



Report Reference Number: 2020/0366/FUL

To: CEO Urgency Decision Session – Planning
Date: 3 June 2020
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Lead Officer: Ruth Hardingham (Planning Development Manager)

APPLICATION NUMBER:	2020/0366/FUL	PARISH:	Cliffe Parish Council
APPLICANT:	Condor Projects Ltd	VALID DATE:	9th April 2020
		EXPIRY DATE:	4th June 2020
PROPOSAL:	Erection of research and development building to replace an existing store building		
LOCATION:	Birchwood Lodge Market Weighton Road Barlby Selby North Yorkshire YO8 5LE		
RECOMMENDATION:	GRANT		

This application has been brought before CEO Urgency Decision Session as the application has been called in by Ward Councillor Arthur due to concerns over the impact on the residential amenity of neighbouring occupiers. It is noted that this application was deferred from the CEO session on the 27th May to allow to the expiry of the consultation period and consideration of any responses received.

1. INTRODUCTION AND BACKGROUND

Site and Context

- 1.1. The application site is located between the villages of Barlby and North Duffield and outside the defined development limits of both settlements and is therefore located within the open countryside.
- 1.2. The application site is located to the north of the A163 Market Weighton Road comprises land to the north east of Birchwood Lodge. The site consists of a mixture of existing buildings used by Condor Projects Ltd in the carrying out of their specialist civil engineering business and aviation projects. The application site is surrounded by

existing buildings at Birchwood Lodge to the west, a grass runway to the north, with open fields beyond, open fields to the east and residential properties to the south.

The Proposal

1.3 The application form describes the proposals as the erection of research and development building to replace an existing store building. The design and access statement indicates the building set for demolition is an existing single brick skin barrack blocks, dating back to 1942. The proposed building is 2 storeys' in height with a shallow pitched roof, complete with a covered first floor balcony and glazed protruding viewing platform. The building is clad in timber and provides workstations, WC facilities and staff room at ground floor and workstations and meeting space at first floor.

Relevant Planning History

1.4 The following historical application is considered to be relevant to the determination of this application.

- Application 2018/1387/FUL for the proposed forming of new storage area, forming of new workshop and use of runway for any day of the week, was approved on 15th October 2019.
- Retrospective application 2007/0408/FUL for the retention of livery stables was approved on 25 May 2007.
- Application 2012/0248/COU for a proposed change of use of existing buildings for use by Condor Projects Ltd (mix of uses comprising B1/B2/B8) following the demolition of some existing buildings was approved on 21 May 2012.
- Application 2012/0926/DPC for the discharge of condition 2 (materials) of approval 2012/0248/COU for the change of use of existing buildings for use by Condor Projects Ltd (mix of uses comprising B1/B2/B8) following the demolition of some existing buildings was Part Discharged on 23 November 2012.
- Application 2013/0349/DPC for the discharge of condition 2 (materials) to substitute previously approved materials of approval 2012/0248/COU for the change of use of existing buildings for use by Condor Projects Ltd (mix of uses comprising B1/B2/B8) following the demolition of some existing buildings was Discharged on 8 May 2013.
- Application 2014/0959/FUL for the proposed conversion of existing building to form manager's dwelling and conversion of existing building to disabled living accommodation was Approved on 12 March 2015.
- Application 2015/0763/FUL for the proposed erection of 2m high fence was approved on 11 September 2015.
- Application 2015/0768/FUL for the proposed conversion of building to allow disabled accommodation (amendment to previously approved application 2014/0959/FUL) was approved on 9 December 2015.

- Application 2016/0141/COU for the proposed change of use to form grass runway was approved on 9 March 2017. It should be noted that this permission had a time limit of 2 year. This expired on 9th March 2019.
- Application 2017/0528/FUL for the proposed construction of hanger/storage building was refused on 10 November 2017.

2. CONSULTATION AND PUBLICITY

- 2.1. **NYCC Highways Canal Rd** – NYCC Highways have raised no objections to the proposed development subject to the following conditions being attached to any permission granted:
- New and altered Private Access or Verge Crossing at Birchwood Lodge, Market Weighton Road, Barlby
 - New and altered Private Access or Verge Crossing
 - Details of Access, Turning and Parking at Birchwood Lodge, Market Weighton Road, Barlby
 - Details of Access, Turning and Parking
 - Provision of Approved Access, Turning and Parking Areas at Birchwood Lodge, Market Weighton Road, Barlby
- 2.2. **Land Use Planning Yorkshire Water Services Ltd** – Yorkshire Water have raised no objections to the proposed development and have no comments to make.
- 2.3. **The Ouse & Derwent Internal Drainage Board** - The IDB has raised no objections to the proposed development subject to a condition being attached to any permission granted relating to requiring drainage works to be agreed. Furthermore, a number of informatives have been advised including, (1) Riparian maintenance responsibility and (2) consent discharge.
- 2.4. **Environmental Health** - The Environmental Health Officer has raised no objections to the proposed development.
- 2.5. **Natural England** - Natural England have raised no objections to the proposed development and have no comments to make.
- 2.6. **Yorkshire Wildlife Trust** – The Yorkshire Wildlife Trust have advised that they concur with the comments of Martin Hammond (NYCC 15.04.2020) with regard to the need for a bat survey if there is to be demolition or significant structural alterations (including any works to the roof) of the building.
- 2.7. **North Yorkshire Bat Group** - No response within the statutory consultation period.
- 2.8. **County Ecologist** – The Ecologist initially indicated that a bat survey would be required due to a building being demolished. The comments were revised following examination of photographs of the building showing it sealed, well maintained and offering little potential for bats. An informative was recommended advising the applicants to strip the roof carefully by hand and to stop work and obtain professional advice in the event that bats are encountered.

Further to this, the ecologist has advised that the proposals are not expected to have any significant impacts on the features of the Skipwith Common Special Area

of Conservation (SAC) which is approximately 500 metres to the north of the application site.

2.9. **Cliffe Parish Council** – Cliffe Parish Council have raised no objections to the proposed development.

2.10. **Neighbour Summary** - All immediate neighbours were informed by letter, a site notice was erected, and an advert placed in the local press. It is noted that 5 letters of objection were received. In summary these raise concerns for:

- Noise disturbance, increased vehicle and aeroplane movement;
- Traffic and highway safety, due to increased vehicle movements.
- Overlooking and loss of privacy, due to the viewing platform and increased visitors to the site;
- Over development of the site;
- Lack of visual amenity;
- Impact on the open countryside;
- working outside of hours; and
- Pollution
- Breaches of previous planning permissions
- No need for a viewing balcony and concerns that the site will become a mini airport
- Stress and upset to surrounding residents

2.11. **Derwent Ward Councillor** – Councillor K. Arthur has raised objections to the proposed development. The concerns raised include, the impact on residential amenity and also possible noise pollution impact on neighbouring properties.

2.12. **Barlby Village Ward Councillor** – Councillor S. Duckett has raised objections to the proposed development. The concerns raised include:

- Not providing jobs to locals but to people living in Hull;
- Impact of noise pollution on neighbours;
- Impacts more workspace will have, such as more engines being revved and worked on;
- Impacts working hours have, such as flights and engine noise affecting neighbours all week; and
- Loss of amenity, peace and quiet to neighbouring residents.

3. SITE CONSTRAINTS

Constraints

3.1. The application site is located outside the defined development limits of any settlement and is therefore located within the open countryside. The application site is located within Flood Zone 1.

3.2. POLICY CONSIDERATIONS

3.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in

paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making.

- 3.4. The development plan for the Selby District comprises the Selby District Core Strategy Local Plan (adopted 22nd October 2013) and those policies in the Selby District Local Plan (adopted on 8 February 2005) which were saved by the direction of the Secretary of State and which have not been superseded by the Core Strategy.
- 3.5. On 17 September 2019 the Council agreed to prepare a new Local Plan. The timetable set out in the updated Local Development Scheme envisages adoption of a new Local Plan in 2023. Consultation on issues and options would take place early in 2020. There are therefore no emerging policies at this stage so no weight can be attached to emerging local plan policies.
- 3.6. The National Planning Policy Framework (February 2019) (NPPF) replaced the July 2018 NPPF, first published in March 2012. The NPPF does not change the status of an up to date development plan and where a planning application conflicts with such a plan, permission should not usually be granted unless material considerations indicate otherwise (paragraph 12). This application has been considered against the 2019 NPPF.
- 3.7. Annex 1 of the National Planning Policy Framework (NPPF) outlines the implementation of the Framework -

“213.existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

Selby District Core Strategy Local Plan

- 3.8. The relevant Core Strategy Policies are:
 - SP1 – Presumption in Favour of Sustainable Development
 - SP2 – Spatial Development Strategy
 - SP13 – Scale and Distribution of Economic Growth
 - SP15 – Sustainable Development and Climate Change
 - SP18 – Protecting and Enhancing the Environment
 - SP19 – Design Quality

Selby District Local Plan

- 3.9. The relevant Selby District Local Plan Policies are:
 - ENV1 – Control of Development
 - EMP2 – Location of Economic Development
 - EMP9 – Expansion of Existing Employment Uses in Rural Area
 - T1 – Development in Relation to the Highway Network

4. APPRAISAL

4.1. The main issues to be taken into account when assessing this application are:

- Principle of Development
- Design and Impact on the Character and Appearance of the Area
- Impact on Residential Amenity
- Impact on Highway Safety
- Nature Conservation and Protected Species
- Flood Risk and Drainage

The Principle of the Development

4.2. Policy SP1 of the Core Strategy outlines that "when considering development proposals the Council will take a positive approach that reflects the presumption in favor of sustainable development contained in the National Planning Policy Framework" and sets out how this will be undertaken.

4.3. Policy SP1 is therefore consistent with the guidance in Paragraph 11 of the NPPF.

4.4. Policy SP2 (c) of the Core Strategy states that "Development in the countryside (outside Development Limits) will be limited to the replacement or extension of existing buildings, the re-use of buildings preferably for employment purposes, and well-designed new buildings of an appropriate scale, which would contribute towards and improve the local economy and where it will enhance or maintain the vitality of rural communities, in accordance with Policy SP13; or meet rural affordable housing need (which meets the provisions of Policy SP10, or other special circumstances".

4.5. Policy SP13 of the Core Strategy states that in rural areas, sustainable development which brings about sustainable economic growth through local employment opportunities or expansion of businesses and enterprise will be supported, including (amongst other things) the re-use of existing building and infrastructure and the development of well-designed new buildings. In all cases development should be sustainable and be appropriate in scale and type to its location, not harm the character of the area, and seek a good standard of amenity.

4.6. Policy EMP9 of the Selby District Local Plan relates to the expansion of existing employment uses in rural areas and sets out that proposals for the expansion and/or redevelopment of existing industrial and business uses outside development limits and established employment areas, as defined on the proposals map are acceptable in principle, subject to four criteria which will be assessed later in this report.

4.7. The application is for the proposed erection of research and development building to replace an existing store building. The proposed building would be used in association with the existing use of the site, which has permission for B1/B2/B8. The site is currently occupied by Condor Aviation, the applicant states within the submitted documents that Condor Aviation are, the leading company in the UK for experimental aircraft and are among the world leaders in the use of radial engines in sport aircraft. The information submitted in support of the application sets out that the proposals would create a further 10 jobs on site.

- 4.8. In terms of the need for the proposals the applicant has advised that, the proposals would provide valuable additional working space as the aviation arm of the business expands.
- 4.9. Overall the proposals are considered acceptable in principle as the scheme would present an expansion of an existing business facility which would support the growth of rural enterprise, create 10 new jobs and is well designed and is considered appropriate in terms of its scale in accordance with Local Plan Policy EMP9 and Core SP13.
- 4.10. Where the proposed scheme may be acceptable in principle it would be required to meet the policy tests set out in Local Plan Policy EMP9 (1), (2), (3), (4) and all other relevant local and national policy tests.
- 4.11. The impact on acknowledged interests against the above policy tests is considered in the following parts of the report, including the issue of scale.

Design and Impact on the Character and Appearance of the Area

- 4.12. Relevant policies in respect of design and impact on the character of the area include Policies ENV1 (1) and (4) and EMP9 of the Selby District Local Plan and Policy SP19 "Design Quality" of the Core Strategy. Significant weight should be attached to the Local Plan Policies ENV1 and EMP9 as they are broadly consistent with the aims of the NPPF. Relevant policies within the NPPF, which relate to design, include paragraphs 124, 127, 128, 130 and 131.
- 4.13. The site lies within the open countryside, which by its very nature is sensitive to new development. New buildings should respect their setting, be well related to existing structures and take advantage of screening where possible. The application site is located to the north of a group of commercial buildings and residential dwellings and is screened from the A163. The application site is already hosts a cluster of buildings, which include workshop, accommodation and site office, with the more open aspects of the site being the grassed runway to the north.
- 4.14. The comments of the occupiers of the neighbouring properties in relation to the proposed development have been noted. These relate to, over development of the site; lack of visual amenity; and impact on the open countryside.
- 4.15. The existing building to be demolished measures, 6.20meters in width by 12.4 meters in depth and would have an eaves height of 2.3 meters and ridge height of 3.3 meters from the existing ground floor level. The existing building would have a footprint of approximately 76.88 sq. meters.
- 4.16. In terms of the appearance and scale of the proposed building it is noted that this would be relatively large in footprint and height. The proposed building would measure, 9.55 meters in width by 12.8 meters in depth and would have an eaves height of 6.15 meters and ridge height of 6.95 meters from the existing ground floor level. The viewing platform would extend a further 2.75 meters out from the north elevation at first floor level. The proposed building would have a ground floor footprint of approximately 126.46 sq. meters.
- 4.17. The building does replace an existing single storey structure. The building would reflect the character and appearance of the area as it would be designed to look like a typical agricultural outbuilding, with its portal farmed design and shallow roof. It is

acknowledged that the viewing platform is not a characteristic feature of a rural building, however due to its position is not regarded to have a significant impact on the character of the rural area. Further to this, the materials to be used in the construction of the proposed scheme would be simple and traditional materials, as detailed on the application form:

- Walls – Larch cladding
- Roof – Profile metal sheet roofing
- Doors – Grey aluminium doors/ windows

4.18. Furthermore, as the proposed building would be located within the cluster of existing buildings on site there would be limited views of this from the highway, Market Weighton Road and surrounding properties. Therefore, it is considered that these views would not have any significant adverse impact on the character and appearance of the surrounding area. Furthermore, having regard to the context of the site, it is not considered that the proposal would be unduly visually intrusive within the open countryside.

4.19. In terms of landscaping and boundary treatments, all existing boundary treatments are to be retained as seen on site. However, it is considered reasonable to attach a condition requesting further details of landscaping along the western boundary of the blue line and also the eastern boundary of the red line. This has been included as recommended condition 5.

4.20. Having regard to the above, it is considered that the proposed new building is sited appropriately and would pose an improvement to the existing building. The proposals are therefore acceptable in terms of design and appearance and would not have any significant adverse impact on the character and appearance of the area. The proposal is therefore in accordance with Policies ENV1 (1) and (4) and EMP9 of the Selby District Local Plan, Policy SP19 of the Core Strategy and policies within the NPPF.

Impact on Residential Amenity

4.21. Relevant policies in respect to impact on residential amenity include Policies ENV1 (1) and (4) and EMP9 of the Selby District Local Plan and Policy SP19 "Design Quality" of the Core Strategy. In respect of the NPPF it is noted that one of the Core Principles of the framework is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

4.22. The comments of the occupiers of the neighbouring properties in relation to the impacts of the proposed development on residential amenity are noted. These include concerns for, noise disturbance; overlooking and loss of privacy due to the viewing platform and increased visitors to the site; working outside of hours; and pollution.

4.23. It should be noted that this application relates only to the erection of a new building on site for research and development and does not relate to working hours, use of the runway or the use of other parts of the site.

4.24. In respect of the proposed building, given the size, siting and design of the proposed building and its relationship to neighbouring residential properties. While the proposed building would be visible from neighbouring properties. Given the separation distance of approximately 100 meters. It is considered that the proposal

would not have an oppressive appearance when viewed from any neighbouring residential properties. Further to this, any visual impact is further reduced by the low scale of the buildings the existing fence and the planting that has taken place.

- 4.25. In terms of the use of the building it is not considered that they would introduce any new uses on the site given the existing permission for B1/ B2/ B8.
- 4.26. Overall given the siting of the proposed scheme and surrounding residential properties, it is considered that the proposal would not result in any adverse effects of overshadowing so as to have any adverse effects on the amenities of the occupiers of any neighbouring properties.
- 4.27. In addition, the Environmental Health Officer has been consulted on the proposals and raised no concerns.
- 4.28. Further to the above a condition is suggested in the recommendation restricting the use of building to the operator of the wider site, to ensure the building and site isn't subdivided in order to control the use of the site in the interests of the amenities of neighbouring properties.
- 4.29. Subject to the aforementioned condition, it is considered that the proposal is acceptable in terms of its impact on residential amenity in accordance with Policies ENV1 (1) and (4) and EMP9 of the Selby District Local Plan, Policy SP19 of the Core Strategy and the advice contained with the NPPF.

Impact on Highway Safety

- 4.30. Policies in relation to highway safety are Policies ENV1 (2), T1 and EMP13 (3) of the Local Plan and Policy SP19 of the Core Strategy and paragraphs 34, 35 and 39 of the NPPF
- 4.31. The comments of the neighbouring properties are noted. These include concerns for, highway safety, due to increased vehicle movements.
- 4.32. North Yorkshire County Council Highways have been consulted on the application and have raise no objections subject to conditions to be attached if planning permission is granted. These conditions specifically relate to, improvements to the existing access, and details of access, turning and parking to be submitted to and approved by the local planning authority in consultation with the Local Highway Authority.
- 4.33. In considering the above Officers consider that the proposed conditions are reasonable and that there is sufficient space on site in order to cater to the requirements of these conditions.
- 4.34. Having regard to the above and subject to the proposed conditions attached to any permission granted, it is considered that the proposal would not result in a detrimental impact on highway safety in accordance with Policies ENV1 (2), T1 and EMP9 (1) of the Local Plan, Policy SP19 of the Core Strategy and the advice contained within the NPPF.

Flood Risk and Drainage

- 4.35. The application site is located within Flood Zone 1, which has a low probability of flooding. No sequential or exceptions test is therefore necessary.
- 4.36. In terms of drainage, the submitted application form states that surface water would be disposed of via sustainable drainage system. However, no details of this have been supplied. Further to this, the application form states that foul water is to be disposed of via package treatment plant. However, no details have been provided in terms of foul water drainage.
- 4.37. The Ouse and Derwent Internal Drainage Board and Yorkshire Water have been consulted on the proposals. The Ouse and Derwent Internal Drainage Board have advised that they have no objections to the proposals subject to a condition requiring drainage works to be agreed, amongst two suggested informatives. It is considered the attaching the condition requiring drainage works to be agreed as part of any planning permission is sufficient for the purposes of this application.
- 4.38. On the basis of the above the proposals are considered to be acceptable in terms of drainage, and flood risk and therefore accord with Policies SP15, SP16, SP19 of the Core Strategy, and paragraph 163 of the NPPF.

Ecology

- 4.39. Policy in respect to impacts on nature conservation interests and protected species is provided by Policy ENV1 (5) of the Local Plan, Policy SP18 of the Core Strategy and paragraphs 170 to 177 of the NPPF. The presence of a protected species is a material planning consideration as is tree loss and landscaping.
- 4.40. The site is not a protected site for nature conservation but includes a building that is required to be demolished. It is therefore necessary to establish if this building has the potential to harbor any protected species.
- 4.41. The County ecologist initially requested the applicant undertake a bat survey, however upon considering the images of the building, in particular its construction type and sealed nature, considers that the likelihood of the building being used as a bat roost was low. The officer commented that it would not be possible to rule out the possibility of individual day-roosting bats if there are crevices which are not apparent on the photos. A bat assessment would cover this point but is not regarded as being essential and an informative is added advising the applicants to strip the roof carefully by hand and to stop work and obtain professional advice in the event that bats are encountered.
- 4.42. The above measures are considered to satisfy the nature conservation interests and therefore accord with the requirements of the Habitats Regulations 2010, and ENV1(5) of the Selby District Local Plan, Policy SP18 of the Core Strategy and the NPPF.

5. CONCLUSION

- 5.1. This type of development for the expansion of an existing business use is supported by the NPPF and in development plan policy and EMP9 of the Core Strategy. It is considered that the proposed building is considered acceptable in all respects. Furthermore, it is considered that the NPPF is a material consideration and in line

with Paragraph 83 and 84 of the NPPF relating to the expansion of all types of business in rural areas and the recognition of business and community needs in rural areas would be acceptable.

5.2. Furthermore, it is noted that the proposed development is considered to propose economic benefits through the creation of 10 new jobs. Therefore, the proposals provide some economic benefits to the rural community and economy.

5.3. Therefore, subject to the conditions set out below, this application complies with the up to date Framework guidance and with, principally SDLP Policy EMP9 and compliance with the conditions would create a scheme in compliance with the development plan.

6. RECOMMENDATION

6.1. This application is recommended to be GRANTED subject to the following conditions:

01. The development for which permission is hereby granted shall be begun within a period of three years from the date of this permission.

Reason:

In order to comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

02. The development hereby permitted shall be carried out in accordance with the plans/drawings listed below:

- Location Plan - 20-108 S-002
- Existing Site Layout Plan - 20-108 S-001
- Proposed Elevations – 20-108 P-003
- Proposed Floor Plan - 20-108 P-002
- Proposed Site Plan - 20-108 P-001
- Existing Store Floor Plans and Elevations - 20-108 S-003

Reason:

For the avoidance of doubt.

03. The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall be as stated on the application form:

- Walls – Larch cladding
- Roof – Profile metal sheet roofing
- Doors – Grey aluminium doors/ windows

Only the approved materials shall be utilised.

Reason:

In the interests of visual amenity and in order to comply with Policy ENV1 of the Selby District Local Plan.

04. The development hereby approved shall be used in association with Condor Projects Ltd & Condor Aviation International Ltd only. The building shall only be occupied in connection with the existing business on site hereby approved and not sold off separately.

Reason:

To avoid the establishment of additional businesses on site outside development limits; to comply with the terms of the application as submitted; and to comply with Policy EMP9 of the Selby District Core Strategy

05. Prior to the commencement of the development hereby approved a scheme of landscaping and boundary treatment should be submitted to and approved by the local planning authority. The scheme of landscaping shall be carried out in accordance with the approved details in the first planting season following occupation of the building and be retained and maintained for a period of 5 years.

Reason:

In the interests of visual and residential amenity and in order to comply with Policies ENV1 and EMP9 of the Selby District Local Plan.

06. A scheme of foul and surface water drainage should be submitted to and approved by the local planning authority prior to the development first being brought into use. This should include details of discharge rates, the existing surface water discharge and details of the Sustainable Drainage System – SUDS (Combined Systems) and any surface water to adjacent watercourse.

Reason:

To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

07. The development must not be brought into use until the access to the site at Birch Lodge, Market Weighton Road has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority. The existing access must be widened to give a minimum carriageway width of 4.5 metres, extending 20 metres into the site and must be constructed in accordance with Standard Detail number A2 and the following requirements.

- Any gates or barriers must be erected a minimum distance of 20 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision should be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the specification of the Local Highway Authority.
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason:

In accordance with policy T1 and T2 of the Selby Local Plan in the interests of highway safety and the general amenity of the area.

08. There must be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction

of the access road or building(s) at Birchwood Lodge, Market Weighton Road until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- vehicular and cycle parking; and
- vehicular turning arrangements including measures to enable vehicles to enter and leave the site in a forward gear

Reason:

In accordance with policy T1 and T2 of the Selby Local Plan in the interests of highway safety and the general amenity of the area.

09. No part of the development must be brought into use until the access, parking, manoeuvring and turning areas for all users at Birchwood Lodge, Market Weighton Road have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:

In accordance with policy T1 and T2 of the Selby Local Plan in the interests of highway safety and the general amenity of the area.

INFORMATIVES:

01. **INFORMATIVE:**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

02. **HIGHWAYS:**

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

03. **COAL:**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

04. **ECOLOGY - BIRD NESTING:**

All nesting birds receive general protection under the Wildlife & Countryside Act 1981. It is advisable to undertake demolition of buildings, tree removal or clearance of dense vegetation outside the bird nesting season (March to August inclusive for most species), or after a competent person has confirmed that no active nests are present.

05. RIPARIAN MAINTENANCE RESPONSIBILITY:

Any watercourse adjacent to and/or affected by this development is not maintained by the Board. The responsibility for the continued maintenance of any such watercourse and its banks rests ultimately with the riparian owners.

06. CONSENT – DISCHARGE:

Under the Board's Byelaws the written consent of the Board is required prior to any discharge (directly or indirectly) into any watercourse within the Board's District.

07. ECOLOGY - BATS:

The roofing of the existing building to be demolished should be stripped carefully by hand. Should any Bats and/or other protected species be encountered during the demolition of the existing building, removal of any existing hard surface area or the construction of the proposed development advice in terms of mitigation measures should be sought from a qualified Ecologist.

08. HIGHWAYS:

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

The proposals should cater for all types of vehicles that will use the site. The parking standards are set out in North Yorkshire County Council's 'Interim guidance on transport issues, including parking standards' and subsequent amendments available at https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Interim_guidance_on_transport_issues_including_parking_standards.pdf

7. Legal Issues

7.1. Planning Acts

This application has been determined in accordance with the relevant planning acts.

7.2. Human Rights Act 1998

It is considered that a decision made in accordance with this recommendation would not result in any breach of convention rights.

7.3. Equality Act 2010

This application has been determined with regard to the Council's duties and obligations under the Equality Act 2010. However, it is considered that the recommendation made in this report is proportionate taking into account the

conflicting matters of the public and private interest so that there is no violation of those rights.

8. Financial Issues

Financial issues are not material to the determination of this application.

9. Background Documents

Planning Application file reference 2020/0366/FUL and associated documents.

Contact Officer: Rebecca Leggott (Senior Planning Officer)
rleggott@selby.gov.uk

Appendices:

Appendix 1 – Site Images, 2020/0366/FUL