

Update Sheet

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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
7th July 2022 - Update list

Agenda Item	Application number and Parish	Respondent	
1	20/02882/OUT Aiskew	Additional Representation	<p>1. The proposed arrangements for access are deeply unsatisfactory. There have been 26 objections to this Planning Application almost all of them concerned with the proposed access. We have a Right of Way over the full length of Blind Lane and travel up and down regularly with agricultural machinery. To install a ramped crossing with a 1 in 12 gradient heading for the Wensleydale Railway Line seems like a very bad idea particularly in light of it being sheltered, north facing and prone to frost.</p> <p>2. Included in the plan for the development is 0.4 acres of land which I own. The land is a purpose built concrete FYM store which has been in use for over 40 years. I have not agreed to sell this to the developers and currently do not intend to stop using this valuable farm asset. No mention seems to have been made of the proximity of the muck pad and FYM in the application.</p> <p>3. I note that at the Beaumont Gate site in Aiskew the developer unexpectedly discovered asbestos in agricultural buildings on the extended area and requested a reduction in the percentage of affordable houses to cover the uplift in their costs. To avoid a recurrence of this at Blind Lane I thought it helpful to inform the Planning Committee at this stage, that the Hatchery Building almost certainly contains a large quantity of asbestos and I know that the old farm buildings at Aiskew House Farm, which I previously owned, contain a large amount of asbestos internally and externally. I hope the safe removal has already been factored in by the developers.</p> <p>Officer amendment to Condition</p> <p>Prior to the occupation of the first dwelling the Applicant shall submit an independent survey prepared by a suitably qualified highway engineer confirming that the construction of Bluebell Way between the application site and Bedale Road has been completed to an adoptable</p>

			<p>standard in accordance with the approved plans of the Bluebell Way development and that the road is safe to use for both existing households and by households who will occupy the proposed development.</p> <p>Prior to Bluebell Way being taken under maintenance by the Highway Authority, between the application site and Bedale Road, the developer shall undertake any required maintenance to Bluebell Way, between the application site and Bedale Road, in order to maintain a safe and commodious route.</p>
2	22/00331/OUT Appleton Wiske		
3	21/02226/REM Brompton	Applicant	Application has been requested to be deferred to allow the applicant to address an issue with regard to the layout and the relationship of proposed dwellings to Gibraltar House.
4	22/00810/FUL East Cowton		
5	21/01302/FUL Tollerton	Officer	Site layout drawing number at condition 2 to be changed to 12F
6	21/01303/FUL Tollerton	Officer	Site layout drawing number at condition 2 to be changed to 12F
7	21/03048/OUT Huby		
8	22/00470/MRC Little Thirkleby		
9	22/00927/FUL Newby		
10	21/02957/FUL Ellerbeck		
11	22/00526/FUL West Tanfield		
12	22/01074/REM Great Smeaton	Officer	In paragraphs 1.2, 1.4, 5.3, 5.13 and 5.14 of the Officer's report it refers to a two-bed unit being provided. This is an oversight. For the avoidance of doubt, as shown on the amended plans, the housing mix is as follows:

			<p>3 x 3-bed dwellings (60%) 2 x 4-bed dwellings (40%)</p> <p>Officers would maintain the assessment of the housing mix remains correct in that the proposed housing mix complies with policy HG2 of the Local Plan due to the majority being 3-bed units, helping to meet the identified need in the SHMA.</p>
		Late Consultee Response	<p>On the 5th July, Officer's received a consultee response from Environmental Health raising no objections. The details relating to mitigation from the effects of construction in the Construction Management Plan were also deemed adequate.</p>
		Amended Condition	<p>Condition 6 on the recommendation relating to the works required to tie the proposed on-site footpath with the existing off-site footpath has been altered after the Local Highways Authority signed off on an additional drawing showing how this would be implemented. It is proposed this will now read:</p> <p><i>"The following schemes of off-site highway mitigation measures must be completed as indicated below:</i></p> <p><i>- Provision of a footway between the on-site footpath and the existing footway to the north (outside 'The Cloisters').</i></p> <p><i>Prior to the dwellings hereby approved being brought into use, the above off site works to the footway must be implemented in complete accordance with the drawing numbered S3591-BDN-XX-XX-DR-C-0101 Rev P2 received by Hambleton District Council on the 04.07.2022."</i></p>
		Amended Condition	<p>Condition 7 on the recommendation relating to measures to prevent surface water from discharging onto the highway has been altered after the Local Highways Authority signed off on an additional drainage plan provided by the applicant. It is proposed this will now read:</p> <p><i>"The measures to prevent surface water from discharging onto the highway outlined on drawing numbered S3591-BDN-XX-XX-DR-C-0101 Rev. P3 received by Hambleton District Council on the 21.06.2022 shall be implemented in full prior to the development hereby approved coming into use."</i></p>
		Additional Public	<p>4 additional letters of objection received which do not introduce any additional issues other than those set out in the Committee Report: namely the scale of the buildings, the impact on</p>

		Comments	the protected trees (especially during construction), the impact on protected species and the impact on adjacent dwellings during construction.
13	22/01347/APN Warlaby		