



PLANNING COMMITTEE

Tuesday 11 May 2021 at 6.00 pm

Council Chamber, Ryedale House, Malton

For the purpose of public transparency and accountability, the meeting will be live streamed online. Details of how to access the live stream will be made available on the Council's website in due course. For health and safety reasons and in accordance with our risk assessment, members of the public are asked to follow the meeting via this method and cannot attend any physical meeting in person. Members of the public wishing to speak at the meeting will be able to do so remotely and details of how to do this will be provided after registrations to speak are received.

Agenda

14 Late Observations

(Pages 2 - 4)

Agenda Item 14

RYEDALE
DISTRICT
COUNCIL



Please Contact: Ellie Hardie

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All Members of the Planning Committee
Council Solicitor
Head of Planning
Planning and Regulation Technical Support Manager

Ref: Agendas/Planning/20

7th May 2021

Dear Councillor

Meeting of the Planning Committee – 11th May 2021

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

All items for the late observations relate to:

Item 6 – 20/00695/FUL
Item 7 – 20/00696/LBC

Yours sincerely



Mrs Karen Hood
Planning and Regulation Technical Support Manager

Late Pages Items 6 & 7

(1) APPLICANT'S REQUEST FOR DEFFERAL

Following the publication of the report the agent representing the applicant has requested that the consideration of the applications is deferred from Tuesday's Planning Committee meeting to allow the applicant time to take advice from the Transport Consultants and Noise Assessors in relation to the recently submitted observations from Highways and EHO.

In light of the report and agenda being published the decision whether or not to defer the applications for a further period of time lies with the Planning Committee.

(2) DRAINAGE

The applicant has confirmed that they would install a private sewage package treatment plant in the field over the road in front of the main house for use in connection with the proposed development so as not to place an additional burden on Sproxton WWTW. The applicant requests that should permission be granted a condition is imposed to deal with the specific foul water disposal details (SPTP).

Draft conditions for 20/00696/LBC

1. The development hereby permitted shall be begun on or before ^IN;

Reason:- To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location plan dated 13 October 2020

Proposed Site Layout, drawing number D420004/04 revision A, dated July 2020

Proposed Elevations, drawing number D420004/06 revision B, dated July 2020

Proposed Floor Plans, drawing number D420004/05 revision D, dated June 2020

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

3. Before the removal of the existing roof tiles, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP12 of the Ryedale Plan

4. Prior to the installation of windows, details of all windows and, doors, including material, means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority'

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP12 of the Ryedale Plan

5. Unless otherwise agreed in writing all rainwater goods shall be of cast iron construction finished and maintained in a colour to be agreed in writing with the Local Planning Authority before they are installed.

Reason:- To ensure a satisfactory external appearance

6. Before the removal of existing mortar, details of re-pointing and mortar mix are to be submitted to and approved in writing by the Local Planning Authority

Reason To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

7. Unless otherwise agreed in writing by the local Planning Authority, all rooflights shall be of a conservation type and be top opening'

Reason- To preserve the listed building and comply with Policy SP12 of the Ryedale Plan

Informatives:

1. The grant of this Listed Building Consent does not convey any approval of planning permission