

**North Yorkshire Local Access Forum****2 March 2017****District Council Updates****Report of the Secretary****1.0 Purpose of the Report**

- 1.1 To update the Forum on liaison with District Councils.

**2.0 Background**

- 2.1 At the LAF meeting on 4 February 2016, the forum agreed an updated list of nominated representatives willing to act as the first point of liaison with the constituent District Councils in relation to planning and other relevant matters.
- 2.2 This agenda item provides an opportunity for the Forum to be updated on activity since the previous meeting.
- 2.3 David Barraclough has provided a report on the designer outlet centre at Scotch Corner (attached).
- 2.4 Rachel Connolly has submitted a number of comments regarding planning applications in Hambleton and 3 quarry applications from North Yorkshire County Council. Where possible, these have been submitted following email consultation with all LAF members.
- 2.5 Nominated representatives are invited to report verbally at the meeting on activity undertaken.

**3.0 Recommendation**

- 3.1 That members note the updates on liaison with District Councils.

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County Hall  
NORTHALLERTON

Report author: Kate Arscott, Secretary to North Yorkshire Local Access Forum

**Background Documents:** None

## **RICHMONDSHIRE DISTRICT**

### **Proposed Designer Outlet Centre at Scotch Corner**

On 1<sup>st</sup> December 2016, the Secretary of State (DCLG) granted planning permission for the two alternative schemes for development of a Designer Outlet Centre at Scotch Corner (Richmondshire District Council (RDC) planning applications 14/00687 and 15/00806). The schemes differed in the amounts of shopping floorspace and car parking proposed, but were identical in terms of highway layout and other works outside the development site. RDC Planning Committee resolved that it was minded to grant permission for both schemes, but they were called in for determination by the Secretary of State so that he could satisfy himself that the proposals were consistent with Richmondshire's Development Plan. A public inquiry into both schemes, heard by a Planning Inspector on behalf of the Secretary of State, was held in Richmond at the beginning of May 2016.

As previously reported, I had submitted lengthy advice to RDC on application 14/00687, on behalf of the LAF, on 20<sup>th</sup> September 2014, ending -

*"In summary, the Local Access Forum advises that the access issues arising from the development proposals might best be addressed by requiring the developer to incorporate the following elements into the scheme:*

- 1. a light-controlled crossing of both carriageways of the A6108 between Scotch Corner roundabout and the proposed egress point from the new development to the northbound carriageway of the A6108;*
- 2. a path on the eastern margin of the A6108 between Scotch Corner roundabout and the new roundabout to the south, suitably surfaced for use by pedestrians and equestrians; and*
- 3. light-controlled crossings of preferably all four legs from the proposed southern roundabout."*

(The new roundabout on the A6108, referred to above, appears subsequently to have acquired the name "Blue Anchor Roundabout".)

When commenting on the second application - 15/00806 - on 26<sup>th</sup> October 2015, I simply repeated my earlier advice as there were no material differences between the two applications in terms of the issues that might be of interest to the LAF.

Following the public inquiry, the Inspector's report to the Secretary of State did contain a brief reference to the LAF's earlier comments -

*"North Yorkshire Local Access Forum expresses concern that the highway design does not provide adequate provision for the safety of non-car users".*

Although it might be claimed that this scarcely did justice to the detail of the LAF's earlier advice, the Secretary of State has conditioned his grant of planning permission with a whole raft of detailed requirements. Of particular interest, these include –

*"There shall be no excavation or other ground works, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or buildings or other works, until details of the following highway improvement works have been submitted to and approved in writing by the local planning authority:*

- (a) the approved site access from the Blue Anchor Roundabout;*
- (b) the approved signalised junction from the site to the A6108, which shall include connection to the signal controller system at Scotch Corner junction, including approved signal management systems;*
- (c) the approved amendments to the A6108 between Scotch Corner Roundabout and Blue Anchor Roundabout, including improvements to bus stops;*
- (d) the approved amendments to Scotch Corner Roundabout and its slip roads and widening of Middleton Tyas Lane; and*
- (e) the approved facilities for pedestrians and cyclists between Middleton Tyas Lane and the site.*

The local planning authority referred to in the preamble to these conditions is, of course, RDC and there is no requirement for further wider consultation before it gives its approval in writing to detailed proposals. However, RDC is required to seek the views of the Highway Authority before issuing such approvals in respect of these highways matters. In these circumstances, the LAF may wish to ask the County Council, as Highway Authority, if it would give the LAF the opportunity to comment on the detailed proposals before it, in turn, responds to RDC. This would appear to be the only means by which the LAF can now influence the final design outcome and support the interests of non-motorised users.

David Barraclough  
20 December 2016