



PLANNING COMMITTEE

Tuesday 18 August 2015 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

17 **Late Observations**

(Pages 2 - 9)

Agenda Item 17

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

Ref: Agendas/Planning/2015/2016

14 August 2015

Dear Councillor

Meeting of the Planning Committee - 18 August 2015

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

COMMITTEE

AH.

FURTHER OBJECTIONS

RYEDALE DM

12 AUG 2015

DEVELOPMENT
MANAGEMENT

F. Greatorex,
The Mill House,
31 Welham Road,
Malton, Yorks,
YO17 9DS
5th August, 2015.

To Karen Hood,
Managing Development Team Leader,
Ryedale District Council,
Malton, Yorks.

Dear Ms. Hood,

Planning Application 1500627MOUT

In respect of the above, I have to add further objections to the above application.
Sorry about the lateness but this makes them no less relevant.

1. The Lakeside View estate, adjacent to the proposed development is a model of excellence where the utmost care has been taken to protect dwellings as much as humanly possible against flood. Therefore I assume Crown Associates plan to raise the level of their total development to that of Lakeside i.e. 70 to 75cms to protect the dwellings. If they are not prepared to do this, it is just one further reason for not allowing them to build, added to the high density of dwellings versus the surrounding area. I note the numbers have jumped from 18 to 23. Hey ho!
2. Paradoxically if Crown Associates do raise the level of the site to that of Lakeside, other adjacent properties will be jeopardised by flooding and as the site map indicates, mine is the most vulnerable. Previously surface water from Lakeside drained on to the developer's site; post development it would drain from BOTH to other areas. This would increase the chance of flooding considerably in the bottom corner of my access road draining from two elevated sites in to a hollow, jeopardising my lower ground floor and garage. In the absence of an inspection I am left with no alternative but to state that Ryedale Council will be held responsibly financially for any flood damage caused to my property due to the Crown Associates development. An on site inspection is advisable! Clearly, The Environment Agency and countless others have made the risks obvious concerning development on a flood plain that is rich in Becks and Ponds, all adding up to a lot of water.

Finally, Crown Associates I suggest cannot use my approved access road to No 31 as emergency access without reinforcing the chase bridge. Damage to the bridge would compromise my access.

Yours sincerely,

APPLICATION NO: 15/00612/MREM

PROPOSAL: Demolition of existing livestock market and erection of retail units, three storey car park and public square (outline approval by Appeal Ref: APP/Y2736/A/12/2174677 dated 29.10.2012 following refusal 11/00412/MO UT dated 12.04.2012 refers)

LOCATION: Malton Livestock Market, Cattle Market, Malton, North Yorkshire

UPDATE

Members are advised of the following update regarding the appearance of the proposed development. The agent had submitted a palette of materials that include local brick, lime mortar, limestone and sandstone, lime render, clay pantiles and wooden and metal windows. Together with a lead grey single sheet roof membrane for the roof of the main retail unit. However, no exact samples have been submitted for agreement. Officers are in broad agreement with the palette of materials proposed. In the circumstances, the applicant has accepted a condition to be imposed for the exact samples of the materials to be agreed with the Local Planning Authority with the reserved matters approval notice.

RECOMMENDATION: APPROVAL

- 01 Prior to the construction of any of the retail units and car park hereby approved on the application site details of how the developer proposes to address the issues raised in the Police Designing Crime Officers Report 2nd July 2015 shall be submitted to the Local Planning Authority for approval. The approved measures shall be implemented in full prior to the first use of the development hereby approved.

Reason: In order to satisfy para. 58 and 59 of the NPPF and to reduce the risk of crime and anti-social behaviour.

- 02 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Red Line Plan

Drawing no. 185-15
 Drawing no. 185-41d
 Drawing no. 185-43c
 Drawing no. 185-42e
 Drawing no. 185-44c
 Drawing no. 185-45d
 Drawing no. 185-46c
 Drawing no. 185-47

Reason: For the avoidance of doubt and in the interests of proper planning.

- 03 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP16 and SP20 of the Local Plan Strategy.

APPLICATION NO: 15/00348/FUL

PROPOSAL: Raising the roof of part of existing building to allow installation of new roasting plant and associated equipment, installation of external plant and chimneys ranging in height from 12m to 23m and siting of an external steel container

LOCATION: Boortmalt Group, Poplars Lane, West Knapton, Malton, North Yorkshire, YO17 6RN

UPDATE CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Revised Proposed details - Plans, Sections and Elevation - Job 13/209, Dwg 003, Rev A.
'Shields' Revised Roaster Project Side View No Ducting - dated 07/08/2015.
'Shields' Revised Project End View No Ducting - dated 07/08/2015.
'Shields' Revised Plant Layout Plan titled 'Boortmalt'

Reason: For the avoidance of doubt and in the interests of proper planning.

HBL.

SUPPORT.

Karen Hood

From: vic worrall [vic@cropton.net]
Sent: 22 July 2015 09:07
To: Development Management
Subject: 15/00620/FUL

Hi,

The Parish Council have discussed the above application and would advise you as follows.

We believe the development at Home Farm sets a precedent for this application and therefore the PC support this application.

Regards

Vic Worrall
Chair – Cropton Parish Council

Incoming
15/00792/FUL

Rachel Smith

From: Roy Gibson
Sent: 07 August 2015 11:04
To: Rachel Smith
Cc: Richard McNay
Subject: 15/00792/FUL Erection of a general purpose agricultural building plus livestock Pear Tree Farm Staxton

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rachel,

Further to our telephone discussions yesterday and today, I confirm/advise the following.

The existing farm buildings to the rear (north) of Pear Tree farm house already house 10 to 25 head of cattle, dependant on season/demand. These buildings are close to many existing dwellings in the village, the applicant is not aware of any complaints re odours or noise, all cattle are straw bedded. The amount of cattle housed in these buildings will be reduced to a max of 10no. if approval for the new shed is gained.

The proposed building will house cattle bedded on straw, the soiled bedding/manure is generally removed from the building at 3 to 4 month intervals, fresh bedding is provided as required. All manure is removed from the farm site and taken to field dumps as noted in the manure plan and previous email on your file. The proposal does not involve the long term storage of manure or slurry of any type.

The proposed building is sited at least,

65 m from Pear Tree Farm dwelling,
72 m from the motor garage,
62 m from the nearest dwelling no. 2 Old Malton Road, (owned by the applicant)
72 m from no. 4 Old Malton Road
87 m from Staxton Farm
96 m from Appletree Cottage.
87 m from Lanes End.

It is considered that due to the distance away from any dwelling and the dry straw bedding method that will be adopted, unacceptable odour levels will not be encountered by any residents near the site or by any persons travelling past the site.

The siting of the building is considered appropriate. If sited to the rear/south of the existing buildings, as suggested by the Parish Council, the building would be on much higher ground and subsequently more visible.

Also, the proposed siting is within partial view and hearing distance of the Farm dwelling, this location provides an acceptable level of security and would also allow for early intervention if animal welfare issues were to arise.

The site is currently screened by trees, it is accepted the building will be more visible in the winter months due to lack of foliage. It is proposed that the existing trees will be back planted with a single row of native trees, eg Holly and Hawthorn to improve the screening.

The roof sheeting colour is preferred to be light (natural fibre cement finish) to resist solar gain. Lighter colours are more durable, provide better resistance to UV light and subsequent deterioration. Farmscape Anthracite is an alternative colour than can be used if required.

Please advise if you require any further information or amended plans, thank you.

Kind regards

Roy Gibson @ design R.

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☎ 07 948 726 740

✉ roy@designR.org.uk

🌐 www.designR.org.uk

