

Officer Update Note
Planning Committee – 11 January 2023

Item 5.1

APPLICATION NUMBER:	2022/0534/FUL	PARISH:	Riccall Parish Council
APPLICANT:	Mr J Knowles	VALID DATE: EXPIRY DATE:	04.05.2022 29.06.2022
PROPOSAL:	Erection of 4 dwellings with associated garages/parking spaces and construction of access		
LOCATION:	Tamwood Station Road Riccall York North Yorkshire YO19 6QJ		
RECOMMENDATION:	Planning permission be GRANTED		

Amended Plans

Officers have received the following amended plans :

- Proposed Site Plan Drawing Number 105 Revision P04
- Vehicle Tracking Drawing Number DR-C-0100 Revision P02

The revised plans are to show the visibility splays at the access and to demonstrate that emergency vehicles can turn within the site. The Engineer on behalf of the Applicant has discussed the requirements with NYCC Highways Officer. NYCC Highways Officer confirms no objection and recommends conditions set out below.

Amendment to Conditions

Condition 2 amended to take account of revised plan references:

02.

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

Proposed Site Plan Drawing Number 105 Revision P04
Vehicle Tracking Drawing Number DR-C-0100 Revision P02
Proposed elevation 530 Rev P00
Proposed floor plan 510 Rev P00
Proposed floor plan 210 Rev P00
Proposed elevations 230 Rev P00

Proposed floor plan 410 Rev P00
Proposed elevations 430 Rev P00
Proposed elevation 431 Rev P00
Drainage Layout DR-C-0100 Rev P3
Reason:
For the avoidance of doubt.

New Conditions/Informatives:

11.

The development must not be brought into use until the access to the site at Tamwood, Station Road, Riccall 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 access must be formed with a minimum carriageway width of 4.5 metres, and that part of the access road extending 6 metres into the site must be constructed in accordance with Standard Detail number A1 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 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.
- The final surfacing of any private access within 6 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- 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 in accordance with policies T1 and T2 of the Local Plan.

12.

There shall be no access or egress by any vehicles between the highway and the application site at Tamwood, Station Road, Riccall until splays are provided giving clear visibility of 43 metres measured along western centre line and the eastern vehicle track of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason

In the interests of highway safety and in accordance with policies T1 and T2 of the Local Plan.

14.

No part of the development shall be brought into use until the access, parking, manoeuvring and turning areas for all users at Tamwood, Station Road, Riccall have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason

To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development and in accordance with policies T1 and T2 of the Local Plan.

15.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason

In accordance with policy T1 and T2 of the Local Plan and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

16.

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development shall 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. details of any temporary construction access to the site including measures for removal following completion of construction works;
2. restriction on the use of the access for construction purposes;
3. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
4. the parking of contractors' site operatives and visitor's vehicles;
5. areas for storage of plant and materials used in constructing the development clear of the highway;
6. details of site working hours;
7. details of the measures to be taken for the protection of trees; and
8. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason for Condition

In the interest of public safety and amenity and in accordance with policy EN1 of the Selby District Local Plan.

17.

Prior to the first use of the development a dry riser system has been installed to serve site to deal with fire engine use/access. The details of the dry riser system shall be submitted to and agreed in writing by Local Planning Authority prior to its installation.

Reason

In the interest of providing safe access to the site by emergency vehicles in case of fire, in accordance with policies ENV1, T1 and T2 of the Selby District Local Plan.

INFORMATIVES

03.

An explanation of the terms used above in relation to visibility splays is available from the Local Highway Authority.

04.

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council’s web site: [https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification for housing and industrial roads street works 2nd edi.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification%20for%20housing%20and%20industrial%20roads%20street%20works%202nd%20edition.pdf).

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

Item 5.2

APPLICATION NUMBER:	2021/1501/FUL	PARISH:	Fairburn Parish Council
APPLICANT:	Mr Dobson	VALID DATE: EXPIRY DATE:	23 rd December 2021 17 th February 2022
PROPOSAL:	Erection of 1 No dwelling following demolition of existing garage		
LOCATION:	Caru Beckfield Lane Fairburn Selby North Yorkshire WF11 9JP		
RECOMMENDATION:	Refuse		

Amended Location Plan

The red line boundary on the location plan that is included in the agenda is out of date. A copy of the most up to date location plan will be shown to members at the Planning Committee meeting and included in the presentation pack.

Additional Objection

Since the publishing of the agenda, one additional objection has been received from a local resident who lives on the opposite side of Caudle Hill. The concern of the objector is overlooking into their bedroom windows.

Correction to the Report:

Correction to paragraph 5.29:

The separation distance to houses on the south side of Caudle Hill is 28m (not 30m)

Item 5.3

APPLICATION NUMBER:	2022/1081/COU	PARISH:	Wistow Parish Council
APPLICANT:	Mr Jeff Anspach	VALID DATE: EXPIRY DATE:	16 th September 2022 10 th February 2023
PROPOSAL:	Change of use from just residential to include commercial holiday let (retrospective)		
LOCATION:	Westacre Station Road Wistow Selby North Yorkshire YO8 3UZ		
RECOMMENDATION:	GRANT		

For Clarity/Correction to the Report:

Insert "not" into Paragraph 5.13 which should read:

5.13 It is considered that, subject to the suggested conditions, that the proposal would not result in a detrimental impact on local amenity.

Item 5.5

APPLICATION NUMBER:	2022/0789/FUL	PARISH:	Cawood Parish Council
APPLICANT:	Mr & Mrs Julian O'Connor	VALID DATE: EXPIRY DATE:	4th August 2022 18 th January 2023
PROPOSAL:	Erection of 1no dwelling to replace existing workshop		
LOCATION:	The Workshop Ryther Road Cawood		
RECOMMENDATION:	Grant following expiration of the consultation period		

The consultation period for comments from consultees has now expired and no further comments were received in relation to the application.

Item 5.6

APPLICATION NUMBER:	2022/0941/HPA	PARISH:	Brayton Parish Council
APPLICANT:	Mr Mark Oliver	VALID DATE: EXPIRY DATE:	19 th August 2022 05 th December 2022
PROPOSAL:	Raise height of existing roof to create additional accommodation, the erection of 2 pitched roof dormer windows to rear and roof lights to front, and the retention of gazebo in the rear garden		
LOCATION:	26 Merlin Way Brayton Selby North Yorkshire YO8 9SB		
RECOMMENDATION:	APPROVE subject to conditions		

Officers have been made aware of, and note, a document sent directly to Members of the Committee in support of the registered speaker, who is representing the occupants of 67 and 71 Barff Lane.