

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 17/00567/FUL
Parish: Wombledon Parish Council
Appn. Type: Full Application
Applicant: Herbert Pension Fund
Proposal: Erection of 6no. three bedroom holiday lodges and 3no. two bedroom holiday lodges with associated driveway, parking, landscaping and formation of vehicular access
Location: Land Off Moorfields Lane Wombledon Kirkbymoorside

Registration Date: 22 May 2017 **8/13 Week Expiry Date:** 17 July 2017
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

Caravan (Housing)	No objection in principle
Countryside Officer	No views received
Yorkshire Water Land Use Planning	No views received
Parish Council	No views received
Highways North Yorkshire	Recommend conditions

Neighbour responses: Mrs Rowena Robinson, Mr & Mrs RS Ham, Mr James Willoughby, Mr Don Crabtree, Mrs Tracey Wheldon, Miss Anna Foster, Mr Jack Woodhead, Mr & Mrs Mercer, Mr & Mrs David & Brenda Willoughby, Mr Charlie Woodhead, Mr Tom Vertigans, Mr And Mrs W Foster, Mr Josh Weaver, Mr Adam Willoughby, Mr & Mrs RS Ham,

Overall Expiry Date: 24 September 2017

This planning application was deferred from the last Planning Committee meeting in order for Members to undertake a Site Inspection. Members are asked to refer to the Officer report previously circulated for a detailed appraisal of the proposal.

Since the earlier report was prepared, there has been one further letter of objection, the issues raised in that letter have already been considered in the earlier report. The agent has also submitted a Plan showing the projected shading by the landscaping in 20 years time in relation to the nearest property, this plan is appended to this report.

In addition, the agent has submitted a letter and attached plan following the Site Inspection to explain why the applicant does not wish to amend the application and utilise the existing field access arrangements, these documents are also appended to this report.

In accordance with the earlier Officer appraisal this application is recommended for approval.

PLANNING COMMITTEE

30 August 2017

RECOMMENDATION:**Approval**

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 Before the development hereby permitted is commenced, details and samples of the materials to be used on the exterior of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance.

- 3 The proposed planting of new trees, hedges and shrubs on drawing No. W.WG.1.5 rev A, and accompanying specification, shall be implemented within the first available planting season (March-November) following completion of the development. In the event of any plant material dying or become seriously diseased or damaged within a 5 year period of planting, it shall be replaced with similar species to a specification that shall be first agreed in writing with the Local Planning Authority unless the Local Planning authority give written consent to any variation.

- 4 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 90 metres measured along both channel lines of the major road Moorfields Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 and in the interests of road safety.

- 5 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

a. Provision of 2 no. vehicular passing places, one on Moorfields Lane approximately halfway between the site access and junction with Common Lane and one on Common Lane approximately halfway between the pumping station and bend in the road where the 30mph local speed limit signs are placed. Each passing place to be constructed to provide an overall carriageway width of 5.5 metres, for a minimum distance of 10 metres, plus 1:3 end tapers, and constructed in accordance with the Specification of the highway authority and as shown on Drawing Number dev 4959/2/spec.

(ii) Not Used

(iii) A programme for the completion of the proposed works has been submitted.

Reason:- In accordance with Policy SP20 and to ensure that the details are satisfactory in the

interests of the safety and convenience of highway users.

- 6 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition (2) above.

Provision of passing places as described in the condition

Reason:- In accordance with Policy SP20 and in the interests of the safety and convenience of highway users.

- 7 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on W-WG-1.5 - Rev. A for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

Reason:- In accordance with Policy SP20 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 8 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 9 Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- (i) the appointment of a travel co-ordinator
- (ii) a partnership approach to influence travel behaviour
- (iii) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- (iv) provision of up-to-date details of public transport services
- (v) continual appraisal of travel patterns and measures provided through the travel plan
- (vi) improved safety for vulnerable road users
- (vii) a reduction in all vehicle trips and mileage
- (viii) a programme for the implementation of such measures and any proposed physical works
- (ix) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Reason:- In accordance with Policy SP20 and to establish measures to encourage more sustainable non-car modes of transport

- 10 The accommodation hereby permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 11 The accommodation hereby permitted shall be available for commercial let for at least 140 days a year and no let must exceed a total of 31 days in any one calendar year.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 12 The owners/operators of the accommodation hereby permitted shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request. The register shall include full details of the following:

- the main address(es) of all the occupiers of the accommodation hereby permitted
- the start date of every one of the letting/occupation of all the occupiers of the accommodation hereby permitted
- supporting evidence of the main address(es) of all the occupiers of the accommodation hereby permitted

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- 13 Details of external lighting to be agreed

- 14 The development hereby permitted shall be carried out in accordance with the following approved plan(s):.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 15 Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

INFORMATIVE(S)

- 1 An explanation of terms used above is available from the Highway Authority.
- 2 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.