HAMBLETON DISTRICT COUNCIL

Agenda

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Report of the Deputy Chief Executive.

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

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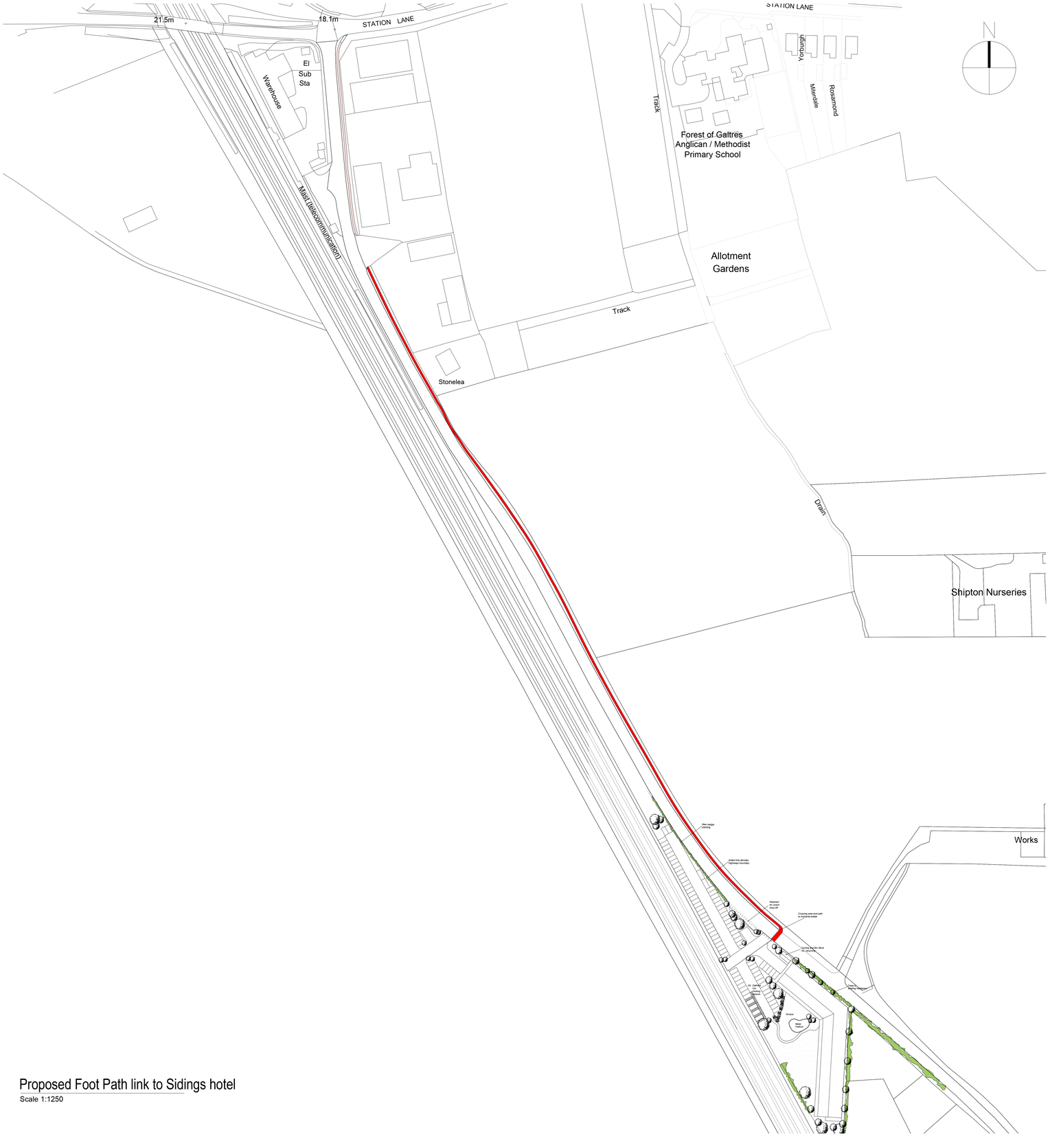
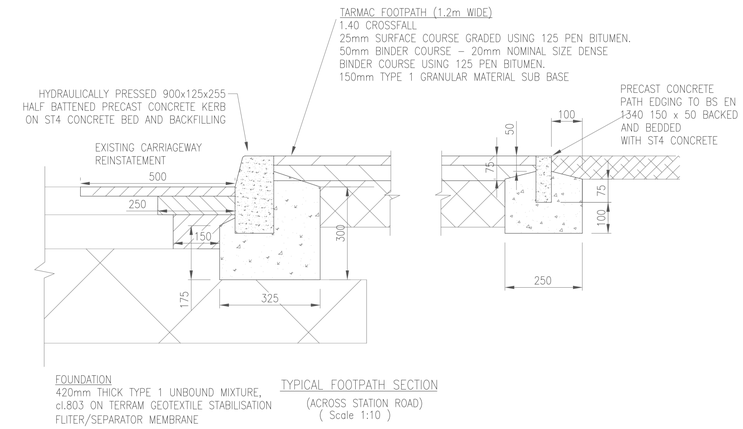
PLANNING COMMITTEE
SUPPLEMENTARY INFORMATION
29 October 2020

Agenda Item	Application number and Parish	Respondent	Comments
1	20/00848/FUL At the Sidings Hotel and Restaurant Shipton By Beningbrough North Yorkshire YO30 1BT	Agent	The Agent has confirmed that they have been seeking dialogue with County about a new footpath provision but have yet to receive a response despite having sought to engage with them. Agent advises that it should extend from the hotel up Station Lane as far as the industrial estate to the north, this being that part of the provision that would principally relate to the hotel. A 1.2 metre wide footpath can be readily provided as discussed, and this is shown by the attached plan. The land is within their ownership and the footpath can be provided using Section 278 of the Highway Act (meaning that it does not have to fall within the red line for the application). Report identifies the number of jobs that would be created during these phases, and (using the multipliers accepted as being robust at appeal) demonstrates that a significant proportion will be filled locally. As such the footpath will provide a safe access to the hotel not only for users but also staff. In addition.
		Resident (summarised)	• We do not object to the application. • We believe that the proposed design will be an improvement on the current buildings and site in general, which are now looking tired and in need of refurbishment - should not affect the surrounding countryside detrimentally • A well designed screened building will not be detrimental or out of place given its surroundings. • It should retain and provide new jobs for local people. At this current time with COVID 19 and jobs being lost in many sectors, the retention and provision of newly created jobs is an very important factor which must be taken into consideration. • It should also bring visitors to the area which may in turn generate revenue to other businesses locally, such as restaurants, Beningbrough National Trust, etc... • Applicant would pay for a footpath if allowed. This will improve safety for both staff and visitors to the proposed hotel who currently have no alternative other than to walk on the road which puts them at risk. We believe that a footpath should be a condition of the planning if approved as it has been offered by the applicants architect. If a footpath is constructed with street lighting then surely the speed limit of 30 mph could be introduced, which will ultimately improve safety.



Proposed Foot Path link to Sidings hotel

Scale 1:1250



Section 11 Typical section across proposed path

Scale 1:10

rev		date	dr by	ap by
original by KMc	description	Jul 2019	TI	

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client
Pinnacle Country Parks Limited

project
The Sidings Beningbrough

drawing
Proposed Foot Path link to Sidings hotel

computer file	plot date
C:\Mac\Architects\GIA-MAC\Projects\2018.245	oct '20
project number	scale
2018.245	VARIES
drawing number	rev / issue status
200	Planning

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2	20/00497/FUL Aiskew	Officer	Condition number 19 should now read: Notwithstanding the details shown on the approved plans, development above foundation level shall not commence until a scheme detailing arrangements and specification for the provision of the link road between the application site and the Wilbert Farm site to the north shown on plan ref Connecting Road Extract 002 received 01.10.2020 has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and completed before 75% of the market units are occupied and shall be retained for the lifetime of the development.
		Aiskew Leeming Bar Parish Chair	It is unlikely that a Parish Councillor will be able to attend the meeting and it is requested that the following statement be considered: *I don't think there are any grounds to oppose this development from a planning perspective, however there are a number of concerns regarding this development :* *Will it reflect Hambleton's comments in their forward plan to build small affordable starter homes and appropriate homes for older people (bungalows and accessible for people with disabilities?) rather than more four bedroomed dwellings. I understand Hambleton has more than sufficient four bedroomed houses.* *Will the development have vehicular and pedestrian links with the Wilbert Farm development, which would provide vehicular access to the Bedale Road and if not, why not?* *Has the flooding now been addressed?* *Will the new development be more imaginative than the current developments and will there be more use of green technology in construction, design and ongoing heating and power?* *In planning for the future with the County Council is there the possibility of a new school for Aiskew? (It must be the only community of its size in North Yorks not to have its own school. Particularly when there are two serving Leeming and Leeming Bar)* *Is there any possibility of CIL monies and the good will of developers to put funding and land aside to build a village hall for Aiskew?* *I don't want to speak to the meeting, but could you ensure my views and those of other councillors are fed through to the meeting and to our District Councillors.*

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		Mr J Giblin	An additional representation from a member of the public was received raising the following points: • Supports the proposed development • Shortage of new affordable homes • Existing cheaper homes in the area generally require renovations which makes them unaffordable to young people who are then forced into the rental market • The development will allow young people to stay in the area they grew up in and allow those who had to leave to move back
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4	20/01644/FUL Huby	Ms K Wood (Summarised)	Consultations (Section 4.0 of the report) No new representation received, but the neighbouring resident is unable to attend the committee and would like comments heard. • The concerns focus on the parking, lane maintenance costs and ability of the access to accommodate large vehicles • They advise it is not a 'shared' access. The lane is owned by Nooks Cottage right up to the gates of Misty Meadows, which has a right of easement to access their property. • The site boundaries are not correct showing land in their ownership. • They will have to consider legal advice in relation to seeking upkeep of the lane, as it will significantly increase maintenance costs. • Will result in four adults living there with additional cars. • No provision for visitor parking, and the applicant already owns several vehicles such as a horse transport and caravan. • The access is narrow and the road has poor visibility. • Visitors use their land to park and turn cars already. • The adjacent land owner has also commented that both Misty Meadows and the proposed property have significant land attached which could be used to keep horses. The access is not designed to provide regular access for large vehicles which would cause damage, noise and block access.

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		Officer	Response: The neighbour acknowledges that they were served the requisite notice, which addressed issues in relation to land ownership. • Whether the access can be used by new occupants is a civil matter. • The Highways Authority has made no comment in respect of a requirement for visitor spaces. Visitors to both properties can turn within the respective curtilages. • In summary, I would like the planning committee to ensure that, as an interested party and owner of the access lane, my concerns over parking and lane maintenance costs are seriously considered, • The main road is straight and wide, hedge boundaries are set back from the access mouth. To clarify users could reverse back down the access. The Highway Authority would be expected to raise concerns if visibility was poor or the volume of traffic created by the proposal would cause a highway safety issue, this would be in terms of vehicles meeting each other at the entrance or along the access. • The access narrows, but then it does widen giving access to Misty Meadows • Any inconvenience will be to the neighbours rather than a severe highway impact but unlikely to be considered significantly detrimental to amenity in this rural area given the existing uses on the site already. • The applicant, who resides at Misty Meadows currently has facilities for horses, with stabling already in existence and the land within their ownership used for horses already. • Concerns which may relate to where this access will lead in terms of opening up the fields at the rear for future development cannot be given significant weight because each application is judged on its own merits against current policies and material considerations at the time. The provision of the existing tennis court has greater implications in terms of domesticated the countryside that this proposal. • Concerns in relation to equestrian activities and the use of the access for this, is not an aspect that would be justified to refuse the application. Equestrian use is not an inappropriate land use within the countryside. • Whilst the concerns about the access have been noted, its use and upkeep are essentially a private matter between the applicant and the landowner.
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