

Officer Update Note

Planning Committee - 9th December 2020

Updates on identical applications 2020/0821/FUL and 2020/1168/FUL are amalgamated together

Report Reference Number 2019/0668/OUT

Agenda Item No: 5.1

Pages: 17-36

APPLICATION NUMBER:		PARISH:	Thorganby Parish Council
APPLICANT:	Mr & Mrs Knott & Turner	VALID DATE: EXPIRY DATE:	3rd July 2019 28th August 2019
PROPOSAL:	Outline application for a residential development and demolition of steel portal framed former haulage workshop building to include access (all other matters reserved)		
LOCATION:	Pasture Cottage Main Street Thorganby York North Yorkshire YO19 6DB		
RECOMMENDATION:	REFUSE		

Officers consider the reason for refusal contained at Paragraph 7.1 of the officer report requires further wording to ensure it is accurate and comprehensive.

Accordingly, Officers recommend the application is recommended to be REFUSED for the following reason:

01. The proposed development lies outside the development limits of a Secondary Village in the Open Countryside. The expansion of the village beyond the development limits would undermine the spatial integrity of the development plan and the ability of the council to deliver a plan led approach. The proposal does not fall within any of the categories of development set out in Policy SP2(c) would therefore conflict with the Spatial Development Strategy for the District and the overall aim of the development plan to achieve sustainable patterns of growth.

The proposed introduction of new residential development outside of the settlement boundary that will not materially contribute towards and improve the local economy or enhance/ maintain the vitality of rural communities and would therefore not amount to a sustainable form of development. The proposal is therefore contrary to Policies SP1 & SP2A(c) of the Core Strategy and paragraph 14 of the NPPF.

In accordance with Paragraph 11 and Footnote 7 of the National Planning Policy Framework, the Council's development plan policy is considered up-to-date and the tilted balance is not engaged. There are no material

circumstances that indicate planning permission should be approved as a departure from the up-to-date development plan.

Report Reference Number 2020/0821/FUL

Agenda Item No: 5.2

Pages: 37-62

APPLICATION NUMBER:	2020/0821/FUL	PARISH:	Church Fenton Parish Council
APPLICANT:	Mr & Mrs G Bradley And Mrs B Bradley	VALID DATE: EXPIRY DATE:	10th August 2020 5th October 2020
PROPOSAL:	Construction of new access off Main Street, Church Fenton to serve outline planning permission under application reference 2015/0615/OUT, Main Street, Church Fenton, Tadcaster, North Yorkshire, LS24 9RF		
LOCATION:	Land Adjacent Village Hall Main Street Church Fenton Tadcaster North Yorkshire LS24 9RF		
RECOMMENDATION:	Minded to APPROVE.		

Report Reference Number 2020/1168/FUL

Agenda Item No: 5.3

Pages:63-88

APPLICATION NUMBER:	2020/1168/FUL	PARISH:	Church Fenton Parish Council
APPLICANT:	Mr & Mrs G Bradley And Mrs B Bradley	VALID DATE: EXPIRY DATE:	4 th November 2020 30 December 2020
PROPOSAL:	Construction of new access off Main Street, Church Fenton to serve outline planning permission under application reference 2015/0615/OUT, Main Street, Church Fenton, Tadcaster, North Yorkshire, LS24 9RF		
LOCATION:	Land Adjacent Village Hall Main Street Church Fenton Tadcaster North Yorkshire LS24 9RF		
RECOMMENDATION:	APPROVE subject to a UU and Conditions.		

Update for both reports

1. Errors/corrections in the report

- Para 1.3 should refer to 2020/0821/FUL not 9821
- Some para numbers out of sync – apologies for any confusion here.

2. Construction management condition to be added as follows:

No development shall take place [, including any works of demolition], until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall provide for: [delete or add items as necessary]

- I. <the parking of vehicles of site operatives and visitors;
- II. Hours of construction working
- III. loading and unloading of plant and materials;
- IV. storage of plant and materials used in constructing the development;
- V. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- VI. wheel washing facilities;
- VII. measures to control the emission of dust and dirt during construction;
- VIII. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- IX. delivery, demolition and construction working hours>.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

3. Further comments received since writing the report.

Since writing the report a further 21 Letters of representation including from the Village Hall Management Committee and a representative of the Local Ramblers association. Many of the points raised in the letters repeat those that are already reported and covered in the committee report. Other points not covered in the report include;

- Concerns over the Impact on the structural integrity of the village hall
- Queries whether the applicants have made correct statements about the footpath diversions and advising the LPA to consult NYCC regarding the matter.
- Previous objectors to the Outline application not re-consulted
- Church Fenton Primary School and the Nursery have not been consulted
- Mention made of proposal to provide a car park behind the village hall. This small number will have little impact on vehicle congestion/parking when the Hall is being used for a large event. Furthermore, it will significantly increase the traffic problems and the potential for injury during school drop off and collection and school events, with parents turning into the road junction in the hope of finding a parking space only to have to turn round again or back out when one is not available.

- Vehicles parked at the Village Hall car park at the front of the Hall would create a physical barrier in terms of visibility splay when turning right into Main Street.
- The land is close to a pond in church street that is known for crested newts – no newt assessment has taken place as part of this report.
- Other comments going back to the principle of the development
- No up to date flood risk assessment provided.
- Lack of site notice for 2020/1168/FUL

4. Site Notice for 2020/1168/FUL- The site notices for the second application have not been erected so the recommendation needs to be amended to;

That authority to APPROVE the application be delegated to officers (subject to the expiry of a site notice and subject to no new issues being raised which would warrant reconsideration by planning committee) AND subject the receiving a satisfactory Unilateral Undertaking to secure the original access not being implemented and subject to the following conditions;