

**Officer Update Note
25 November 2020**

Item 5.1

APPLICATION NUMBER:	2020/0294/FULM	PARISH:	Saxton Cum Scarthingwell Parish Council
APPLICANT:	Barchester Healthcare Homes Ltd	VALID DATE: EXPIRY DATE:	27 th March 2020 29th June 2020
PROPOSAL:	Proposed demolition of existing two storey care home (Class C2), and erection of replacement two storey care home (Class C2) comprising 70 single en-suite bedrooms together with associated car parking, (50 spaces), access arrangements and landscaping		
LOCATION:	Highfield Nursing Home Scarthingwell Park Barkston Ash Tadcaster North Yorkshire LS24 9PG		
RECOMMENDATION:	MINDED TO APPROVE (Refer to secretary of State)		

Substitution of table at paragraph 5.101 of report (page 48) Considered the following table gives a more up to date and clearer explanation of requirements for older persons.

Table 36: Older Persons' Dwelling Requirements 2014 to 2037 linked to Housing LIN data and economic growth projection -Selby

		Housing Demand per 1,000 75+	Current Supply	2014 demand	Current Shortfall/ (surplus)	Additional Demand to 2037	Shortfall/ (Surplus) By 2037
Housing with support	Rented	46	562	315	-247	323	77
	Leasehold	79	37	542	505	556	1,062
Housing with Care	Rented	20	96	137	41	140	181
	Leasehold	25	0	172	172	176	348

Care Beds	-	110	580	755	175	774	949
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Source: Derived from demographic projections and Housing LIN/HOPSR/EAC

“7.20 The analysis also suggests a potential need for all tenures of enhanced sheltered and extra-care housing. Finally, using these prevalence rates the analysis identifies a potential need for an additional 950 care beds over the 23-years to 2037. It should be noted that the supply data for housing with support and housing with care dates from 2015 and may need to be updated with knowledge of any schemes developed since then.” (Strategic Housing Market Assessment Update – February 2019)

Amended Conditions

Condition 6 - Construction Management Plan (Added to Point 5. & shown underlined and in bold)

5. Details of site working hours; **to include delivery, loading and unloading of goods and vehicle movements**

Condition 19 – Landscaping Works - Remove tail piece (shown in bold/underlined)

No development shall take place on site until full details of both hard and soft landscape works for the whole site together with a programme of implementation have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the occupation of any part of the development. **or as may be otherwise agreed in writing by the Local Planning Authority.** Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Condition 20 – Broadband – (change to wording)

Measures to facilitate the provision of high-speed broadband, at a minimum of the existing level as set out in the email from the Agent dated 17th November 2020, shall be provided prior to occupation of the first resident of the care home.

Reason: In the interests of providing a sustainable form of development and in order to ensure compliance with paragraph 112 of the National Planning Policy Framework and Core Strategy Policy SP12.

Condition 24 – Additional Condition – Electric Vehicle Charging Points

Notwithstanding the submitted details and prior to occupation by the first residents of the care home, details of electric vehicle recharge points for electric vehicles shall be submitted to and approved in writing by the Local Planning Authority, and thereafter shall be provided in accordance with the approved details and subsequently retained for that purpose.

Reason: To promote and incentivise the use of low emission vehicles on site; to reduce the overall emission impact of development related traffic and in accordance with policy SP15 B. f) of the Core Strategy.

Item 5.3

APPLICATION NUMBER:	2020/0344/FUL	PARISH:	Riccall Parish Council
APPLICANT:	Mrs M Bray	VALID DATE:	6th April 2020
		EXPIRY DATE:	1st June 2020
PROPOSAL:	Proposed new dwelling on land adjacent		
LOCATION:	Land Adjacent A19 Station Road Riccall York North Yorkshire		
RECOMMENDATION:	Refuse		

Consultation response

Revised highway response following the submission of amended plans showing a partial parking space: NYCC Highway authority withdraws its objection:

On site Parking space.

“There has been previous discussions regarding the provision of an on-site parking space and I can confirm that the submitted amended drawing (NH-2019-03 Rev G) meets County Council approval, therefore the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted.”

MHC-03 New and altered Private Access or Verge Crossing at Riccall

The development must not be brought into use until the access to the site at Station Road has been set out and constructed in accordance with the ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements:

The crossing of the highway verge and/or footway must be constructed in accordance with the approved details and/or Standard Detail number E60 and the following requirements.

- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway and must be maintained thereafter to prevent such discharges.
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason:

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHC-15B Construction Phase Management Plan- Small sites

No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan. The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. the parking of contractors' site operatives and visitor's vehicles;
2. areas for storage of plant and materials used in constructing the development clear of the highway;
3. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason

In the interest of public safety and amenity.

The partial parking space is therefore satisfactory and inline with NYCC parking standards being 1 space per 1-bed dwelling. This is officers view negates the highway reason for refusal No.3 and is recommended to be withdrawn.

Item 5.4

APPLICATION NUMBER:	2020/1139/S73	PARISH:	Church Fenton Parish Council
APPLICANT:	Mr Keith Ellis	VALID DATE: EXPIRY DATE:	20th October 2020 15th December 2020
PROPOSAL:	Section 73 application to vary condition 02 (plans) of approval 2018/0391/HPA Proposed erection of a double garage granted on 07.06.2018		
LOCATION:	Old Forge Cottage Main Street Church Fenton Tadcaster North Yorkshire LS24 9RF		
RECOMMENDATION:	MINDED TO GRANT		

Consultation response

NYCC Highways – no objections.