

Item Number: 13
Application No: 16/00965/MFUL
Parish: Sheriff Hutton Parish Council
Appn. Type: Full Application Major
Applicant: Daniel Gath Homes Limited (Mr D Gath)
Proposal: Erection of 1no. five bedroom dwelling, 6no. four bedroom dwellings, 1no. three bedroom dwelling and 4no. two bedroom dwellings with associated garaging, parking, amenity areas and landscaping
Location: Peckets Yard East End Sheriff Hutton

Registration Date:
8/13 Wk Expiry Date: 31 August 2016
Overall Expiry Date: 18 July 2016
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Archaeology Section	Advise scheme of archaeological evaluation
Housing Services	No views received to date
Land Use Planning	No views received to date
Environmental Health Officer	No views received to date
Building Conservation Officer	No views received to date
Historic England	Comments made
Countryside Officer	Recommend condition
North Yorkshire Police Architectural Liaison Officer	Recommend condition
Tree & Landscape Officer	Objection to some aspects
Public Rights Of Way	Recommend informative
Flood Risk	Object
Foss Internal Drainage Board	Conditions to be included
Parish Council	No views received to date
Highways North Yorkshire	No views received to date

Neighbour responses: Mr And Mrs D Pattison, Mr Ian McLeod, Mr John Whitworth, Mrs Pauline Morson, Mr Neil Hodges, E De Berrie, Ms Pauline McLeod, Mr John Bennett, Mrs Frances Widdowson, Mary Brant, Mr Michael Lawson, Ms Catherine Jones, Ms Susan A Perkins, Mrs Margaret Fisher, Mrs Sarah Douglas, Mr Richard Masefield, Mr Ian Foxley,

INTRODUCTION

The above application was validated on 1 June 2016. The site (currently used as a joinery workshop and Yorkshire Water pumping station) is located immediately adjacent to the eastern boundary of both the Sherriff Hutton Development Limits and the designated Conservation Area. The Church of St Helens and The Holy Cross which is Grade I listed, is located on the southern boundary of the site on an elevated position.

There are sensitivities associated with the location of the site and the development proposed. Furthermore, the application has so far resulted in letters of representation comprising 16 letters of objection. The Parish Council are also holding an open meeting to discuss the application.

At this stage, given the early stage of processing the application, it is not possible to fully appraise the proposal and make a final recommendation to Members.

It is anticipated that a full report will be brought before Members at Planning Committee on 2 August 2016. However the application has been brought to this Committee Meeting to enable Members to consider whether to carry out a site visit in advance of the next meeting.

RECOMMENDATION: **Site Inspection**