



PLANNING COMMITTEE

Tuesday 21 October 2014 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

18 Late Observations

(Pages 2 - 10)

Agenda Item 18

RYEDALE
DISTRICT
COUNCIL



Please Contact: Mrs Karen Hood
Extension 386
Email: karen.hood@ryedale.gov.uk

All Members of the Planning Committee
Council Solicitor
Head of Planning & Housing
Managing Development Team Leader
Development Management Officer

Ref: Agendas/Planning/2014/2015

17 October 2014

Dear Councillor

Meeting of the Planning Committee - 21 October 2014

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

Yours sincerely



Mrs Karen Hood
Managing Development Team Leader

Enc

APPLICATION NO: 14/00900/MFUL

PROPOSAL: Change of use and alteration of farm buildings to form office and small parts storage, erection of attached office building with three bedroom on-site managers apartment to first floor together with erection of warehouse building and workshop building, formation of parking and upgrading of vehicular access - all works to form a commercial dealership for agricultural equipment

LOCATION: Mill House, Scarborough Road, East Knapton, Malton, North Yorkshire, YO17 8JA

UPDATE REPORT

The report on the main agenda recommended approval of the application subject to the views of outstanding consultees, and the satisfactory resolution of noise mitigation.

The views of the Highways Agency are still outstanding; however they have stated that they are having further discussions with their engineers prior to submitting the updated response. They have advised that it should be available in time for the meeting.

In relation to ecology, The Council's Countryside officer has advised that the submitted ecological report was simply a scoping survey, and that the full impact of the development on bats was not possible to assess without an emergence survey. Accordingly, the Local Planning Authority cannot fulfil their obligations under the Habitats Regulations or the Natural Environment and Rural Communities Act 2006. The area of concern, however, solely relates to the remains of the former farmhouse. Revised plans are awaited therefore which delete this aspect of the application.

The recommendation therefore remains one of **Approval delegated to the Head of Planning subject to no objection from the Highways Agency, the receipt of satisfactory revised plans that delete the remains of the former farmhouse, and supplement the conditions to address noise mitigation.**

RECOMMENDED CONDITIONS

- 1 Time 1A
- 2 Details of materials to include insulation to the workshop building.
- 3 The development hereby approved shall only be used as a commercial dealership for agricultural equipment and parts, together with the servicing of such machinery, and for no other purpose.

Reason: To ensure compliance with Policies SP6, SP7, SP9 and SP20 of the Ryedale plan – Local Plan Strategy.
4. Operations on site shall be restricted to 7.30am until 6pm Monday to Friday, and 8am until 1pm Saturdays, with no working on Sundays and bank holidays.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy
- 5 Details of an area for the demonstration of all machinery and equipment shall be identified on a plan, details of which shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, with the exception of two open days per year all demonstration and operation of machinery and equipment shall be carried out in accordance with the approved plans.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy.
- 6 With the exception of two identified open days per year, the demonstration and operation of machinery and equipment shall be limited to a maximum of 10 hours per week between the hours of 8am until 6pm Monday to Saturday. A maximum of two hours of which can be on Saturdays between the hours of 8am until 1pm.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy.
- 7 A management plan for the operation of any open days held to enable the public to view the machinery and equipment shall be submitted to, and approved in writing by the Local planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, such open days shall be restricted to two events per year.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy
- 8 Any lorries leaving or arriving outside the approved hours of operation shall be parked in an identified holding bay, details of which shall first be submitted to, and approved in writing by the Local Planning Authority. There shall be no loading or unloading of such vehicles outside the approved hours of operation stated in condition 4.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy.

ITEM 6

- 9 Precise details and the location of any generators to be used on the site shall be submitted to, and approved in writing by the local planning authority prior to their installation. Thereafter such generators shall only be operational during the approved hours of operation, and in accordance with the location and details shown in the approved details.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of policy SP20 of the Ryedale Plan – Local Plan Strategy.

- 10 There shall be no external lighting, unless details together with a lighting management plan have first been submitted to, and approved in writing by the Local Planning Authority. Thereafter, all lighting shall be operated in accordance with the approved details.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, to reduce light pollution, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy and para 125 of the National Planning Policy Framework.

- 11 Before the development hereby approved is first brought into use, a close boarded boundary fence shall be erected along the eastern boundary of the site, details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy

- 12 JLND2A –Landscaping

- 13 Unless otherwise agreed in writing by the Local Planning Authority, prior to commencement on site, a workplace transport plan shall be submitted to, and approved in writing by the Local Planning Authority. The plan shall include procedures to reduce potential reversing movements, and to minimise the need for audible warning systems. Thereafter the site shall be operated in accordance with the approved plan.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy

- 14 No construction work shall operate outside the hours 7.30am until 6pm Monday to Friday, and 8am to 1pm on Saturdays, with no working Sundays or bank holidays

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy

- 15 The flat hereby approved shall only be occupied by a person or persons and /or the dependents of such persons, whose main employment is in the business hereby approved.

Reason: It is not considered that an independent residential property would be acceptable in this location, and to satisfy the requirements of Policy SP20 of the Ryedale Local Plan – Local Plan Strategy.

- 16 Notwithstanding the submitted details, precise details of both surface water and foul drainage shall be submitted to and approved in writing by the Local Planning Authority. Such details shall demonstrate that if surface water is to drain to soakaway, an appropriate assessment is carried out in accordance with BRE Digest 365. If satisfactory results are not achieved, alternative methods of surface water drainage shall be submitted to, and approved in writing by the Local Planning Authority.

- 17 Ecological mitigation

ITEM 6

- 18 No part of the site outside any building shall be used for the storage or display of any goods or machinery unless otherwise agreed in writing by the Local Planning authority.

Reason: In the interests of visual amenity, and the amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan -Local Plan Strategy.

- 19 Unless otherwise agreed in writing by the Local Planning Authority, a management plan for the repair of agricultural machinery in emergencies shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy

- 20 All repairs, servicing and assembly of equipment and machinery shall be carried out in the workshop shown on the approved plans, with the windows and doors closed during such works.

Reason: In the interests of maintaining the existing amenities of neighbouring occupiers, and to satisfy the requirements of policy SP20 of the Ryedale Plan – Local Plan Strategy

- 21 Approved plans condition

APPLICATION NO: 14/00882/HOUSE

PROPOSAL: Erection of two storey rear extension following demolition of existing single storey rear extension

LOCATION: Lilac Cottage, Main Street, Wombledon, York, YO62 7RX

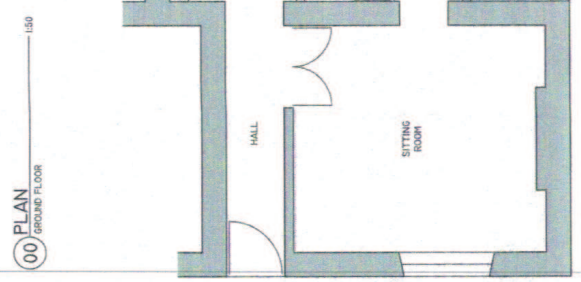
ADDITIONAL CONDITION

The stairwell window on the eastern elevation of the proposed extension shall be permanently glazed with frosted or opaque glass at Pilkington Glass obscuration Level 3 or above and shall be retained at all times.

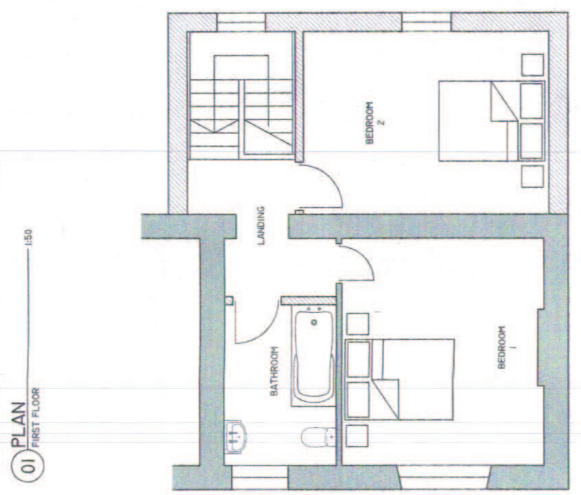
Reason:- To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

PLANS AND ELEVATIONS FROM PREVIOUSLY WITHDRAWN APPLICATION 14/00400/HOUSE

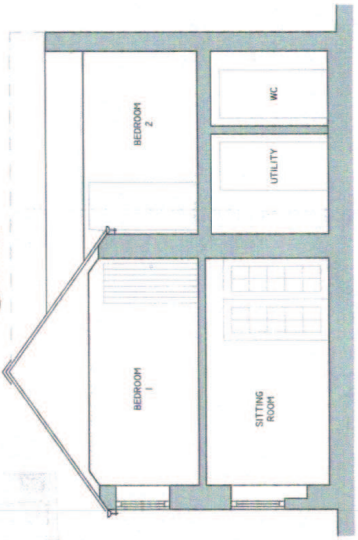
00 PLAN GROUND FLOOR



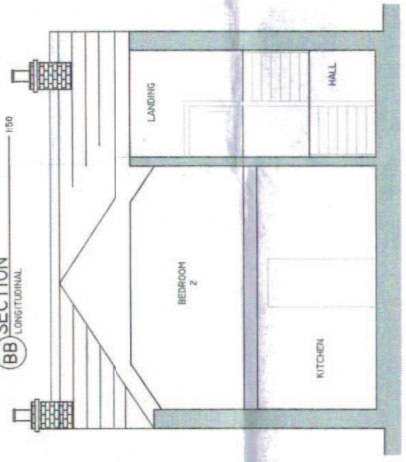
01 PLAN FIRST FLOOR



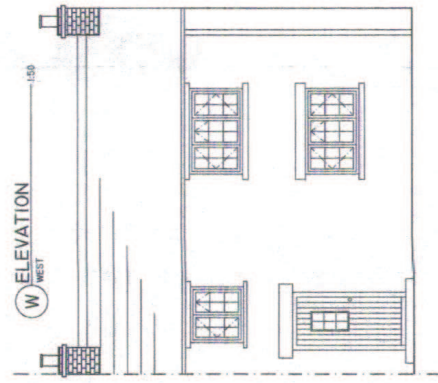
AA SECTION LATERAL



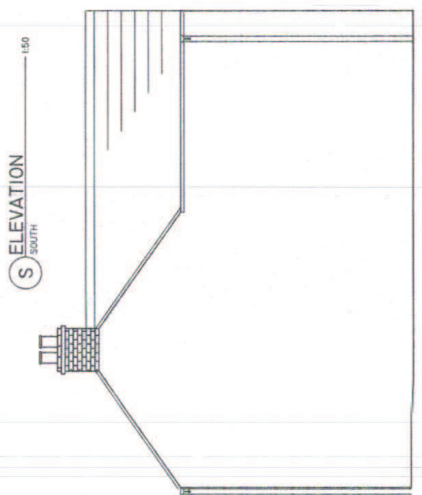
BB SECTION LONGITUDINAL



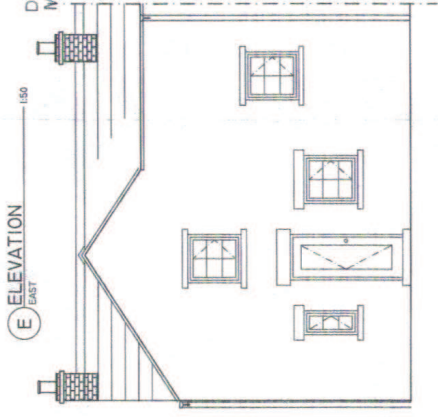
W ELEVATION WEST



S ELEVATION SOUTH



E ELEVATION EAST



RYEDAILE DM
15 APR 2014
DEVELOPMENT MANAGEMENT
14/00400/HOUSE


ISSUE NO. 001
DATE 27.03.14
ISSUE TO LPA - RBC
FOR APPROVAL
DATE 20.03.14
PREPARED BY
A. GIBSON
DRAWN BY
A. GIBSON
SCALE 1:50



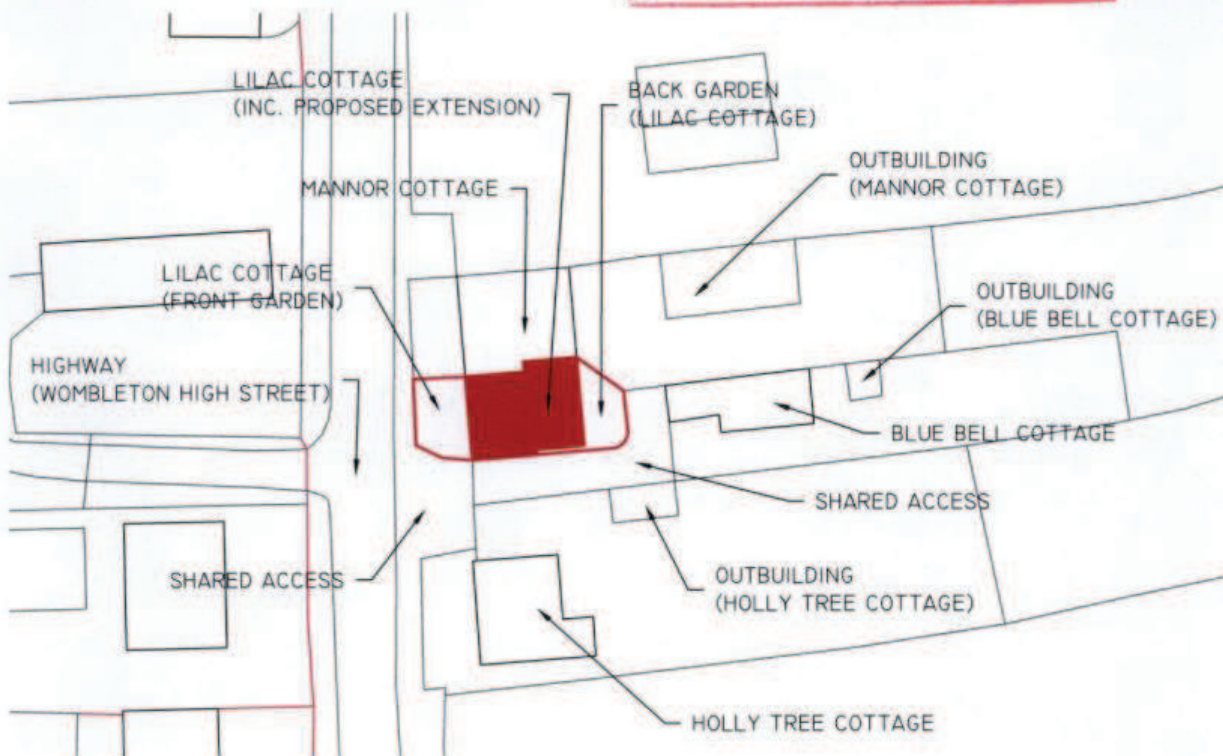
APPROVAL

THE OLD CHANCEL
141-143
145-147
149-151
153-155
157-159
161-163
165-167
169-171
173-175
177-179
181-183
185-187
189-191
193-195
197-199
201-203
205-207
209-211
213-215
217-219
221-223
225-227
229-231
233-235
237-239
241-243
245-247
249-251
253-255
257-259
261-263
265-267
269-271
273-275
277-279
281-283
285-287
289-291
293-295
297-299
301-303
305-307
309-311
313-315
317-319
321-323
325-327
329-331
333-335
337-339
341-343
345-347
349-351
353-355
357-359
361-363
365-367
369-371
373-375
377-379
381-383
385-387
389-391
393-395
397-399
401-403
405-407
409-411
413-415
417-419
421-423
425-427
429-431
433-435
437-439
441-443
445-447
449-451
453-455
457-459
461-463
465-467
469-471
473-475
477-479
481-483
485-487
489-491
493-495
497-499
501-503
505-507
509-511
513-515
517-519
521-523
525-527
529-531
533-535
537-539
541-543
545-547
549-551
553-555
557-559
561-563
565-567
569-571
573-575
577-579
581-583
585-587
589-591
593-595
597-599
601-603
605-607
609-611
613-615
617-619
621-623
625-627
629-631
633-635
637-639
641-643
645-647
649-651
653-655
657-659
661-663
665-667
669-671
673-675
677-679
681-683
685-687
689-691
693-695
697-699
701-703
705-707
709-711
713-715
717-719
721-723
725-727
729-731
733-735
737-739
741-743
745-747
749-751
753-755
757-759
761-763
765-767
769-771
773-775
777-779
781-783
785-787
789-791
793-795
797-799
801-803
805-807
809-811
813-815
817-819
821-823
825-827
829-831
833-835
837-839
841-843
845-847
849-851
853-855
857-859
861-863
865-867
869-871
873-875
877-879
881-883
885-887
889-891
893-895
897-899
901-903
905-907
909-911
913-915
917-919
921-923
925-927
929-931
933-935
937-939
941-943
945-947
949-951
953-955
957-959
961-963
965-967
969-971
973-975
977-979
981-983
985-987
989-991
993-995
997-999
1001-1003
1005-1007
1009-1011
1013-1015
1017-1019
1021-1023
1025-1027
1029-1031
1033-1035
1037-1039
1041-1043
1045-1047
1049-1051
1053-1055
1057-1059
1061-1063
1065-1067
1069-1071
1073-1075
1077-1079
1081-1083
1085-1087
1089-1091
1093-1095
1097-1099
1101-1103
1105-1107
1109-1111
1113-1115
1117-1119
1121-1123
1125-1127
1129-1131
1133-1135
1137-1139
1141-1143
1145-1147
1149-1151
1153-1155
1157-1159
1161-1163
1165-1167
1169-1171
1173-1175
1177-1179
1181-1183
1185-1187
1189-1191
1193-1195
1197-1199
1201-1203
1205-1207
1209-1211
1213-1215
1217-1219
1221-1223
1225-1227
1229-1231
1233-1235
1237-1239
1241-1243
1245-1247
1249-1251
1253-1255
1257-1259
1261-1263
1265-1267
1269-1271
1273-1275
1277-1279
1281-1283
1285-1287
1289-1291
1293-1295
1297-1299
1301-1303
1305-1307
1309-1311
1313-1315
1317-1319
1321-1323
1325-1327
1329-1331
1333-1335
1337-1339
1341-1343
1345-1347
1349-1351
1353-1355
1357-1359
1361-1363
1365-1367
1369-1371
1373-1375
1377-1379
1381-1383
1385-1387
1389-1391
1393-1395
1397-1399
1401-1403
1405-1407
1409-1411
1413-1415
1417-1419
1421-1423
1425-1427
1429-1431
1433-1435
1437-1439
1441-1443
1445-1447
1449-1451
1453-1455
1457-1459
1461-1463
1465-1467
1469-1471
1473-1475
1477-1479
1481-1483
1485-1487
1489-1491
1493-1495
1497-1499
1501-1503
1505-1507
1509-1511
1513-1515
1517-1519
1521-1523
1525-1527
1529-1531
1533-1535
1537-1539
1541-1543
1545-1547
1549-1551
1553-1555
1557-1559
1561-1563
1565-1567
1569-1571
1573-1575
1577-1579
1581-1583
1585-1587
1589-1591
1593-1595
1597-1599
1601-1603
1605-1607
1609-1611
1613-1615
1617-1619
1621-1623
1625-1627
1629-1631
1633-1635
1637-1639
1641-1643
1645-1647
1649-1651
1653-1655
1657-1659
1661-1663
1665-1667
1669-1671
1673-1675
1677-1679
1681-1683
1685-1687
1689-1691
1693-1695
1697-1699
1701-1703
1705-1707
1709-1711
1713-1715
1717-1719
1721-1723
1725-1727
1729-1731
1733-1735
1737-1739
1741-1743
1745-1747
1749-1751
1753-1755
1757-1759
1761-1763
1765-1767
1769-1771
1773-1775
1777-1779
1781-1783
1785-1787
1789-1791
1793-1795
1797-1799
1801-1803
1805-1807
1809-1811
1813-1815
1817-1819
1821-1823
1825-1827
1829-1831
1833-1835
1837-1839
1841-1843
1845-1847
1849-1851
1853-1855
1857-1859
1861-1863
1865-1867
1869-1871
1873-1875
1877-1879
1881-1883
1885-1887
1889-1891
1893-1895
1897-1899
1901-1903
1905-1907
1909-1911
1913-1915
1917-1919
1921-1923
1925-1927
1929-1931
1933-1935
1937-1939
1941-1943
1945-1947
1949-1951
1953-1955
1957-1959
1961-1963
1965-1967
1969-1971
1973-1975
1977-1979
1981-1983
1985-1987
1989-1991
1993-1995
1997-1999
2001-2003
2005-2007
2009-2011
2013-2015
2017-2019
2021-2023
2025-2027
2029-2031
2033-2035
2037-2039
2041-2043
2045-2047
2049-2051
2053-2055
2057-2059
2061-2063
2065-2067
2069-2071
2073-2075
2077-2079
2081-2083
2085-2087
2089-2091
2093-2095
2097-2099
2101-2103
2105-2107
2109-2111
2113-2115
2117-2119
2121-2123
2125-2127
2129-2131
2133-2135
2137-2139
2141-2143
2145-2147
2149-2151
2153-2155
2157-2159
2161-2163
2165-2167
2169-2171
2173-2175
2177-2179
2181-2183
2185-2187
2189-2191
2193-2195
2197-2199
2201-2203
2205-2207
2209-2211
2213-2215
2217-2219
2221-2223
2225-2227
2229-2231
2233-2235
2237-2239
2241-2243
2245-2247
2249-2251
2253-2255
2257-2259
2261-2263
2265-2267
2269-2271
2273-2275
2277-2279
2281-2283
2285-2287
2289-2291
2293-2295
2297-2299
2301-2303
2305-2307
2309-2311
2313-2315
2317-2319
2321-2323
2325-2327
2329-2331
2333-2335
2337-2339
2341-2343
2345-2347
2349-2351
2353-2355
2357-2359
2361-2363
2365-2367
2369-2371
2373-2375
2377-2379
2381-2383
2385-2387
2389-2391
2393-2395
2397-2399
2401-2403
2405-2407
2409-2411
2413-2415
2417-2419
2421-2423
2425-2427
2429-2431
2433-2435
2437-2439
2441-2443
2445-2447
2449-2451
2453-2455
2457-2459
2461-2463
2465-2467
2469-2471
2473-2475
2477-2479
2481-2483
2485-2487
2489-2491
2493-2495
2497-2499
2501-2503
2505-2507
2509-2511
2513-2515
2517-2519
2521-2523
2525-2527
2529-2531
2533-2535
2537-2539
2541-2543
2545-2547
2549-2551
2553-2555
2557-2559
2561-2563
2565-2567
2569-2571
2573-2575
2577-2579
2581-2583
2585-2587
2589-2591
2593-2595
2597-2599
2601-2603
2605-2607
2609-2611
2613-2615
2617-2619
2621-2623
2625-2627
2629-2631
2633-2635
2637-2639
2641-2643
2645-2647
2649-2651
2653-2655
2657-2659
2661-2663
2665-2667
2669-2671
2673-2675
2677-2679
2681-2683
2685-2687
2689-2691
2693-2695
2697-2699
2701-2703
2705-2707
2709-2711
2713-2715
2717-2719
2721-2723
2725-2727
2729-2731
2733-2735
2737-2739
2741-2743
2745-2747
2749-2751
2753-2755
2757-2759
2761-2763
2765-2767
2769-2771
2773-2775
2777-2779
2781-2783
2785-2787
2789-2791
2793-2795
2797-2799
2801-2803
2805-2807
2809-2811
2813-2815
2817-2819
2821-2823
2825-2827
2829-2831
2833-2835
2837-2839
2841-2843
2845-2847
2849-2851
2853-2855
2857-2859
2861-2863
2865-2867
2869-2871
2873-2875
2877-2879
2881-2883
2885-2887
2889-2891
2893-2895
2897-2899
2901-2903
2905-2907
2909-2911
2913-2915
2917-2919
2921-2923
2925-2927
2929-2931
2933-2935
2937-2939
2941-2943
2945-2947
2949-2951
2953-2955
2957-2959
2961-2963
2965-2967
2969-2971
2973-2975
2977-2979
2981-2983
2985-2987
2989-2991
2993-2995
2997-2999
3001-3003
3005-3007
3009-3011
3013-3015
3017-3019
3021-3023
3025-3027
3029-3031
3033-3035
3037-3039
3041-3043
3045-3047
3049-3051
3053-3055
3057-3059
3061-3063
3065-3067
3069-3071
3073-3075
3077-3079
3081-3083
3085-3087
3089-3091
3093-3095
3097-3099
3101-3103
3105-3107
3109-3111
3113-3115
3117-3119
3121-3123
3125-3127
3129-3131
3133-3135
3137-3139
3141-3143
3145-3147
3149-3151
3153-3155
3157-3159
3161-3163
3165-3167
3169-3171
3173-3175
3177-3179
3181-3183
3185-3187
3189-3191
3193-3195
3197-3199
3201-3203
3205-3207
3209-3211
3213-3215
3217-3219
3221-3223
3225-3227
3229-3231
3233-3235
3237-3239
3241-3243
3245-3247
3249-3251
3253-3255
3257-3259
3261-3263
3265-3267
3269-3271
3273-3275
3277-3279
3281-3283
3285-3287
3289-3291
3293-3295
3297-3299
3301-3303
3305-3307
3309-3311
3313-3315
3317-3319
3321-3323
3325-3327
3329-3331
3333-3335
3337-3339
3341-3343
3345-3347
3349-3351
3353-3355
3357-3359
3361-3363
3365-3367
3369-3371
3373-3375
3377-3379
3381-3383
3385-3387
3389-3391
3393-3395
3397-3399
3401-3403
3405-3407
3409-3411
3413-3415
3417-3419
3421-3423
3425-3427
3429-3431
3433-3435
3437-3439
3441-3443
3445-3447
3449-3451
3453-3455
3457-3459
3461-3463
3465-3467
3469-3471
3473-3475
3477-3479
3481-3483
3485-3487
3489-3491
3493-3495
3497-3499
3501-3503
3505-3507
3509-3511
3513-3515
3517-3519
3521-3523
3525-3527
3529-3531
3533-3535
3537-3539
3541-3543
3545-3547
3549-3551
3553-3555
3557-3559
3561-3563
3565-3567
3569-3571
3573-3575
3577-3579
3581-3583
3585-3587
3589-3591
3593-3595
3597-3599
3601-3603
3605-3607
3609-3611
3613-3615
3617-3619
3621-3623
3625-3627
3629-3631
3633-3635
3637-3639
3641-3643
3645-3647
3649-3651
3653-3655
3657-3659
3661-3663
3665-3667
3669-3671
3673-3675
3677-3679
3681-3683
3685-3687
3689-3691
3693-3695
3697-3699
3701-3703
3705-3707
3709-3711
3713-3715
3717-3719
3721-3723
3725-3727
3729-3731
3733-3735
3737-3739
3741-3743
3745-3747
3749-3751
3753-3755
3757-3759
3761-3763
3765-3767
3769-3771
3773-3775
3777-3779
3781-3783
3785-3787
3789-3791
3793-3795
3797-3799
3801-3803
3805-3807
3809-3811
3813-3815
3817-3819
3821-3823
3825-3827
3829-3831
3833-3835
3837-3839
3841-3843
3845-3847
3849-3851
3853-3855
3857-3859
3861-3863
3865-3867
3869-3871
3873-3875
3877-3879
3881-3883
3885-3887
3889-3891
3893-3895
3897-3899
3901-3903
3905-3907
3909-3911
3913-3915
3917-3919
3921-3923
3925-3927
3929-3931
3933-3935
3937-3939
3941-3943
3945-3947
3949-3951
3953-3955
3957-3959
3961-3963
3965-3967
3969-3971
3973-3975
3977-3979
3981-3983
3985-3987
3989-3991
3993-3995
3997-3999
4001-4003
4005-4007
4009-4011
4013-4015
4017-4019
4021-4023
4025-4027
4029-4031
4033-4035
4037-4039
4041-4043
4045-4047
4049-4051
4053-4055
4057-4059
4061-4063
4065-4067
4069-4071
4073-4075
4077-4079
4081-4083
4085-4087
4089-4091
4093-4095
4097-4099
4101-4103
4105-4107
4109-4111
4113-4115
4117-4119
4121-4123
4125-4127
4129-4131
4133-4135
4137-4139
4141-4143
4145-4147
4149-4151
4153-4155
4157-4159
4161-4163
4165-4167
4169-4171
4173-4175
4177-4179
4181-4183
4185-4187
4189-4191
4193-4195
4197-4199
4201-4203
4205-4207
4209-4211
4213-4215
4217-4219
4221-4223
4225-4227
4229-4231
4233-4235
4237-4239
4241-4243
4245-4247
4249-4251
4253-4255
4257-4259
4261-4263
4265-4267
4269-4271
4273-4275
4277-4279
4281-4283
4285-4287
4289-4291
4293-4295
4297-4299
4

Ordnance Survey[®] OS Sitemap[®]

Eastings	466930	
Northing	483775	
OS Reference 100022432		

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988, UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



PROPOSED

LILAC COTTAGE BLOCK PLAN - 1:500 @ A4

Ordnance Survey, (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

Application No:	14/00883/HOUSE	Item No: 11
Applicant:	Mr & Mrs Smith	
Location:	Nesslyn West End Sheriff Hutton YO60 6SH	
Proposal:	Erection of part two storey/part single storey extension to the west and north elevations and entrance porch to the south elevation.	

FINAL RECOMMENDATION:

SUMMARY/UPDATE:

Two further letters of support has been received.

The first from Holly Lodge, Sherrif Hutton has submitted photographs which was taken on the following dates; Friday 10 October 2014 (13:40), Saturday 11 October 2014 (11:30), Wednesday 15 October (15:15) all of which appear to show very little parking on the highway. The support wishes it to be known that the highway is not always congested at the times specified by the complainants. They also support the proposed additional car parking space. They also consider that the complaints from Bertram House are over exaggerated and that the windows that serve the kitchen are already shaded by his property.

The second letter of support is not a local resident but is a Chartered Architect who supports the proposed design. They are also satisfied that as the Highway Authority has raised no objection to the proposed development, the issue of highways has been resolved.