

Officer Update Note

Planning Committee 8 November 2017

Item No: 6.3

APPLICATION NUMBER:	2017/0229/FUL	PARISH:	Cliffe Parish Council
APPLICANT:	Oakwood Lodges	VALID DATE: EXPIRY DATE:	21 st April 2017 21 st July 2017
PROPOSAL:	Section 73 to vary/remove conditions 05 (access), 10 (access) and 17 (access) of approval 2006/1531/FUL for the erection of fourteen holiday cabins, community building and associated works.		
LOCATION:	Oakwood Lodges Oakwood Park Market Weighton Road North Duffield Selby North Yorkshire YO8 5DB		
RECOMMENDATION:	APPROVE		

7.0 Recommendation

Condition 13 is recommended to include a timescale for implementation of the highway works.

Condition 13

Within three months from the date of this decision details of the approved highway works shall be submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. These shall include:-

The provision of a footway/cycleway to be created in the highway verge from the site entrance to North Duffield (on the north or south of Selby Road A163)

The agreed highway works shall be completed within 12 months of the date the details are approved. The scheme shall thereafter be retained.

Reason:

To ensure that such details are satisfactory in the interests of the safety and convenience of highway users.

Item 6.4

APPLICATION NUMBER:	2017/0443/REM	PARISH:	Church Fenton Parish Council
APPLICANT:	KMRE Group	VALID DATE: EXPIRY DATE:	17th May 2017 12th July 2017 EOT 10/11/2017
PROPOSAL:	Reserved matters application relating to appearance, landscaping, layout and scale of 5 No dwellings of approval 2016/0505/OUT outline application for the erection of 5 new dwelling houses with access (all other matters reserved)		
LOCATION:	Land Adj To Station Mews Church Fenton Selby North Yorkshire		
RECCOMEND:	APPROVE		

7.0 Recommendation

The agent has agreed to a greater separation distance between no. 17 Fieldside Court and plot 5 dwelling of 12.5m and Officers consider this distance to be acceptable.

It is recommended that the revised plans are re-consulted for 14 days to allow neighbours to review and subject to no new planning matters being received that the application be APPROVED subject to the conditions in the report.

Condition 1 is recommended to be amended to omit drawing nos. Site Layout Plan 3304 (1) 002 Rev N (typo in report states M), Type C plans 3304 (2) 003 and 3304 (3) 001 Rev A include drawing numbers **Site Layout Plan 3304 (1) 002 O** and **Type C plans 3304 (2) 003 Rev A**.

Item 6.5

APPLICATION NUMBER:	2017/0528/FUL	PARISH:	Cliffe Parish Council
APPLICANT:	Mr Martyn Wiseman	VALID DATE: EXPIRY DATE:	22nd August 2017 17th October 2017
PROPOSAL:	Proposed construction of hanger/storage building		
LOCATION:	Birchwood Lodge Market Weighton Road Barlby Selby North Yorkshire		

	YO8 5LE
RECOMMENDATION:	APPROVE

Since the Committee Report was written, Cliffe Parish Council have made representations on the application. The Parish Council object to the application on a number of grounds as follows:

- Large scale intrusion into the open countryside and overdevelopment of a rural setting.
- Adverse impact on the occupants of nearby dwellings as a result of the height, scale and location of the proposed building.
- Noise generated by the movement of vehicles and planes using the structure, which would have a significant impact on the occupants of the nearby dwellings and their ability to enjoy the use of their gardens.
- Resultant increase in traffic on the A163 Market Weighton Road, with poor visibility from on the access road.
- Intrusion into the Skipwith Common Nature Reserve.
- Suggested condition on the hours of use of the proposed building between 9am and 5pm on weekdays and not at all on weekends and bank holidays, should planning permission be granted.

Further, since the Committee Report was written the applicant has made representations in response to the comments of the neighbouring properties and Parish Council. The points raised have been summarised as follows:

- Discussions took place with planning officers regarding the location of the proposed building, prior to the submission of the application and the site referred to by Mr McDonald was considered.
- The application site is not residential land or agricultural land.
- The neighbouring properties are subject to noise and pollution from the A163 Market Weighton Road, not from Birchwood Lodge.
- The proposal would not result in any increase in traffic using the A163 Market Weighton Road.
- The proposed building would be used for storage purposes only and as such would not have any adverse noise impacts. The proposed building would act as a sound barrier from the runway to the neighbouring residential properties.
- The proposal would not have any adverse impact on nature conservation or protected species as the report submitted with the application confirms.

Item 6.7

APPLICATION NUMBER:	2017/0665/FUL (8/17/353B/B)	PARISH:	Cliffe Parish
APPLICANT:	Mr Terry Stevens	VALID DATE:	10 th July 2017
		EXPIRY DATE:	4 th September 2017
PROPOSAL:	Proposed erection of a detached single storey dwelling		
LOCATION:	Fair View York Road Cliffe Selby YO8 6NU		

RECOMMENDATION	REFUSE
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In paragraph 2.1 Cliffe Parish Council add the following comments:
Object to the application for the following reasons:

- 1) The proposed dwelling would create a new building line and could set a precedent for further building in rear gardens (garden grabbing).
- 2) Concern regarding the proposed access which is unsuitable due to the speed bumps on York Road.
- 3) The proposed dwelling is not architecturally in keeping with surrounding properties and is completely out of character.

Item 6.9

APPLICATION NUMBER:	2017/0816/FULM	PARISH:	Byram Cum Sutton Parish Council
APPLICANT:	Selby District Council	VALID DATE: EXPIRY DATE:	8th August 2017 7th November 2017
PROPOSAL:	Proposed construction of 13 affordable rent houses with associated highways and landscaping		
LOCATION:	Land At Byram Park Road Byram Park Road Byram Knottingley West Yorkshire		
RECOMMENDATION:	APPROVE subject to: (1) no representations raising new material planning considerations within the remainder of the re-publicity period; (2) a unilateral undertaking to secure: (a) the delivery of affordable housing; and (b) a financial contribution of £65 per dwelling towards waste & recycling; and (3) conditions:		

Since the Committee Report was written we have received a final set of amended plans and a series of conditions recommended by the local highway authority. The following additional conditions are therefore recommended.

Amended plans

1. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below:
 - (02) 003 H Proposed Site Layout Plan
 - (02) 004 E Proposed Roof Plan
 - (02) 005 F Proposed Boundary Treatments
 - (02) 010 B House Type A Internal Layout
 - (02) 012 B House Type C Internal Layout
 - (02) 013 B House Type D Internal Layout
 - (02) 014 B Block Type A & A1 Floor Plans
 - (02) 015 G Block A Elevations

- (02) 016 B Block Type B & B1 Floor Plans
- (02) 017 G Block B Elevations
- (02) 020 B Block Type D Floor Plans
- (02) 021 G Block D Elevations
- (02) 025 E Block B1 Elevations
- (02) 026 House Type C1 Internal Layout
- (02) 027 Block Type E Floor Plans
- (02) 028 Block E Elevations
- (02) 029 Block Type F Floor Plans
- (02) 030 Block F Elevations

Reason

To ensure that no departure is made from the details approved and that the whole of the development is carried out, in order to ensure the development accords with Selby District Local Plan Policy ENV1.

Construction of Roads and Footways Prior to Occupation of Dwellings (Residential)

2. No dwelling shall be first occupied until: (1) the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation; and (2) a programme for the completion of all road works has been agreed in writing by the local planning authority. Thereafter, all road works shall be completed in accordance with the approved programme.

Reason

In accordance with Local Plan policy ENV1 and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

Private Access/Verge Crossings: Construction Requirements

3. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks (except for investigative works) or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with a specification that shall first have been submitted to, and approved in writing by, the local planning authority.

INFORMATIVE

You are advised that a separate licence must be obtained from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Reason

In accordance with Local Plan policy ENV1 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Visibility Splays (Main Access)

4. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along both channel lines of Byram Park Road from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

INFORMATIVE

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

Reason

In accordance with Local Plan policy ENV1 and in the interests of road safety.

Visibility Splays (Individual Dwelling Accesses)

5. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along both channel lines of Byram Park Road from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

INFORMATIVE

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

Reason

In accordance with Local Plan policy ENV1 and in the interests of road safety.

Pedestrian Visibility Splays (Associated with Individual Dwellings)

6. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metre and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

INFORMATIVE

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

Reason

In accordance with Local Plan policy ENV1 and the interests of road safety to provide drivers of vehicles using the access and other users of the public highway with adequate inter-visibility commensurate with the traffic flows and road conditions.

Approval of Details for Works in the Highway

7. Unless otherwise approved in writing by the Local Planning Authority no development other than investigative works shall take place until a scheme for: (1) the relocation of the existing bus stop on the site frontage; and (2) the relocation of the existing lamp column at the proposed access, has been submitted to, and approved in writing by, the local planning authority. The scheme shall include a programme for the completion of the works. Thereafter the works shall be completed in accordance with the agreed programme.

INFORMATIVE – Section 278 Agreement

There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority

Reason

In accordance with Local Plan policy ENV1 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

Access, Turning and Parking

8. Unless otherwise approved in writing by the Local Planning Authority none of the houses hereby approved shall be first occupied until the parking, access, turning and manoeuvring areas shown on approved drawing number (02) 003 H have been constructed and made available for use. Thereafter, these areas shall be kept clear of any obstruction and retained for their intended purpose at all times.

Reason

In accordance with Local Plan policy ENV1 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

Cycle parking

9. No individual dwelling shall be first occupied until it has been provided with secure cycle parking in accordance with details that shall first have been submitted to, and approved in writing by, the local planning authority.

Reason

In accordance with Local Plan policy ENV1 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

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

10.No development shall commence until proposals for: (1) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (2) an on-site materials storage area capable of accommodating all materials required for the operation of the site, have been submitted to, and approved in writing by, the local planning authority. Thereafter, the approved areas shall be maintained for their intended use for the entire duration of the development process.

Reason

In accordance with Local Plan policy 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.

INFORMATIVE- Mud on the Highway

You are advised that any activity on the development site that results in the deposit of soil, mud or other debris onto the highway will leave you liable for a range of offences under the Highways Act 1980 and Road Traffic Act 1988. Precautions should be taken to prevent such occurrences.

Item 6.10

APPLICATION NUMBER:	2017/0235/FUL	PARISH:	Hemingbrough Parish
APPLICANT:	Mr Craig Ward	VALID DATE: EXPIRY DATE:	2 May 2017 27 June 2017
PROPOSAL:	Proposed erection of 2no. 4 bed detached dwellings and 1no. 5 bed detached dwelling with integral garaging		
LOCATION:	Willowdene Hull Road Hemingbrough Selby YO8 6QG		
RECOMMENDATION:	APPROVE		

Since the Committee Report was written the temporary TPO has now been confirmed and as such the willow, oak and walnut trees are now formally protected via TPO.

Item 6.11

APPLICATION NUMBER:	2017/0614/COU (8/57/570/PA)	PARISH:	
APPLICANT:		VALID DATE: EXPIRY DATE:	
PROPOSAL:	Proposed change of use of agricultural building to child daycare (D1		

	Use Class) with external alterations to windows and doors
LOCATION:	Fields Farm, Butts Lane, Lumby, Leeds, West Yorkshire,
RECOMMENDATION	REFUSED

In paragraph 2.6 update to read as:

The application has been advertised on site by means of a site notice and adjacent neighbours have been notified by letter. The application has received **120** representations, of which **81** are objecting to the application and **38** are supporting the application. The addition letters to not add any further issues than those already raised in the report.