

**Officer Update Note**  
**Planning Committee – 7<sup>th</sup> July 2021**

**Item 4.1**

APPLICATION NUMBER:	2019/0712/FUL	PARISH:	Cawood Parish Council
APPLICANT:	Mr Joc O'Connor	VALID DATE: EXPIRY DATE:	16 <sup>th</sup> July 2019 8 <sup>th</sup> July 2021
PROPOSAL:	Conversion and alteration of storage building to form a single dwelling		
LOCATION:	The Workshop Ryther Road Cawood Selby North Yorkshire		
RECOMMENDATION:	GRANT		

**Consultations**

To make members aware that paragraph 2.3 should be updated as North Yorkshire Highways were re-consulted on the amended Layout Plan (2514-03-02). No objections were raised by the Highways authority and no conditions or informatives were recommended to be attached to any approval granted.

**Conditions**

It is noted that the condition relating to unexpected land contamination was missed from section 7.

It is recommended that the following condition is included:

06. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**Drainage**

It is noted that the application form states that the foul water and surface water drainage would be connected to the mains sewer. Yorkshire Water, the water body in charge of the mains sewer network, were consulted in respect of seeking mains

sewer connection to the building. However, no consultation response was forthcoming. In the absence of any comments, it is assumed such a connection is acceptable subject to an application for a new connection to the public sewer network under the provisions of sections 106 & 102 of the Water Industry Act 1991.

Yorkshire Water did not provide comments on the proposal. However, it is considered necessary to attach a condition to any approval that is granted relating to connecting to the dwelling to the mains drainage.

It is recommended that the following condition is included:

07. The development hereby approved shall be carried out in accordance with the submitted drainage plan (ref 2514-02-04, dated 10<sup>th</sup> July 2019) and connected to the mains sewerage system. The works shall be carried out in accordance with the approved details and prior to occupation of the site.

Reason:

In the interest of satisfactory and sustainable drainage.

08. Should mains drainage not be possible, then full details of an alternative drainage arrangement must be submitted to and approved in writing by the Local Planning Authority. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

Reason:

To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

## **Informative**

### Yorkshire Water Services

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (Tel. 0345 120 84 82), email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

## Item 4.2

<b>APPLICATION NUMBER:</b>	2020/1300/FUL	PARISH:	Riccall Parish Council
<b>APPLICANT:</b>	Mr J Knowles	VALID DATE:	1st December 2020
		EXPIRY DATE:	26th January 2021
<b>PROPOSAL:</b>	Demolition of existing dwelling, construction of seven residential properties		
<b>LOCATION:</b>	Tamwood Station Road Riccall York North Yorkshire YO19 6QJ		
<b>RECOMMENDATION:</b>	Approve subject to Section 106 agreement legal agreement, completion of satisfactory bat surveys and agreement of subsequent mitigation.		

Following the publication of the update note, Officers provide the following updates:

### **Scheme Design**

#### Site Plans

- Updated to clarify extent of retained, lost and new landscaping.
- Adjacent Plot in Station Rise now showing the single storey rear extension.

#### Plot Layouts/Elevations

- Plots 1-3
  - Removing the gables for hips and providing a clay ridge tile with slate roof tiles (as existing)
  - Introducing similar brick band detailing at first floor level
  - Adding chimneys to add some interest at roof level
  - Adding profile at the entrances with a recessed porch with an arched head
  - Changing the brick to something redder and more uniform again to nod to the existing house red engineering brick
  - Elevations updated as previously mentioned to tie in with Tamwood House.
- Plot 7
  - Garage omitted

In respect of the design changes to Plots 1-3, Officers continue to consider the scheme preserves the character of the area and the setting of the Conservation Area.

In respect of Plot 7, whilst the previous scheme was not considered to be significantly adverse in respect of residential amenity the removal of the garage is an improvement on the previous scheme.

## **Ecology**

Following publication of the Officer Report, the further two bat emergence surveys were undertaken and a full survey report submitted.

The County Ecologist has considered the findings of the survey and is content and no evidence of roosting bats was detected in either the house or the garage.

The County Ecologist recommends adhere to the precautionary Method Statement set out in section 7.2 of the bat survey report (Tamwood, Riccall – bat survey by Wold Ecology, dated June 2021) as well as the installation of 3 bat tubes in the new buildings as ecological enhancement, and nest boxes for House Martins and Swifts as per section 8.5 of the report, in order to compensate for the loss of existing House Martin nesting places.

Officers agree that this is an appropriate condition and the wording of Condition 13 is recommended to be updated to reflect this.

## **Trees**

The applicants, in conjunction with their arboriculturist, have clarified which trees are to be retained and a plan demonstrating this will be presented at planning committee. The arboriculturist states:

01. A line of trees (reference (1) on plan) runs along the western site boundary. This includes Sycamore, Holly and Rowan all of which are around 12m in height with dense crowns that read as one theory providing a screen between this and adjacent land to the west. Other than one Sycamore at the norther end (which would lie beneath a proposed garage) all these can be retained within the proposed layout (shown green on plan). I recommend that this group is treated as an overgrown hedge and the eastern face reduced by 1-2m to promote dense growth.
02. A 3m high hedge (reference (2) on plan) runs along the western end of the northern boundary and provides a useful screen; this can be retained in its entirety.
03. An informal line of trees runs parallel to but set back from the northern boundary. One of these (a 9m Holly) can be retained in the new layout (reference (3) on plan) and will provide an attractive garden feature between two proposed dwellings; in this location a narrow crowned tree such as this will not, in my opinion, create any conflict with future garden use.
04. A 3m high hedge (reference (4) on plan) runs along the northern end of the eastern boundary and provides a useful screen; this can be retained in its entirety.

## **Conditions**

Following receipt of revised plan, Condition 02 is revised to reflect the new plans:

02. The development hereby permitted shall be carried out in accordance with the plans, drawings and documents listed below:

- Site Location Plan ref.001 Rev.P00

- Existing Site Plan Vegetation to be Retained / Removed ref.006 Rev.P01
- Proposed Site Plan ref.105 Rev. P05
- Proposed CEMP Site Plan ref.107 Rev.P01
- Proposed Floor Plans Plots 1 – 3 Ref.110 Rev. P01
- Proposed Elevations Plots 1 – 3 Ref.130 Rev. P01
- Proposed Floor Plans Plots 4 – 5 Ref.410 Rev.P00
- Proposed Elevations Plots 4 – 5 Ref.430 Rev.P01
- Proposed Floor Plans Plot 6 Ref.610 Rev.P00
- Proposed Elevations Plot 6 Ref.630 Rev.P00
- Proposed Elevations Plot 6 Ref.631 Rev.P00
- Proposed Floor Plans Plot 7 Ref.710 Rev. P01
- Proposed Elevations Plot 7 Ref.730 Rev. P01

Reason:

For the avoidance of doubt.

Following completion of the emergence surveys and comments from NYCC Ecology,, Condition 13 is recommended as follows:

- 13.The development shall adhere to the precautionary Method Statement set out in section 7.2 of the bat survey report (Tamwood, Riccall – bat survey by Wold Ecology, dated June 2021) as well as the installation of 3 bat tubes in the new buildings as ecological enhancement, and nest boxes for House Martins and Swifts as per section 8.5 of the report,

Reason:

In order to compensate for the loss of existing House Martin nesting places and to establish a net gain in biodiversity in accordance with Core Strategy Policy SP18 and National Planning Policy Framework Paragraph 170(d).

Following clarification of the trees to be retained, the following additional condition is recommended:

- 14.Prior to commencement, details of tree protection for retained trees shall be provided. The approved protection shall be adhered to throughout the construction period.

Reason:

In order to minimise detrimental effects to the natural environment during the construction phase.

For the avoidance of doubt and to reflect the timescales for works starting on site, , the following additional condition is recommended:

- 15.The approved CEMP Site Plan (ref.107 Rev.P01) shall be implemented following the installation of tree protection approved under Condition 14. The CEMP Site Plan shall be adhered to throughout the construction period.

Reason:

In order to minimise detrimental effects to the natural environment, residential amenity and highway safety during the construction phase.

Following a request by Members, the applicants have agreed to provide electric vehicle recharge points within the scheme, an additional condition is included accordingly:

16. Prior to occupation by the first residents of the development, 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.

Following a request by Members, the applicants have agreed to provide electric vehicle recharge points within the scheme, an additional condition is included accordingly:

17. Prior to occupation by the first residents of the development, details of street lighting 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:

In the interests of public and highway safety.

### Item 4.3

APPLICATION NUMBER:	2019/0759/FUL	PARISH:	North Duffield
APPLICANT:	Yorvik Homes	VALID DATE: EXPIRY DATE:	14 <sup>th</sup> August 2019 9 <sup>th</sup> October 2019
PROPOSAL:	Proposed erection of 5 dwellings and associated infrastructure		
LOCATION:	Land adjacent to A163 Market Weighton Road North Duffield		
RECOMMENDATION:	APPROVE		

- Application Ref: 2015/0517/OUT lapsed (outside development limits) and a number of separate applications for the site have been submitted and subsequently approved despite the LPA now having a 5yr (plus) land supply for housing:
  - 2018/1344/OUTM –15.02.2021
  - 2018/1345/FUL – 1 SELF BUILD DWELLING – 29.04.2019
  - 2018/1346/FUL – 14 DWELLINGS - 24.11.2020
  - 2018/1347/OUT – 2 CUSTOM BUILD DWELLINGS – 25.04.2019
  - 2019/1224/S73 – SINGLE DWELLING (SELF BUILD) – 23.01.2020
- Condition 17. Removing Permitted Development Rights in respect of conversion of garages to be omitted.
- Page 61 of the report – the Informatives relating to consent and those following should state “Internal Drainage Board’s” consent rather than Board’s consent.