



PLANNING COMMITTEE

Tuesday 22 December 2015 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

13 **Late Observations**

(Pages 2 - 10)

Agenda Item 13

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

18 December 2015

Dear Councillor

Meeting of the Planning Committee - 22 December 2015

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

Yours sincerely

A handwritten signature in black ink, which appears to read 'K Hood'.

Mrs Karen Hood
Managing Development Team Leader

Enc

Alan Hunter

From: matthew.groom@brierleygroom.co.uk
Sent: 16 December 2015 15:24
To: Alan Hunter
Subject: Omega Oak Barn - Beadlam - MATERIALS

hi Alan

I Have spoken to my client and they are happy to propose stone walls under

Kind regards

Matt

MATTHEW R GROOM
BA (Hons) DipArch RIBA

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Brierley Groom LLP, Registered England, Partnership No. OC344478, VAT No. 973 9541 73
Registered office address: 2 Holly Tree House, Harwood Road, Northminster Business Park, York, YO26 6QU

Subject: FW: Happy with changes STAT 15/01216/FUL

From: dm@ryedale.gov.uk
Sent: 16 December 2015 09:49
To: Development Management
Subject: Comments for Planning Application 15/01216/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:48 AM on 16 Dec 2015 from Mrs Sandra Thurlow.

Application Summary

Address: Omega Oak Barn High Lane Beadlam Helmsley YO62 7SY
Proposal: Erection of single-storey extension to existing care home to form an additional 8no. en-suite bedrooms with lounge area, lower ground floor laundry and store/workshop area, enclosed courtyard and external access ramp

Case Officer: Alan Hunter

[Click for further information](#)

Customer Details

Name: Mrs Sandra Thurlow
Email:
Address: South View High Lane, Beadlam, Helmsley, North Yorkshire YO62 7SY

Comments Details

Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:
Comments: Parish council are happier with changes made to revised planning re car parking. would like to thank applicant for taking on board some of the concerns raised by parish council.



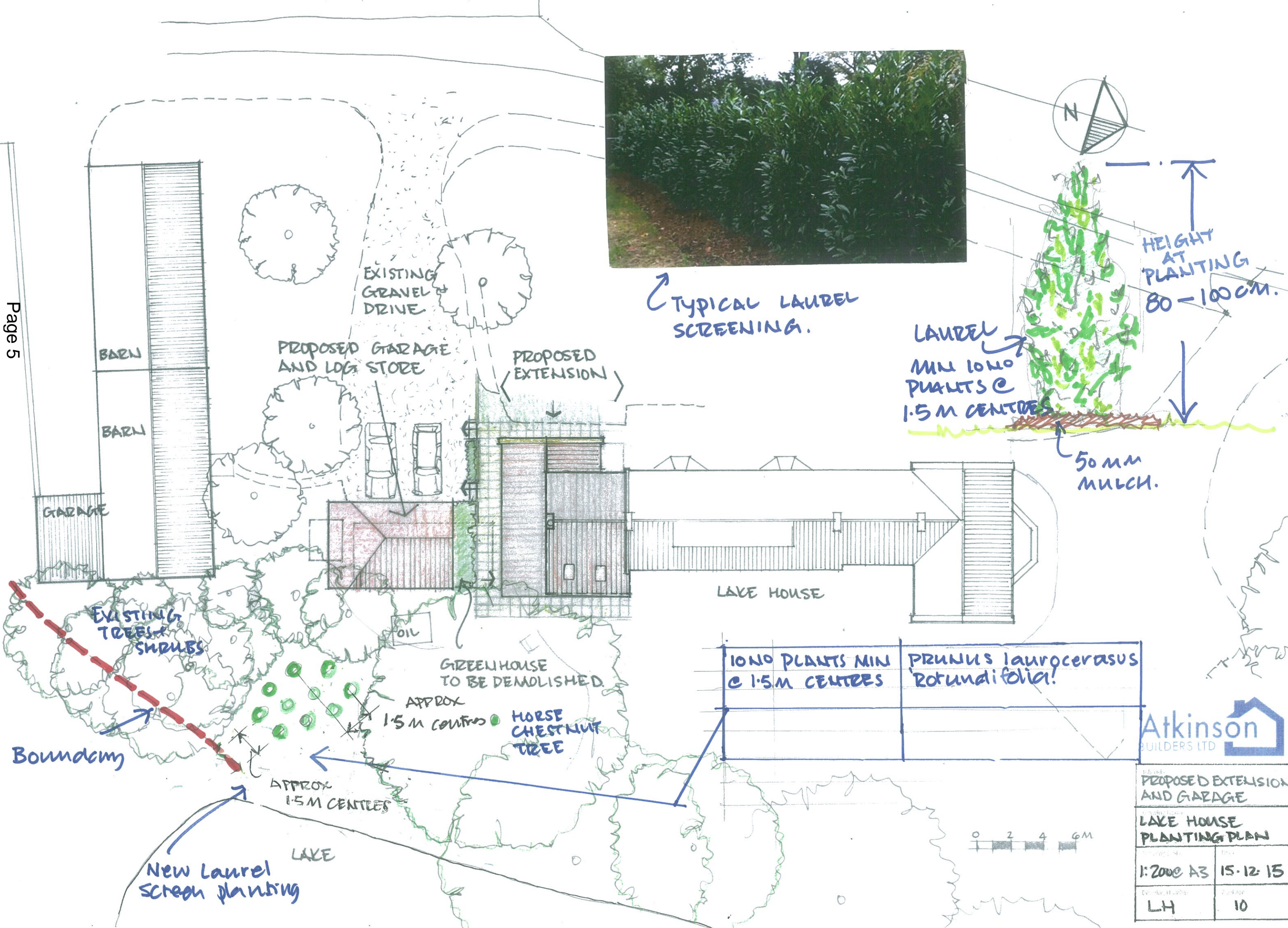
TYPICAL LAUREL SCREENING.



HEIGHT AT PLANTING 80-100CM.

LAUREL MIN 1000 PLANTS @ 1.5M CENTRES

50mm MULCH.



1000 PLANTS MIN @ 1.5M CENTRES	<i>PRUNUS laurocerasus</i> 'Rotundifolia'
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PROPOSED EXTENSION AND GARAGE	
LAKE HOUSE PLANTING PLAN	
Scale: 1:2000 A3	Date: 15.12.15
Project: LH	Page: 10



Mel Warters

Subject: FW: 15/01018/MFUL - Proposed Chalet holiday park, Wombledon airfield.

From: Steve Richmond

Sent: 18 December 2015 11:04

To: Helen Bloomer

Subject: 15/01018/MFUL - Proposed Chalet holiday park, Wombledon airfield.

Helen,

Further to our discussion this morning regarding the above development, I would confirm the following:

- As there is a potential for noise disturbance due to the adjacent existing uses I would suggest the maximum 30 day occupation condition as discussed, together with a management plan for operation of the site.
- A requirement for the standard Phase 1 Contaminated Land study and the condition for notification to the LPA should unexpected contamination arise during the development.

An informative should be put on any permission advising that the package sewage treatment plant will require a consent from the Environment Agency.

Please do not hesitate to contact me should you require any clarification of the above.

Steven Richmond

Health and Environment Manager

Ryedale District Council

Ryedale House, Old Malton Road, MALTON, YO17 7HHH

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APPLICATION NO: 15/01018/MFUL

PROPOSAL: Change of use of areas of concrete hardstanding to form a chalet holiday home park consisting of 4no. three-bedroom lodges and 8no. two-bedroom lodges with parking and amenity areas

LOCATION: Area Of Hardstanding To East Of Wombleton Caravan Park, Moorfields Lane, Wombleton, Kirkbymoorside

RECOMMENDED CONDITIONS

1. The development hereby permitted shall be begun on or before 1st IN;

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby approved is for 4No. three bedroom lodges and 8No. two bedroom lodges with associated parking and amenity spaces only.

Reason:- In order to comply with Policies SP8, SP13 and SP20 of the Ryedale Plan - Local Plan Strategy

3. The chalet accommodation shall be:

(i) occupied for holiday purposes only and not as a person's sole or main place of residence;

(ii) available for commercial holiday lets for at least 40 days a year, and no let must exceed 30 days; and

(iii) the owners/operators shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason:- In order to comply with Policy SP21 of the Ryedale Plan - Local Plan Strategy.

4. Notwithstanding the submitted details and prior to the erection of the chalets on the site, details and samples of the timber cladding shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity and to satisfy the requirements of Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

5. No external lighting shall be installed on any part of the building or within the application site, unless precise details have first been submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity, and to satisfy the requirements of Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

6. The holiday chalets hereby approved shall be retained in the same ownership.

Reason:- To maintain the viability of the business and those existing business on the site known as Wombleton Airfield to benefit the rural economy, and to satisfy the requirements of Section 3 of the National Planning Policy Framework and Policies SP8 and SP9 of the Ryedale Plan - Local Plan Strategy.

7. Notwithstanding the submitted details, precise details of electricity provision for the holiday chalets shall be submitted to and approved in writing by the Local Planning Authority. The holiday chalets and site shall not be powered by motor generators.

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

8. Unless otherwise agreed in writing with the Local Planning Authority, development shall not commence until actual or potential land contamination at the site has been investigated and a Phase 1 Desk Study Report with site reconnaissance has been submitted to and approved in writing by the Local Planning Authority. Should further intrusive investigation be recommended in the Phase 1 Report or be required by the Local Planning Authority, development shall not commence until a Site Investigation Report and if required, or requested by the Local Planning Authority, a Remediation Statement have been submitted to and approved in writing by the Local Planning Authority. Reports shall be prepared in accordance with Contaminated Land Report 11 and BS 10175(2011) Code of Practice for the Investigation of Potential Contaminated Sites. Submission of a verification report to be approved in writing by the Local Planning Authority will be required on the completion of any remedial work.

Reason:- To satisfy the requirements of para 121 of the National Planning Policy Framework.

9. Notwithstanding the landscaping shown on plan ref 1387/7A (A1), dated September 2015, prior to commencement of the development hereby approved commences, plans showing details of a landscaping and planting scheme around the lodges and sitting areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved.

10. Prior to the commencement of the development hereby approved a woodland management plan outlining the management of the agreed landscaping, Drawing Reference 1387/7A (A1), dated September 2015 for the life of the development. It shall be inclusive of the long term design objectives, management responsibilities and maintenance schedules for all landscape areas. Any trees or shrubs which, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of bio - diversity and in compliance with Policies SP13 and SP14 of the Ryedale Plan - Local Plan Strategy.

11. Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing 1387/7A (A1); for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

12. Prior to the commencement of the development hereby permitted, a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This should clearly state how the site will be managed and enforced in terms of the following; restrictions of noise, including music and lighting. The Management Plan shall be reviewed bi annually to ensure the site is being operated and managed in away to ensure the amenity of neighbouring properties is not adversely affected.

The Management Plan should address the following problems:

- a) That there be no fires on the site
- b) That it should be shown how the management intend to deal robustly with excessive noise, especially if the persons making the noise are intoxicated.

It should also be shown how management will deal with these problems not only during 'social hours' but also in the early hours of the morning.

I suggest that this be dealt with in two phases. Permitted noise (to be established), before a certain time and then perhaps limited noise after a certain time at night or the early hours or the morning.

There should be notices around the site as well as inside the local public house laying out the rules. Anyone contravening the rules would be requested to leave the site.

Reason:- In order to protect the amenity of surrounding properties and businesses. This is required to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

13. Prior to the commencement of the development hereby approved, full details of the means of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be completed in its entirety prior to any part of the scheme coming into use, unless with the prior written approval of the Local Planning Authority.

Reason:- In the interests of the satisfactory drainage of the site, to prevent pollution and to accordance with Policy SP18 of the Ryedale Plan - Local Plan Strategy.

14. Prior to the commencement of the development hereby approved full details of the proposed boundary fence, including a clearly marked plan, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- In order to protect the amenity of the users of the site, adjacent land uses and landscape setting. In accordance with Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

15. Prior to the commencement of the development hereby approved detailed design and associated management and maintenance plan of surface water drainage for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage design should demonstrate that the surface water runoff generated during rainfall events up to and including the 1 in 100 years rainfall event, to include for climate change, will not exceed the run off from the undeveloped site following the corresponding rainfall event. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the completion of the development.

The Scheme to be submitted shall demonstrate that the surface water drainage systems are designed in accordance with the standards detailed in North Yorkshire County Council SuDs Design Guidance

Reason:- To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.

16. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and site plan, Drawing ref 1387/7A (A1)
Elevations Drawing ref BR-OR2013-02-26-V1 REV 0
Floor Plan Drawing ref SWE-VE-2013-02-25 REV 2
Rusland Retreat Drawing ref MD-2012-09-05-V3 REV 02
Rusland Retreat Drawing ref MD-RR-2012-09-13-V3

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