

Item Number: 6
Application No: 20/00328/FUL
Parish: Malton Town Council
Appn. Type: Full Application
Applicant: Mr Nigel Delaney (Impact Living)
Proposal: Change of use and alteration of basement of former mill to form 3no. one bedroom flats, a support facility and stores together with new entrance gates for vehicular and pedestrian access
Location: The Basement The Cornmill Railway Street Malton North Yorkshire YO17 7NT

Registration Date: 19 June 2020
8/13 Wk Expiry Date: 14 August 2020
Overall Expiry Date: 3 August 2021
Case Officer: Niamh Bonner Ext: 43325

CONSULTATIONS:

Malton Town Council	No objection
Highways North Yorkshire	No objections
Housing Services	No objection
Public Rights Of Way	Comments
Environmental Health	No objection
Yorkshire Water Land Use Planning	
Building Conservation Officer	No objection
Head Of Emergency Planning	Comments
Flood Risk	Recommend refusal
Designing Out Crime Officer (DOCO)	No comments
Sustainable Places Team (Environment-Agency Yorkshire Area)	Remove objection, recommend condition.

Representations:

UPDATE REPORT MARCH

This proposal was originally brought to Planning Committee on the 21st December 2021, where it was deferred for site visit. The site visit undertaken on Tuesday 11th January 2022.

Members in attendance included Cllr Andrews, Cllr Cleary and Cllr Mason. Cllr Potter visited the site prior to this meeting.

During the site visit, clarification was sought over the proposed increase in cill levels by Cllr Andrews. The Agent had confirmed in an email dated 21st December that “*the current existing cill levels are 19.350 (approx. 550mm above the existing ground level and 745mm above the existing internal ground floor level).*”

The EA condition would require “*the proposed window cill level is to be set at 19.6mAOD.*” This would therefore result in the present windows cills being required to be raised by 25cm.

It had become clear that the previously submitted Flood Emergency Response Plan (FERP) had included some errors when the modelled flood levels were transcribed from the Flood Risk Assessment. The corrected amended version was received in advance of the February meeting.

At the Planning Committee meeting held on the 15th February 2022, the proposal was deferred. This was to seek further details in relation to the existing on site pump and whether a larger capacity pump

could be installed as part of this scheme.

The Agent was asked by the Case Officer to provide a comment in terms of the existing on site pump and its capacity/depth/effectiveness, as well as its overall suitability. They were also asked if a larger diameter pump something that Impact Living are considering or would be prepared to install at the site?

The following technical information was provided to the Agent and Case Officer by Mr Jon Lawrence (their Flood Risk Assessor) on the 2nd March 2022. This is available to view on the annexing. *“The pump on the site is a Semison 490C which I have attached the data sheet for together with two of the photos you kindly provided. I understand the pump is located in a shallow MH about 1.0m deep adjacent the river wall and pumps out through the river wall just below car park level. The pump has a capacity of 600 litres/min [10.0 litres / second] or 38m³/hour for a head of 1.0m.*

However, the arrangement on the site is a little strange as the pump discharges through the river wall just below car park level and not over the river wall.

Therefore if the river is in severe flood the outlet is potentially submerged so the pump discharge rate may be affected.

The pump doesn't appear to be connected to the drainage system so I assume it is there to pump out any water that accumulates in the car park area which doesn't discharge via the gravity system on the site into the river.

Therefore, if the car park is flooded, and the rising main outlet isn't impeded by flood water in the river channel the pump will remove 38,000 litres of water per hour.

If the pump size is increased it would simply remove any accumulated water more quickly.”

The Case Officer responded to note the following on the 2nd March 2022: *“Thank you for this information. To check, whilst Jon has helpfully indicated the specification of what is there presently, it would be useful to have a commentary on whether this is believed to be sufficient in a flood event, or as we had discussed, whether a new higher capacity pump would in his view be appropriate here.*

Furthermore, the point about the position/level of the existing pump is also noted and the potential that this may impact the pumps efficiency. I believe you were willing to install a greater capacity pump so I would be grateful to know if this is still the intention? If so, I have some questions;

- *Would this be positioned so the outlet would be over the wall to avoid impacts on its efficiency?*
- *Can you provide confirmation on any proposed new pumps diameter/spec?*
- *Ideally can you confirm that this would be electric and automatic?*

If this is the case, would you be willing in principle to agree a condition to secure the provision of an additional permanent pump. “

The Agent responded to note on the 3rd March 2022 *“Confirmation that the Client is willing in principle to agree to a condition to secure the provision of an additional permanent pump, of which the rising main from the pump will discharge over the wall.*

We are discussing the additional pump details with MPH Drain Services who installed the non-return valves and will forward details on receipt.

We trust everything meets with your approval and should you require any further information please do not hesitate to contact me.”

The Case Officer responded to note on the 3rd March 2022 *“It would be particularly useful if the proposed pump details could be provided in advance of the meeting, or as a minimum the diameter of the pump, pumping capacity, its proposed positioning and means of power and whether this is automatically started in a flood event. The confirmation about the discharge over the wall is useful. “*

It is hoped that further details of the proposed pumping system will be available in advance of the meeting but the willingness to provide an additional pump is welcomed.

Members will be made aware of any further incoming supporting information.