line with the requirements set out in the Section 106 agreement.

2.15.2 In light of the above it is considered that the proposals are acceptable with respect to affordable housing provision having had regard to Policy SP9.

Item 6.3

APPLICATION NUMBER:	2016/0332/OUT 8/58/1000B/PA	PARISH:	Sherburn in Elmet Parish
APPLICANT:	Bishopdyke Enterprises Ltd	VALID DATE:	31 March 2016
		EXPIRY DATE:	30 June 2016
PROPOSAL:	Section 73 application for variation of conditions 7 (access), 9 (b) (footway/cycleway and crossing points), 11 (a) (footway/cycleway and crossing points) and 38 (drawings) of approval 2014/1235/FUL		
LOCATION:	Land at Former Airfield Lennerton Lane Sherburn in Elmet		

Since the compilation of the Officer Report the description has been amended to read:

“Section 73 application for variation of conditions 7 (access), 9 (b) (footway/cycleway and crossing points), 11 (a) (footway/cycleway and crossing points) and, 17 (surface water drainage), 19 (foul water drainage), 38 (drawings) of approval 2014/1235/FUL”

1.4 Consultations

1.4.3 Yorkshire Water

On the basis that Yorkshire Water accept the location of the bridge, in this instance Yorkshire Water will accept the minor alteration to the below wording of conditions to reflect.

2.6 Key Issues

2.6.10 The applicant is also seeking to agree an alternative wording to conditions 17 and 19 which relate to surface water drainage and foul water drainage. The proposed wording the applicant is seeking to amend the wording to conditions 17 and 19 is as below:

“19. No development (except for the purposes of constructing the bridge and access associated with the construction of the bridge across Bishopdyke) shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.

Reason: To ensure that the development can be properly drained.

17. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences (except for the

purposes of constructing the bridge and access associated with the construction of the bridge across Bishopdyke).

Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.”

Yorkshire Water have considered the proposed amended condition and raised no objections to the proposed amendments.

2.8 Recommendation

Conditions 17 and 19 should be amended to read:

17. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences (except for the purposes of constructing the bridge and access associated with the construction of the bridge across Bishopdyke).

Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.

19. No development (except for the purposes of constructing the bridge and access associated with the construction of the bridge across Bishopdyke) shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.

Reason: To ensure that the development can be properly drained.

Item 6.4

APPLICATION NUMBER:	2016/0298/FUL	PARISH:	Appleton Roebuck Parish Council
APPLICANT:	Mr T Rudge	VALID DATE:	4th April 2016
		EXPIRY DATE:	30th May 2016
PROPOSAL:	Section 73 application to vary condition 09 (plans) of planning permission 2010/0086/FUL for the erection of a detached single storey dwelling on land to the rear and creation of a new access for the existing dwelling		
LOCATION:	The Briars Main Street Appleton Roebuck York YO23 7DA		

A further representation has been received since the publication of the report. Concern has been expressed that the property is nearing completion and is nearly ready for occupation but the parking and turning for both properties has not yet been constructed.

Condition 3 in paragraph 2.13 of the report states that prior to first occupation of the dwelling the parking, manoeuvring and turning areas shall be constructed in accordance with the submitted drawing and a constructional specification to be agreed.

It is therefore considered that the condition answers the concerns in that the development cannot be occupied until the relevant parking and turning areas have been laid out as per the approved scheme.

Item 6.5

APPLICATION NUMBER:	2015/1325/FUL	PARISH:	Eggborough Parish Council
APPLICANT:	Karonia Ltd	VALID DATE: EXPIRY DATE:	7th December 2015 1st February 2016
PROPOSAL:	Development of 4no. detached houses and associated works		
LOCATION:	Water Lane Eggborough Goole East Yorkshire		

The reason for condition 7 should state as follows:

In accordance with Policies T1 and T2 of the Local Plan and in the interests of road safety.

Condition 13 should only state the following:

13. Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3.0 metres either side of the centre line of the sewer which crosses the site.

Reason:

In order to allow sufficient access for maintenance and repair work at all times.

The following conditions are added:

15. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason:

In the interest of satisfactory and sustainable drainage, in order to comply with Policy ENV1 of the Selby District Local Plan.

16. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any

balancing works and off-site works, have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the development can be properly drained, having had regard to Policy ENV1 of the Selby District Local Plan.

17. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below:

- Elevations as Proposed: CAL010915/02F
- General: CAL010915/03F
- Elevations as Proposed: CAL010915/05F
- Planning Layout: CAR02815 04F
- General: CAR020815 06B
- Floor Plan as Proposed: CAO010915/01G

Reason:

For the avoidance of doubt

Item 6.8

APPLICATION NUMBER:	2015/1387/FUL	PARISH:	Selby Town Council
APPLICANT:	Mr Richard Walker	VALID DATE:	16 th December 2015
		EXPIRY DATE:	10 th February 2016
PROPOSAL:	Erection of 4 dwellinghouses with off-street parking at Conservative Club Car Park		
LOCATION:	Park Row Selby		

- Members are informed that the application was duly advertised as the erection of 4 dwellings and not 4 terraced houses as noted in the proposal title in the Agenda.
- An amended plan – drawing number PAS 131/001 Rev E was received which shows bin locations and plot references added. No additional consultation was required for this minor change.

1.4 Consultations

1.4.1 Selby Area Drainage Board

The impermeable area to the site will increase, however, there were no details providing details of the proposed surface water discharge from the erection of 4 dwellings.

Officer's note that the Approved Outline permission for residential development in December 2012 received no objection from the IDB and thus no conditions were placed on this permission. Given the planning history and the fact the houses have been constructed it would be unreasonable to condition drainage at this stage.