



## PLANNING COMMITTEE

Tuesday 31 January 2023 – following the Licensing Committee which commences at 6.00 pm

Council Chamber, Ryedale House, Malton

**IMPORTANT:** This meeting is being held as an in-person meeting and in public. In view of the ongoing COVID-19 pandemic, Ryedale District Council will continue to operate in accordance with Government guidelines.

Please try to stay at home if you are unwell, take a test if you have COVID-19 symptoms, and stay at home and avoid contact with other people if you test positive.

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Please note that proceedings at this meeting will be filmed for subsequent broadcast via the Council's website. If you choose to attend, you will be deemed to have consented to being recorded and/or filmed and to the use of those images and sound recordings on the broadcast.

## Agenda

24 Late Observations

(Pages 2 - 49)

# Agenda Item 24

**RYEDALE  
DISTRICT  
COUNCIL**



Please Contact: Hayley Hunter

Extension 43393

Email: Hayley.hunter@ryedale.gov.uk

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

Ref: Agendas/Planning/20

27<sup>th</sup> January 2023

Dear Councillor

## **Meeting of the Planning Committee – 31<sup>st</sup> January 2023**

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 7- 19/00656/FUL  
Item 8- 21/01530/MFUL  
Item 9- 22/01052/73  
Item 10- 22/00522/FUL  
Item 12- 22/00796/FUL  
Item 14- 22/01064/HOUSE  
Item 17- 22/01226/HOUSE  
Item 18- 22/01272/LBC

Yours sincerely



Mrs Karen Hood  
Planning and Regulation Technical Support Manager

**From:** Jeremy Collins  
**Sent:** 27 January 2023 12:59  
**To:** Melanie Edwardson  
**Cc:** Rachael Balmer; Thorfinn Caithness; Admin; Gemma Edwardson  
**Subject:** Re: 19/00656/FUL- FRA for late pages

Hi Rachael,

Please see attached FRA.

We have updated the FRA following receipt of the EA product 4 information as outlined in our original FRA and the EA consultation letter.

Given the application has been brought to committee without allowing appropriate time for EA to be re-consulted. I would like to provide a non-technical summary to inform yourself and colleagues.

**Executive Non-Technical Summary**

Following a review of the EA product 4 data (Breach, overtopping with & without defence & climate change). The proposed applicant site remains in varying flood risk zones / depths. By using the various maps provided and cross referencing to the site topographical survey along with open source level information / relevant nearby recent planning application with topographical information.

We have been able to interpolate the flood depth zones and flood zones with the levels on site / surrounding area.

This enabled us to confirm the level at which point flood zone 3 to 2 and 2 to 1 occurs.

By having this information we have been able to provide appropriate mitigation placing the cabins at an height equal to flood zone 1.

Therefore, demonstrating the cabins would be safe for the lifetime of the development while providing no net increase in flood risk to either the cabins or the wider area.

We have also provided an evacuation route for the plan which would typically be asked for by the EA as a condition and this can be used for the new and existing.

If the application is still to be recommended for refusal on flood risk grounds, without taking this into consideration or deferring the committee to allow adequate technical consultation with the EA.

I would be recommending the client to appeal any decisions made based on flood risk. I would be confident in supporting them in this process to achieve a successful outcome.

Happy to discuss further

Many Thanks,

**Jeremy Collins**  
Associate Director Drainage and Infrastructure



**FLOOD RISK ASSESSMENT**

**FOR**

**PROPOSED HOLIDAY LODGE DEVELOPMENT**

**AT**

**MALTON GRANGE COUNTRY PARK,  
AMOTHERBY LANE,  
AMOTHERBY, YO17 6TG**

**ON BEHALF OF**

**EDWARDSON**  

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**ASSOCIATES**

**Project ref:** 29628/FRA/DJC  
**Date First Issued:** 12<sup>th</sup> December 2022  
**Issue:** 02  
**Revision Date:** 26<sup>th</sup> January 2023  
**Prepared by:** D. Cook  
Project Engineer  
**Checked by:** J. Collins  
BSc. (Hons), MCIWEM.

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2. Description of Proposed Development
3. Flood Risk Vulnerability of the Proposed Development
4. Sequential Test
  - 4.1 Exception Test
5. Flood Risk
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  - 5.2 Fluvial Flooding
  - 5.3 Historic Flooding
  - 5.4 Groundwater Flooding
  - 5.5 Reservoir Flooding
  - 5.6 Sewer Flooding
6. Evacuation Route
7. Summary & Recommendations

## **Appendices**

- I Site Location Plan
- II Topographical Survey
- III Site Layout

*Report contains Environment Agency information © Environment Agency and database right Report contains material based upon records provided by British Geological Survey (NERC) Report contains images from google earth ©Google*

Document Revision Box			
Revision	Date	Description	Author
01	12 <sup>th</sup> Dec' '22	Draft Issue	DJC
02	26 <sup>th</sup> Jan' '23	Amended to Include EA Data	DJC



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## 1.0 Introduction

GGP Consult has been commissioned by Edwardson Associates to prepare a flood risk assessment for the proposed holiday lodge development at Malton Grange Country Park, Amotherby Lane, Amotherby, YO17 6TG.

The purpose of this assessment is to demonstrate compliance with local planning policy as outlined within the Ryedale District Council Strategic Flood Risk Assessment (SFRA) and the National Planning Policy Framework (NPPF).

This assessment will highlight flood risk to the site and detail appropriate measures to mitigate the risk.

## 2.0 Description of Proposed Development

The existing site is currently entirely greenfield, with an area of approximately 0.4ha.

The site grid reference is SE 74838 74903.

Refer to Appendix I for the site location plan.

The development is located south of an established holiday park. It is proposed to develop 8 additional holiday lodges which will be operationally linked to the existing holiday park.

The Redbridge Sewer watercourse is located along the southern and eastern boundary which flows east into the River Rye.

The LLFA is North Yorkshire Council.

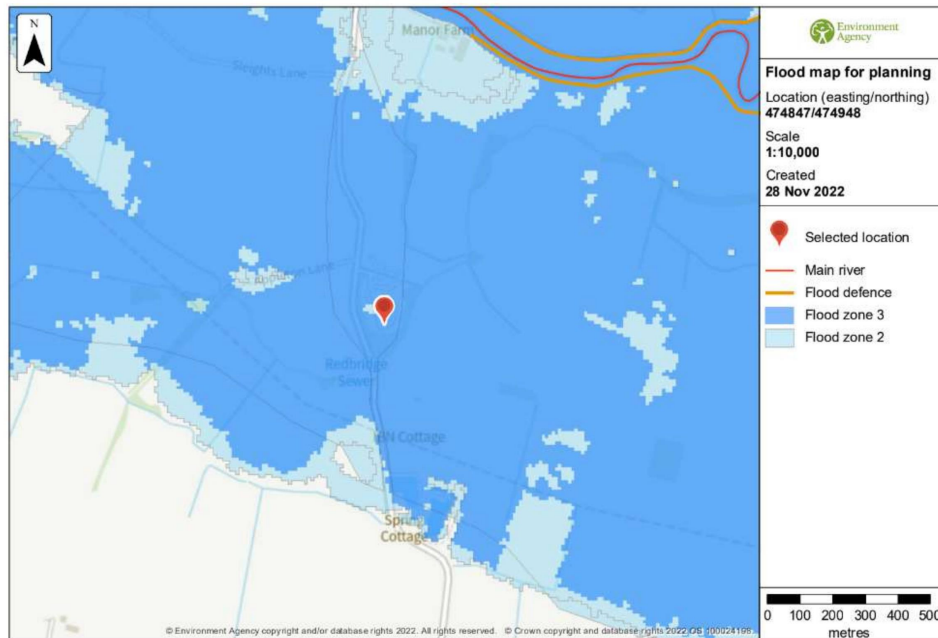
A topographical survey has been undertaken within the development, identifying an average site level of 21.65mAOD.

Refer to Appendix II for the site topographical survey.

Refer to Appendix III for the proposed site plan.

### 3.0 Flood Risk Vulnerability of the Proposed Development

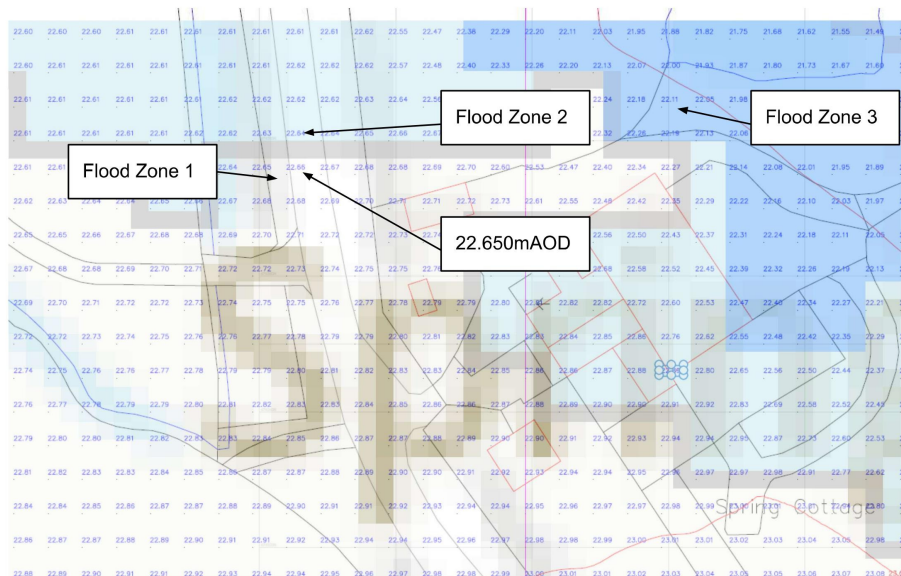
The development is located within Flood Zone 3 as shown with the below Environment Agency map.



**Environment Agency Flood Risk Map for Planning**

This means the site is at greater probability of flooding, with 1% or greater annual probability of river flooding, or over 0.5% or greater annual probability of sea flooding in any year.

Flood zone 1 is located approximately 430m to the south of the development adjacent to Brickyard Lakes Country Park. A topographical survey of Brickyard Lakes Country Park, available through the planning portal, identifies flood zone 1 starting at a level of 22.650m AOD.





In accordance with Table 2 of the National Planning Policy Framework technical guidance, the proposed development of a holiday lodge classifies as 'More Vulnerable'.

With reference to Table 3 of the technical guidance, developments with 'More Vulnerable' classifications within flood zone 3 are acceptable with an accompanying exception test.

**Table 3: Flood risk vulnerability and flood zone 'compatibility'**

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

**Key:**      ✓ Development is appropriate.  
                  ✗ Development should not be permitted.

Therefore, the proposal is acceptable on the basis of an accompanying exception test.

#### 4.0 **Sequential Test**

The purpose of the sequential test is to steer development towards areas of low flood risk, this would normally require development in Flood Zone 1 where possible.

The proposal is to expand the existing holiday park and to maintain functional operation between the existing and proposed development. No undeveloped land within the holiday park is located within a lower flood zone.

Inherently, the caravans will be raised a minimum of 600mm above ground level. A further 300mm of flood resilience measures will be incorporated. With the incorporation of appropriate mitigation measures, the proposal is acceptable.

Additionally, a flood evacuation plan will be provided to detail a safe route of escape in the event of a flood.

Therefore, the development has adequately passed the sequential test on the provision of appropriate mitigation.



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#### **4.1 Exception Test**

NPPF Technical Guidance states that, on provision that the sequential test is passed, more vulnerable developments within flood zone 3a require an exemption test.

This exception test will detail how flood risk will be managed and show how the sustainable benefits of the development to the community outweigh the flood risk.

The proposed development will increase income for the park and ensure the financial viability of the Malton Grange Lodges throughout the future. This will also ensure that park employment is secure and provides the possibility of employment growth.

Additionally, increased tourism will provide a much needed benefit to the local economy.

The flood risk to the proposal will be mitigated, preventing flood risk to life and property. Detail of proposed mitigation is noted within section 5.0. Additionally, the development will not increase flood risk.

Therefore, the exception test is deemed satisfied.

#### **5.0 Flood Risk**

The following section will highlight flooding risk from the following areas;

1. Pluvial (Surface Water)
2. Fluvial (Rivers)
3. Historic
4. Groundwater
5. Reservoir
6. Sewer

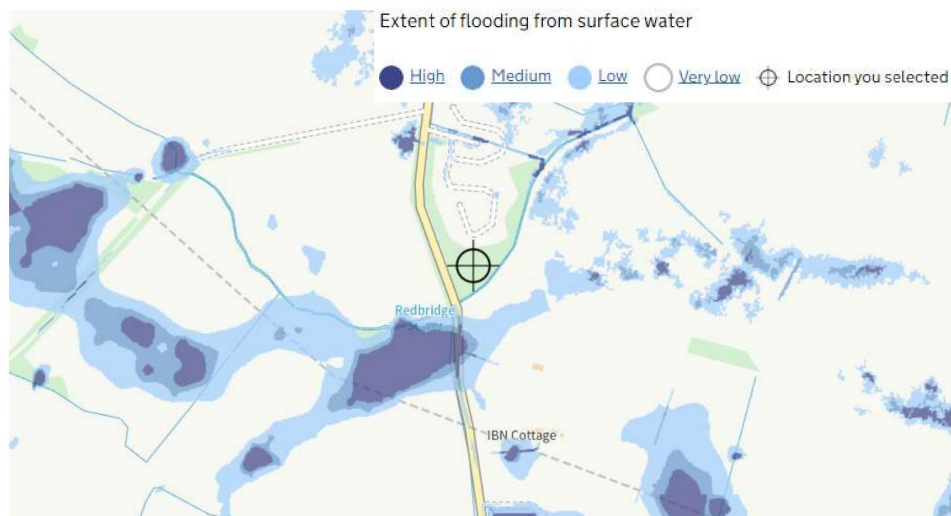
The following section will follow the structure of the headings above.

### 5.1 Pluvial Flooding

Surface water flood risk has been assessed on a national level by The Environment Agency. Maps were released in December 2013, which are some of the most comprehensive surface water flood risk maps in the world.

'The Surface Water mapping involves cutting edge technology, with flood experts using models to observe how rainwater flows and ponds. Then producing maps that take local topography, weather patterns and historical data into account.'

The extract below identifies surface water flooding risk to the site.



**Environment Agency Surface Water Flood Risk Map**

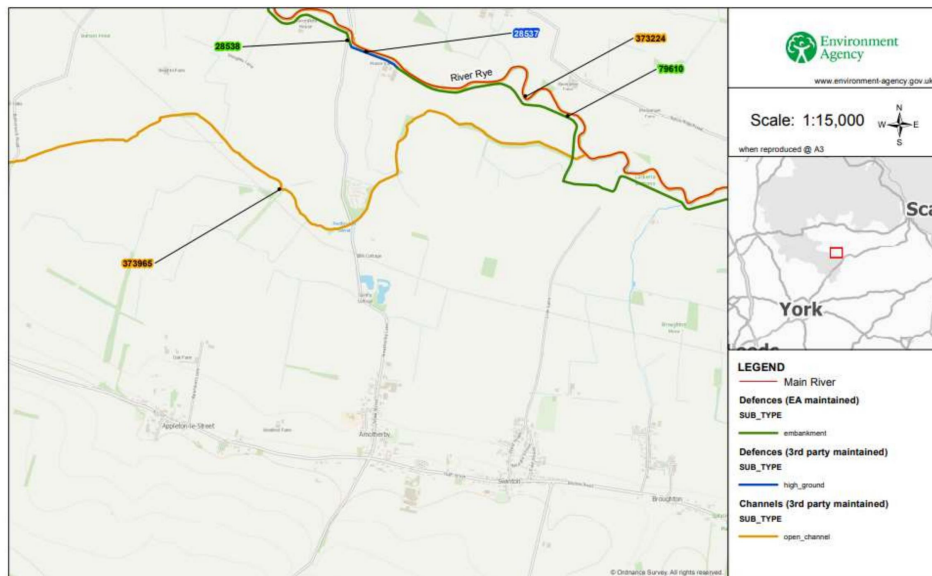
As shown above, the site is at 'very low' risk of surface water flooding. This means the site has less than a 0.1% chance of surface water flooding each year.

**Therefore, the risk posed by surface water flooding is considered negligible.**

## 5.2 Fluvial Flooding

Potential sources of fluvial flooding include the Redbridge Sewer located along the southern boundary of the development and the River Rye located approximately 0.95km to the northeast.

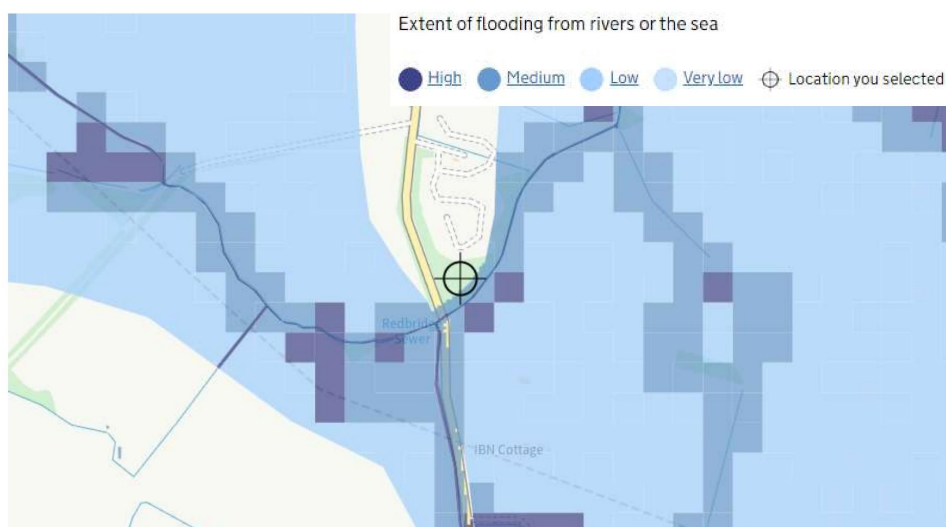
The Environment Agency asset map identifies the Redbridge Sewer and River Rye as being an open channel under 3rd party maintenance. An Environment Agency embankment is located along the south of the River Rye. An extract of the asset map is shown below.



**Environment Agency Asset Map**

The lowest crest level along the Environment Agency embankment is identified as being 23.45mAOD. Therefore, as our proposed development has an approximate level of 22.65mAOD, the development is at theoretical risk of flooding from the overtopping of the embankment.

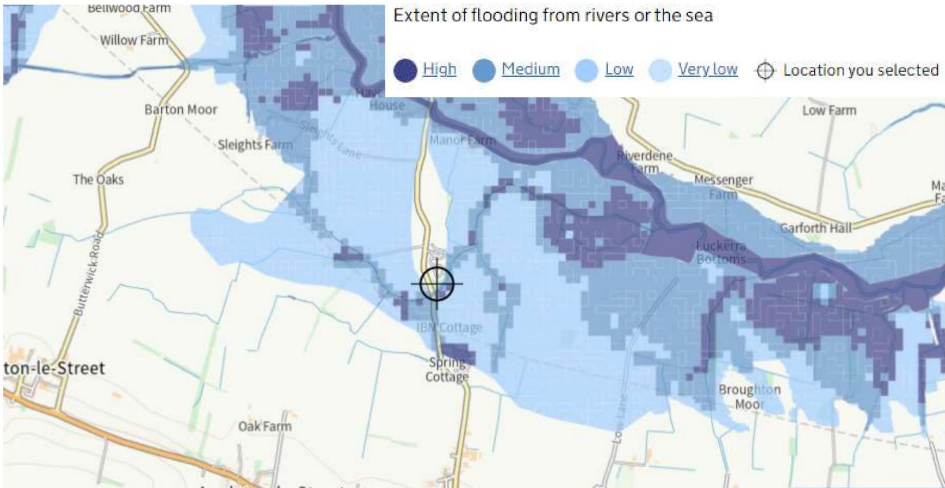
As shown within the Environment Agency river and sea flood risk map below, the proposed development is at 'very low' risk of flooding, resulting in a chance of flooding of less than 0.1% each year. This takes into account the effect of local flood defences.



**Environment Agency River & Sea Flood Risk Map**

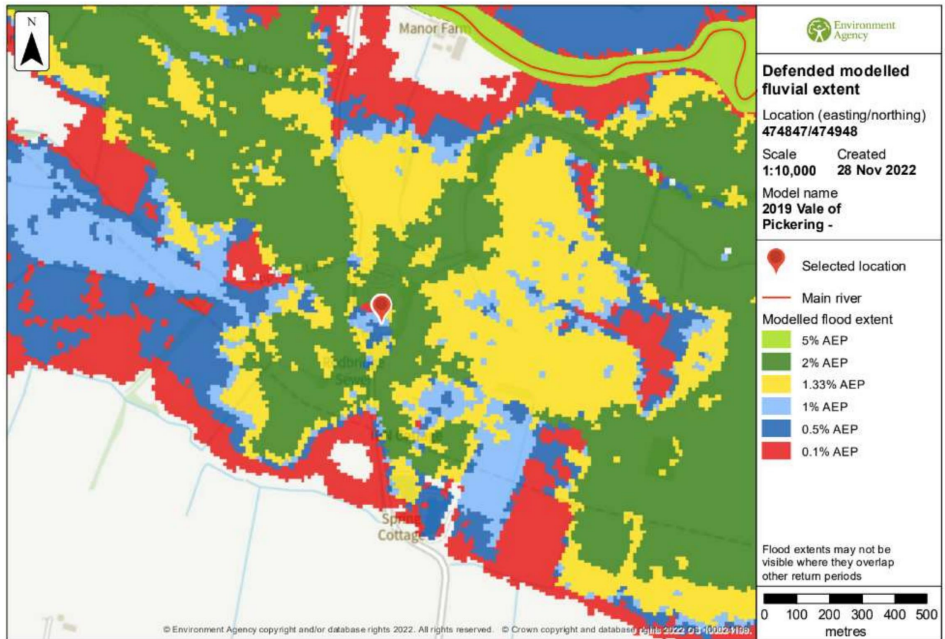


The river and sea flood risk map shows the development site and areas to the north are located within a local highspot. This is clearly shown within the below map extract.



Environment Agency River & Sea Flood Risk Map

Fluvial flooding models of the River Rye have been undertaken for a variety of possible flooding events. The below Environment Agency flood risk map identifies the flooding extent of a defended fluvial model.

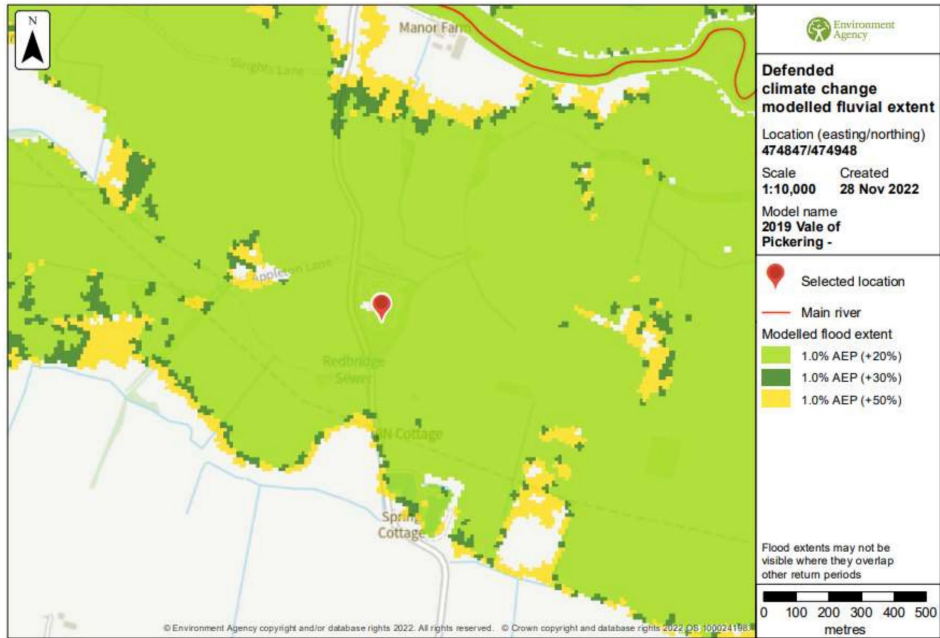


Environment Agency Defended Fluvial Map

The development is at risk of flooding in a 1:100 year flood event (annual exceedance probability of 1%).



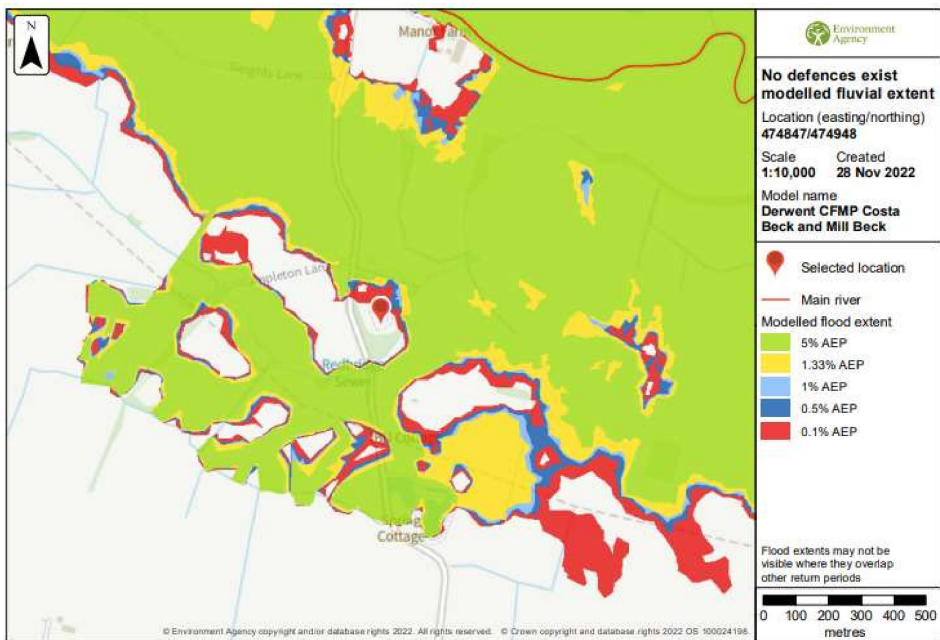
With the addition of climate change the flood model of a defended event is shown below.



**Environment Agency Defended Climate Change Fluvial Map**

The development is at risk of flooding in a 1:100 year flood event (annual exceedance probability of 1%).

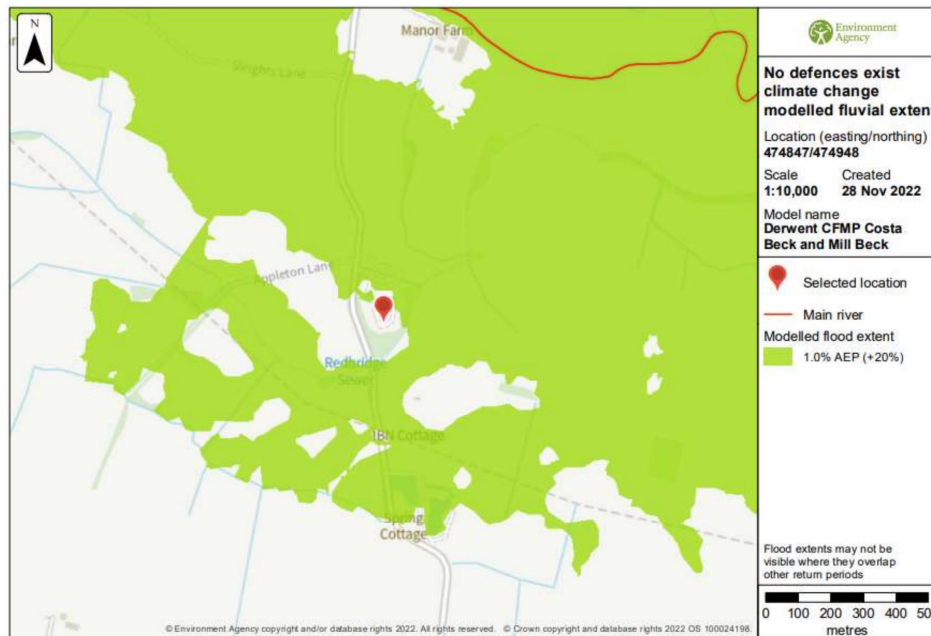
The Environment Agency flood risk model for rivers with no defences is shown below.



**Environment Agency No Defences Flood Risk Map**

As shown above, the development is not at risk of flooding from rivers with no defences.

With the addition of climate change, the development still is not at risk of flooding from a undefended event.



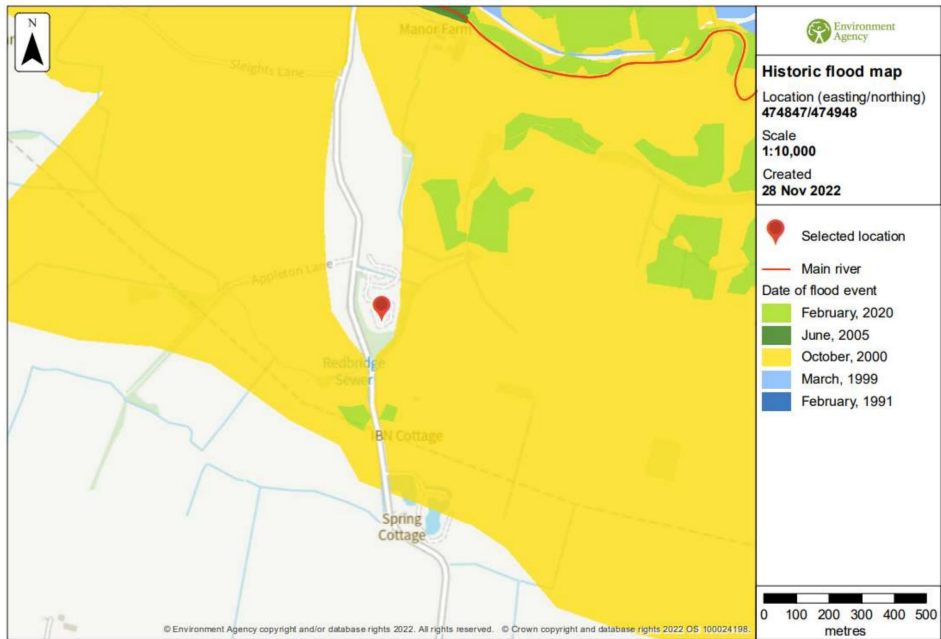
**Environment Agency No Defences Climate Change Flood Risk Map**

As shown, above the development is at risk from fluvial flooding for a 1:100 year event. As the proposed holiday lodges will be raised 600mm above ground level with the incorporation of 300mm of flood resilience measures, sufficient mitigation has been provided.

Additionally, a flood evacuation route will be provided which will direct occupants to land within flood zone 1 when flood warning are issued.

5.3 Historic Flooding

The Environment Agency historic flood map is shown below. As shown the development site has no previous history of flooding, even within severe storm events where defences were overtopped.



Environment Agency Historic Flooding Map

Historic flood event data

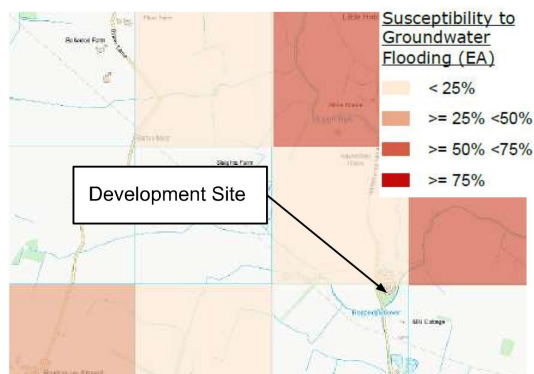
Start date	End date	Source of flood	Cause of flood	Affects location
15 February 2020	19 March 2020	main river	channel capacity exceeded (no raised defences)	No
19 June 2005	20 June 2005	main river	channel capacity exceeded (no raised defences)	No
30 October 2000	15 November 2000	unknown	overtopping of defences	No
2 March 1999	16 March 1999	unknown	overtopping of defences	No
21 February 1991	27 February 1991	unknown	overtopping of defences	No

Environment Agency Historic Flooding Event Data

This demonstrates that the development is at very low risk from fluvial and pluvial sources of flooding.

#### 5.4 Groundwater Flooding

The Level 1 Strategic Risk Assessment details areas susceptible to groundwater flooding, an extract from this map can be found below.



**Level 1 SFRA Groundwater Flooding Susceptibility Map**

The site falls outside of all groundwater vulnerability classifications.

The groundwater levels risk mapping is shown below.

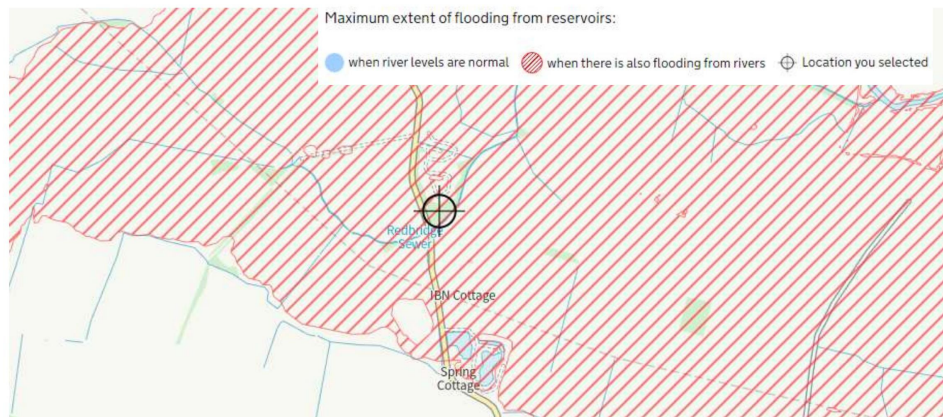


**Level 1 SFRA Groundwater Levels Risk Map**

Therefore, the risk of groundwater flooding is considered negligible.

### 5.5 **Reservoir Flooding**

The Environment Agency reservoir flood risk map identifies that the development site is at risk of flooding from a reservoir during river flooding.



**Environment Agency Reservoir Flooding Map**

As the holiday lodges will be raised a minimum of 600mm above ground level, mitigation is provided.

### 5.6 **Sewer Flooding**

No manhole chambers or other drainage features are located within the development site. For the development, it is proposed to install a positive drainage system which will be designed to attenuate and restrict flows from the site.

Therefore, the risk of sewer flooding is considered negligible.

#### 6.0 Evacuation Route

This assessment demonstrates that the development is at risk of fluvial flooding from a 1:100 year event. The Environment Agency provides a flood risk warning for the development area. The occupant of the caravans should sign up to the warning system.

When a flood alert is issued, the occupants should exit the site and head south to flood zone1 , adjacent to Brickyard Lakes Country Park. This route is shown on the below plan.



Google Maps Extract of Evacuation Route



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7.0 **Summary and Recommendation**

The FRA demonstrates that the flood risk to the site from various sources is low, considering local flood defences and the elevated cabin levels.

The site is at risk of flooding from fluvial flooding in a 1:100 year event.

The sequential and exception test has demonstrated the development is acceptable and offers sustainable benefits over the potential flood risk.

The proposed holiday lodges will be raised by 600mm above ground level with the incorporation of 300mm of flood resilience, therefore, sufficient mitigation has been provided.

The proposed development will not increase flood risk to neighbouring properties.

It is recommended that the land owner sign up to the Environment Agency flood warning system;  
<https://www.gov.uk/sign-up-for-flood-warnings>

In the event of a flood warning, the occupants should evaluate the development to the south into flood zone 1.

In addition the owners should prepare a site flood plan and be included within each lodge welcome pack. The template can be found below;  
<https://www.gov.uk/government/publications/personal-flood-plan>

Report Written by:-

Report Checked by:-

**D. Cook**  
Project Engineer

**J. H. Collins BSc. (Hons), MCIWEM**  
Senior Civil Engineer  
Drainage & Infrastructure



**APPENDIX I**  
Site Location Plan



**APPENDIX II**  
Site Topographical Survey



**APPENDIX III**  
Site Layout

**Item 7- 19/00656/FUL Land South of Malton Grange Country Park**

Contributor Comment

**From:** Rod Jackson

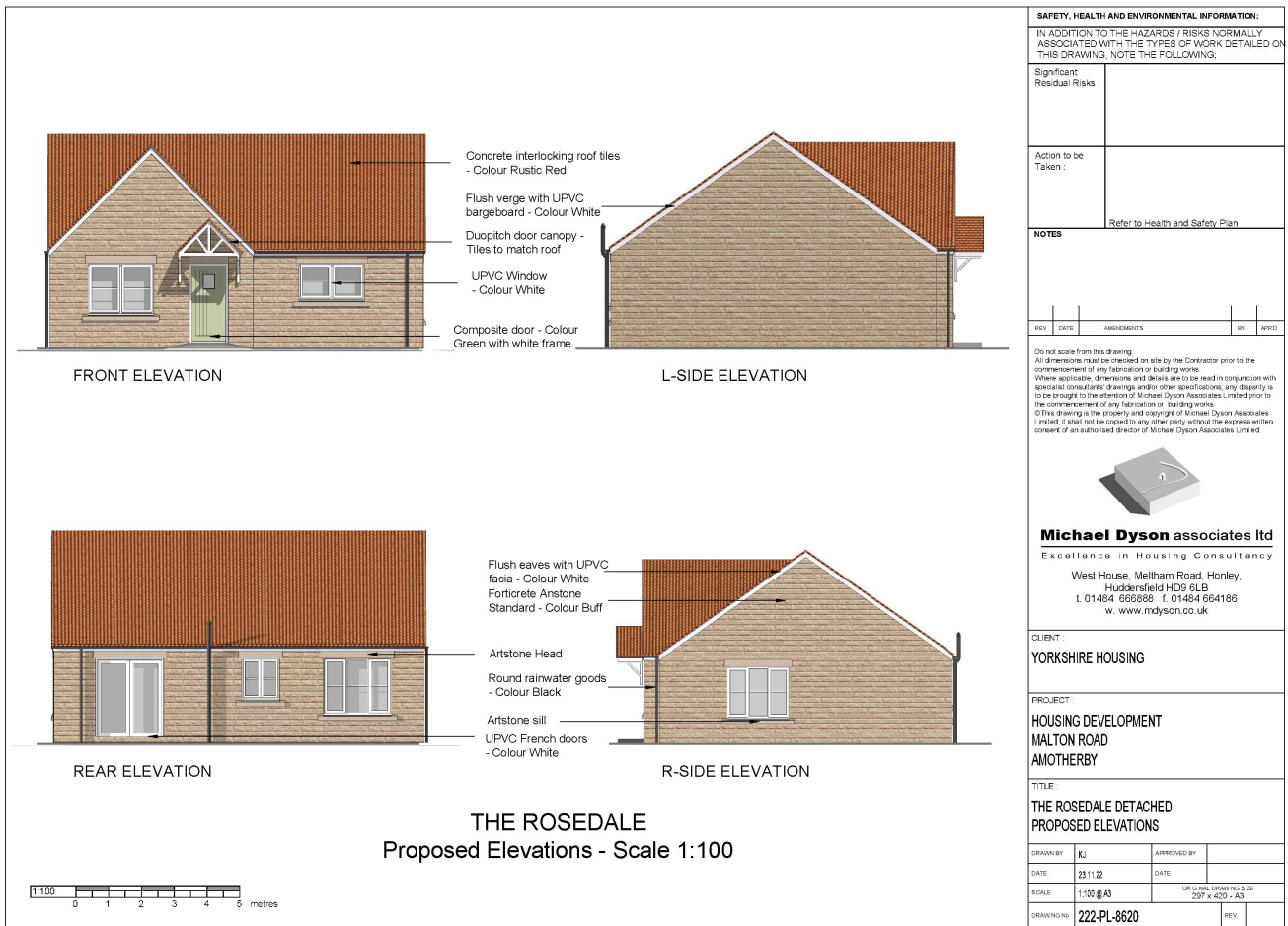
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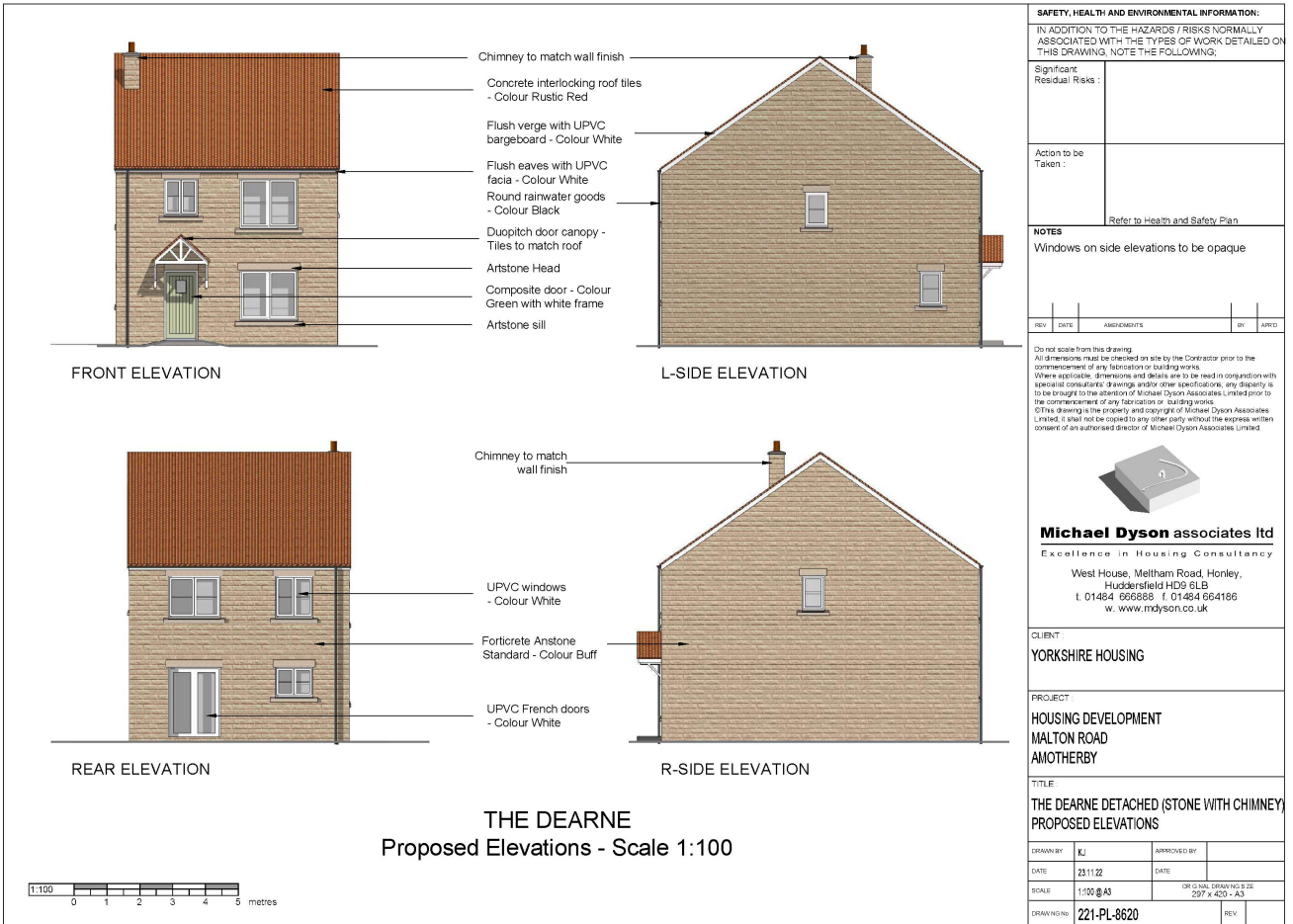
**To:** Development Management

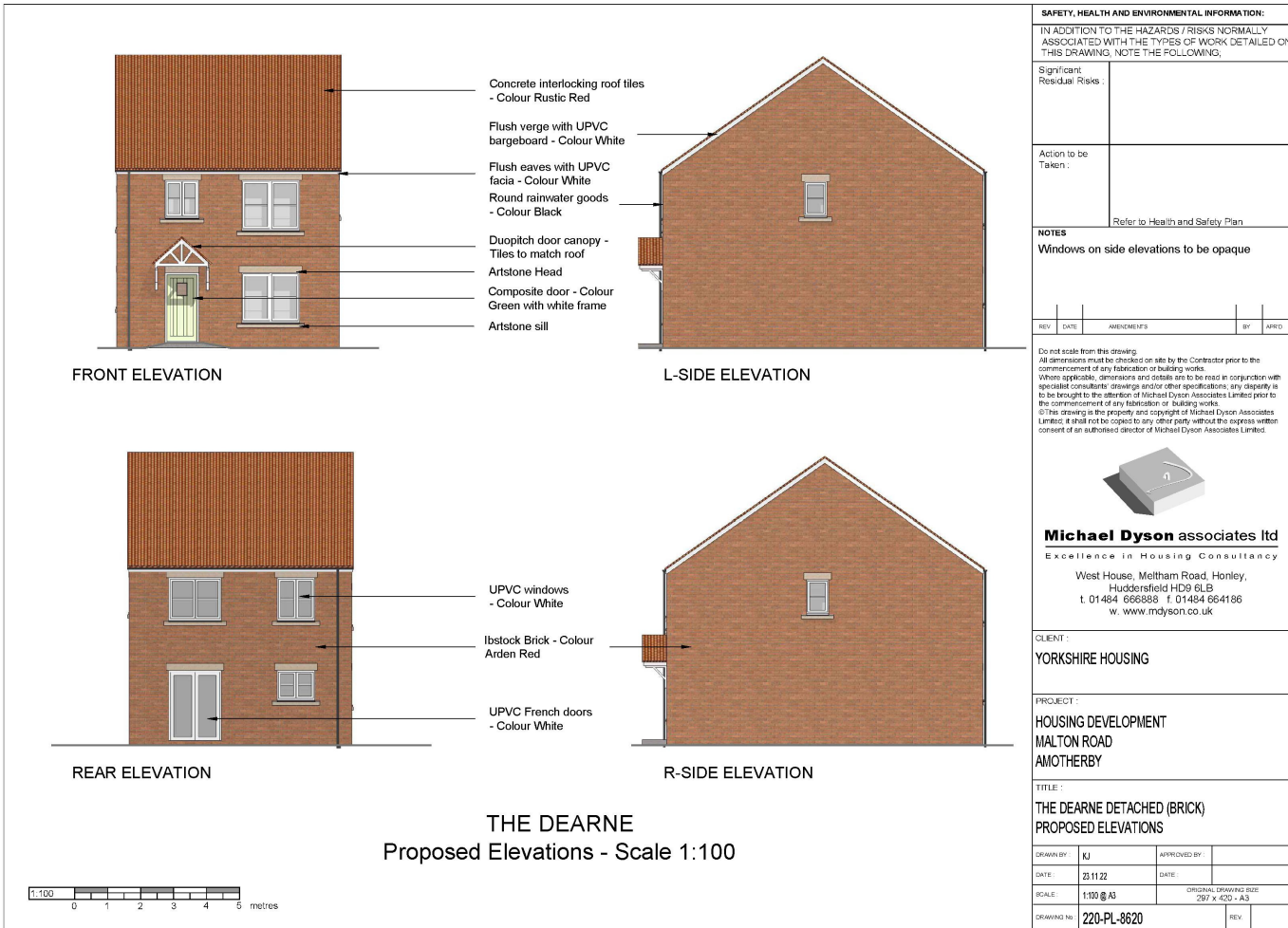
**Subject:** 19/00656ful

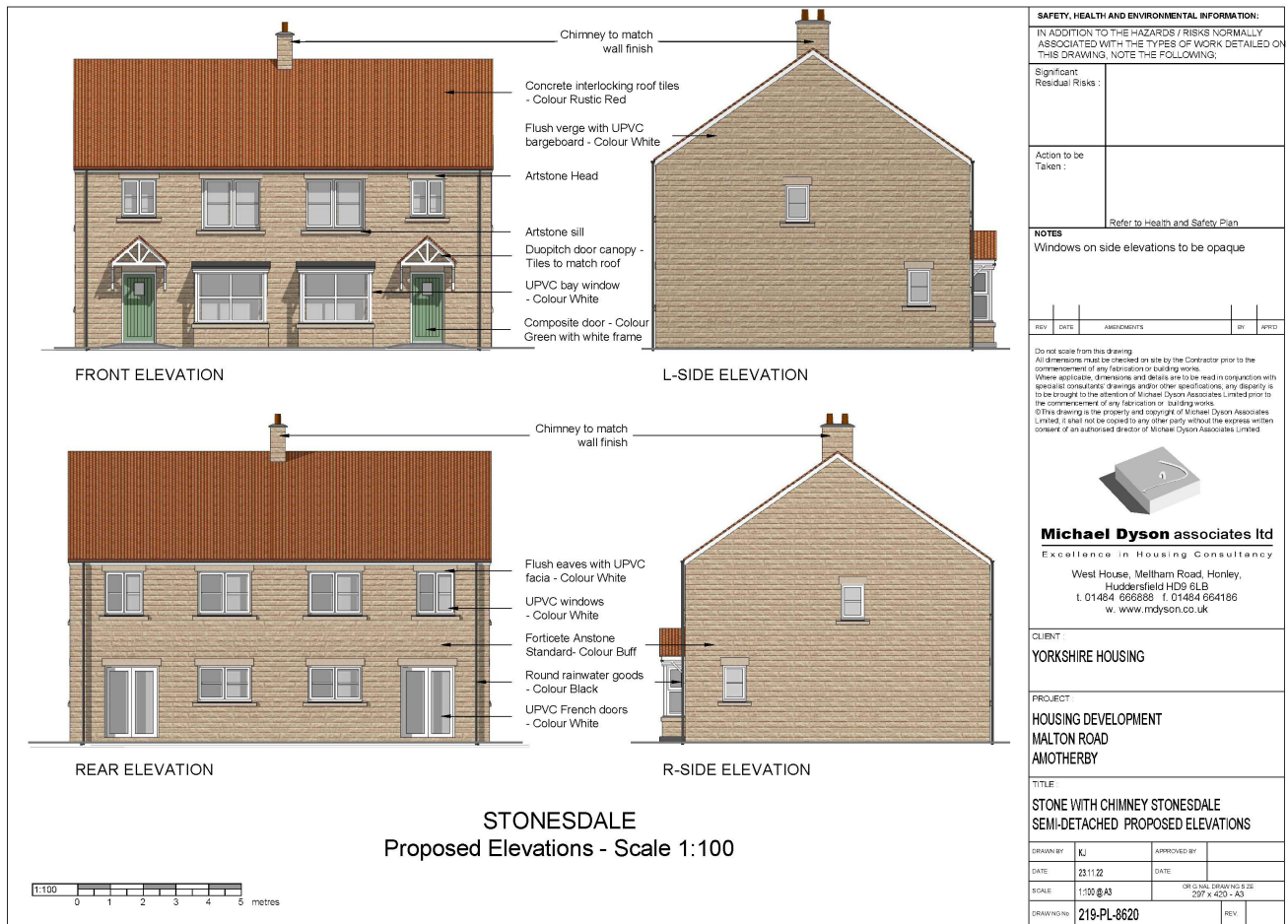
Hi I am writing to object to the extension to Malton grange country park it is on flood zone it is always stood in about up to 6 in of water when they put the septic tank in they had to pump water out the overflow pipe go into gutter when they got the other lodges put on they had to have a block of trees so you couldn't see lodges from road if it gets past you be able to see them off the road I think it will look out of place.

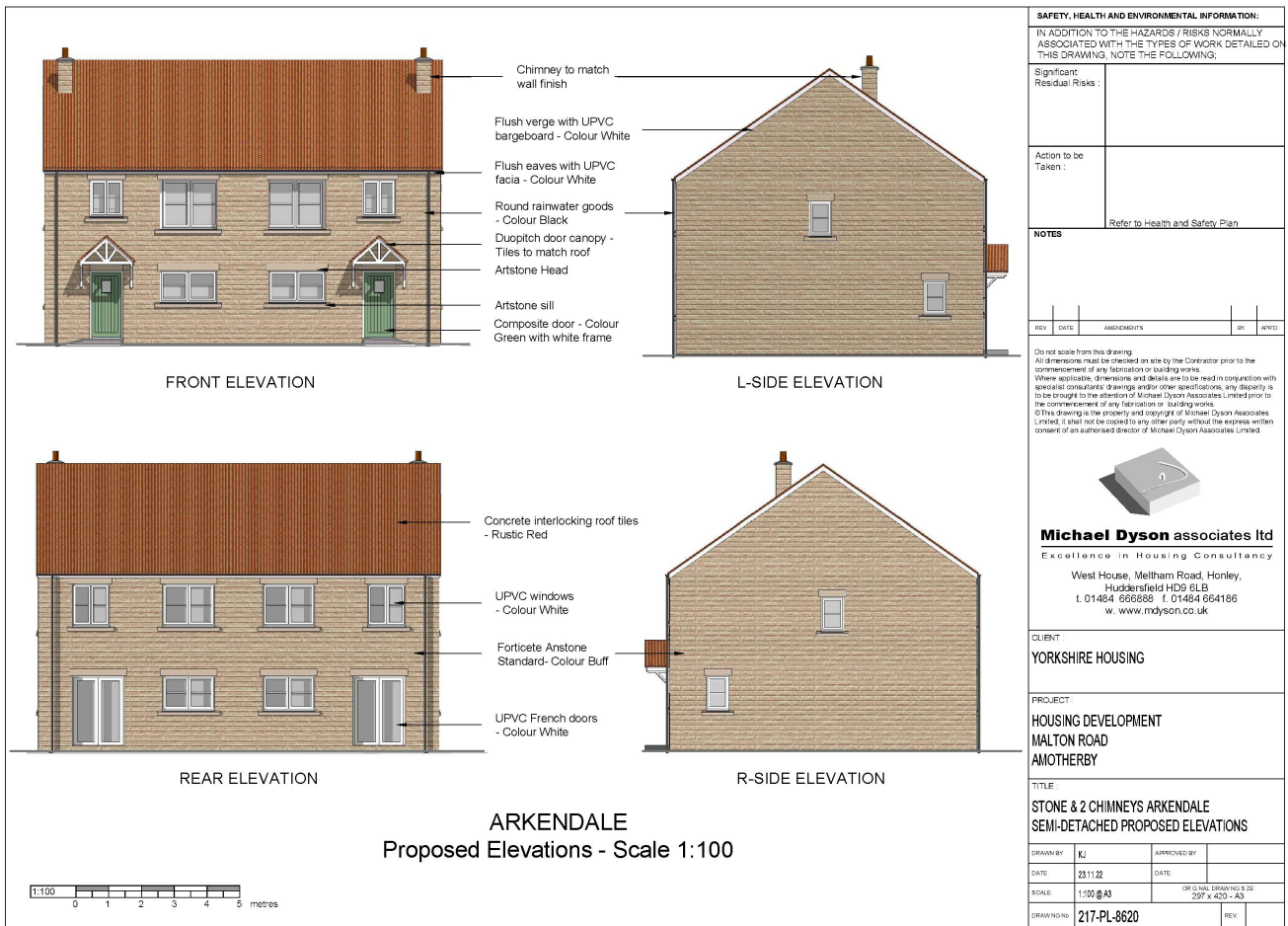
Thanks Rod Jackson

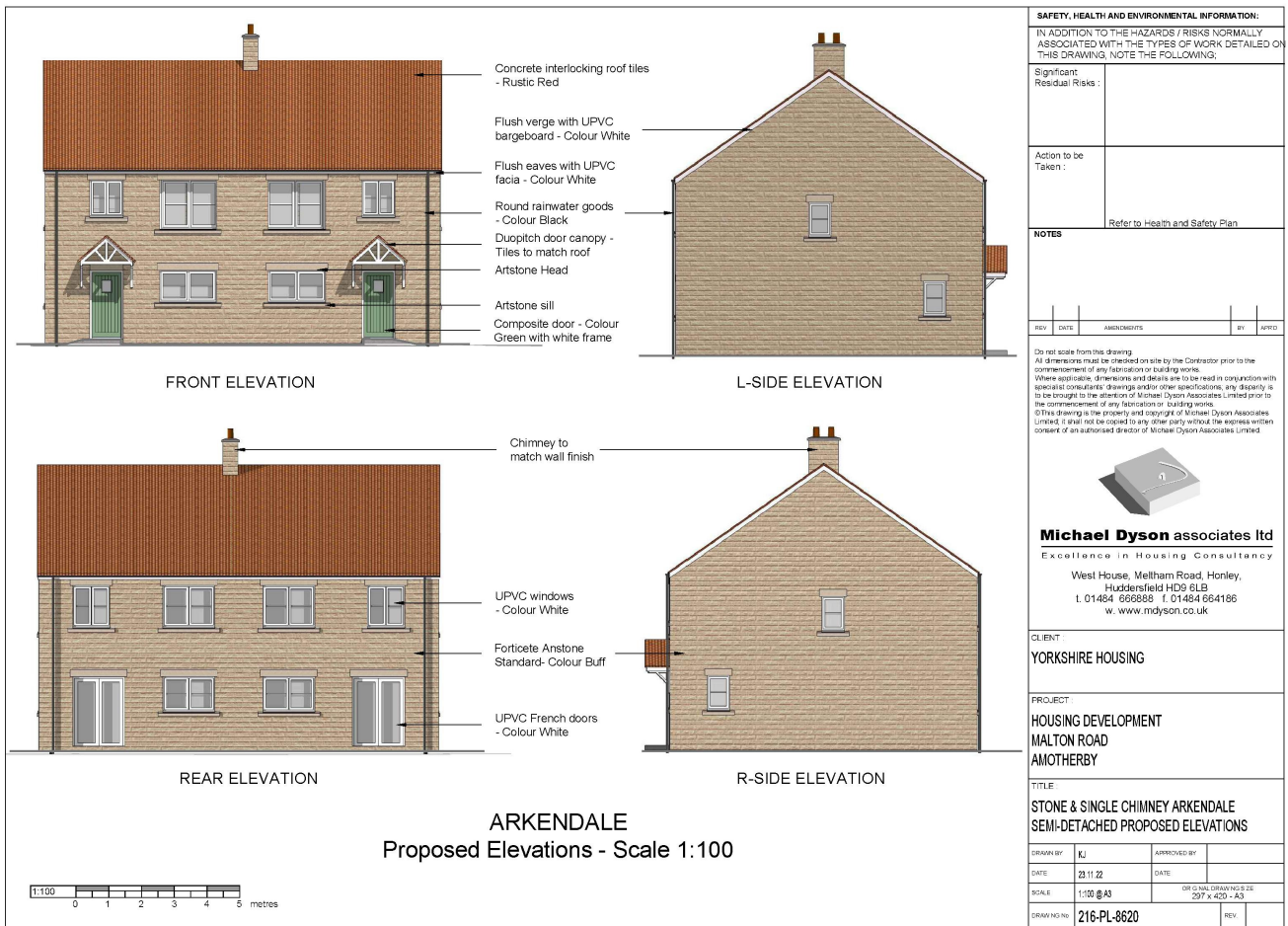




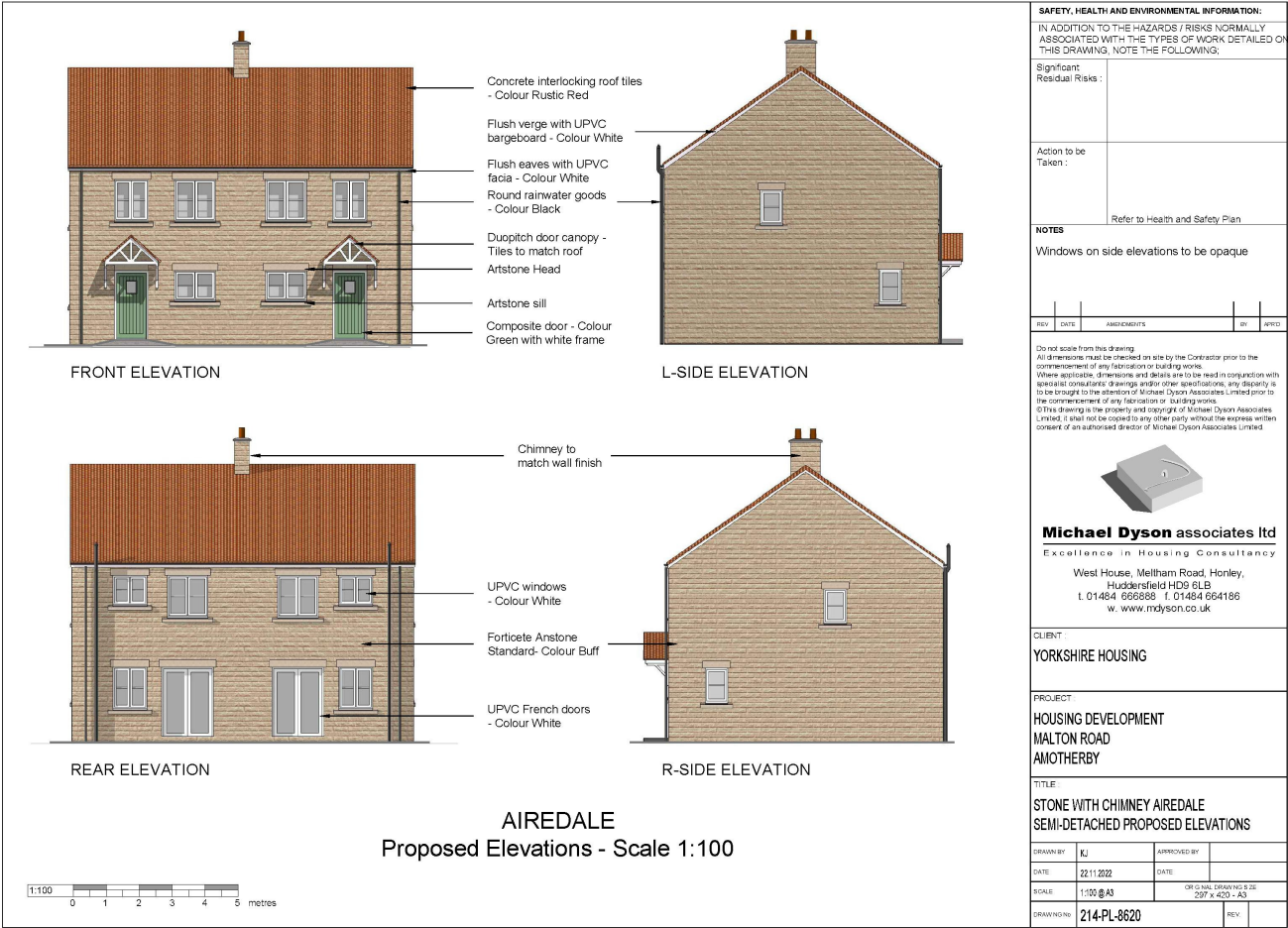














AIREDALE  
Proposed Elevations - Scale 1:100

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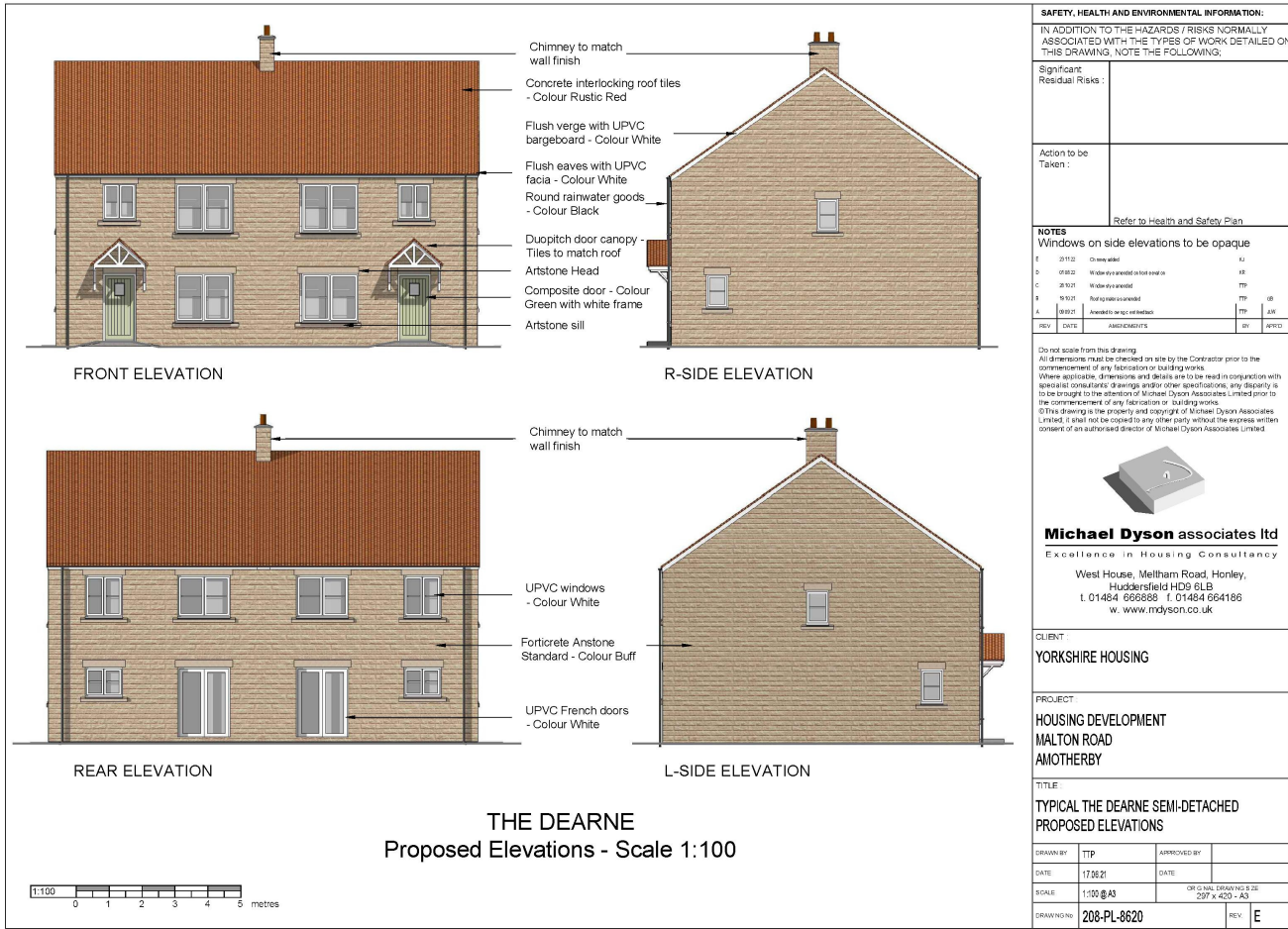


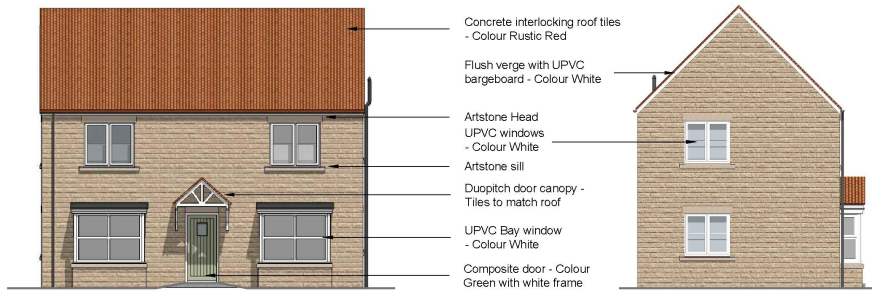
AIREDALE  
Proposed Elevations - Scale 1:100

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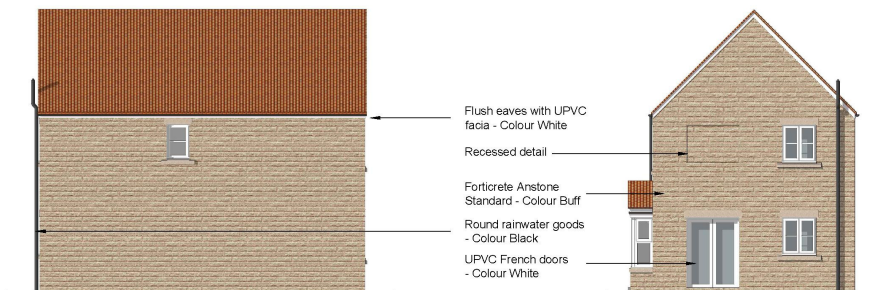








L-SIDE ELEVATION



R-SIDE ELEVATION

THE HARRISON  
Proposed Elevations - Scale 1:100



<b>SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION:</b> IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:			
Significant Residual Risks :			
Action to be Taken :			
Refer to Health and Safety Plan			
<b>NOTES</b>			
#	DATE	NAME	BY
1	22.12.12	Name Completed	KJ
2	29.02.12	Wadey and Partners completed	KS
3	16.02.12	Wadey and Partners completed	TFP
4	15.02.12	Wadey and Partners completed	TFP
5	15.02.12	As per above completed	TFP
6	09.02.12	Amendments made to original contract	TFP
7	09.02.12	As per above completed	TFP
8	09.02.12	As per above completed	TFP
9	09.02.12	As per above completed	TFP
10	09.02.12	As per above completed	TFP
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Do not scale from this drawing.

All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building work.

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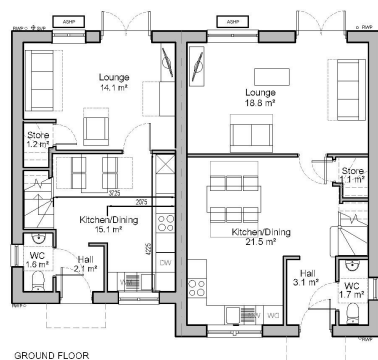


**Michael Dyson associates ltd**

*Excellence in Housing Consultancy*

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CLIENT:	
YORKSHIRE HOUSING	
PROJECT:	
HOUSING DEVELOPMENT MALTON ROAD AMOTHERBY	
TITLE:	
THE HARRISON DETACHED PROPOSED ELEVATIONS	
DRAWN BY:	TTP
DATE:	14/07/12
APPROVED BY:	
DATE:	
SCALE:	1:100 @ A3
DRAWING NO:	207-PL-8620
OR G.NAL DRAWING NO 226:	297 x 420 - A3
REV:	F



AIREDALE & ARKENDALE  
Proposed Floor Plans - Scale 1:100



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION:			
IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:			
Significant Residual Risks:			
Refer to Health and Safety Plan			
NOTES			
REV	DATE	AMENDMENTS	BY
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West House, Meltham Road, Honley, Huddersfield HD6 6LB t. 01484 666888 f. 01484 664186 w. <a href="http://www.mdyson.co.uk">www.mdyson.co.uk</a>			
CLIENT:			
<b>YORKSHIRE HOUSING</b>			
PROJECT			
<b>HOUSING DEVELOPMENT MALTON ROAD AMOTHERBY</b>			
TITLE:			
<b>AIREDALE &amp; ARKENDALE SEMI-DETACHED PROPOSED FLOOR PLANS</b>			
DRAWN BY:		APPROVED BY:	
DATE: 21/11/22		DATE:	
SCALE: 1/100 @ A3		ORIGINAL DRAWING SIZE 297 x 420 - A3	
DRAWING NO: 11-PL-9620		REV:	

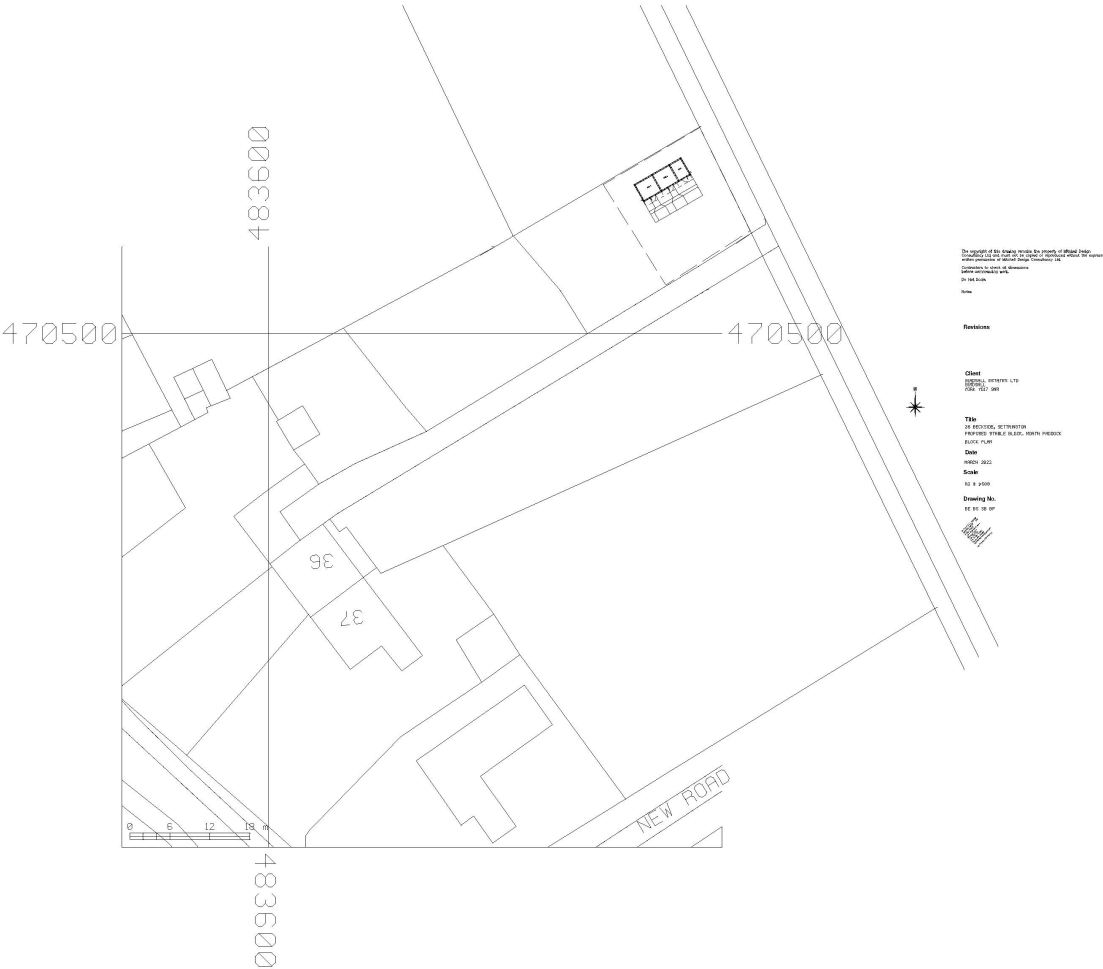
**Item 9- 22/01052/73- Claxton Grange, Malton Road, Claxton, Malton**

**Further update**

On 26 January 2023 the Public Open Space Commuted Sum of £28,500 was received by the Council under the terms of the Section 106 Legal Agreement associated with planning permission ref. 15/00014/MFUL, dated 10.09.2015.

In light of this the obligations contained within the Third Schedule of the Section 106 Legal Agreement dated 1 September 2015 have been discharged and a deed of variation is no longer necessary.

**UPDATED RECOMMENDATION:**                      **Approval** subject to the conditions as listed in the earlier report.



**Item 12- 22/00796/FUL, Land to Rear of Highfield House**

Dear Members

There are updates to this application 22-00796-FUL Highfield House outlined below:

Highway Matters

On this application, following publication of the Planning Agenda and the report for this application, the Case Officer contacted NYCC Highway to seek their updated consultation response for the revised scheme.

This email from the Case Officer (below) outlined the proposed parking situation and highlighted that the cabin with parking below had been altered to a shepherds hut, together with the partial use of the garage as extended residential style accommodation associated with the main property for the Applicant's parent.

The response from the Highway Officer (below) confirms that they have no objection to the proposed scheme.

Clarifications

In error, the Case Officer incorrectly identified that the shepherds hut closest to the domestic property (within the domestic curtilage) fell within the village development limits. Upon rechecking this, it is noted that this unit would also fall outside development limits, although it is located in close proximity to this designated boundary. Consequently this unit is also located within the Area of High Landscape Value. The village development limits will be identified in the aerial map used within the Officer presentation and it is included below for information. The formal Policies Map for Keldholme is available at the following link:

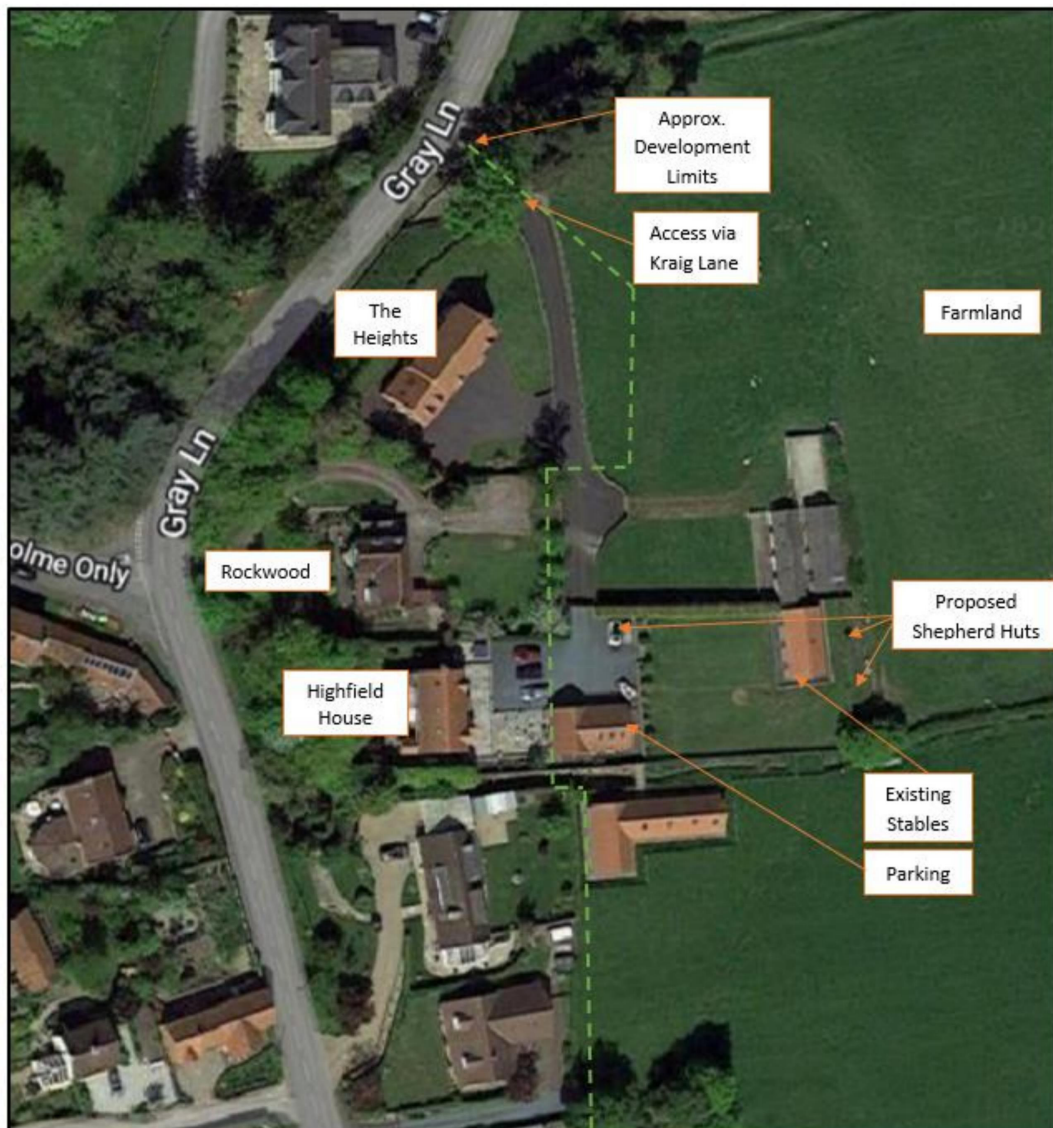
[https://www.ryedale.gov.uk/content/uploads/2021/06/Keldholme\\_Policies\\_Map\\_Nov\\_2018.pdf](https://www.ryedale.gov.uk/content/uploads/2021/06/Keldholme_Policies_Map_Nov_2018.pdf)

However, it is not considered that this would have any impacts upon the Officer recommendation. As identified in the Officer's report in principle under Policy SP8, it is very clear that for new tourism accommodation such as shepherd huts, their position outside of development limits would not preclude their acceptability as long as they "*can be accommodated without an unacceptable visual intrusion and impact upon the character of the locality.*" It remains the case, as identified in the report that there are no concerns that this unit would result in any visual intrusion or impact upon the Area of High Landscape Value designation and consequently it is considered to remain in accordance with Policies SP8 (Tourism) and SP13 (Landscapes).

The report confirms the suitability of this unit in design/character terms when it notes: "*The single unit to be located within the domestic curtilage will be sensitively sited behind a large existing evergreen hedge (approximately 4m high) and public views of this could not be achieved. It is not considered that this unit of a limited scale within the existing domestic curtilage would appear visually incongruous.*"

Kind regards

Niamh



**From:** Vikki Orange  
**Sent:** 23 January 2023 10:27  
**To:** Niamh Bonner  
**Subject:** RE: 22-00796-FUL Highfield House

Hi Niamh,

I agree that the Local Highway Authority response would remain unchanged. There remains adequate parking provision for the proposed development.

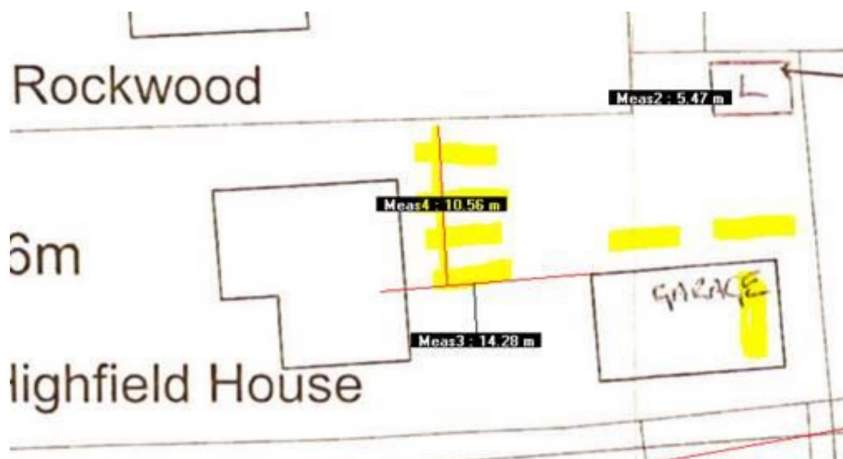
Kind regards  
Vikki

**From:** Niamh Bonner  
**Sent:** 20 January 2023 15:21  
**To:** Vikki Orange  
**Subject:** 22-00796-FUL Highfield House

Hi Vikki

I was just hoping to double check something with you, I have this one for 3no. holiday units drafted up for committee. We had reconsulted on this as instead of 2 shepherds huts and 1no. carport with cabin above. The revised scheme is for 3no. shepherds huts so there wouldn't be the parking underneath. I have looked at this and concluded it wouldn't actually have any impact on parking provision, as I think there will definitely be three spaces on site.

As part of the review and consultation, it has become apparent they are using a former gym/office within the garage as an annex (although this wouldn't have any increased parking requirements) and now the double garage only has one space rather than two. I still think from measuring the site electronically that 5no. external parking spaces would be easily achieved. The area closest to the house where parking is taken normally spans c10.55m in width, allowing for 4 cars in that location.



I have basically written the report up on that basis with my highways section below, but I said I would double check this approach with you and report back anything different to members. I've also put on a condition to secure warning signs about speed and children playing up Kraig Lane.

“(iv) Highway Impact

The proposed shepherd huts will be accessed via the existing vehicular access along Kraig Lane, with a large dedicated parking area for vehicles associated with the dwelling and 3no. proposed huts.

North Yorkshire County Council Highways were consulted on the proposal and confirmed the following in a responses dated 24<sup>th</sup> August 2022: *“The proposed development of 3 no. units as described within the associated planning documents do not give rise to any conditions considered detrimental to highway safety. The existing access is of sufficient size and construction standard and offers adequate visibility to facilitate safe access and egress.*

*The carriageway adjacent to the site is relatively consistent width, measuring 6.1 metres and the increase in number of vehicular movements associated with these proposals are considered to be low and deemed unlikely to create issues concerning the free flow of traffic therefore - There are **no local highway authority objections** to the proposed development”*

NYCC Highways were reconsulted on the amended scheme, which would omit the carport with cabin above this, having an implication on the original parking arrangement. No further response has been received by the Highways Officers on the revised scheme. It is however considered that there would be sufficient parking for 6 vehicles within the site. This would be the requirement for three spaces utilised for the existing 5 bedroom dwelling and 1 space for each of the shepherds huts.

It is noted that as a result of the incoming consultation responses, it has come to Officers’ attention that the incidental space within the detached garage building is presently being used as sleeping accommodation for one of the Applicant’s parents due to their health/access requirements as this is a level space with WC although this is not proposed as a long term arrangement. This has been reviewed and plans of the dwelling online in 2019 indicate that this was utilised previously as a double garage, gym and office space, with a WC. It has been advised that utilising this building as an annex would require planning permission and this will be followed up with the Applicant. Notwithstanding this, an annex would not increase the level of parking provision required and it remains the 6 spaces necessary. The Agent has confirmed in an email dated 19<sup>th</sup> January that the garage now only provides 1 of these spaces internally. From measuring the plans, Officers are satisfied that there would be room for 4 vehicles parallel to the house, 1 within the garage and another vehicle within the large gravelled area in a convenient location, with sufficient room for parking and turning. This will be further discussed with the Highways Officer and any update reported to members.

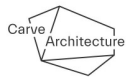
Therefore, whilst the concerns are noted, following careful review it is not considered that this proposal would have a materially harmful impact upon the highway network.”

It would be great if you could confirm that you remain content with the onsite parking provision. Happy to discuss further if necessary.

Thanks and have a wonderful weekend!

Niamh

**Niamh Bonner | Senior Planning Officer**



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# 3-011 Amended Design

Sunshine Cottage  
Helmsley

01/12/22

RIBA   
Chartered Practice

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## 1. Rear view

Changes made to the design include:

1. Wooden cladding changed to weathered silver colour timber.
2. Upstairs windows have more traditional look.
3. External gutters added for more traditional look.



Rear view perspective

2. View from Ashdale Road



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Please contact Carve Architecture  
for additional information

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RIBA   
Chartered Practice

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Dear Hayley

Thank you for your letter referring to the above planning application. We would like to record that this matter was discussed at the last meeting of the Leavening Parish Council held on 12th December 2022.

Councillors agreed at this meeting that the approach to both the siting of the solar panels and the installation of an air source heat pump was a positive modification to this property and there were no concerns recorded concerning the continuation of this application. Whilst we appreciate the concern raised by a resident relating to the impact on the "character of the village", the Parish Council is confident that the applicant and contractors will take forward these modifications in a manner that does not detract from the character of this Grade II listed property and its siting in the village.

With kind regards

James Johnston  
Chair - Leavening Parish Council