

PLANNING COMMITTEE
SUPPLEMENTARY INFORMATION
13th January 2022 - Update list

Agenda Item	Application number and Parish	Respondent	
1	21/01932/FUL Aiskew	Third party representation	Not against a new dwelling in this location, but concerned about the new access into the field, in a location with poor visibility. The existing access is sufficient.
2	21/02080/FUL Hornby		
3	20/01189/FUL Ingleby Arncliffe		
4	21/01348/FUL Kirkby	Third Party representation	<p>Further comments have been received from a local resident raising a further objection to the application on the following grounds which is set out below in summary and in full at Appendix one:</p> <ul style="list-style-type: none"> • The Accuracy of sound report and present road conditions – the objector has provided a letter from North Yorkshire County Council who state that Station Road is in a very poor condition and a letter from North Yorkshire Police who acknowledge that there is a speeding problem on Station Road. Therefore, the objector is of the view that a damaged road and excessive speed will result in a high level of noise and that the noise consultants who undertook the measurements did so on a severely uneven and poorly repaired road and that subsequently this should not be ignored when assessing the level of ambient sound. The objector advises that when the excessive speed and road maintenance problems are resolved the background sound levels to calculate the required mitigation by 12dB would be incorrect. • Use of the Extractor – The sound report depends upon the extractor’s stated use being limited to between 9:00am to 17:00 Monday to Friday. This is not true as the machine is used on evenings and at the weekends. • Change of Use – Prodrive lease one half of a building that was purchased in 2017, however prior to the sale of the building in 2016 it was described as a warehouse. There

		<p>Officer response to additional objection</p>	<p>has never been a change of use applied for and planning permission hasn't been granted for an industrial operation to operate from this site.</p> <p>Accuracy of the noise report conducted: As part of the planning application consideration process the Council's Environmental Health team have undertaken a robust review of the noise reports produced. This is noted and set out within the officer report. Environmental Health have reviewed the application on three separate occasions. They have reviewed the methodology of the noise consultants work in recording the data. They are satisfied that the methodology undertaken was in accordance with British Standards and was a suitably robust report. Therefore, based on the evidence provided to the Council it is considered that the report noise report submitted and the actions undertaken by the applicant show that the mitigation methods undertaken on the site are suitable to ensure that the development is in accordance with Policy DP1 of the Council's Local Plan Policies.</p> <p>Use of the extractor: The objector advises that this is currently being used at weekends and late into the evening. A condition has been imposed to restrict the use of the extractor; however it is proposed that this be amended so that it is clearer and meets the requirements of the advice received from Environmental Health which reflects the noise assessment. It is proposed to amend the relevant condition as follows:</p> <p>"The dust extraction system shall not be operated on the premises outside the hours of 09:00 and 17:00 hours on Monday to Friday and shall not operate on Saturday, Sunday or Bank Holidays."</p> <p>The reason that the dust extraction system should only operate during daytime hours, Monday to Friday is because the noise report conducted was only undertaken during the week during a daytime. No further assessment has been undertaken regarding background noise levels at weekends or in the evening. Therefore at these times there could be a lower level of background noise and therefore the extractor could have a higher noise impact which has not been fully assessed by the Council as the information has not been submitted for consideration.</p> <p>The change of use of the premises: This has been previously raised and is explained in detail</p>
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		<p>Proposed amendments to conditions and description</p>	<p>within the officer report (paragraphs 5.28 to 5.30). It is officer's view that there has been no material change of use and no breach of planning control has occurred.</p> <p>Condition two states the following:</p> <p>"The acoustic enclosure by way of a timber enclosure as shown in the amended Report received by Hambleton District Council on the 28 September 2021 shall be suitably maintained whilst the dust extraction unit is in operation and the door providing access to the unit shall be kept closed when not being used in connection with maintenance."</p> <p>It is proposed to split this condition into two separate conditions to ensure that the acoustic enclosure is retained at all times and a further condition is proposed to ensure that the door to the unit is closed at all times. This will ensure that the conditions are clear, defined and enforceable separately. Therefore, it is proposed that condition two be deleted and two additional conditions are proposed as follows:</p> <p>"The acoustic enclosure by way of a timber enclosure as shown in the amended Noise Report received by Hambleton District Council on the 28 September 2021 shall be retained at all times."</p> <p>"The door providing access to the timber enclosure as shown in the amended Noise Report received by Hambleton District Council on the 28 September 2021 shall remain closed at all times, except at times when the extraction unit is being maintained."</p> <p>Furthermore, condition five as set out in the officer report should also be amended to read as follows:</p> <p>"Within three months of the date of this decision, a maintenance schedule shall be submitted to and approved by the Local Planning Authority. The details shall include how the dust extraction system shall be maintained and shall include, but not be limited to; changing of dust filters, motor units and emptying of dust collection chamber. These details shall be based on manufacturers recommendations and supported by technical</p>
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			<p>data. Thereafter the dust extraction system shall be maintained in accordance with the approved details in perpetuity.”</p> <p>The description of development currently reads follows:</p> <p>“Part Retrospective permission for dust extraction installation and associated noise mitigation works”</p> <p>However, as the dust extraction system has been installed and the noise mitigation works have also been undertaken (i.e the implementation of a timber enclosure), it is considered that the word “Part” should be removed as the whole of the development is retrospective. Therefore the description of development is proposed to be amended as follows:</p> <p>“Retrospective permission for dust extraction installation and associated noise mitigation works”</p>
5	21/02628/OUT Raskelf	Agent rebuttal received 6.1.2022	<p>The agent has provided a rebuttal to the comments received from the adjacent neighbours (Mr and Mrs Lee at Caldecott) as summarised below.</p> <p>The agent notes that the previous 2 unit scheme was refused despite an officer recommendation for approval. The revised application has been reduced to one dwelling in order to overcome the reasons for refusal.</p> <p>The current proposal has reduced size, nearly half the size and considerably smaller than Caldecott. The refused scheme comprises 139sqm whilst the current proposal is 80 sqm. Caldecott itself is 182 sqm. The proposed property has a small footprint that could be either three bed or four bed when detail designs are submitted if approval were to be granted.</p> <p>Further submitted plans demonstrate the actual position of the sewer on site to The Planning Authority and detailed the exact position on the plans.</p> <p>The proposal will dispose of surface water by soakway and thus raises no concerns with the</p>

			<p>existing system in the village.</p> <p>Concerns were raised with regard to passing and turning places these have now been addressed. NYCC Highways are again satisfied.</p> <p>It is worth noting that the shared drive to Caldecott and one of the two Houses approved to the rear of what was Pear Tree Cottage have no passing place and no dedicated turning area from the main road up to Caldecott boundary</p>
6	21/02688/ADV Northallerton		
7	21/02824/LBC Northallerton		
8	21/01181/FUL Sessay	Officer update	<p>An amended street scene plan has been received to show additional chimney and fenestration details on the adjacent existing buildings either side of the proposed dwelling on Aldorian and Wayside. No changes to the proposed development design are shown.</p> <p>Measurements between the proposal and adjacent properties are set out below as follows:</p> <p>Proposed dwelling to Aldorian (to the north) is approximately 4.50m Proposed dwelling to Wayside (to the south) is approximately 1.65m Wayside to Hollybush (adjacent property to the south of Wayside) is 1.55m</p>

Accuracy of sound report and present road conditions

Station Road is in a very poor condition as stated in a Reply from Thirsk Area 2 in 2017

It also has a speeding problem which has recently been acknowledged by North Yorkshire Police. **(Docs 1 & 2)**

The speed limit is 30 Mph but is presently neither adequately signposted or enforced and when excessive speed and a damaged road surface are combined, high levels of noise will result.

Apex recorded the base line ambient noise at a severely uneven and poorly repaired section of road. **(Doc, photographs 3 and 4)**

Traffic on Station Road is sporadic and variable the extractor is a constant sometimes for 4 or 5 hours.

Although excess speed and lack of road maintenance are separate issues, the condition of Station Road and the location of recording equipment should not be ignored when assessing the level of ambient sound.

When the excessive speed and road maintenance problems are resolved, the background sound levels used to calculate the required mitigation by 12 dB would be incorrect.

Use of the extractor

The Apex sound report depends upon the extractor's stated use being limited to between 09.00 to 17.00 Monday to Friday.

Not true, this machine is also used evenings, weekends, early mornings and bank holidays when traffic flow is minimal.

iPhone video recordings with time and date index codes are available via the H D C planning portal as per **(Doc 6)**

Change of Use

Prodrive lease one half of a building that was purchased in 2017, by Reversionary Assets 2 Ltd.

However, Prior to this sale the building was described correctly, by a competent commercial property vendor as a warehouse to let. **(Doc 7)** Google image July 2016

There has never been change of use.

In 1974 permission was granted for the warehouse.

(Doc 8) 74/0921/FUL

In the officer report to this committee there is a mention at paragraph 5.28 of a 1981 planning change **(Doc 9)** 80/1599/EUC

This permission only applied to Ayton Engineering, (Who sold second-hand equipment) The company became Ayton Equipment in 1992 and the permission was void.

Never before has a noisy factory been located at TS9 7AB the area is the former Stokesley railway Station's shunting yard and (NDHA) Victorian buildings.

As defined by H D planning in previous applications **(Doc 10)**

(Doc1)

Our ref: SM/KN
Contact: Steve Mason

Highways and Transportation
Area 2 - Thirsk Office
Thirsk Industrial Park
York Road
Thirsk
North Yorkshire YO7 3BX
Tel: 01609 780780
Email: area2.thirsk@northyorks.gov.uk
Web: www.northyorks.gov.uk

24 April 2017

1 Station Terrace
Station Road
Stokesley
Middlesbrough
TS9 7AB

Telephone: ---

Dear Sir

CARRIAGEWAY CONDITION – STATION ROAD STOKESLEY

Thank you for your email dated the 19 April 2017 in regards to the condition of Station Road Stokesley. Our records show that the condition of Station Road is poor as there have been numerous localised safety repairs completed along the whole length of this road. The condition of the road is such that the only permanent solution is now to re-surface the entire length of the carriageway.

Funding for re-surfacing schemes is limited and as such a scoring and prioritisation process is used to assess each scheme. Unfortunately the assessment for Station Road was scored below a point that would have attracted funding for the 2017/18 works programme. I accept this is disappointing however please note the road will be re-assessed annually until such time the scoring precludes the allocation of funding and inclusion on future works programmes.

North Yorkshire County Council has developed a Highway Safety Inspection Manual; this guidance document is used by the local Highway officer in assessing and procuring the repair of any safety defects. Station Road will continue to be regularly assessed with any defects repaired in line with the HSIM.

If you would like to discuss this matter further I am available through the customer service centre on 01609 780780

Yours sincerely

Stephen Mason
Maintenance Manager

(Doc 2)

HB1710901 Station Road, Stokesley

Speed Concerns SpeedConcerns@northyorkshire.police.uk

10/11/2021 12:22

To

Good afternoon

With regards to the speeding complaint reported by you, speed and accident data has recently been obtained and has recently been reviewed by the Road Safety Partnership Team:-

The speed data has highlighted issues suitable for enforcement. This has been passed to the North Yorkshire Police for action. Any enforcement will be undertaken at times as identified by the data.

Concerns with a specific vehicle/ company vehicles: If you have concerns over a small number of vehicles, and have the details of them, whether it is one vehicle's registration plate or you have concerns with a particular company's vehicle, then this concern is not suitable to go through this process. Please contact '101' who will be able to assist you. You also need to do this if you have concerns over how cyclists use the roads.

Have you witnessed anti-social use of vehicles/ captured it on camera:

If you have witnessed or captured instances of anti-social use of vehicles or poor/ dangerous driving on a dashboard camera or other form of camera, then North Yorkshire Police have launched 'Operation Snap' which aims to improve the attitudes of all who use our roads and increase the level of safety for all. Information on how to register and send these instances can be found here: <https://www.northyorkshire.police.uk/ro/report/rti/rti-b/report-a-road-traffic-incident/> or by emailing: OpSnap@northyorkshire.police.uk

Covid-19

Due to the on-going Coronavirus situation, the deployment of Data Loggers may be delayed. Please also note that due to current staffing levels the Speed Concern mailbox responses may be limited or take longer than usual.

Kind regards

Nikki Costello
4126
Traffic Bureau Support Officer
Athena House

(Doc 3)

Photograph copied from Apex report



(Doc 4)

POSITION OF
MICROPHONE



Doc 5

Previous retrospective application for the same machine by the same applicant

- [Retrospective permission for the installation of new dust extraction system to remove dust and particles from the workplace directly into a housed container](#)

Prodrive Joinery And Shopfitting Limited Burdon Limited Station Yard Station Road Stokesley North Yorkshire TS9 7AB

Ref. No: 18/00447/FUL | Received: Wed 28 Feb 2018 | Validated: Wed 28 Feb 2018 | Status: Decided (Refused)

Appeals Casework Portal

[Home](#) [My Details](#) [Log Out](#) [Help](#) [Language](#)

Customer Support: England 0303 444 5000 Wales 0303 444 5940

You are currently logged in

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Reference: APP/G2713/W/20/3247310

Appellant/Applicant

Prodrive Joinery And Shopfitting Limited

Agent

Site Address

Station Yard
Station Road
Stokesley
Middlesbrough
TS9 7AB

Case Details		Dates
Case Type	Planning Appeal (W)	Start Date
Local Planning Authority	Hambleton District Council	Questionnaire due
Case Officer		Statement(s) due
Procedure	Written representations	Interested Party Commen
Status	Complete: Turned Away	Appellant/LPA Final Comrn
Decision and Outcome	Not yet decided	Inquiry Evidence due
		Event Date

Doc 6

Video recordings with time and date index codes are available online proving noise pollution from the extractor during times outside of quoted hours and can be accessed via an objection to this application.

2051616	Observations (incoming)	further supplement to objection	24/06/2021
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These iPhone recordings demonstrate evening and weekend operating times when traffic is very light and contrary to the baseline of background noise used by Apex.

These include the following representative times and dates.

Bank holiday 06 May 2019, 09:23: Am (Bank holiday morning)

Bank Holiday Monday 6th May 2019 14.09pm (Bank holiday afternoon)

Sunday 7th JULY 2019 15.50pm

Saturday 28 September 2019 1.10 pm.

Wed 2nd October 2019 07.54 Am

Friday 18th OCTOBER 2019 18.20 pm

Monday 25th November 2019. 18.12 pm

Sunday 12th April 2020, 13.19 pm

(Doc 7)



July 2016

Type here to search



Address

Image capture: Jul 2016 © 2021 Google United Kingdom Terms Privacy Report 10:28 03/06/2021

(Doc 8)

74/0921/FUL | Construction of Extension To Existing Building To Be Used For Warehousing. Point 3 of conditions describes amenity.

TOWN AND COUNTRY PLANNING ACT, 1971

HAMBLETON DISTRICT

Council

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

To Mr. B.F. Smith, c/o Metricon (Structural Eng) Ltd., Yarn Road Industrial Estate, Darlington.

The above-named Council being the Planning Authority for the purposes of your application dated the 19th April, 1974, in respect of proposed Development for the purposes of construction of extension to existing building to be used for warehousing at Old Railway Station, Station Road, Stokesley,

have considered your said application and have granted permission for the proposed Development subject to the general condition to ensure compliance with Sections 41 to 44 of the Town and Country Planning Act, 1971; that

1. The development hereby permitted shall be begun on or before 22nd May, 1979.

~~Approval for approval of the reserved matters shall be made to the local planning authority not later than~~

The development hereby permitted shall be begun on or before whichever is the later of the following dates:

- (i) the date of the final approval of the reserved matters; or
- (ii) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved, and to the further condition(s)

2. A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved by the Local Planning Authority before the development hereby approved is brought into use. Such a scheme shall specify types and species, include a programme of planting and shall be implemented to the satisfaction of the Local Planning Authority during the first planting season (November-March) following the completion of the development.

3. In the event of the failure of any of the trees or shrubs planted in accordance with any scheme as may be approved by the Local Planning Authority to survive for a period of two years from the date of the completion of the implementation of that scheme such trees or shrubs shall be replaced to the satisfaction of the Local Planning Authority.

Reasons for conditions

- 2. To reserve the rights of the Local Planning Authority with regard to these matters.
- 3. In the interests of the amenities of the area.

Date 23rd May, 1974.

NOTE

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated, or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

Secretary Designation

(Doc 9)

80/1599/EUC | Use Of Land And Part Of Existing Building For General Industrial Purposes And Storage Of Engineering Equipment

Parish..... KIRKBY

SS

No. 2/82/3D/PA

HAMBLETON DISTRICT COUNCIL

Report and Recommendation on Application for Planning Permission

Name and Address of Applicant: Ayton Engineering Limited, Dukesway, Teesside Industrial Estate, Thornaby, Cleveland.

Description and situation of proposed development: Use of land and part of existing building for general industrial purposes and storage of engineering equipment at Station Yard, Station Road, Stokesley (in the parish of Kirkby)

Date of application: 16th October, 1980

PLANNING OFFICER'S REPORT:

In October 1979 members gave conditional approval for general industrial purposes at this depot site in Station Road. In order to safeguard this use as a general industrial nature in this lightly populated area, however, a personal condition in favour of the applicant Company was imposed. That particular permission was never implemented. This application proposes the use of the eastern half of the warehouse premises (Dabb Chemicals Ref: 2/82/3E/PA propose to use the western half) for the storage of engineering equipment together with a minor amount of cleaning and reconditioning of equipment, also use of lathes and drilling machines. The firm propose to build a small office block and to use the rear area of the site for storage. It is considered that the use proposed, particularly in the location to the rear of the site would be acceptable but should be conditional of course upon similar conditions to those imposed on the earlier approval to include a personal use and noise restrictions. Approval is recommended.

E.H.O.

P.C. - No objections

C.S. - Conditional approval.

RECOMMENDATION: PERMISSION GRANTED S.1 (E.H.O./C.T.O.)

1. Standard time condition - 26.11.85
 2. The permission hereby granted shall not be exercised by any person or Company other than Ayton Engineering Limited and the permission shall relate only to the uses described on the form of application.
 3. No hammering, or other work liable to cause noise which would be a nuisance to the occupants of nearby dwellinghouses, shall take place on Sundays or between the hours of 7.00 p.m. and 8.00 a.m. on weekdays.
 4. The detailed plans of any proposed new buildings, or extensions or alterations which, in the opinion of the L.P.A., materially affect the external appearance of the existing building, including building materials, (and any new accesses) shall be submitted to and approved by the L.P.A. before any such development is commenced.
- CONDITIONS CONTINUED

.....
Planning Officer

DECISION OF COMMITTEE:

NTE/FDH

Date 27th November, 1980

.....
Chairman

(Doc 10)

N D H A confirmation

- **Demolition of 3 existing dwellings and construction of a replacement dwelling**

1 - 4 Station Cottages Station Road Stokesley North Yorkshire TS9 7AB

Ref. No: 13/02189/FUL | Received: Tue 15 Oct 2013 | Validated: Mon 21 Oct 2013 | Status: Decided (Refused)

Appeal Decision APP/G2713/A/14/22151527.

The other non-designated heritage assets identified by the Council include the former station master's house/station building opposite the site and The Station public house and an adjoining single-storey structure. Together, the buildings form a small and discrete group of traditional buildings in a wider setting of more modern development, and their contribution to the character and appearance of the area is enhanced by the historic association with the former railway. Whilst the adjacent Victorian cottages are less clearly 'railway architecture', they nevertheless contribute to the group and its setting.

Doc 2

- **Alterations and change of use of public house to cafe and offices.**

Station Hotel Station Road Stokesley North Yorkshire TS9 7AB

Ref. No: 15/00138/FUL | Received: Fri 23 Jan 2015 | Validated: Wed 28 Jan 2015 | Status: Decided (Granted)

4.5 Conservation Officer - The Station Hotel is part of a wider group of other heritage assets, including the station, railway cottages, the signal box and the brick building next to the hotel (not sure of its name or use). As a group, these buildings are of historic significance and worthy of being identified as NDHAs. On it's own assessment I would say that the hotel meets criteria 1, 3, 5 and 6.