

## UPDATE SHEET

### Page No

#### 3. PLANNING APPLICATIONS

1 - 8

Report of the Deputy Chief Executive.

Please note that plans are available to view on the Council's website through the Public Access facility.

This page is intentionally left blank

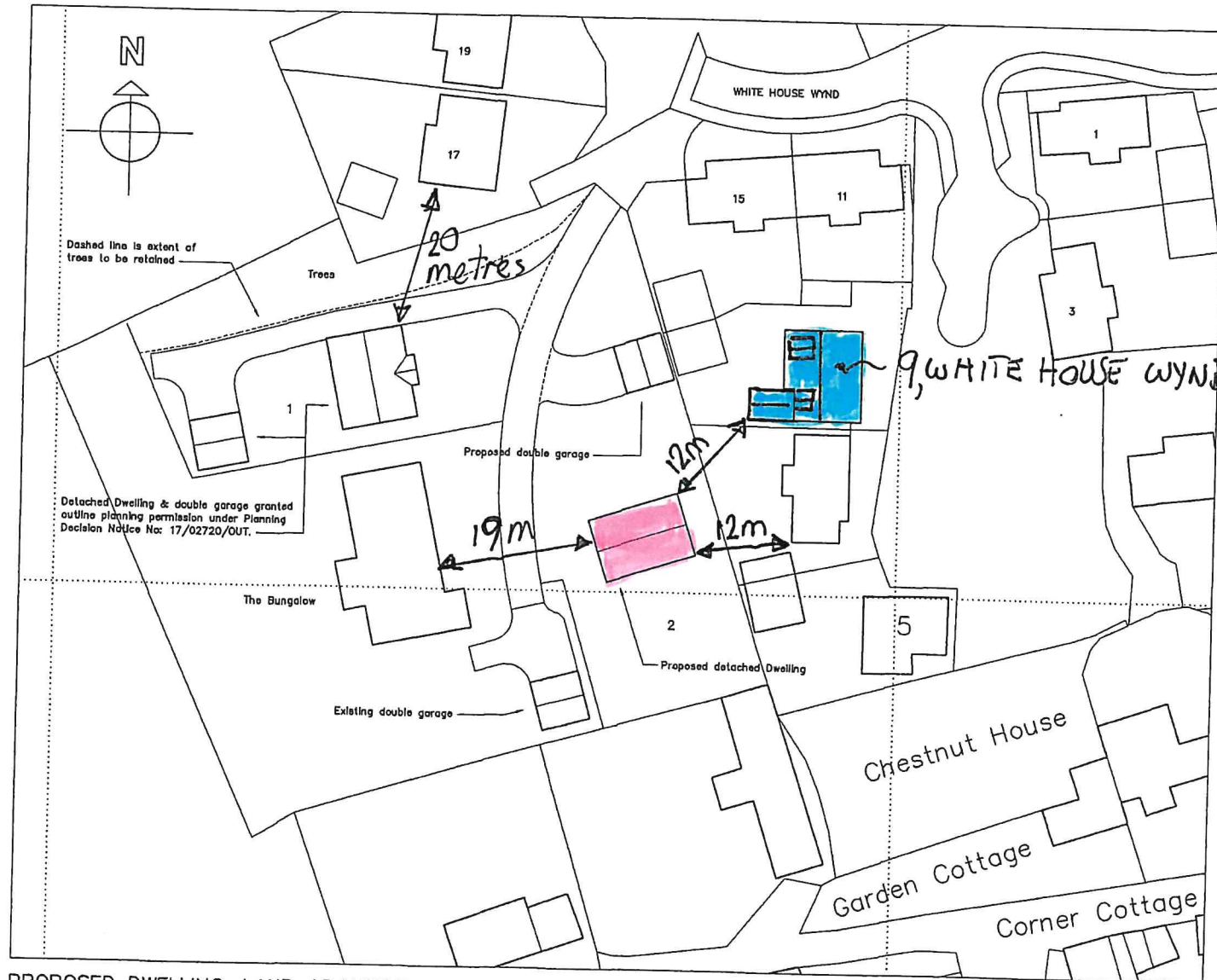
**PLANNING COMMITTEE**  
**SUPPLEMENTARY INFORMATION**  
**12<sup>th</sup> December 2019**

Agenda Item	Application number and Parish	Respondent	Comments
1	19/02033/OUT West Rounton	Officer  NYCC Highways  Neighbour	<p>Planning Officer has carried out a re-consultation on the revised description which reduces the proposal from two dwellings to one:</p> <p>Confirmed on that under the revised plan their recommendation would remain unchanged.</p> <p>One additional representation received:  Seeks reassurance on the proximity of their dwelling to the likely position of the proposed dwelling  Concerned about the proximity of the proposed dwelling to the neighbouring house.  A set of two plans setting out the distances have been submitted in the representation to illustrate this, these are appended.  Want to know what type of dwelling is being proposed as it has potential massive consequences  The siting of the dwelling is the most important issue.  The separation distance between the existing house and the position of the new dwelling is less than 12m. This plan location invades residential and private amenity and should not be approved in its current location.</p> <p>Representation sets out local separation distances;</p> <ol style="list-style-type: none"> <li>The average separation distance between houses in West Rounton Village is approx 19 metres.</li> <li>The separation distance between Planning Decision Notice 17/02720/OUT granted for another parcel of land on the same site in West Rounton is approximately 20 metres.</li> <li>In the planning Design and Access Statement dated 15th September 2019 made by KJW Architects they qualify that a separation distance of 18 metres is acceptable.</li> <li>The standard separation distance used for a 2-storey dwelling by other councils is 22 metres.</li> <li>The standard separation distance used for a 3-storey dwelling by other councils is 27 metres.</li> </ol> <p>The separation distances on Plan Ref No 1969988 and Plan Ref No 196990 are 13 m and 12m</p>

		Officer	<p>respectively and therefore are below the norms that should be applied and therefore must be rejected.</p> <p>Officer note – this application is submitted as an outline application with all matters reserved, save for access. Plans submitted at this stage of possible dwelling location are purely indicative and used for illustrative purposes only.</p>
2	19/02329/FUL Romanby	None	
3	19/01304/FUL Pickhill	None	
4	18/02681/FUL Easingwold	None	
5	19/00864/FUL Crakehall	None	
6	19/01499/FUL Brompton	Officer	<p>Amended description of work on Committee Agenda: Construction of 21 residential dwellings</p> <p>Due to layout changes to address issues raised at November Planning Committee Meeting ( and also slight alterations to path and patio sizes) condition 2 has been amended as follows to reflect updated drawings:</p> <p>The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered</p> <p>Proposed Site Plan 15006-EARCH-PL-SI-DR-A-0110 Revision PO24 received 10th December 2019</p> <p>Proposed Boundary Treatment Plan 15006-EARCH-PL-SI-DR-A-0112 Revision P03 received 10th December 2019</p> <p>Proposed Materials Plan 15006-EARCH-PL-SI-DR-A-0113 Revision P03 received 10<sup>th</sup> December 2019</p> <p>Housetype 3(s) 15006-EARCH-PL-SI-DR-A-0120 Revision P01 received 6th November 2019</p> <p>Housetype 5 15006-EARCH-PL-SI-DR-A-0121 Revision P02 received 22nd August 2019</p> <p>Housetype B1 15006-EARCH-PL-SI-DR-A-0122 Revision P03 received 5th November 2019</p> <p>Detailed Planting Plan N879-ONE-ZZ-XX-M2-L-0200 Revision P01 received 9th July 2019</p> <p>unless otherwise agreed in writing by the Local Planning Authority.</p>

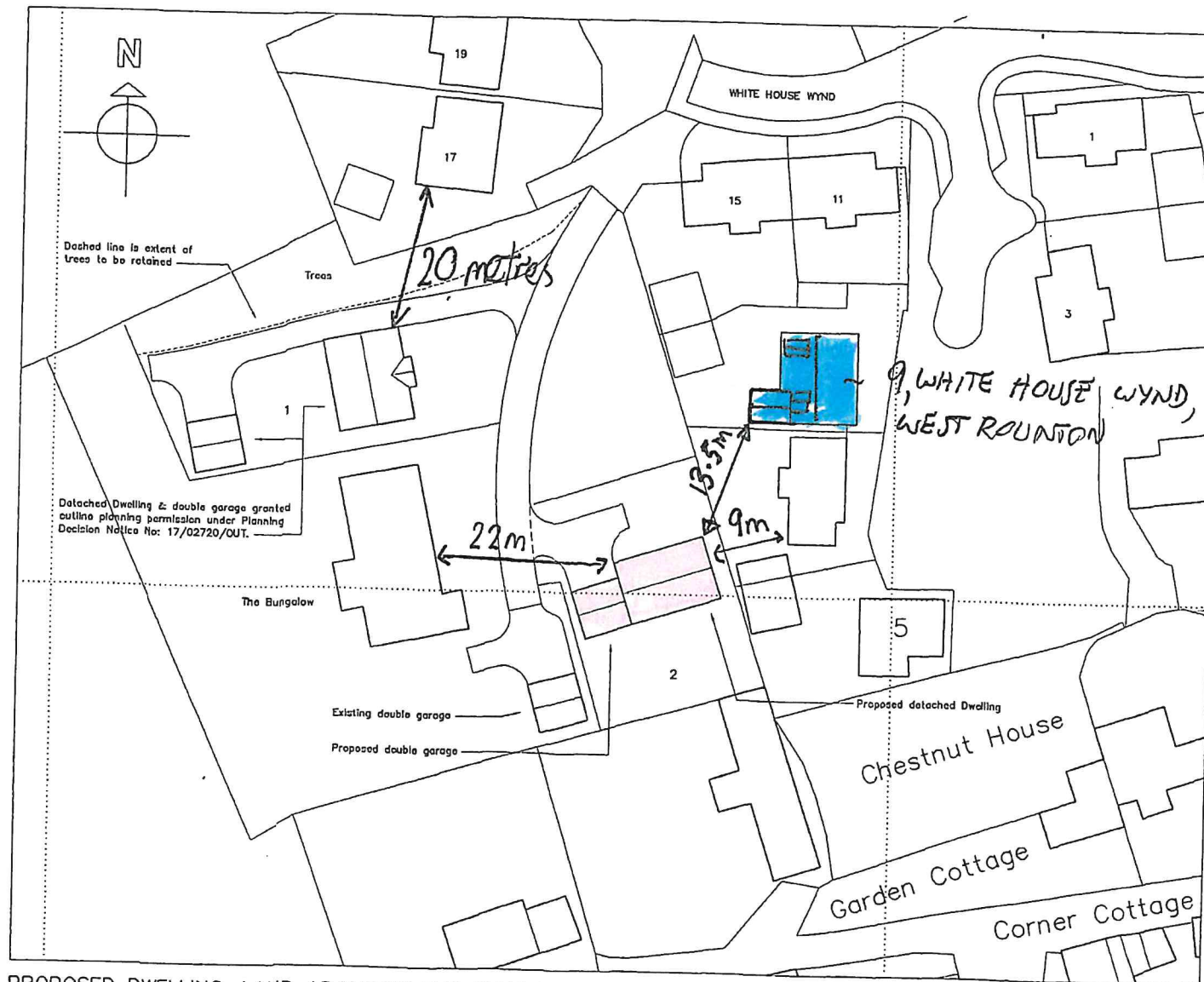
7	19/00541/FUL Brompton	None	
8	19/02099/FUL Borrowby	Neighbour	See attached photographs to represent the change in amenity that the proposed extension will bring about.

Check Item 1



PROPOSED DWELLING, LAND ADJACENT THE BUNGALOW,  
WEST ROUNTON, NORTHALLERTON, DL6 2LW.

SCALE - 1:500  
SITE LAYOUT PLAN



PROPOSED DWELLING, LAND ADJACENT THE BUNGALOW,  
WEST ROUNTON, NORTHALLERTON, DL6 2LW.

SCALE - 1:500  
SITE LAYOUT PLAN

Chree Item  
4

Committee date: 12 December 2019  
Application ref: 18/02681/MFUL

Dear Committee Members

I wish to write a short note, about not attending the meeting with the planning department, with reference to the outcome of November's committee meeting.

The offer on the table from the planning department (as outlined in the attached email from Tim Wood) was for 50% affordable housing.

After the meeting I carried out my own viability appraisal and then contacted the landowner to run through the findings. Given the new plan will be given weight at some point next year, he was unwilling to compromise on land values.

My conditional contract has now lapsed with the landowner, so I'm now in a very difficult negotiating position.

I am not a developer who shies away from building affordable housing, my last two sites in Ryedale have provided 14 affordable units. However, the expectations of the landowner, given to him by his advisers (which also is our stance), is that the site will gain planning permission without affordable housing at some point in the future, so consequently the landowner is more than willing to sit on his investment.

As a small building firm, I do not have deep pockets and want to be working as soon as possible. I really hope that I can build these bungalows for Easingwold.

Yours sincerely

Daniel Warrington



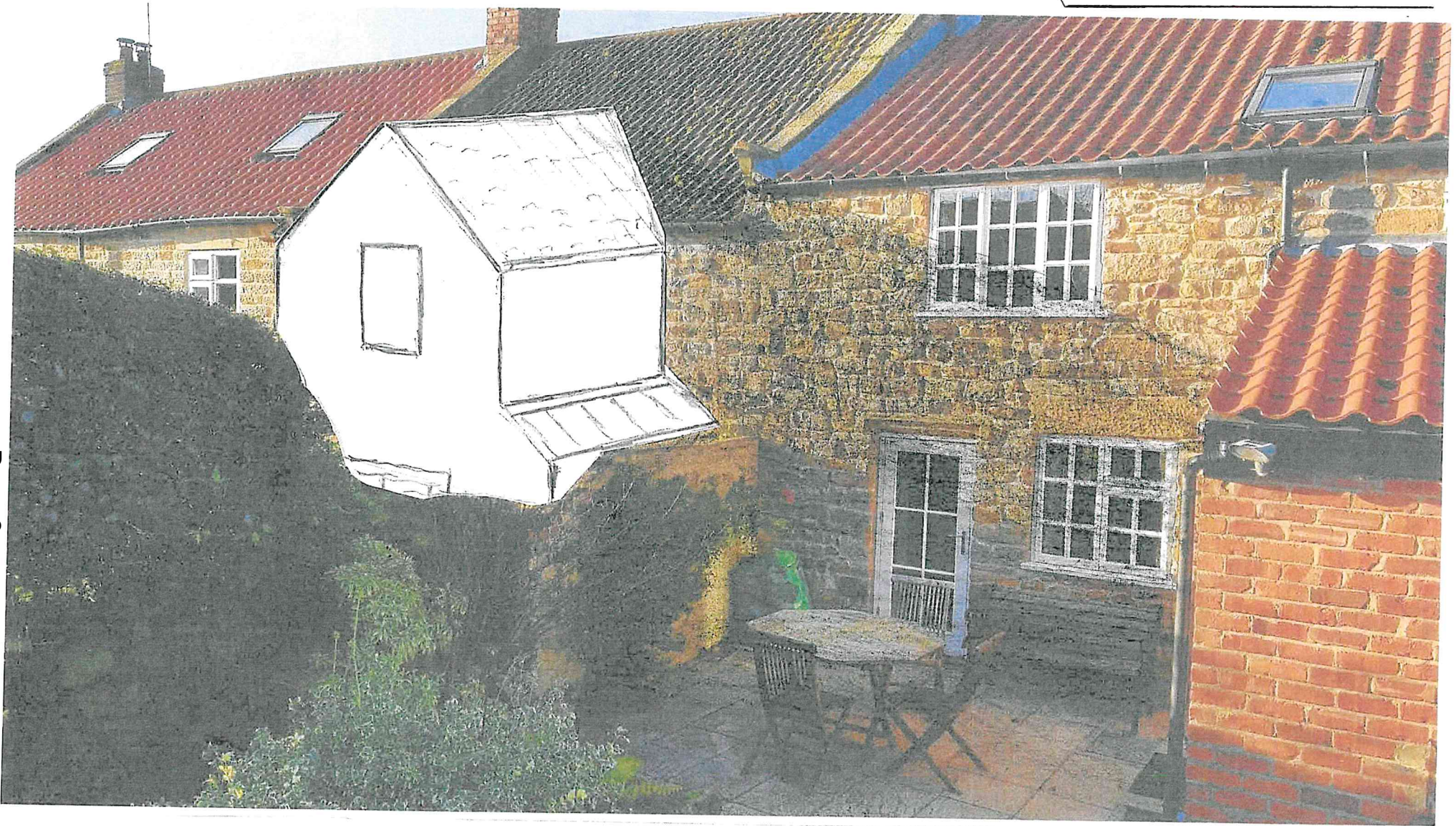


Meeting of Planning Committee, Thursday, 12th December, 2019 9.30 am (Agenda Item 3 ; 8)

19/02099/FUL – Construction of Part Two Storey, Part Single Storey Rear Extension at Highside, Borrowby, North Yorkshire, YO7 4QQ

Presentation by Mike Keast, DOCUMENT A – Current Amenity at Mullion Cottage





Meeting of Planning Committee, Thursday, 12th December, 2019 9.30 am (Agenda Item 3 ; 8)

19/02099/FUL – Construction of Part Two Storey, Part Single Storey Rear Extension at Highside, Borrowby, North Yorkshire, YO7 4QQ

**Presentation by Mike Keast, DOCUMENT B – Effect of Proposed Extension on Mullion Cottage**

Ridge Height of Reduced Extension Design is 5.5m from grade outside 'Highside' as advised by Mrs A Sunley, Hambleton DC in Email 25.11.19