

**Officer Update Note
Planning Committee 6 February 2019**

Item 6.1

APPLICATION NUMBER:	2018/0051/FULM	PARISH:	Skipwith
APPLICANT:	Yorvik Homes Ltd	VALID DATE: EXPIRY DATE:	16 th January 2018 17 th April 2018
PROPOSAL:	Erection of 14 dwellings with associated access, garages and parking		
LOCATION:	Park Farm Main Street Skipwith Selby North Yorkshire YO8 5SQ		
RECOMMENDATION:	GRANT, subject to a Section 106 Agreement		

Error

Page 42 - Point 1.7 should read: *the eastern parcel contains 11 units arranged.....* and not 12

Disabled Access

Page 26 - Point 2.18 *Issue of parking for disabled residents not addressed*

Agent/Applicant Response

You have asked for the Applicant's response to the suggestion that the application should provide for disabled access to No's 3 and 4 Holly View, the Council-owned bungalows adjacent to the application site. The position is as follows.

When the previous application was under consideration we were made aware that a resident in one of the bungalows had mobility problems and could not walk long distances to his car which, from memory, was parked (informally – that is, without the landowner's permission) on the track along the western side of the application site. We made two suggestions. First was to provide access from the application site to the rear garden of the bungalow. This was rejected due to changes in level between the application site and the rear garden of the bungalow. The layout was subsequently changed, for other reasons, further ruling out this option.

The second suggestion which was put to the LPA was to provide and in-curtilage hardstanding with new vehicular access from Main Street to enable the resident to park close to his front door. This would have required the agreement of the Council as landowner. The suggestion was never taken up.

Error

Page 30-31 Point 6.12 Correctly makes reference to Policy SP9 but refers to Section C (sites below the threshold of 10 dwellings). It should refer to point B which refers to the threshold of above 10 dwellings where the Council would seek provision of upto 40% of Affordable Housing.

Point 6.13 and 6.14 of the report still hold.

The scheme proposes 14% of affordable housing – offered at 20% less than market value, as with the implemented (fall-back) scheme. The submitted Unilateral Undertaking uses precisely the same wording as the Section 106 for the previous approval. Officers are of the view however, that the proposed scheme offers higher quality in terms of design and layout and on this basis, it is the Officer's view that the same provision is held.

Item 6.2

APPLICATION NUMBER:	2018/0226/FUL	PARISH:	Thorganby Parish Council
APPLICANT:	Swanhome Developments Ltd	VALID DATE: EXPIRY DATE:	1st March 2018 26th April 2018
PROPOSAL:	Proposed demolition of existing dwellings, outbuildings and garages and the erection of 3 No. residential dwellings, garages and associated works and infrastructure (amendment to planning permission 2016/1029/FUL)		
LOCATION:	East End Cottage, Main Street, Thorganby, York, North Yorkshire, YO19 6DB		
RECOMMENDATION:	GRANT		

A condition relating to surface water drainage works, referred to in Section 4.61 of the report, has been omitted from the conditions list. Therefore a condition needs to be added which reads:

“No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with the Internal Drainage Board, has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered:

- Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
- Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
- Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
- Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
- A 20% allowance for climate change should be included in all calculations.
- A range of durations should be used to establish the worst-case scenario.
- The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Reason:

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

In light of the above, the recommendation of the application, as set out in Paragraph 6.0 of the report, is to be amended to:

“This application is recommended to be GRANTED subject to conditions detailed in Paragraph 6.0 of the Report and the additional condition set out in the Officer Update Note”.

Item 6.4

APPLICATION NUMBER:	2018/0415/OUT	PARISH:	Byram
APPLICANT:	Mr Morrall	VALID DATE:	16 th January 2018
		EXPIRY DATE:	17 th April 2018
PROPOSAL:	Outline planning application for residential development of 6 no. houses (All Matters Reserved)		
LOCATION:	4 – 6 Sutton Lane Byram Knottingley West Yorkshire WF11 9DL		
RECOMMENDATION:	GRANT		

Error

- The application number on the report is incorrect and should read 2018/0415/OUT and NOT as stated

- Page 112 point 7.2: the **whole** of the site is **Greenfield**

Update on Description

The agents have confirmed that the application proposals do not include any details with all Matters Reserved.

Recommendation

15. Should read:

That the proposal be GRANTED subject to the following conditions: (and **NOT** subject to a Section 106 Agreement as stated)

Conditions

For the reason given above all conditions relating to highways are therefore removed from this Outline application being Conditions:

Condition 8: No access or egress

Condition 9: Construction Method Statement

Condition 13: Additional Landscaping condition which is already covered by Condition 1

Item 6.5

APPLICATION NUMBER:	2018/0646/FUL	PARISH:	Hensall Parish Council
APPLICANT:	Mr Stephen Hill & Mrs Deborah Hill	VALID DATE: EXPIRY DATE:	7th June 2018 2nd August 2018
PROPOSAL:	Proposed erection of a two storey dwelling and detached double garage		
LOCATION:	A19 Caravan Storage Limited Hazel Old Lane Hensall Goole East Yorkshire DN14 0QA		
RECOMMENDATION:	GRANT		

Update on Conditions

The applicants have confirmed that the application proposals include that access to the site during construction will be through the adjoining A19 Caravan Storage site

which is in family ownership using that site's existing main gated entrance from Hazel Old Lane.

In this way the site construction access and compound will be accessed through the existing gap in the bund to the north and thus the Conditions as drafted can be amended so that commencement of development is not prevented by any need for the site access and site visibility to be provided as the first operation.

Thus Conditions 5 and 6 can be amended to read:

5. ~~There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site~~ The dwelling hereby approved shall not be first occupied until the access(es) to the site has been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6, and
 - Provision shall 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.HI-03~~

Reason: In accordance with policies ENV1, T1 and T2 of the 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

6. ~~There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access)~~ The dwelling hereby approved shall not be first occupied until splays are provided giving clear visibility of 45m (south) and 215m (north) measured along both channel lines of the major road (Old Hazel Lane) from a point measured 2m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with policies ENV1, T1 and T2 of the Selby District Local Plan and in the interests of road safety.

Condition 7 requires amendment for clarification to read:

7. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been laid out and made available for use in accordance with the approved drawings. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

And Condition 8 may be deleted since the application proposal provides for the use of the larger site for construction compound purposes.

Item 6.8

APPLICATION NUMBER:	2018/0681/FULM	PARISH:	Birkin Parish Council
APPLICANT:	JE Hartley Ltd	VALID DATE: EXPIRY DATE:	22 nd August 2018 21 st November 2018
PROPOSAL:	Retrospective application for the following works: 1. Change of use of the buildings and land from agricultural use to industrial B2 use which includes <ul style="list-style-type: none">• Installation and the use of 5 biomass boilers for the drying and heating woodchip• Storage of the logs on the hardstanding• Processing logs to woodchip• Storage of woodchip within the buildings• Drying the woodchip for wholesale• Drying and using the woodchip for the heating for the proposed agricultural building under application reference number 2017/1381/FULM 2. The improvement and replacement of a hard standing area, 3. The creation of a soil heap 'bund' along the northern boundary and 4. The installation external extractor vents and flues to the building 5. The installation of a weighbridge 6. The creation of a new access road		
LOCATION:	Viner Station Roe Lane Birkin Knottingley West Yorkshire		
RECOMMENDATION:	REFUSE		

Error

The applicant is Woodyfuel not JE Hartley Ltd as stated on page 175 of the report.

Consultation Responses

NYCC SUDs

Since the finalisation of the report there has been a further consultation from NYCC SUDS Officer which states:

“The LLFA recommends that the application is refused on the following grounds;

- Failure to demonstrate that the necessary reduction in runoff has been achieved.
- Lack of consent for discharge from the Internal Drainage Board.
- Uncertainty as to the adequacy of the soakaway design, due to questions over contributing impermeable areas, construction and lack of adequate ground investigations and infiltration testing.
- Exceedance flows of uncertain depth and volume entering onto the public highway.

Our objection may be overturned following the submission of adequate information as detailed in our comments above. The applicant is advised to ensure that the development meets the requirements set out in North Yorkshire County Council's SuDS Design Guidance."

The applicant submitted further information on 25th January. The NYCC Suds Officer has confirmed that there is still insufficient information.

NYCC Highways

The applicant has been working to remove NYCC Highways objection however, we have not received a formal response to confirm that their objections have been overcome.