



Report Reference Number: 2017/0008/OUT (8/15/472/PA)

Agenda Item No: 6.3

To: Planning Committee
Date: 7 March 2018
Author: Mr Keith Thompson (Senior Planning Officer)
Lead Officer: Ruth Hardingham (Planning Development Manager)

APPLICATION NUMBER:	2017/0008/OUT	PARISH:	Riccall Parish Council
APPLICANT:	Mr James Arthur Kilmartin	VALID DATE: EXPIRY DATE:	19 January 2017 16 March 2017
PROPOSAL:	Outline application including access (all other matters reserved) for 8 no. dwellings		
LOCATION:	Land South of Holmes Drive, Riccall, York, YO19 6QH		
RECOMMENDATION:	APPROVE		

This application has been brought before Planning Committee due to there being more than 10 objections to the proposal contrary to the Officer recommendation to approve the application.

1. INTRODUCTION AND BACKGROUND

Site and Context

- 1.1 The application site comprises a roughly rectangular parcel of land which measures circa 0.3ha. The site has several trees and is grassed and untended. The site is bounded by housing development on its north, west and southern boundaries. The A19 lies to the east. There is a public right of way (no. 35.53/9/1) that cuts through the site in a diagonal route from Chapel Lane to the A19.
- 1.2 The application site lies within the defined development limits of Riccall, which is a Designated Service Village in the Selby District Core Strategy. The site falls within Flood Zone 2 which is medium probability of flooding.

The proposal

- 1.3 The application is submitted as an outline scheme including access which would be taken through Holmes Drive, with all other matters reserved. An indicative site

layout plan has been submitted to illustrate 8 no. dwellings on the site and the PROW diverted to follow a road.

Relevant Planning History

1.4 There is no relevant planning history for this site.

2.0 CONSULTATION AND PUBLICITY

The application was advertised by site notice and neighbour notification letter with 12 objections being received citing the following concerns:

- Drainage capacity issues in the area,
- Access is via Holmes Drive, but emergency services will require access from Chapel Walk,
- Can services such as water, sewage, electricity and gas cope in the village,
- Will eradicate a public right of way,
- Previous application refused on environmental and animal habitat reasons,
- Extra traffic at junction of Holmes Drive and York Road,
- If access at some stage is taken via Chapel Walk to York Road, it will become a 'rat run',
- Using Holmes Drive access could destabilise house foundations of these properties closest to the access due to land level differences,
- Increase in parking and traffic on Holmes Drive,
- Building on the field would mean overlooking and overshadowing of no. 5 Lucerne Close,
- Would devalue homes.

2.1 Parish Council

No objection in principle but suggest a drainage condition and expect flood risk mitigation measures to take account of the drainage issues on Chapel Walk.

2.2 NYCC Highways

No objection subject to conditions.

2.3 Yorkshire Water

No objection subject to a condition.

2.4 Heritage Officer

No objection.

2.5 Development Policy

No comments received on the application.

2.6 Environmental Health

No objection subject to a condition.

2.7 Natural England

No comments to make on this application.

2.8 North Yorkshire Bat Group

No comments received on the application.

2.9 Public Rights Of Way Officer

No objection with suggested informative to protect the PROW.

2.10 The Ouse and Derwent Internal Drainage Board

No objection subject to surface water drainage condition.

2.11 Councils Land Contamination Consultants

Do not recommend that contaminated land conditions are required, based on the currently available information.

3.0 SITE CONSTRAINTS AND POLICY CONTEXT

Constraints

- 3.1 The application site lies within the defined development limits of Riccall which is a Designated Service Village in the Selby District Core Strategy. The site lies within flood zone 2 and there is a public right of way that runs through the site.

National Guidance and Policy – National Planning Policy Framework (NPPF), National Planning Practice Guide (NPPG)

- 3.2 The NPPF introduces, in paragraph 14, a presumption in favour of sustainable development, stating "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking". National Planning Practice Guidance (NPPG) adds further context to the National Planning Policy Framework ("NPPF") and it is intended that the two documents should be read together.
- 3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the Selby District comprises the Selby District Core Strategy Local Plan (adopted 22nd October 2013) and those policies in the Selby District Local Plan (adopted on 8 February 2005) which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy.

Selby District Core Strategy Local Plan

3.4 The relevant Core Strategy Policies are:

- SP1 Presumption in Favour of Sustainable Development
- SP2 Spatial Development Strategy
- SP4 Management of Residential Developments in Settlements
- SP5 The Scale and Distribution of Housing
- SP9 Affordable Housing
- SP15 Sustainable Development and Climate Change
- SP16 Improving Resource Efficiency
- SP18 Protecting and Enhancing the Environment
- SP19 Design Quality.

Selby District Local Plan

3.5 As the Local Plan was not adopted in accordance with the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the guidance in Paragraph 215 of the NPPF which states " In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)".

The relevant Selby District Local Plan Policies are:

- ENV1 Control of Development
- ENV2 Environmental Pollution and Contaminated Land
- RT2 Open Space Requirements for New Residential Development
- CS6 Developer Contributions to Infrastructure and Community Facilities
- T1 Development in Relation to the Highway Network
- T2 Access to Roads

Other Documents

Affordable Housing Supplementary Planning Document
Developer Contributions Supplementary Planning Document
Riccall Village Design Statement February 2012

4.0 APPRAISAL

4.1 The main issues to be taken into account when assessing this application are:

1. Principle of Development
2. Layout, appearance, scale and landscaping
3. Flood risk, drainage and climate change
4. Impact on highways
5. Residential amenity
6. Nature conservation and protected species
7. Affordable housing
8. Waste and recycling and Recreational open space
9. Contamination.

4.2 Principle of Development

- 4.2.1 Policy SP1 of the Core Strategy outlines that "when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework" and sets out how this will be undertaken. Policy SP2 identifies Riccall as being a Designated Service Village which has some scope for additional residential development to support rural sustainability. Policy SP4 of the Core Strategy states that in order to ensure that development on non-allocated sites contributes to sustainable development and the continued evolution of viable communities, appropriate scale development on greenfield land in DSVs such as Riccall are acceptable in principle.
- 4.2.2 The proposal would develop what is considered a greenfield site that is devoid of buildings and thus the proposal would accord with Policy SP4, subject to the development being of an appropriate scale which is assessed in relation to the density, character and form of the local area. The proposal is noted illustratively for 8 dwellings and the site area is circa 0.3ha. The density of the development would therefore equate to 27 dwellings which is considered an effective use of land in a Designated Service Village and an appropriate density having had regard to the surrounding context.
- 4.2.3 As such, it is considered that the proposed development accords with Policies SP1, SP2 and SP4 of Selby District Core Strategy.

4.3 Layout, appearance, scale and landscaping

- 4.3.1 With the exception of access, all other matters are reserved for later determination. Nevertheless, the agent has submitted an illustrative site layout plan which shows four plots between no. 26 Holmes Drive and no. 25 Chapel Walk and four plots to the east which demonstrates that an appropriate layout could be achieved at reserved matters stage. Furthermore the indicative layout demonstrates that the existing public right of way could be retained albeit diverted through the site.
- 4.3.2 There is a mix of house types in this residential location and therefore an appropriate scale, external finishes, house types and mix can be achieved at reserved matters stage.
- 4.3.3 In terms of landscaping, this is also reserved for later determination. There is however scope to provide adequate soft landscaping including soft boundary treatments both within and around the outer boundaries of the site in order to ensure that it integrates with the surrounding development.
- 4.3.4 Having had regard to all of the above elements it is considered that an appropriate layout, scale, appearance and landscaping could be achieved at reserved matters stage so as to ensure that no significant detrimental impacts are caused to the character of the area in accordance with Policies ENV 1(1) and (4) of the Local Plan, Policies SP4 and SP19 of the Core Strategy and the NPPF.

4.4 Flood risk, drainage and climate change

- 4.4.1 The application site lies within Flood Zone 2 which is at medium probability of flooding and comprises land assessed as having between a 1 in 100 and 1 in 1,000

annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5%- 0.1%) in any year.

- 4.4.2 Paragraph 101 of the NPPF states, 'the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.' Development should be directed to areas of Flood Zone 1 wherever possible, and then sequentially to Flood Zones 2 and 3, and to areas of least flood risk within Flood Zones 2 and 3.
- 4.4.3 The Council's Flood Risk Guidance Note sets out the Geographical Coverage Area for the Sequential Test and states that for Designated Service Villages the search area applied can be within that particular DSV. Parts of the western and northern areas of the village are also located within flood zone 2. The central core of the village is within flood zone 1.
- 4.4.4 The agent has submitted a flood risk assessment which states that sites identified in the list of sites provided by the Council to inform the sequential test either lie within the development limits of DSVs and are allocated for development in the adopted 2005 Local Plan (i.e. BYR/1, EGG2, EGG3 and CAM1) or a strategic sites identified in the Core Strategy. Furthermore, the assessment states that there are no brownfield or other greenfield sites currently with planning permission or otherwise within the development limits of Riccall.
- 4.4.5 The latest database of sites contributing to the 2017-2022 five year housing land supply shows that there are 7 sites in Riccall with planning permissions for housing development. However there are no allocated sites. It is therefore considered that there are no available sites within Riccall that are at lower risk of flooding and available for development. The proposal is therefore considered to pass the sequential test.
- 4.4.6 Surface water is noted as being discharged into adjacent sewers at an attenuated rate and foul water would be disposed of to the mains sewer. There are no objections from the statutory consultees on this matter subject to conditions. The proposals are therefore considered satisfactory in terms of the impacts on flooding and drainage in accordance with Policy.

4.5 Impact on highways

- 4.5.1 Access is for consideration in this application and that would mean that future occupants would take a route from York Road via Holmes Drive to the site as shown on the submitted location plan. Objections received by residents raise concern with using Holmes Drive for reasons of increase traffic and parking. Whilst there would be increase in vehicle movements, this is not considered to be significantly harmful. Furthermore residents have highlighted the fact that Holmes Drive is not a level surface and it is noted that the application site does sit lower than Holmes Drive, however it is considered that despite this an appropriate access could be achieved.
- 4.5.2 NYCC Highways have not raised an objection to the proposed access and as such have suggested conditions which are considered necessary and reasonable. It is

considered that the proposed access would be acceptable and raises no policy issues.

- 4.5.3 Subject to the aforementioned conditions, it is considered that the proposed access is acceptable and an appropriate scheme could be achieved at the reserved matters stage which would be acceptable in terms of parking layout and turning in accordance with Policies ENV1 (2), T1 and T2 of the Selby District Local Plan and the advice contained within the NPPF.

4.6 Residential amenity

- 4.6.1 Objections refer to this proposal leading to traffic and parking issues and noise and disturbance which are noted. There would obviously be more traffic on Holmes Drive as a result, but for a small scale development of 8no. dwellings, this is not likely to be significantly detrimental to the amenity of existing residents.
- 4.6.2 An objection refers to overlooking from the development on a neighbouring garden, however the indicative plan shows how 8no. dwellings could be developed on the site and it is possible that adequate separation distances can be achieved to ensure that neighbours and future occupiers can experience sufficient privacy and not be subject to adverse overlooking or overshadowing.
- 4.6.3 Furthermore, the Environmental Health Officer raises no objections to the proposal in terms of noise and disturbance, but recommends a condition due to the potential noise effects emanating from the A19 York Road.
- 4.6.4 Having regard to the above, it is considered that an appropriate scheme could be achieved at the reserved matters stage, which would not result in any significant detrimental impacts on the residential amenities of the occupiers of the existing or proposed dwellings in accordance with Policy ENV1(1) of the Selby District Local Plan and the advice contained within the NPPF.

4.7 Nature conservation and protected species

- 4.7.1 The application site is not a protected site for nature conservation and is not known to support, or be in close proximity to, any site supporting protected species or any other species or habitat of conservation interest.
- 4.7.2 Given the above, it is considered that the proposal would not harm any acknowledged nature conservation interests and is therefore in accordance with Policy ENV1 (5) of the Selby District Local Plan, Policy SP18 of the Core Strategy and the advice contained within the NPPF.

4.8 Affordable housing

- 4.8.1 In the context of the West Berkshire decision it is considered that there is a material consideration of substantial weight which outweighs the policy requirement for the commuted sum. It is therefore considered that having had regard to Policy SP9 and the PPG, on balance, the application is acceptable without a contribution for affordable housing.

4.9 Waste and recycling and Recreational open space

- 4.9.1 In respect of contributions towards waste and recycling, the Council will seek provision or a contribution from the developer to ensure that, prior to the occupation of any dwelling, storage bins and boxes are provided. This can be secured by way of condition.
- 4.9.2 In respect of contributions towards recreational open space, these policies should be afforded limited weight due to their conflict with CIL. It is considered that no direct contribution is required due to the adoption of the CIL.

4.10 Contamination

- 4.10.1 The application is accompanied by a contaminated land assessment screening form which has been reviewed by the Council's Contaminated Land Consultants. They advise that they do not recommend that contaminated land conditions are required based on currently available information.
- 4.10.2 The proposal is therefore in accordance with Policy ENV2 of the Local Plan, Policy SP19 of the Core Strategy and the advice contained within the NPPF.

4.11 Other Matters

- 4.11.1 Impact on the public right of way that passes through the site has been noted and also referred to by the PROW Officer. There is separation legislation that controls PROW and their diversion and the landowner would have to apply and receive agreement from the Council (NYCC), on this separate non-planning matter.
- 4.11.2 Issues of drainage capacity issues in the locality are noted and subject to details of drainage being agreed in compliance with conditions, the matter has been adequately addressed.
- 4.11.3 An objection referring to devaluing property prices is not considered a material planning consideration in determining this application.
- 4.11.4 An objection referred to the development destabilising house foundations are noted but at this outline stage, without the benefit of detailed layout and design there is no evidence to substantiate these claims or to warrant a reason for refusal.

Legal Issues

4.12 Planning Acts

This application has been determined in accordance with the relevant planning acts.

4.13 Human Rights Act 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of convention rights.

4.14 Equality Act 2010

This application has been determined with regard to the Council's duties and obligations under the Equality Act 2010. However it is considered that the recommendation made in this report is proportionate taking into account the conflicting matters of the public and private interest so that there is no violation of those rights.

Financial Issues

4.15 Financial issues are not material to the determination of this application.

5.0 CONCLUSION

5.1 The application seeks outline planning permission for residential development with access for consideration. The application site is located within the defined development limits of Riccall which is a Designated Service Village as identified in the Core Strategy whereby the proposed development is supported in principle in this location.

5.2 The proposed access is considered to be acceptable and subject to conditions recommended by NYCC Highways, would raise no adverse highway safety issues.

5.3 Having assessed the proposals against the relevant policies, it is considered that an appropriate layout, scale, appearance and landscaping could be achieved at reserved matters stage so as to ensure an acceptable impact on the character and appearance of the area and impact on residential amenity. Furthermore, the proposals are considered to be acceptable in respect of flood risk, drainage and climate change, nature conservation and protected species, land contamination, recreational open space and waste and recycling.

6.0 RECOMMENDATION

This application is recommended to be APPROVED subject to the following conditions:

1. Approval of the details of the a) appearance, b) landscaping, c) scale and d) layout (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:

This is an outline permission and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2. Applications for the approval of the reserved matters referred to in No.1 herein shall be made within a period of three years from the grant of this outline permission and the development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

In order to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason:

In order to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan and location plan drawing number X/005A/01A

Reason:

For the avoidance of doubt.

5. There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
 - a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
 - the proposed highway layout including the highway boundary
 - dimensions of any carriageway, cycleway, footway, and verges
 - visibility splays
 - the proposed buildings and site layout, including levels
 - accesses and driveways
 - drainage and sewerage system
 - lining and signing
 - traffic calming measures
 - all types of surfacing (including tactiles), kerbing and edging.
 - b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
 - the existing ground level
 - the proposed road channel and centre line levels
 - full details of surface water drainage proposals.
 - c. Full highway construction details including:
 - typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
 - when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
 - kerb and edging construction details

- typical drainage construction details.
- d. Details of the method and means of surface water disposal.
 - e. Details of all proposed street lighting.
 - f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
 - g. Full working drawings for any structures which affect or form part of the highway network.
 - h. A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

INFORMATIVE:

In imposing this condition it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

Reason:

In accordance with Policies ENV1 and T1 of the Local Plan and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

6. No dwelling hereby permitted shall be occupied until 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.

The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

Reason:

In accordance with Policy T1 of Selby District Local Plan and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

7. 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 the published Specification of the Highway Authority and the following requirements

- i The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number A1.
- ii The crossing of the highway verge and/or footway for individual dwellings shall be constructed in accordance with the approved details and/or Standard Detail number E6.
- iii. Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
- iv. Provision should be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the specification of the Local Highway Authority.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In accordance with Policy T1 of Selby District Local Plan 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.

8. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
 - a. vehicular, cycle, and pedestrian accesses
 - b. vehicular and cycle parking
 - c. vehicular turning arrangements
 - d. manoeuvring arrangements.

Reason:

In accordance with Policy T1 of Selby District Local Plan and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.

9. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 8 are available for use unless otherwise approved in writing by the Local Planning Authority. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:

In accordance with Policy T1 of Selby District Local Plan and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

10. Means of access to the application site hereby permitted shall be from Holmes Drive only.

Reason:

In the interests of traffic safety and for the avoidance of doubt.

11. There shall be no HCVs brought onto the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:

In accordance with Policy T1 of Selby District Local Plan and in the interests of highway safety and the general amenity of the area

12. There shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
 - a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason:

In accordance with Policy T1 of Selby District Local Plan 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.

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

Reason:

To ensure appropriate drainage in accordance with Policy SP15 of Selby Core Strategy.

14. No development shall take place until details of the proposed means of disposal of 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. Surface water discharging to public sewer shall be restricted to a maximum rate of 5 litres a second.

Reason:

To ensure that no surface water discharges take place until proper provision has been made for its disposal in accordance with Policy SP15 of Selby District Core Strategy.

15. Prior to construction commencing the applicant shall arrange for an appropriate noise survey and report to be undertaken by a suitably qualified consultant. If necessary a written scheme for protecting the proposed noise sensitive development must be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the noise level in the garden area of the proposed development shall not exceed 50 dB LAeq (16 hour) between 0700 hours and 2300 hours and all works which form part of this scheme shall be completed before any part of the development is occupied. The scheme must also ensure the internal environment of the dwelling is protected from noise. The scheme shall ensure that the building envelope of the dwelling is constructed so as to provide sound attenuation against external noise. The internal noise levels achieved should not exceed 35 dB LAeq (16 hour) inside the dwelling between 0700 hours and 2300 hours and 30 dB LAeq (8 hour) and 45 dB LAmax in the bedrooms between 2300 and 0700 hours. This standard of insulation shall be achieved with adequate ventilation provided. All works which form part of the scheme shall be completed before any part of the development is occupied. The works provided as part of the approved scheme shall be permanently retained and maintained throughout the life of the development. The aforementioned written scheme shall demonstrate that the noise levels specified will be achieved.

Reason:

To protect the residential amenity of the development from noise in accordance with Policy SP19 of Selby District Core Strategy, the National Planning Policy Framework (NPPF) paragraph 123, the National Planning Practice Guidance (NPPG) in relation to noise and the policy aims of the Noise Policy Statement for England (NPSE).

16. Development shall not commence until a scheme of details of finished floor levels of each building together with corresponding finished ground levels, ground levels of land around the site and details of surface and land drainage associated with any works, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the details so approved and no dwelling shall be occupied until the works relating to that building have been completed. These shall be so retained for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason:

To protect the living conditions of local residents and in the interests of flood risk, in accordance with Policy ENV1 of Selby District Local Plan and Policy SP15 of Selby District Core Strategy.

Contact Officer:

Keith Thompson, Senior Planning Officer

Appendices:

None.