

From: Lisa Bolland
Sent: 18 January 2018 09:03
To: Development Management
Subject: Planning Applications 17/01450/OUT, 17/01455/FUL and 17/01494/HOUSE

Morning,

Please find detailed below the responses made by the Kirkbymoorside Town Council Planning Committee.

Should you have any queries please do not hesitate to contact me.

Regards

Lisa

P17050 PLANNING APPLICATIONS

c) 17/01450/OUT | Erection of 6no. three bedroom terraced dwellings (site area 0.21ha) - consideration of access, layout and scale | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

The proposal for the erection of 6no. three bedroom terraced dwellings on part of the site of the former County Council depot on Manor Vale Lane, Kirkbymoorside was considered and it was agreed that the proposal would benefit the site on provision that measures are implemented to reflect the expert advice previously provided in detailed reports and provided it residential development of the site would not be to the detriment of the Kirkbymoorside Town Brass Band.

The Planning Committee would reiterate the observations submitted in response to previous applications 16/01658/OUT, 15/01156/OUT and 15/01156/MOUT for development of the site as the concerns raised 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 residential development in principal.

The Planning Committee and members of the public raised concerns at the condition of the site which was closed in 2005/6 and has since been derelict. There are safety concerns for the residents in the vicinity, most of whom are retired, as this is now essentially a slum property and has attracted vandals. The state of the site is a disgrace and the Town Council has made representation to the Health & Safety Executive (HSE), Environment Agency and the Environmental Services at Ryedale District Council and received the following response:

“.. from an HSE prospective we would not be concerned with the Old Highways Depot as there is no work activity taking place....if there is asbestos on site you should contact the Environment Agency or Building Control Services who should be able to help in this matter.”

Upon contacting the Environment Agency their recommendation was to contact the Environmental Services at Ryedale District Council who provide the following response:

“.. unfortunately there is no action that we can take, other that the disused "Portacabins" that are on site there isn't anything that would be of concern to us and the site is well screened and secured.”

The Planning Committee agreed to make representation to the relevant authority to explore the feasibility of action against the owner to demolish the buildings and tidy up the site in accordance with application 13/00807/DNO | Demolition of former County Council buildings | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG which was approved in November 2013.

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