

**Agenda**

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3. Planning Applications – Update List

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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**  
**26 August Update list**

Agenda Item	Application number and Parish	Respondent	Comments
1	21/01679/LBC Peter Jones Northallerton		
2	20/02689/HYB Aisling O'Driscoll Northallerton	<b>Ward Member Comments; Cllr P Atkin</b>	<p>Whilst I am in favour of development on the east side of Darlington Road I am not in favour of development on the west side of Darlington Road in this location. I strongly oppose any departure from the Development Plan for the intended purposes. In my view there should be no further development of any a sort to the north beyond what appears to be an abandoned industrial unit (Farm Feed Formulators?); especially not in open countryside.</p> <p>Development of this site in what is open countryside would adversely affect the "countryside" feel for residents living in the new Persimmon Homes development. Their walk into town is currently enhanced by the views to the Dales (if of course overgrown vegetation was to be removed). Why should this environmental amenity be removed to the detriment of many residents of the town?</p> <p>In addition they will be affected by light and noise pollution from the site and by litter (of which the. Town has numerous problems at present) should this development be allowed to go ahead.</p> <p>What indeed is the case for a fuel station at this location? Admittedly Northallerton has had issues in the past with a growing population and only two fuel stations but this has been overcome in very recent times with the addition of a new petrol station on Darlington Road.</p> <p>Is it assumed that the new petrol station will serve travellers from Teesside or Darlington using the new link road?</p> <p>That from a business point of view would seem highly unlikely as surely people travelling from those locations would normally fill up before setting off would they not? And in any</p>

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			<p>case 50% of those who fail to do so are already adequately provided for at Toll Bar Garage, Entercommon.</p> <p>The application mentions high quality retail units. These are nationally acknowledged to be Louis Vuitton, Gucci, Chanel, Dior, Armani, Yves Saint Laurent, Burberry and Prada - exactly the retail units that should be encouraged to come into the town not the outskirts, especially having regard to the millions spent on the Treadmills site, the new Town Square and Zetland Street.</p> <p>What message does this send out in striving to approve an alternative application outside of the towns curtilage? Town Centres are hard enough to try to reinvigorate without any other new threats to them.</p> <p>As regards the retail aspects this application would be extremely detrimental to Northallerton.</p> <p>Of course even if approved HDC would have no say whatsoever in whether any high quality retail units actually come to the site and if this did not materialise then lower end retailers could move in instead - Poundland perhaps.</p> <p>Another aspect is the intended office accommodation.</p> <p>Following COVID the culture of working from offices has changed dramatically. Many office workers will not return to their former office environment, many businesses will retain the work from home culture. Consequently many former office facilities will be unused or at least under-utilised. It seems very strange therefore to include additional office accommodation in the application.</p> <p>It is therefore my view that any departure from the Development Plan must be strongly resisted and that we can then look to the proposed developments on the east side of Darlington Road eventually reaching fruition.</p> <p>Paul Atkin  HDC Councillor - North Northallerton and Brompton Ward + Northallerton Town Councillor</p>

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Page 3		<p><b>Agent response to Question about the marketing of the site</b></p>	<p>Marketing to date principally relates to the proposed scheme. The link to the website is contained here for you reference <a href="https://www.carterjonas.co.uk/development/to-rent/northallerton-north-yorkshire/20011291">https://www.carterjonas.co.uk/development/to-rent/northallerton-north-yorkshire/20011291</a> A copy of the enquiry schedule has previously been submitted.</p> <p>The selection of a Developer during 2019 was undertaken to ensure certainty in the delivery of the site as a whole. Interest received and considered by the landowner included the creation of high value roadside frontage uses to facilitate the need to ‘pump prime’ the site infrastructure costs. A point I believe Fordy Marshall made as far back as 2016 in their representations to the Council.</p> <p>As previously highlighted the majority of the proposed development totalling 20,905 sq m is for employment related uses. The area proposed for retail and food/drink represents 983 sq m of development (1.03ha) or 12.2% of the site as a whole. A small percentage required to ‘pump prime’ the site infrastructure costs.</p> <p>Notwithstanding the marketing that has taken place in terms of the viability the market figures for employment uses (either to purchase or rent) and the infrastructure costs would remain the same irrespective of marketing prior to the proposals. The high end uses at the front of the site are required to enable the infrastructure to be delivered to ensure that the wider employment site is delivered. Without these high end uses the site will not be viable and will not come forwards for development.</p>
		<p><b>Letter from Aldi</b></p>	<p>A letter was received on 25.08.2021 from Aldi which is summaries as follows:</p> <ul style="list-style-type: none"> <li>- Wish to confirm that they remain committed to siting an Aldi Store at the new local centre at north Northallerton should permission be granted.</li> <li>- They have looked for a suitable site for some time and this one fulfils their requirements with Aldi forming the anchor sitting alongside other food and drink outlets. These form an important element in site selection.</li> </ul>

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		<b>Officer Update</b>	<ul style="list-style-type: none"> <li>- The new store will generate 40 jobs with pay above the national living wage and full training provided.</li> </ul> <p>Amended drainage details were submitted on 25.08.2021. The amendments seek to address queries from the Lead Local Flood Authority. Final comments are awaited.</p>
	Afternoon Session Commencing at 13:30		
Page 4 3	21/01111/OUT Aisling O'Driscoll Hornby	<b>Additional Representation N. Jardine</b>  <b>Officer Response</b>	<p>Unable to attend Committee. In addition to previous comments there is concern that the proposal is recommended for approval despite non compliance with the LDF and the number of issues raised. It is requested that the application be refused, however, should the proposal be approved it is requested that the following issues be addressed by condition:</p> <ul style="list-style-type: none"> <li>- Ensure that the existing access road to the north is not used for construction purposes.</li> <li>- Retention of the two trees within the site.</li> <li>- Ecological mitigation measures</li> <li>- Control of air source heat pump noise should they be installed</li> </ul> <p>In response to the above it is acknowledged that the proposal does not comply with the LDF, however, the application is being considered under the IPG.</p> <ul style="list-style-type: none"> <li>- Condition 9 requires a construction management plan which includes temporary construction access details. This should be sufficient to control construction access.</li> </ul>

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Page 5		<b>Officer Update</b>	<ul style="list-style-type: none"> <li>- The two trees are subject to provisional Tree Preservation Orders to ensure their protection during the application process. In addition, notwithstanding the indicative layout, the applicant has agreed to retain the trees.</li> <li>- Since publication of the report Yorkshire Wildlife Trust have recommended that conditions be included to require a Construction Environmental Management Plan and a Landscape Environmental Management Plan. Proposed wording is set out below.</li> <li>- Air source heat pumps are not currently proposed. Should these be proposed at Reserved Matters stage the specifications will be checked by the Councils Environmental Health Officer. If these are not proposed at Reserved Matters stage then further permission will be required unless the pumps meet the Microgeneration Certification Scheme Planning Standards which include requirements for noise output.</li> </ul> <p>The following ecological condition wording is recommended: Prior to the commencement of the development, hereby approved, a Construction Ecological Management Plan and a Landscape Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.</p>
<b>4</b>	21/01397/FUL Kate Williams Kirby Sigston	<b>Officer Update</b>	<p>The agent has advised that the finished floor level of the building is 64.27, the closest top of bank level is 63.49 the water level is lower than this.</p> <p>An additional condition is to be added to reserve the right of control to the LPA over building heights.</p> <p>Condition 12: Prior to the construction of the external walls of the development detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance</p>

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			Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form. Reason: In the interests of the visual amenity of the area in accordance with LDF policies CP16 and DP30.
5	21/00898/FUL Nathan Puckering Kirklington-cum- Upsland		
6	20/02910/FUL Naomi Waddington Raskelf	<p data-bbox="577 651 674 687"><b>Agent</b></p> <p data-bbox="528 799 723 906"><b>Further observation from G Cope</b></p> <p data-bbox="517 1241 734 1278"><b>Officer Update</b></p>	<p data-bbox="770 651 2024 758">The agent reports that following a meeting with the NYCC Footpaths Officer the proposal will not require an application for a footpath diversion order to be made and approved to enable the works to go ahead.</p> <p data-bbox="770 799 2018 1161">Unable to attend Cttee meeting. Further to his previous objections comments if the application is to be approved he would like conditions in relation to 1) The existing drainage and culvert moved/diverted in a way so as not to cause additional and/or increased flooding to the surrounding properties and/or road, 2) Concerns relating to construction vehicle parking - Supplies photographs of vehicles parked during Cttee site visit blocking pavements and obstructing visibility and access into drives. Construction vehicles will cause risk to users of road and pavement . Requests developer arranges with PC to park vehicles at village hall, and if not proposal should not proceed due to serious concerns over highway safety and non-availability of safe off-street parking for construction</p> <p data-bbox="770 1241 1312 1278">Condition 8 to be reworded as follows:</p> <p data-bbox="770 1315 2024 1386">The site shall be developed with separate systems of drainage for foul and surface water on and off site and the proposed system shall also include provision to manage ground</p>



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		<b>Officer Update</b>	water and any other piped or open watercourse or water feature within the site or directly affected by the development. The separate systems should extend to the points of discharge to be agreed and include details of maintenance arrangements for the life of the development.  EOT agreed until 30.08.21
7	21/00078/MRC Aisling O' Driscoll Skutterskelf		
8	21/01459/OUT Andrew Cotton Yafforth	<b>Officer Update</b>  <b>Additional third party representation</b>	The application is referred to Planning Committee after initial consideration at the Planning Consultative Panel  Objection. We need to have an access adjoining the church big enough to drive in and turn around in order to leave the site safely.
9	20/02752/FUL Marc Pearson Tollerton	<b>Ward members</b>	The application is referred to Planning Committee after initial consideration at the Planning Consultative Panel.  Please accept our apologies, we are unable to attend in Person as we are attending Funerals, but wish the following objection to be considered. Application No 20/02752 /FUL Tennis Court Lane, Tollerton Planning Committee As Ward Members for Tollerton, we have serious concerns regarding the condition of current road and access to the proposed development. Access at either end of the track is via single lane road. Indeed the access at Church Lane end, from Main Street, is barely wide enough for one vehicle and there is no place for vehicles to pass.

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			<p>The HDC Refuse collection lorry uses the entrance from Aine Road, and has on several occasions been unable to successfully access the houses at the end of the lane due to the overgrown nature of the surrounding hedgerows and trees.</p> <p>As the Committee witnessed during the visit, the lane is used by many pedestrians, dog walkers, cyclists etc who appreciate the rural surroundings, and this number increases during the weekend</p> <p>The Public Footpaths over the surrounding fields to other local villages are accessed via this Lane also, which makes it a popular route for walkers. Increased traffic would seriously impact the safety of the many users, and exacerbate the deterioration of an already very poor track.</p> <p>For the reasons outlined, we wish to see this application REFUSED</p> <p>Councillors Knapton &amp; Thompson Easingwold Ward Members</p>
<p>Page 8</p> <p>10</p>	<p>20/02742/FUL Marc Pearson Tollerton</p>		