

Meeting: Richmond (Yorks) Area Constituency Planning Committee

Date: Thursday, 10th August, 2023

Time: 10.00 am

Venue: Civic Centre, Stone Cross, Northallerton DL6 2UU

Update List

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RICHMOND (Yorks) CONSTITUENCY AREA PLANNING COMMITTEE
SUPPLEMENTARY TO COMMITTEE REPORTS

10th August 2023

| <u>Agenda Item</u> | <u>Application number and Division</u> | <u>Respondent</u> | <u>Details</u> |
|---------------------------|--|---|---|
| 1 | ZB23/00822/FUL Nathan Puckering Bedale | | No updates |
| 2 Page 3 | ZB23/01079/REM Ian Nesbit Aiskew | Officer Report - Clarification Additional/Amended Plans Officer Commentary | <p>It is stated in the Officer Report that no Noise Assessment has been submitted with the reserved matters application. This is technically incorrect as a Noise Assessment (NJD21-0144-001R/R4) was submitted on 21.06.2023. The assessment, conclusions and recommendations of this assessment are identical to those of the N.A. submitted with the outline application (and which is referred to/referenced within the Officer Report)</p> <p>The following additional/amended plans have been uploaded to Public Access since the publication of the Committee agenda (these plans are included in the Officer presentation to Committee):</p> <p>Revised Layout Plan (Rev.N) Revised Landscape Masterplan (Rev. G) 'Newbury' House Type Plan</p> <p>The revised layout plan and landscape masterplan are amended to accurately reflect the on-site and off-site land ownership, e.g. the introduction of a land-edged-blue on the layout plan. The Newbury House Type is included in the</p> |

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| Page 5 | | <p>Additional Document (2) – Note from NJD Environmental Associates (dated 02.08.2023)</p> <p>Additional Consultation Response - MOD Safeguarding</p> | <p>This note provided by NJD Environmental Associates (authors of the submitted Noise Assessment) provides clarification that aircraft noise was considered as part of the noise assessment (dated November 2022) previously prepared/submitted in relation to the application, stating:</p> <p><i>“As the noise survey was undertaken over a number of days, including noise associated with aircraft in the locality and train movement on the railway line to the south, during the annual Polar Express rides, the noise levels presented are therefore considered to be representative in order to provide a robust assessment.”</i></p> <p>An additional consultation response has been received from MOD Safeguarding, as summarised below:</p> <p>The MOD confirm in their response that application site occupies the statutory safeguarding zones surrounding RAF Leeming and North WAM (Wide Area Multilateration) Network. In particular, the height and birdstrike safeguarding zones surrounding the aerodrome for RAF Leeming and the technical zone surrounding North WAM Network related to Air Traffic Services.</p> <p>The MOD have confirmed that they have no aerodrome height or technical safeguarding objections to the proposals. However, the MOD recognise that cranes may be used during construction of tall buildings at the site which have the potential to affect the performance of radar and air traffic safety. They have also recognised the potential for the landscaping, drainage basin and some design features of the proposed dwellings to attract certain bird species. Therefore, the MOD have recommended an additional (pre-commencement) conditions for the submission of a construction management strategy and bird hazard management plan respectively.</p> |

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| Page 6 | | <p>Recommended Additional Conditions & Reasons</p> | <p>8. <u>Submission of a Construction Management Strategy</u> (text in bold added/recommended by the Case Officer) <i>“No development shall commence above the level of the damp proof course for any the buildings hereby approved until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period. Such a strategy shall provide details of cranes and other tall construction equipment (including the details of obstacle lighting). The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.</i></p> <p><i>Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems.”</i></p> <p>9. <u>Bird Hazard Management Plan</u> (text in bold added/recommended by the Case Officer) <i>“No development above the level of the damp proof course for any the buildings hereby approved shall take place until a Bird Hazard Management Plan (BHMP) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Ministry of Defence (MOD). The Bird Hazard Management Plan should contain, but not be limited to:</i></p> <p><i>a. An assessment of the various bird species found in the vicinity of the site, to include species data and numbers;</i></p> |

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| Page 7 | | | <p><i>b. Details of measures designed to prevent the development forming an environment attractive to those large and/or flocking bird species hazardous to aviation safety;</i></p> <p><i>c. Details of layout of the solar panels, and roof proofing measures designed to prevent access to feral pigeons and any other identified problematic species; and</i></p> <p><i>d. Confirmation of drain to dry times for the attenuation basin and details of the maintenance programme through which those drain to dry times will be maintained.</i></p> <p><i>The development shall be carried out and managed strictly in accordance with the details agreed and there shall be no variation without the express written consent of the Local Planning Authority in consultation with MOD.</i></p> <p><i>Reason: To limit the potential of the site to attract and support populations of those bird species that may cause detriment to aviation safety.</i></p> <p><i>“The first occupation of any of the dwellinghouses approved by this planning permission shall not take place until the approved planting and biodiversity enhancements have been completed in full, and their completion confirmed in writing by the Local Planning Authority.</i></p> <p><u>10. Off-Site Landscaping Condition</u> <i>“Prior to the completion of the approved off-site planting and biodiversity enhancement works, a scheme for its continued management and maintenance shall be submitted to and agreed in writing by the Local Planning Authority. The off-site planting and enhancement works shall be managed and maintained in accordance with the approved scheme, including any timetable included for management and maintenance works.</i></p> |

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| | | <p>Recommended Amended Condition</p> | <p><i>The completed planting and biodiversity enhancement works shall be retained, managed and maintained in accordance with the approved details for a minimum period of 30 years from the date of its completion.</i></p> <p><i>The reason for the works to be completed prior to first occupation of the dwellings is to ensure that the off-site planting and biodiversity enhancements are secured before the first occupation of the associated residential development.</i></p> <p><i>Reason: To ensure that the off-site planting and biodiversity enhancements are undertaken and completed in accordance with the approved plan, in accordance with Policies E3 and E7 of the Local Plan.”</i></p> <p>11. <u>On-site Landscaping Scheme - Implementation</u> <i>“No dwelling shall be occupied until those elements of the approved landscaping scheme that are situated within the curtilage of that dwelling have been implemented.”</i></p> <p><u>Condition 6</u> (text in bold added/recommended by the Case Officer)</p> <p><i>“Prior to the commencement of development any works above the level of the damp proof course for any the buildings hereby approved, a carbon savings and renewable energy scheme shall be submitted demonstrating how all practical and viable measures to provide carbon savings; renewable energy and make prudent and efficient use of natural resources will be implemented. The scheme shall include, but not be limited to, details of the precise details and number of PV panels to be installed on the roof slopes of dwellings in general accordance with the PV Zone areas identified on the approved house type plans for each approved dwelling type. The scheme shall include details of</i></p> |

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| | | | <i>electric vehicle charging. Once approved, the development shall be undertaken in accordance with the approved scheme."</i> |
| Page 9 | | Updated Recommendation | <p>A formal recommendation is still awaited from the Local Highway Authority, although as stated within the Officer Report a positive recommendation is expected.</p> <p>Further confirmation/clarification that both Network Rail and the Wensleydale Railway have no objections to the specific planting and biodiversity enhancements is also still outstanding.</p> <p>It is therefore recommended that delegated authority is given for Officers to approve the reserved matters following the receipt of written confirmation that the Local Highway Authority, Wensleydale Railway and Network Rial have no objections to the latest proposals, including authority to impose any planning condition(s) recommended by the Local Highway Authority.</p> |
| 3 | 21/03001/FUL Ian Nesbit Romanby | Updated Recommendation | Notwithstanding the recommendation (for approval, subject to recommended conditions and the completion of a Section 106 agreement)) in section 12 of the Officer Report, Officers subsequently recommend that the application is deferred in order to allow the expiry of the current reconsultation period and to provide additional time for the Local Highway Authority to provide their formal recommendation (including any recommend conditions or reason(s) for refusal) |

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