

Officer Update Note

7th December 2016

Agenda Item 6.1

APPLICATION NUMBER:	2015/1413/OUT (8/58/496G/PA)	PARISH:	Sherburn In Elmet Parish Council
APPLICANT:	Mr Peter Rucklidge	VALID DATE: EXPIRY DATE:	5th January 2016 1st March 2016
PROPOSAL:	Outline application with all matters reserved for the demolition of two dwellings and the erection of seven new dwellings.		
LOCATION:	37 Low Street Sherburn In Elmet North Yorkshire LS25 6BB		

Conditions 7, 8, 9 and 10 on pages 24 to 26 are removed from the proposed list of conditions. This is due to access not being considered as part of this application. However, these conditions could be attached to a Reserved Matters.

An additional condition is recommended which restricts the permission to 7no dwellings in line with the description of the proposed development.

20. The outline permission hereby granted shall be restricted to the erection of a maximum of 7no dwellings.

Reason:

To ensure that the proposal is carried out in accordance with the design parameters on which the outline application has been assessed.

Agenda Item 6.2

APPLICATION NUMBER:	2016/0951/FUL	PARISH:	Thorganby Parish Council
APPLICANT:	Mandale Homes Ltd	VALID DATE: EXPIRY DATE:	12 th August 2016 7 th October 2016
PROPOSAL:	Proposed demolition of existing single storey outbuildings and erection of two storey dwelling and double garage in the conservation area		
LOCATION:	Ings View Farm Main Street Thorganby York North Yorkshire YO19 6DA		

Four additional letters of representation have been received, which object to the application, two of which are from the same person. Concerns are raised in respect

of the levels of the dwelling; the impact of the dwelling on the Conservation Area and neighbouring properties; highway safety; drainage and; impact of additional housing on local amenities.

Please also be advised that a retrospective application (2016/1184/ADV) reference in paragraphs 1.3.9 of the committee report has now been **refused**. At the time the report was written, it was still pending a decision.

Agenda Item 6.4

APPLICATION NUMBER:	2016/0978/FULM (8/20/764C/PA)	PARISH:	Brayton Parish
APPLICANT:	Barratt David Wilson Homes	VALID DATE:	16 August 2016
		EXPIRY DATE:	15 November 2016
PROPOSAL:	Proposed residential development of 53 dwellings including access and associated infrastructure		
LOCATION:	Land off Barff Lane Brayton		

1.4.2. Leader Officer – Environmental Health

New consultation response states that

“Further to my memorandum of the 8 September 2016 I have now considered the information given in the Air Quality Assessment Ref1469 carried out by Redmore environmental and would comment as follows:

It is noted that whilst the impacts are assessed as negligible and not significant the assessment indicates that the air quality will be adversely impacted including that within and around the AQMA. I would, therefore, request that the applicant considers the following statement taken from my previous memorandum:

- Irrespective of the remodelling any the results that ensue I would point to Section 6.20 I: Mitigation Measures in the EPUK/IAQM Land Use Planning & Development Control Planning for Air Quality which states in bold that “Even where the effect is judged to be insignificant, consideration should be given to the application of good design and good practice measures, as outlined in Chapter 5.” I would suggest good design includes the provision of EV charging points especially where the properties include a garage and would request that the applicant considers this or the provision of other mitigation measures for air quality.

In line with this guidance I would recommend that the provision of the following is conditioned:

- The provision of at least 1 Electric Vehicle (EV) “rapid charge” point per 10 residential dwellings. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made.
- Provision of a detailed travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety.
- All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh.”

However, following the above consultation response, there was no request for this information the previously approved scheme 2015/0389/FUL and there is no justification why it is now required in this application and why it was not required in the previously application. With this being the case, it is considered unreasonable to be requesting this information in this application because the approved scheme can be built without this information.

2.14 Recreation open space

The Developer has provided a letter to the Council stating “During discussion with the Parish Council a request was made that instead of installing a new playground on site we would instead improve existing facilities by making a financial contribution to the Parish Council”.

As stated on paragraph 2.14.2 of the officer report the Council can secure on site ROS provision but any off-site provision is subject to Community Infrastructure Levy (CIL) payment to the Parish. The above offer from the Developer cannot be secured via this planning application as off-site ROS is secured by CIL payment.

This offer is a civil matter between the developer and the Parish Council which would be separate to the application determination process and is not material to the merits of the scheme.

Conditions

Following the submission of material layout plan condition 2 should be deleted and replaced with the following condition.

02. The external wall and roofing materials shall be carried out in accordance with the submitted Materials Layout Plan on drawing number 16:669:03. Only the approved materials shall be used in the external finishes of the walls and roofs of the buildings unless otherwise approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposals respect the character and appearance of the area in accordance with Policy ENV1 of the Selby District Local Plan and SP19 of the Selby District Core Strategy Local Plan.

Following the submission of amended plans and additional information condition 10 should be deleted and replaced with the following condition.

10. The means of site enclosure are shall be carried out in accordance with drawing numbers:

- 16:6690:200 1800 Close boarded timber fence
- 16:6690:201 1800 High Screen Wall
- 16:6690:202 450 High picket fence
- Site Layout 3641-10 Rev N

The means of enclosure shall be constructed in accordance with the approved details prior to the occupation of the first dwelling and thereafter shall be retained as such.

Reason:

To allow the Local Planning Authority to control the development detail in order to ensure that the proposals are in keeping with the character and appearance of the area to comply with Policy ENV1 of the Selby Local Plan and Policy SP19 of the Selby District Core Strategy Local Plan.