

**Officer Update Note
Planning Committee – 10th July 2019**

Item 5.1

APPLICATION NUMBER:	2018/1431/FULM	PARISH:	Kirkby Wharfe Parish Council
APPLICANT:	Grimston Park Estate	VALID DATE:	30 th January 2019
		EXPIRY DATE:	1 st May 2019
PROPOSAL:	Proposed construction of 3 no. agricultural buildings including 2 no cattle sheds, 1 no tractor store and 1no. Straw store with hard standing external area and associated landscaping		
LOCATION:	Home Farm Kirkby Wharfe		
RECOMMENDATION:	GRANT		

An additional condition relating to lighting control is proposed as per Paragraph of the 5.34 of the Officers Report, this is proposed to read as follows:-

“Details of any lighting shall be submitted to and approved in writing by the local planning authority before it is installed. Development shall be carried out in accordance with the approved details.

Reason - In the interest of amenity, ecological protection and for the avoidance of doubt”

Item 5.2

APPLICATION NUMBER:	2018/1170/FUL	PARISH:	Barlby And Osgodby Town Council
APPLICANT:	Mr Tom Richardson	VALID DATE:	18th October 2018
		EXPIRY DATE:	13th December 2018
PROPOSAL:	Proposed front and rear single storey extensions (with rooms in the roof space), raising of roof, changes to external fenestration and facade treatment		
LOCATION:	Rosegarth York Road Barlby Selby North Yorkshire YO8 5JP		
RECOMMENDATION:	GRANT		

Following completion of the Officer's Report, it is necessary to make members aware that last month's planning committee report is in the agenda pack. The updated report includes the following paragraphs:

- This application was considered by Planning Committee on 5th June 2019 when members resolved to defer the application so that a site visit could be undertaken. Members requested NYCC Highways be present due to the concerns raised with respect to the proposals and their impact on the highway network in terms of car parking and access.
- A copy of the officer report presented to Planning Committee on 5th June 2019 is attached in Appendix 1.

Members should also note that following comments from a neighbour, the adjacent dwelling to the south of the application site is Norfolk House and not Hydaway as shown on the plans received.

In addition, a sunlight/daylight assessment was submitted by the applicant's agent on 19th June 2019. It shows that the proposal would result not result in significant overshadowing to neighbouring dwellings although it is noted that the assessment does not specify the hour of day or time of year of the assessment.

Updated Recommendation

It is recommended that this planning application is APPROVED subject to conditions detailed below:

01. The development for which permission is hereby granted shall be begun within a period of three years from the date of this permission.

Reason:

In order to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawing No. TRO01/1 Rev A Existing and Proposed Floor Plans

Dated 28/01/19

Drawing No. TRO01/2 Rev A Existing and Proposed Elevations

Dated 28/01/19

Drawing No. TRO01/3 Rev A Existing and Proposed Layout

Dated 28/01/19

Reason:

For the avoidance of doubt.

03. No development above foundation level shall commence until details of the colour and texture of the render of the proposed development have been submitted to and approved in writing by the Local Planning Authority, and only the approved materials shall be utilised.

Reason:

In the interests of visual amenity and in order to comply with Policy ENV1 of the Selby District Local Plan

04. No development above foundation level shall commence until details of the external lighting of the proposed development have been submitted to and approved in writing by the Local Planning Authority, and only the approved lighting shall be utilised.

Reason:

In the interests of visual amenity and in order to comply with Policy ENV1 of the Selby District Local Plan

Item 5.4

APPLICATION NUMBER:	2018/1387/FUL	PARISH:	Cliffe Parish Council Barlby and Osgodby Parish Council
APPLICANT:	Condor Projects Ltd	VALID DATE: EXPIRY DATE:	11 th December 2018 12 th July 2019
PROPOSAL:	Proposed erection of single storey extension to main workshop building, forming of new storage area, forming of new workshop and use of runway for any day of the week		
LOCATION:	Birchwood Lodge Market Weighton Road Barlby Selby North Yorkshire YO8 5LE		
RECOMMENDATION:	APPROVE		

Since the Officers Report was written a number of amendments have been made to the report for clarity, namely:

Paragraph 4.14 has been amended from:

Further to this working hours would be imposed for flights only for 7.30 and 17.00 Monday to Friday and 8.00 to 17.00 Saturday and Sundays.

To:

Further to this, working hours would be imposed for flights only for use between the hours of 08:00 and 17:00 on any day.

- Condition 3 (workshop) has been amended from:

Building A as shown on plan reference, 18114_P-004A shall only be hereby approved as shown on the proposed plans shall only be retained for a period of 18 months and shall only be used as a workshop and shall not at any time be used for any other purpose. There after the building shall be removed from the site.

Reason: In the interest of residential amenity and in order to comply with Policies ENV1 and EPM9 of the Selby District Local Plan.

To:

Building A as shown on plan reference, 18114_P-004A shall only be retained for a period of 3 years and shall only be used as a workshop and shall not at any time be used for any other purpose. There after the building shall be removed from the site. Furthermore, any operations associated with the use of building A will only be carried out within the building and not external areas.

Reason: In the interest of residential amenity and in order to comply with Policies ENV1 and EMP9 of the Selby District Local Plan.

- Condition 4 (storage area) has been amended from:

The development relating to Building B shall be here by approved as shown on the proposed plans shall only be used for the storage of aircraft and shall not at any time be used for the maintenance or repair of aircraft, or for any other purpose. Furthermore, there should be no external storage air craft parts within the application site.

Reason:

In the interest of residential amenity and in order to comply with Policies ENV1 and EPM9 of the Selby District Local Plan.

To:

The development relating to Building B here by approved as shown on the proposed plans shall only be used for the storage of aircraft and shall not at any time be used for the maintenance or repair of aircraft, or for any other purpose. Furthermore, there shall be no external storage of air craft parts within the application site.

Reason:

In the interest of residential amenity and in order to comply with Policies ENV1 and EMP9 of the Selby District Local Plan.

- Condition 6 (landscaping) has been amended from:

A scheme of landscaping and boundary treatment should be submitted to and approved by the local planning authority prior to the development first being brought into use. There after the scheme of landscaping shall be maintained for a period of 5 years.

Reason:

In the interests of visual and residential amenity and in order to comply with Policies ENV1 and EPM9 of the Selby District Local Plan.

To:

A scheme of landscaping and boundary treatment shall be submitted to and approved by the local planning authority prior to the development first being brought into use. Any trees which die, are removed or become seriously damaged or diseased within the first five years shall be replaced in the next planting season with others of similar size and species.

Reason:

In the interests of visual and residential amenity and in order to comply with Policies ENV1 and EMP9 of the Selby District Local Plan.

- Condition 6 (drainage) has been amended to be condition 7
- Condition 7 (hours of use for the air strip) has been amended to be condition 8.
- Condition 10 (flight restricted days) has been amended to condition 9. Furthermore, the condition wording has been amended from:

Flights shall take place on no more than 100 days per year of which there shall be no more than 3 flight days in any one week. There shall be no more than 4 landing and take-off manoeuvres on any one day. Furthermore, flight logs shall be retained.

Reason:

To protect the residential amenity of the area.

To:

*Flights shall take place on no more than 100 days per year of which **the airstrip shall not be used for the take-off or landing of aircraft on more than 3 days in any one week. The number of landing and take-off manoeuvres shall not exceed a total of 4 manoeuvres in any one day. Furthermore, flight logs shall be retained and made available upon request.***

Reason:

To protect the residential amenity of the area.

- Condition 11 (CAA regulations) has been amended to condition 10.
- Condition 12 (flight altitudes) has been amended to condition 11. Furthermore, the condition wording has been amended from:

A minimum altitude of 1000m shall be maintained for any flights within 1km of the application site, Lower Derwent Valley SPA/Ramsar and Humber Estuary SPA/Ramsar site.

Reason:

To protect the Lower Derwent Valley SPA/Ramsar and Humber Estuary SPA/Ramsar site and to protect residential amenity.

To:

*A minimum altitude of 1000m shall be maintained for any flights within 1km of the application site, Lower Derwent Valley SPA/Ramsar and Humber Estuary SPA/Ramsar site, **except during landing and take-off.***

Reason:

To protect the Lower Derwent Valley SPA/Ramsar and Humber Estuary SPA/Ramsar site and to protect residential amenity.

- Furthermore, two conditions have been added, as follows:

The operations in connection with the use of the 'Building A' and 'Building B' shall be limited to the hours of 07:30 and 17:00 Monday to Friday and 7.30 to 13.00 on Saturdays and not at all on Sundays or Bank Holidays.

Reason:

To protect the residential amenity of the area.

The A weighted fast response maximum sound pressure level LAFmax resultant from the take-off or landing of aircraft measured at a distance of 50m from the centre line of the runway shall not exceed 63.2dB.

Reason:

To protect the residential amenity of the area.

In considering all of the above it is not considered that this would alter the assessment of the application.