

115/03(05)

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CASE NUMBER: 04/00034/FUL
GRID REF: EAST 447865 NORTH 456030

APPLICATION NO.: 6.113.3.D.FUL

LOCATION:

Land To The Rear Of The Former Little Chef York Road Green Hammerton York North Yorkshire

PROPOSAL:

Erection of detached single storey building to be used as farm shop and distribution unit and associated car parking (revised scheme).

APPLICANT: Ainsty Farms Direct

DEFERRED and HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

- restriction of the % floorspace of the building which can be used for retail sales, to ensure that this element of the operation remains ancillary, and does not become a function in its own right
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- restriction of the use of the building to that of a farm shop operating under the national guidelines of the Farm Retail Association, with at least 40% of goods sourced from AFD and local farms, at least 40% from the rest of North Yorkshire, and the remainder from elsewhere
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- restriction of the goods which can be sold from the premises to food goods only.

OTHER REASONS FOR DEFERRAL:

1. Consultation with the Cabinet Member (Planning) and Solicitor to the Council.
2. Consultation with the Chairman.

PROPOSED CONDITIONS:

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 CD13 WINDOW FRAME MATERIALS ... timber
- 5 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... ref: 621-03
- 6 CB13 S W DRAINAGE WORKS TO BE APPROVED

- 7 CB17X SITE DRAINAGE, OIL INTERCEPTOR
- 8 A detailed scheme for landscaping, including the planting of trees and/or shrubs, the reinforcement of the existing hedgerows and the use of surface materials shall be submitted to the Local Planning Authority and no development shall take place until the Local Planning Authority have approved a landscaping scheme; such scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required.
- 9 CL04 REPLANTING IF ANY TREES/SHRUBS DIE

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 CD13R VISUAL AMENITY
- 5 HW18R ROAD SAFETY REQUIREMENTS
- 6 CB13R TO PREVENT INCREASED RISK OF FLOODING
- 7 CB17XR TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 8 CL02R SAFEGUARD RIGHTS OF CONTROL/AMENITY
- 9 CL04R SAFEGUARD RIGHTS OF CONTROL/AMENITY