

Update Sheet

Page No

3. Planning Applications

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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
10 June Update list

Agenda Item	Application number and Parish	Respondent	Comments
1			None
2	21/00220/REM Aiskew	Officer addition to report Agent	<p>Planning Balance The proposal replaces the existing reserved matters permission and facilitates the joining of two sites to create a single development. Vehicular access will now be taken through the adjacent site from Bedale Road removing the necessity to access the site via Sandhill lane and the mini roundabout. The merging of the two sites is considered an improvement by providing an holistic approach to development in this area. It is therefore recommended that the application be granted subject conditions.</p> <p>An error in the drawing numbers for the Stokesley house type has been corrected. The following drawings: House Type - B762 Stokesley Floor Plans - ZO21/6/PL1 received 27.01.2021 House Type - B762 Stokesley Elevations - ZO21/6/PL2 received 27.01.2021</p> <p>Have been replaced with: House Type – B762 Stokesley Floor Plans – B762/6/PL1 received 02.06.2021 House Type – B762 Stokesley Elevations – B762/6/PL2 received 02.06.2021</p> <p>Amendments to the landscaping proposals have been made to compensate for the loss of part of the hedge between the two sites. The drawings listed below should not be added to the plans list in condition 2. Phase 2 Planting Plan - Sitewide Layout and Schedules - BR_LP200 REV B received 04.06.2021 Planting Plan Phase 2 - Sheet 1 - BR_LP101 REV B received 04.06.2021 Planting Plan Phase 2 - Sheet 2 - BR_LP102 REV B received 04.06.2021 Planting Plan Phase 2 - Sheet 3 - BR_LP103 REV B received 04.06.2021 Planting Plan Phase 2 - Sheet 4 - BR_LP104 REV B received 04.06.2021 Phase 2 Landscaping Management Report YD2_20_06_BR_LMR001 - Rev B received 04.06.2021</p>

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3	21/00219/MRC Aiskew	Officer addition to report Officer	<p>Planning Balance</p> <p>This application seeks to amend the previously approved plans to facilitate the amalgamation of this site with the adjacent Wilbert Farm site. The amendments include a through road to the adjacent site and alterations to the layout on the eastern side to facilitate the drainage scheme for the whole site. Overall the amendments are considered acceptable.</p> <p>Additional condition recommended by the Environmental Health Officer:</p> <p>The noise mitigation measures required in noise assessment numbered LAE1019.6, dated 25th November 2020 and received by Hambleton District Council on 27.01.2021 shall be fitted to those plots identified prior to the units being occupied and shall be retained thereafter.</p> <p>Specifications shall be chosen to ensure that the resultant internal noise levels within habitable rooms (bedrooms and living rooms) shall achieve ambient noise levels of 35 dB LAeq,16hour in a living room and bedroom during the daytime and 30dB LAeq,8hour / 45 dB LAmax in a bedroom at night. The ventilation systems shall enable adequate ventilation without recourse to open windows to noisy facades and without causing additional noise which would impact on the specified ambient noise level achieved through the glazing.</p> <p>Reason: In the interest of occupier amenity.</p>
4	21/00098/OUT Bagby	Additional Representations Officer Note Agent	<p>A further 2 observations objecting to the proposed development have been received. The objections to the scheme reflect those listed within the report</p> <p>An additional comment is the plan suggests there is screening in place between proposed plot 5 and 11 St Marys Court but the existing trees overshadow No 11 and need crowning, and any shrubbery does not bear resemblance to the drawings on the plans.</p> <p>There is an acceptable separation distance between plot 5 and no 11, proposed conditions relate to tree and hedge protection, and landscaping is a reserved matter.</p> <p>Amended location, block and section plans received 08.06.21 removing Plot 1's front dormers from the section plan to accord with the block plan, and showing other land in applicants ownership on the location plan. Revised plan details added to condition 3 in uniform.</p>

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		Officer additional condition following Cttee SV	<p>Condition 17:Notwithstanding the provisions of any Town and Country Planning General or Special Development Order for the time being in force relating to 'permitted development', no windows shall be inserted in the south west gable elevations of plots 1,3 and 5 of the development hereby permitted without the prior written approval of the Local Planning Authority.</p> <p>Reason: To safeguard the amenities of occupiers of adjoining residential property in accordance with Local Development Framework Core Strategy and Development Policies CP1 and DP1.</p>
5	20/00330/FUL Crakehall	Officer addition to report Officer additional conditions	<p>Planning Balance The application site is allocated for housing in the Emerging Local Plan under CRK 1: North of Crakehall Water Mill, Little Crakehall. Amendments have been made to the proposal in line with the proposed modification to the allocation and the Inspectors comments. It is considered that the amended proposal maintains an acceptable relationship with nearby heritage assets and is in other aspects broadly in line with the requirements of CRK 1. It is therefore recommended that the application be granted subject to conditions.</p> <p>15. No construction shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In the interest of satisfactory drainage.</p> <p>16. The site shall be developed with separate systems for foul and surface water drainage.</p> <p>Reason: In the interest of satisfactory drainage and to avoid pollution of the water environment.</p>

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6	21/00779/FUL Great and Little Broughton	Additional Representations	<p>A further 11 objections have been received which reiterate those comments listed within the report. Mostly centred around concern with it being unjustified development in the open countryside and the detrimental impact on the amenity of occupiers of neighbouring dwellings. Furthermore, a number of the objections also refer to the unsuitable design of the development.</p> <p>Cllr Wake submitted a comment which follows in full:</p> <p>"I am not against development, however, this application is flawed in many ways.</p> <p>The application site lies outside the development limits of Great Broughton, which I do not support and the applicant does not state any exceptional circumstances for the application to go ahead.</p> <p>There will be a severe detrimental impact on the amenity of local residents.</p> <p>There will be a detrimental impact on the countryside- the amendments fail to address the issues outlined by the Inspector when the initial application went to appeal.</p> <p>Highways issues- Speeding through the village has not been addressed properly. There is a bend in the road to the south of the application site which would increase danger to all road users.</p> <p>Timber clad static caravans are not in keeping with the surrounding area.</p> <p>In my opinion this application contravenes policies CP4,CPI7,DP1,DP9,DP30 and DP31. I also do not believe that Highways issues have been adequately investigated.</p> <p>To conclude, I do not believe that this application should be allowed for the above reasons. Allowing this application to proceed would have a massive detrimental impact on the residents of Great Broughton and would pose a Highway safety risk.</p> <p>I would urge members to take notice of local knowledge on this occasion and refuse this application."</p>

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Page 5			<p><u>Drainage</u> Proposed methods of foul water and surface water drainage are septic tank and soakaway respectively.</p> <p><u>Additional Conditions</u> An additional condition is recommended which is as follows:</p> <p>Condition The principle elevation of the two lodges must face inwards towards one another and not have doorways on the rear elevation.</p> <p>Reason In order to protect the amenity of occupiers of the dwellings to the north, as per the requirement of policy DP1.</p> <p>Condition The development must comply with the following requirements that: (i) the caravans or cabins/chalets are occupied for the holiday purposes only; (ii) the caravans or cabins/chalets shall not be occupied as a person's sole, or main place of residence; (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/cabins/chalets on the site, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.</p> <p>Reason To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation and can thereby contribute to the economy without undue demands on local schools, social and health services etc, and in accordance with the objectives of the Hambleton Local Development Framework.</p>

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			<p>Condition The caravans / chalets hereby approved shall measure no more than 12.3m long by 6.2m wide and 4.3m in height.</p> <p>Reason In order to protect the character and amenity of the area and to comply with DP1 and DP30.</p>
7	21/00784/OUT Scruton	<p>Additional Site Context</p> <p>Conditions</p>	<p>Directly opposite the application site, to the opposite side of Common Lane and adjacent to The Nook, a site is being used for caravan pitches. There is no relevant planning history relating to this use on this site. The site lies outside the development limits of Scruton.</p> <p>Condition 6 to be amended to read: The development shall be for no more than one, single storey dwelling.</p> <p>Reason 6 In order to protect the character and amenity of the area and to comply with DP1, DP30 and DP32.</p>
8			None