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**Subject:** 16/00059/FUL

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**From:** Lisa Bolland [mailto:town.clerk@kirkbymoorsidetowncouncil.gov.uk]

**Sent:** 15 March 2016 09:52

**To:** Development Management

**Subject:** Planning Applications: 15/01156/MOUT 15/01446/FUL 16/00030/ADV 16/00059/FUL 16/00103/HOUSE 16/00169/HOUSE

Dear Planning Committee,

I note that the observations submitted by the Kirkbymoorside Town Council Planning Committee in respect of several planning applications do not appear to have been acknowledged and do not appear on your website with the respective

applications. Please see below information previously submitted. Please would you ensure that these observations are applied to each application accordingly.

Regards

Lisa Bolland

Comments Raised by the Planning Committee dated 15th February 2016:

**P15050 PLANNING APPLICATIONS**

- a) 15/01156/MOUT | The erection of 16 no. 2 bed semi-detached dwellings, 3 no. 1 bed apartments and 1 no. 1 bed duplex apartment with associated access and parking areas together with the realignment of the existing road. | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

Members of the public raised the following concerns:

The potential that a development of this proportion, and the associated introduction of additional impermeable surface areas, would exacerbate the ongoing issues of flooding in Manor Vale, and the detrimental impact that this would have to the existing properties. It was noted that the supporting documents do not address the matter of drainage in sufficient detail to allay any fears. Furthermore, correspondence shared by a member of the public from Stuart Edwards, SuDS and Development Control Officer, NYCC confirms that the supporting information for the planning application does not demonstrate sufficient detail of suitable surface water management proposals

Concern regarding the existing right of access for the Band and Scouts as affected by re-routing of the access road. The further realignment of the proposed roadway detailed in the current application and the implementation of a grass verge and planting of large trees appears to obstruct the connection from the Band Hall to their existing car park. It also appears that this realignment would block vehicular access to the land belonging to both the Scouts and Ravenswick Estate.

Further concerns about the planting of large trees along the new proposed verge are that they are disproportionate. The size of these plants would have a significant impact on light and the root spread of such large specimens would ultimately have an impact on the structural integrity of all neighbouring properties. The proposal to plant large trees on the border of the property is further confused by the contradiction of details in the following plans DC Plan Additional 1257299; DC Plan – Revised Site Location Plan 1527701 and DC Plan Additional 1527703.

The Planning Committee supports the points raised by members of the public, all of whom are residents of Manor Vale and directly affected by any development of the site.

The Planning Committee would like to re-submit the observations recorded in Minute P15043 dated 16 November 2015 in respect of the previous application 15/01156/OUT, the comments remain valid for this revised application, as follows:

Another member of the public confirmed that as a resident of Manor Vale Lane they are in support of residential development, however there are concerns about the drainage. It was suggested that the number of houses outlined by the proposal would be the most that the site would be able to accommodate. It was further commented that the residents have persistently complained about the state of the site and the imposition it poses both aesthetically and as a safety consideration to residents and visitors alike.

A representative of the band expressed concerns about the proximity of residential housing to the band and raised the concern that the right of access would be modified and the impact this would have on the band and golf course.

The Planning committee confirmed its support of the plans for residential development and commented that the developers and future residents alike must be aware that due to the proximity with the band building it is inevitable that there will be noise. It was agreed that any development should allow as much distance as possible between the houses and the band to minimise the noise effect. Furthermore the drainage of the site is of particular concern and would need to be addressed.

- b) 15/01446/FUL | Change of use of ground floor former bookmakers (Use Class A2) to a coffee shop and delicatessen (mixed use of A1/A3) to include use of rear courtyard as additional seating area and installation of externally illuminated hanging sign and folding shutters to the front entrance door | 1 Crown Square Kirkbymoorside North Yorkshire YO62 6AY

The Planning Committee is delighted to see proposals for new businesses within Kirkbymoorside and supports the application though there is confusion as to why the address is classified as 1 Crown Square when the premises are located on High Market Place.

- c) 16/00030/ADV | Display of 1no. internally illuminated fascia sign to north elevation. | Marshall Aerospace Ings Lane Kirkbymoorside YO62 6EZ

No Comment

- d) 16/00059/FUL | Alterations to the two bedroom street front dwelling to form a two bedroom holiday cottage together with Change of Use and alteration of unoccupied former attached dwelling to rear to form a one bedroom holiday let to include demolition of domestic outbuildings | 85 West End Kirkbymoorside YO62 6AD

A member of the public expressed the following concerns:

- i. The lack of off street parking at the property and the proposed conversion from 1 property into 2 properties would result in an increase in demand for parking on West End, which is already problematic.
- ii. Concern that the emergency escape located on the first floor was proposed to be a window, rather than a door.
- iii. Noise disturbance caused by visitors during the summer months when the evenings are lighter, will have a negative impact on neighbouring residents.

The Planning Committee noted that with the large demand for affordable rental accommodation in Kirkbymoorside it is unfortunate that the owner of the property has elected to convert the premises into holiday accommodation. It would be preferable to see more properties made available to locals.

- e) 16/00103/HOUSE | Erection of single-storey extension to rear elevation | 7 Kirby Mills Road Kirkby Mills Kirkbymoorside YO62 6NP

No Comment

- f) 16/00169/HOUSE | Installation of 2no. replacement double glazed timber framed windows to front elevation. | 16 Castlegate Kirkbymoorside North Yorkshire YO62 6BJ

No Comment