

SHR 9/5/14 JC

Recommend
refusal.

Mel Warters

From: Hannah Wilson [flaxtonparishclerk@hotmail.com]
Sent: 08 May 2014 08:36
To: Development Management
Subject: 14/00409/FUL Mr T Richardson

Dear Ms Hood

I am writing with reference to the above application which has been reviewed by Flaxton Parish Council. The Council wishes to make the following comments:

- This appears to be quite a long extension and the Parish Council is concerned that this is not a small or modest extension when compared against the existing building
- The Parish Council is concerned that this is a development in open Countryside (a point which was highlighted in the Officers appraisal when the original application was discussed at the Planning Committee meeting on 11 December 2012) and which was re-inforced in the subsequent approval by the condition (04)
"It is not considered that this is an appropriate site for the expansion of a marquee business, given its location in the open countryside..... A condition for the removal of permitted development rights for or the extension to the existing building is therefore recommended"
- The proposed building materials do not match the existing building, being out of keeping with the original and have a much more 'permanent' looking structure and gives the appearance of creeping development
- The Parish Council would wish to know where the sewage package plant is to be sited and where drainage from this plant is to go. Flaxton is in a surface water nitrate vulnerable zone and the Parish Council needs to be assured that the applicant has checked whether a permit is needed or whether it is exempt.

For all of the above, the Parish Council feels that this proposal sets a dangerous precedent and cannot support the current application.

Regards

Hannah Wilson
Clerk to Flaxton Parish Council

RYEDALE DM

- 9 MAY 2014

DEVELOPMENT
MANAGEMENT