

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 4 November 2015

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
15/00500/FULMAJ	LYDIA HARPER	03	85-122

Representations

An additional 8 representations have been received in respect of this application. Additional issues to those already raised and set out in the officer report are as follows (with the officer's response in italics below):

- In addition to loss of residential amenity, proposed dwellings along northern boundary do not allow for retention of field access from neighbouring property 'Brooklyn' and will obstruct solar panels installed on the outbuilding

The development is considered to have an acceptable impact on the amenity of this property as stated on pages 104-105 of the officer report. Loss of access to a dyke / hedgerow on private land from the development site is not a material planning consideration as stated on page 110. Concerns about the impact on the solar panels on the outbuilding to the rear of this property are noted although this is given very limited weight in the overall planning balance and does not change the overall assessment.

- A588 officially classified as the third most dangerous road in Britain in 2015

Traffic volume and accident rates along the A588 Carr Lane have been considered by LCC Highways in their consultation response (summary on pages 92-93 of the officer report) and in the impact on the transport network / highway safety section of the officer report (pages 105-106).

- Hambleton Post Office used to be 550 metres from the site; it is now situated at the Spar garage a fifteen minute walk away.

The distances referred to in paragraph 9.6 of the officer report were taken from the Design & Access Statement; although it is accepted that the distance to the Post Office should in fact be c1000 metres to reflect its new location at Hambleton Service Station. Notwithstanding this inconsistency, the site continues to be regarded as having good accessibility to local services by reason of its edge of settlement boundary location.

Further Revised Plans

Further correspondence with LCC Highways confirmed that if the applicant wished for the internal roads to be adopted in part by LCC Highways some minor changes are required to the layout. A further set of revised plans were therefore received on 28.10.15. Specifically the service strip alongside plots 32 and 24 (towards the middle of the site) has increased to 1.8m with the parking space for these plots / garage for plot 24 being pushed back so that the cul-de-sac serving plots 15 – 24 can be adopted. The garage retains acceptable amenity for the new occupiers and no existing residential properties are affected by the changes. Condition 2 will need re-wording to refer to these latest plans as follows:

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 5th June 2015, including the following plans:

- * Site Location Plan Dwg No. 002 Received 08.06.15
- * Proposed Site Layout (Coloured Plan) Dwg No. 005 Rev G Received 28.10.15
- * Proposed Detailed Site Layout Dwg No. 007 Rev L Received 28.10.15
- * Proposed Boundary Treatment Dwg No. 008 Rev B Received 28.10.15
- * Proposed Elevation Treatment Dwg No. 009 Rev B Received 28.10.15
- * Proposed Streetscenes Dwg No. 010 Rev A Received 29.09.15
- * Proposed Highways and Drainage Layout Dwg No. 30114/101 Rev C Received 29.09.15
- * Landscape General Arrangement Dwg No. 10805_L001 Rev C Received 28.10.15
- * Planting Plan Dwg No. 10805_L002 Rev C Received 28.10.15
- * Supporting Notes Dwg No. 10805_L003 Received 30.09.15
- * Tree Removal Plan Dwg No. 10805.T03 Received 08.08.15
- * Detailed Site Cross-Sections A-A / B-B / C-C – 1 of 2 Dwg No. 30114/200/1 Rev B Received 29.09.15
- * Detailed Site Cross-Sections D-D Dwg No. 30114/200/2 Rev A Received 29.09.15
- * The Hawthorn 2 Bed House Type Dwg Nos. HAW-PLP1, HAW-PLP2, HAW-
PLE1/2, HAW-
PLE2/1, HAW-
PLE2/3 Received 08.06.15
- * The Arundel 4 Bed House Type Dwg Nos. ARU-PLP4 Rev B, ARU-
PLE4/1 Rev
A, ARU-
PLE4/9 Received 08.06.15
- * The Durham v2 4 Bed House Type Dwg Nos. DUR-PLP1, DUR-
PLE1/3, DUR-
PLE1/11 Received 08.06.15
- * The Warwick 4 Bed House Type Dwg Nos. WAR-PLP1, WAR-
PLE1/4, WAR-
PLE1/6 Received 08.06.15
- * The Chester 3 Bed House Type Dwg Nos. CHE-PLP1, CHE-
PLE1/19 Received
08.06.15
- * The Epsom 2 Bed House Type Dwg Nos. EPS-PLP1, EPS-
PLE1/1 Received
06.10.15
- * The Greenwich v2 4 Bed House Type Dwg Nos. GRE-PLP1 Rev A, GRE-
PLE1/3
Rev A, GRE-
PLE1/12 Rev A Received 06.10.15
- * The Hastings 3 Bed House Type Dwg Nos. HAS-PLP1, HAS-
PLE1/5 Rev A,
HAS-
PLE1/11 Received 06.10.15
- * Single Detached Garage 1 Dwg Nos. SG1-EPS1 Rev A and SG1-
EPS4 Rev A
Received 06.10.15
- * Conservatory Type 1 Dwg No. CON1-CPE1 Rev A Received 08.06.15
- * Conservatory Type 2 Dwg No. CON2-CPE1 Rev A Received 08.06.15