

Item Number: 10
Application No: 14/00734/MFUL
Parish: Gilling East Parish Council
Appn. Type: Full Application Major
Applicant: Mr Ian Mosey
Proposal: Establishment of a farmstead to include erection of a four bedroom agricultural workers dwelling with detached double garage/store with room above, erection of cattle shed and machinery/feed store and excavation of an attenuation basin/pond, formation of stoned area for external feed storage & vehicular access and landscaping.
Location: OS Field No 1811 Cawton Road Gilling East Helmsley

Registration Date:
8/13 Wk Expiry Date: 7 October 2014
Overall Expiry Date: 18 August 2014
Case Officer: Matthew Mortonson **Ext:** 332

CONSULTATIONS:

Parish Council	No views received to date
Property Management	No views received to date
Highways North Yorkshire	No views received to date
Howardian Hills AONB JC	Significant concerns about the scale of the development
Tree & Landscape Officer	Recommend conditions
Countryside Officer	No views received to date
Environmental Health Officer	No comments to make
Land Use Planning	No views received to date
Vale Of Pickering Internal Drainage Boards	No objection

Neighbour responses: Ms Louise Legard,

INTRODUCTION:

Members may be aware that the Council has received a major application at Gilling East from Mr I Mosey for the following proposal:-

14/00734/MFUL: Establishment of a farmstead to include erection of a four bedroom agricultural workers dwelling with detached double garage/store with room above, erection of cattle shed and machinery/feed store and excavation of an attenuation basin/pond, formation of stoned area for external feed storage & vehicular access and landscaping - OS Field No 1811, Cawton Road, Gilling East

The application is not presented for any formal decision to be made at this meeting.

The site is located approximately 0.6km to the east of Gilling East within the Howardian Hills Area of Outstanding Natural Beauty (AONB).

The proposal is to construct a detached agricultural worker's dwelling, garage, outbuildings and two farm buildings.

The proposal, because of its size and nature, is a 'major' planning application. The Government has recently announced in relation to performance indicators, that Local Planning Authorities could have

the right to determine “major” applications removed if they fail to determine at least 40% of these types of applications within 13 weeks.

Therefore, in order to ensure that a decision is reached before the expiry date of the application on 7 October 2014, it is necessary that this planning application will need to be determined at the next Planning Committee meeting on 23 September 2014.

In advance of that meeting, however, officers have considered whether Members may wish to inspect the site prior to making a final decision. This can be achieved by either a ‘formal’ site visit (date to be agreed), or alternatively given the site’s proximity to the main highway, Members may wish to acquaint themselves with the site and its surroundings.

Recommendation

Members consider the need for a Site Inspection prior to the next Planning Committee meeting scheduled for 23 September 2014.

RECOMMENDATION: Site Inspection