

From: Pickering Town Council
Sent: 21 December 2017 11:58
To: Development Management
Subject: Re: 17/01281/MFUL

Dear Lizzie

No vote was taken but the feeling of the meeting was to support the proposal subject to EA and Yorkshire Water evaluation of the proposals to deal, respectively, with development in the flood plain and potential contamination of ground water.

Best wishes

Andrew

From:
Sent: Wednesday, December 20, 2017 3:19 PM
To:
Subject: RE: 17/01281/MFUL

Good afternoon Mr Husband,

I hope you are doing well.

Thank you for your response to the above application, on our system we would usually choose either support, representation or object for comments. I just wonder how you wanted your response to appear?

Kind regards,

Lizzie Phippard
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Customer Services (Place)
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From: Pickering Town Council
Sent: 20 December 2017 15:05
To: Development Management
Subject: 17/01281/MFUL

Erection of carriage stable with associated storage, staff facilities and service facilities for up to forty carriages from running fleet, erection of workshop for the restoration of historic carriages with associated staff facilities including accommodation, formation of an additional twelve parking spaces

and formation of new vehicular access to replace existing access over Pickering Beck together with additional landscaping on land north east of Rock Cottage.

The council heard arguments both for the proposed development and against it, all the points being cogently made. Amongst the points raised against the proposal were: the unsuitability of the proposed structures both in their scale and purpose in an area of high landscape value; their siting in Flood Zone 3 ie land that has been assessed as having a 1 in 100 or greater annual probability of river flooding, the presence of groundwater and whether attenuation proposals could be effective; noise and light pollution. Objectors to the application also referred to the quarry at Newbridge as a possible alternative location, the feasibility and viability of which should be explored. Representatives of the Railway explained the rationale for the construction of the carriage stable, repair shop and attendant development, and at the chosen site and not the quarry.

Members recognised the strength of feeling against the proposals, were clearly aware of the issues involved in the application, and expressed their sympathy for those members of the public who lived close to the proposed site; however, the council recognised the importance of the railway to the well being of the town and how the proposals would ensure the viability of the railway in the longer term and, thereby, the continuing well-being of Pickering. The primary concern was that the development should not increase the threat of flooding to lives and properties local to the site and in the town. The council was aware that the Environment Agency would be evaluating the proposed mitigation works and Yorkshire Water would be analysing potential risks to groundwater.

Andrew Husband
Clerk to Pickering Town Council