
Subject: Planning Observations - Kirkbymoorside Town Council Planning Committee - STAT

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

Sent: 23 November 2016 13:01

To: Development Management; Cllr Elizabeth Shields; Cllr Brian Maud

Subject: Planning Observations - Kirkbymoorside Town Council Planning Committee

Please find below the observations of the Kirkbymoorside Town Council Planning Committee from the meeting dated 21st November 2016.

Thank you for extending the deadline for receipt of these observations and including them in your considerations.

Regards

Lisa Bolland

P16036 PLANNING APPLICATIONS

- a. 16/01654/HOUSE | Erection of a detached timber shed | 47 Piercy End Kirkbymoorside YO62 6DQ
No Comment
- b. 16/01658/OUT | Erection of 6no. three bedroom terraced dwellings (site area 0.21ha) | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

The proposal for residential development on part of the site of the former County Council depot on Manor Vale Lane, Kirkbymoorside was considered.

The Planning Committee agree that the proposal would greatly benefit the site on provision that measures are implemented to reflect the expert advice previously provided in detailed reports to address the inadequate drainage to the south of Manor Vale.

The Planning Committee would like to re-submit the observations submitted in respect of the previous applications 15/01156/OUT and 15/01156/MOUT, the comments remain valid for this application, as follows:

Attention must be drawn to the repeated incidences of surface water flooding in Kirkbymoorside and the impact on existing houses in Manor Vale. Video and photographic evidence of the floods previously submitted to Alan Hunter should be brought to the attention of the Planning Committee.

The 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 is important that the developer addresses the matter of drainage in sufficient detail to allay any fears and a demonstration of suitable surface water management proposals should be provided.

The Planning committee confirmed its support of the plans for residential development.

- c. 16/01727/HOUSE | Installation of 2no. conservation rooflights to front elevation and 2no. dormer windows and 1no. conservation rooflight to rear elevation | 9 West End Kirkbymoorside YO62 6AD
- Councillor Ashworth has carried out a site visit and Councillors Cossins and Wells reside in close proximity to the property. It is the opinion of the Planning Committee that the proposed installations of dormer windows to the rear and conservation rooflights to the front and rear elevations is an effective way to maximise the interior space of the attic whilst also ensuring that the exterior of the property will be in keeping with the neighbouring properties. Historically there was a single large dormer which spanned the majority of the rear elevation. This was removed as recently as 5 years ago. The proposed installations to the rear of the property are considerably more favourable to the former dormer and will greatly enhance the aesthetic and functionality of the property.

The Planning committee fully supports the planning application and appreciates the reasons for the size of the proposed installations. The design is in keeping with dormer windows on neighbouring properties.

It is requested that these observations are circulated to members of the Planning Committee for favourable consideration.

- d. 16/01767/HOUSE | Erection of single storey extension to side elevation | 16 Oak Close Kirkbymoorside YO62 6PR
No Comment
- e. 16/01785/FUL | Erection of building to form an additional laundry processing facility | Yorkshire Laundry Service Ings Lane Kirkbymoorside YO62 6DN
The Planning Committee support this application. It is good to see expansion and progressive development of a local business.
- f. 16/01770/HOUSE | Erection of single storey extension to rear and side elevations and detached double garage following removal of existing conservatory | 41 Keld Head Orchard Kirkbymoorside YO62 6EF
No Comment
- g. 16/01794/HOUSE | Erection of single storey extension and conservatory to side elevation. | 8 Ripley Close Kirkbymoorside YO62 6BS
No Comment
- h. 16/01831/HOUSE | Erection of conservatory to rear elevation following demolition of existing conservatory (revised details to approval 16/01079/HOUSE dated 02.08.2016) | Dovecote Keldholme Priory Village Street Keldholme Kirkbymoorside YO62 6LZ
No Comment