

**Officer Update Note  
27 May 2020**

**Item 1.1.**

APPLICATION NUMBER:	2020/0366/FUL	PARISH:	Cliffe Parish Council
APPLICANT:	Condor Projects Ltd	VALID DATE: EXPIRY DATE:	9th April 2020 4th June 2020
PROPOSAL:	Erection of research and development building to replace an existing store building		
LOCATION:	Birchwood Lodge Market Weighton Road Barlby Selby North Yorkshire YO8 5LE		
RECOMMENDATION:	Minded to approve following the expiry of the consultation period and subject to no new material issues being raised and subject to conditions		

Since the Officers Report was written a number of representations have been received from Councillors and a member of the public. This has resulted in a number of amendments to the officer report as follows:

- The officer's recommendation has been updated to minded to approve following the expiry of the consultation period (29.05.20) and subject to no new material issues being raised and subject to conditions.
- One additional representation has been received from one of the neighbouring properties objecting to the proposed development. This raises concerns for the following:
  - Breaches of previous planning permissions
  - Increased noise from the site
  - Increased Pollution from the site
  - Loss of amenity to neighbours
  - Over industrialisation
  - No need for a viewing balcony and concerns that the site will become a mini airport
  - Stress and upset to surrounding residents
  - Increase of vehicle movements
- Suggested Conditions 7 and 8 within the officer's report have been amended to read more concisely and have been updated as follows:

*07. The development must not be brought into use until the access to the site at Birch Lodge, Market Weighton Road 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. The existing access must be widened to give a minimum carriageway width of 4.5 metres, extending 20 metres into the site and must be constructed in accordance with Standard Detail number A2 and the following requirements:*

- *Any gates or barriers must be erected a minimum distance of 20 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*
- *Measures to enable vehicles to enter and leave the site in a forward gear.*

*All works must accord with the approved details.*

*Reason:*

*In accordance with policy T1 and T2 of the Selby Local Plan in the interests of highway safety and the general amenity of the area.*

*08. There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) at Birchwood Lodge, Market Weighton Road until full details of the following have been submitted to and approved in writing by the Local Planning Authority:*

- *vehicular and cycle parking; and*
- *vehicular turning arrangements including measures to enable vehicles to enter and leave the site in a forward gear*

*Reason:*

*In accordance with policy T1 and T2 of the Selby Local Plan in the interests of highway safety and the general amenity of the area.*