

**Meeting:** Thirsk and Malton Area Constituency Planning Committee

**Members:** Councillors Joy Andrews (Vice-Chair), Alyson Baker, Lindsay Burr MBE, Sam Cross, Caroline Goodrick (Chair), Nigel Knapton and Malcolm Taylor.

**Date:** Thursday, 23 May, 2024

**Time:** 10.00 am

**Venue:** Council Chamber, Ryedale House, Malton, YO17 7HH

#### **Updates list – 23 May 2024**

4. **ZB24/00145/FUL - Change of use of land for the siting of 5no. holiday lodges, improvements to existing access and associated infrastructure works at Newlyn, Oulston Road, Easingwold, North Yorkshire** (Pages 3 - 4)
5. **ZE23/01660/MFUL - Change of use of agricultural and equestrian land to allow the siting of 24no. holiday lodges, 1no. wardens lodge and 1no. reception/shop with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021) at Land off Daskett Hill, Sheriff Hutton** (Pages 5 - 16)
6. **22/01290/MFUL - Erection of 20no. dwellings comprising 3no. one bedroom, 6no. two bedroom, 9no. three bedroom and 2no. four bedroom dwellings with associated access, garaging, parking and landscaping on land at OS field 0042, East Street, Swinton, Malton** (Pages 17 - 36)

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Page 4			<p>landscape impact. The view from the wider countryside into the site is consistent with an edge of settlement location and there would be very limited harm to the rural landscape as a result, with that harm being managed through condition.</p> <p>- Condition 4 (Land Levels) addresses land levels and requests further details relating to proposed levels prior to development taking place. There is a clear need for levels to be altered within the site, due to the unevenness of the proposed area and it is not anticipated that the intervention will result in a harmful landscape impact due to the retention of planting, the proposed robust landscaping conditions and the proposed land levels not exceeding the highest existing site levels.</p> <p>- Condition 9 (Site Management) is recommended to be amended to include “2. Detail and contact details (including primary or business address, telephone numbers and email) of who will be responsible for the management of the site to ensure any amenity issues on site are dealt with promptly.” This will ensure that sufficient detail as to who is responsible for the site is gained through the explicit requirement for its submission in order to discharge the condition.</p>

## **ZE23-01660-MFUL Land off Daskett Hill, Sheriff Hutton - update**

Dear Members,

Please see enclosed additional information for your consideration.

### **Main update**

The LPA were advised that the originally proposed units are no longer available to the Applicant and they are assessing a different supplier. The LPA has advised that in this location, we would wish to secure the appearance of the units for full consideration prior to a decision being made. Amended plans are expected within a two week period and as such, Officers are seeking the deferral of this item until the June Committee.

### **Further information to share:**

Updated Yorkshire Water response dated 20<sup>th</sup> May 2024, confirming they are content with the detailed information on the most recent drainage plan, now they are seeking a compliance condition only to ensure works are undertaken in accordance with this drainage plan.

Updated Lead Local Flood Authority response dated 16<sup>th</sup> May 2024, confirming they are content with the submitted information on the most recent drainage plans, now they are also seeking a compliance condition.

Therefore, together with the Foss Internal Drainage Board, all drainage consultees are satisfied and recommend conditions.

3no. further consultation responses have been received from residents in Sheriff Hutton following the completion of the Committee Report. These are attached above.

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**NORTH YORKSHIRE COUNCIL****BUSINESS and ENVIRONMENTAL SERVICES****LEAD LOCAL FLOOD AUTHORITY****CONSIDERATIONS and RECOMMENDATION**

<b>Application No:</b>	<b>FL/ZE23/01660/MFUL</b>		
<b>Proposed Development:</b>	Change of use of agricultural and equestrian land to allow the siting of 32no. holiday lodges, 1no. wardens lodge and 1no. reception/shop with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021)		
<b>Location:</b>	Land Off Daskett Hill Sheriff Hutton		
<b>Applicant:</b>	Mr John Wilson		
<b>District/Borough:</b>	North Yorkshire Council [Ryedale]		
<b>FRM Engineer:</b>	Mark Henderson	<b>LPA Case Officer:</b>	Niamh Bonner

Note to the Planning Officer:

Thank you for consulting the Lead Local Flood Authority on the planning application referenced above.


The following documents are noted:

- Flood Risk Assessment, Dart Engineers LTD, 23210-FRA-001, July 2023
- Drainage Calculations, 23210 Daskett Hill, 05/08/23
- Impermeable Area Plan, DART Engineers LTD, Author/Company, 23210-DR-C0101, P2
- Drainage Design , DART Engineers LTD, Author/Company, 23210-DR-C0100, P6

In assessing the submitted proposals and reaching its recommendation the Authority would like to make the following comments:

<b>Date:</b>	16/05/2024	<b>Approved by:</b>	Emily Mellalieu Flood Risk Management Team Leader
<b>FAO:</b>	Niamh Bonner		
<b>Issued by:</b>	Mark Henderson		



<b>LEAD LOCAL FLOOD AUTHORITY CONSIDERATIONS and RECOMMENDATION</b>		
Continuation sheet:	Page 2 of 2	
Application No:	FL/ZE23/01660/MFUL	

The submitted documents demonstrate a reasonable approach to the management of surface water on the site. I recommend that the following condition is attached to any permissions granted:

**Condition**

Built in accordance with submitted design (for when detail design has been approved)

The Development shall be built in accordance with the following submitted designs;

- Flood Risk Assessment, Dart Engineers LTD, 23210-FRA-001, July 2023
- Drainage Calculations, 23210 Daskett Hill, 05/08/23
- Impermeable Area Plan, DART Engineers LTD, Author/Company, 23210-DR-C0101, P2
- Drainage Design , DART Engineers LTD, Author/Company, 23210-DR-C0100, P6

The flowrate from the site shall be restricted to a maximum flowrate of 2.7 litres per second. A 45% allowance shall be included for climate change. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change plus urban creep critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. Principles of sustainable urban drainage shall be employed wherever possible.

Reason: To ensure that the development is built to the submitted drainage design; to prevent the increased risk of flooding; to ensure the provision of adequate and sustainable means of drainage in the interests of amenity.



**Planning Services (Ryedale Area)  
North Yorkshire Council  
Civic Centre  
Stone Cross  
Rotary Way  
Northallerton  
North Yorkshire  
DL6 2UU**

**Yorkshire Water Services  
Developer Services  
Pre-Development Team  
PO BOX 52  
Bradford  
BD3 7AY**

**For enquiries contact:  
Becca Khan on  
[planningconsultation@yorkshirewater.co.uk](mailto:planningconsultation@yorkshirewater.co.uk)  
Or Tel: 0345 120 8482**

**Your Ref: ZE23/01660/MFUL  
Our Ref: Z003911**

**20th May 2024**

Dear Sir/Madam,

**Land Off Daskett Hill Sheriff Hutton – Change of use of agricultural and equestrian land to allow the siting of 24 holiday lodges, 1 wardens lodge and 1 reception/shop with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021) (Revised Description)**

Thank you for reconsulting Yorkshire Water regarding the above proposed development. We have the following comments:

**Waste Water**

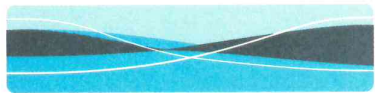
If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

**The development shall be carried out in accordance with the details shown on the submitted, Drainage Design 23210-DR-C-0100 (revision P6) dated July 2023 prepared by DART Engineers Ltd, unless otherwise agreed in writing with the Local Planning Authority.  
(In the interest of satisfactory and sustainable drainage)**

Yorkshire Water has no objection to:

- 1) The proposed separate systems of drainage on-site and off-site.
- 2) The proposed amount of domestic foul water to be discharged to the existing 150 mm diameter public foul water sewer located within Cornborough road.
- 3) The proposed amount of curtilage surface water to be discharged to the 900 mm diameter public surface water sewer, located within Laurels Garth, at a restricted rate of 2.7 (two point seven) litres/second via an attenuation pond.
- 4) The proposed points of discharge of foul and surface water to the respective public sewers

submitted on drawing, Drainage Design 23210-DR-C-0100 (revision P6) dated July 2023 prepared by DART Engineers Ltd.



YorkshireWater

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk) ) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

Yours faithfully

**Becca Khan**  
**Pre-Development Sewerage Technician**



Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/05/2024 9:35 AM from Mr Guy Shuttleworth.

**Application Summary**

Address: Land Off Daskett Hill Sheriff Hutton

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Proposal: Change of use of agricultural and equestrian land to allow the siting of 24no. holiday lodges, 1no. wardens lodge and 1no. reception/shop with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021)

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Case Officer: Niamh Bonner

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[Click for further information](#)

**Customer Details**

Name: Mr Guy Shuttleworth

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Address: Nonsuch, 1 Warwick Close, Sheriff Hutton YO60 6QW

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**Comments Details**

Commenter Type: Neighbour

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Stance: Customer objects to the Planning Application

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Reasons for comment:

Comments: Unwanted, unnecessary, of no benefit to the community, additional traffic/pedestrian dangers, damage to ecology and local village shop and purely profit driven by the applicant

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Kind regards

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/05/2024 12:47 PM from Dr John Harwood.

### Application Summary

Address: Land Off Daskett Hill Sheriff Hutton

---

Proposal: Change of use of agricultural and equestrian land to allow the siting of 24no. holiday lodges, 1no. wardens lodge and 1no. reception/shop with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021)

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Case Officer: Niamh Bonner

---

[Click for further information](#)

### Customer Details

Name: Dr John Harwood

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Address: The Garth, North Garth Lane, Sheriff Hutton YO60 6SF

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### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Planning Application

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Reasons for comment:

Comments: I strongly object to the above application on the grounds that it will be

- (a) totally out of place in the village setting
- (b) visually intrusive
- (c) over developed for size of site
- (d) a site for probable permanent residence
- (e) environmentally problematic: traffic, noise, flooding, drainage, light intrusion
- (f) incompatible with existing village facilities i.e. shop.

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Regards  
John Harwood

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Kind regards

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/05/2024 2:16 PM from Dr Todd Wauchob.

### Application Summary

Address: Land Off Daskett Hill Sheriff Hutton

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Proposal: Change of use of agricultural and equestrian land to allow the siting of 24no. holiday lodges, 1no. wardens lodge and 1no. reception/shop with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021)

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Case Officer: Niamh Bonner

---

[Click for further information](#)

### Customer Details

Name: Dr Todd Wauchob

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Address: Pearce House, North Garth Lane, Sheriff Hutton YO60 6SF

---

### Comments Details

Commenter Type: Neighbour

---

Stance: Customer objects to the Planning Application

---

Reasons for comment:

Comments: Before the committee considers approval of this reapplication I think it important they reflect on the impact this proposed development will have on Sheriff Hutton.  
I have found no-one in the locality who supports this proposal. In my view it is unwanted, unhelpful to the location, inappropriate and poses significant danger and disruption to local road and village users, to absolutely no local benefit.  
The advised clear view of the entrance is already less than required in the advice. How soon will this get worse as vegetation grows? Who will be responsible and police this dangerous access? Who will bear responsibility for any accidents in this access area?

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The proposed access for HGV delivery and on site work is on the main Strensall to Terrington road. This is already in a disgraceful condition and will create more noise and pollution for those living in the proximity. There will be serious costs for upkeep of this essential road - who will have financial responsibility for the repair and upkeep?

I note that work to move the overhead electrical supply is taking place at not inconsiderable disturbance to neighbours and road users. I hope the huge costs of this are being born by the owner/developer? I suspect the public/ council purse is being used.

There remains no clause to restrict occupancy on the site.

The proposed "lodges" have no visual appeal and resemble static caravans. This is not appropriate for the area.

The proposed drainage and sewer use will severely test the current system already in a dilapidated state and constantly needing repair. I pity those living further downhill.

I am suspicious of the sudden need for sound proof fencing, surely this is indicative of disruption to neighbours

Before any approval is considered, the committee must be in a position to reassure the local people that their legitimate concerns are thoroughly addressed and answered to their satisfaction.

This development is not needed and is detrimental.

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Kind regards



# Agenda Item 6

## Item 6- Applicant statement on fire risk associated with Battery Storage building (1.3MW system)

*'There are suggestions and recommendations from the Fire Authority on how a Lith-Ion fire should be approached but there are no specific regulations in place that stipulate any fire prevention policies or installations. Notwithstanding, the installers approach is one of caution first and the Battery Management System is designed to identify any change in the state of individual cells. If heat is detected it is monitored and if it exceeds manufacturers tolerance, the cell pack is disconnected. This prevents the cell overheating and therefore causing a fire to break out. There would also be pipework built into the battery container that enables a fire tender to pump large quantities of water into the unit if required'.*

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# Fractal Energy System

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Karbon Homes  
April 23

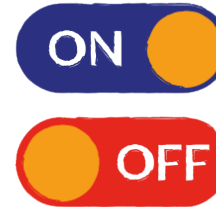
# Why: Fractal Energy System?



Net Zero focus to help achieve EPC targets – all homes EPC C by 2030 and all new build homes EPC A by 2050



Rising energy costs and volatility of energy markets driven by global crisis



To ensure future grid security need to use capacity renewables and innovate where possible

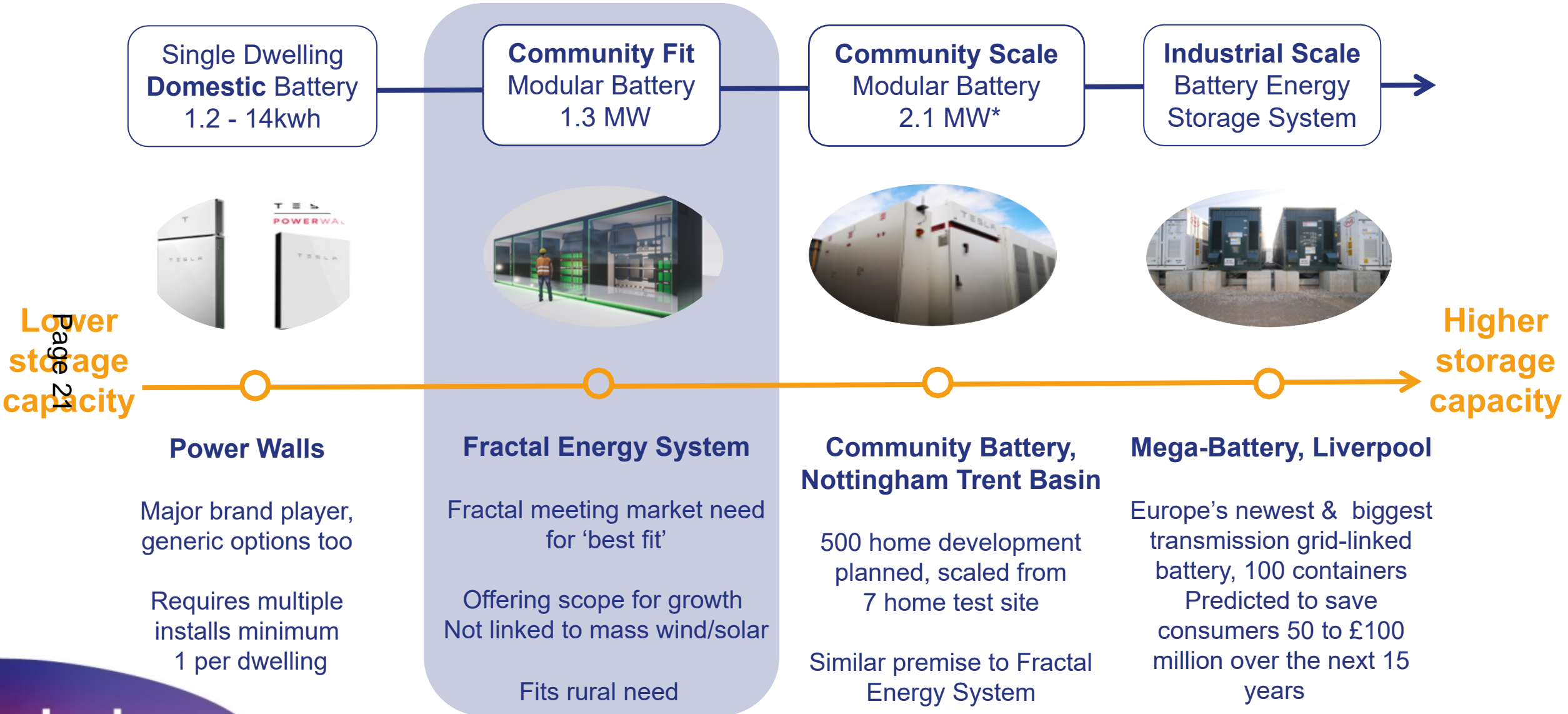


Limitations on single dwelling batteries to deliver needed capacity

EV charging & lower EPC homes will challenge demand

Fractal delivers a Community Fit BESS improved off-grid resilience better value for money

# What else is happening with Battery Energy Storage?



# What does a 'Community Fit' BESS Size system deliver?



## Community Fit Capacity

Delivered to location

Ability for expansion if EV demand increases

Optimises energy usage and storage



## One Stop Maintenance

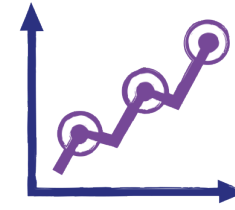
No in home access needed

Less customer impact

Smart meter link

Cloud monitoring

Remote shut down on cells



## Resilience

Latent supply if mains grid failure

Optimises storage of solar PV energy (smooths demand)

Longevity of supply (20 year model)



## Customer Centric

Value for Money

Easy customer communication

Customer app

Deliver energy education over and above



Customer brand

Renewable Energy  
Innovation start up based  
in Scotland

Expertise in App  
development

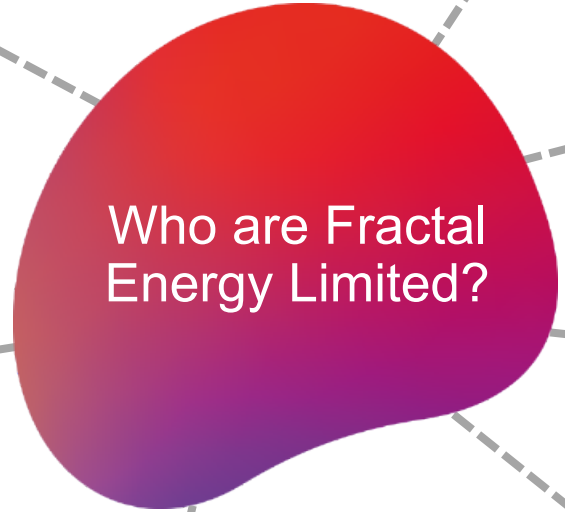
Opportunity to  
deliver great  
customer value

First test site up and running  
in Port of Rotterdam  
Lessons learnt applied to  
future developments

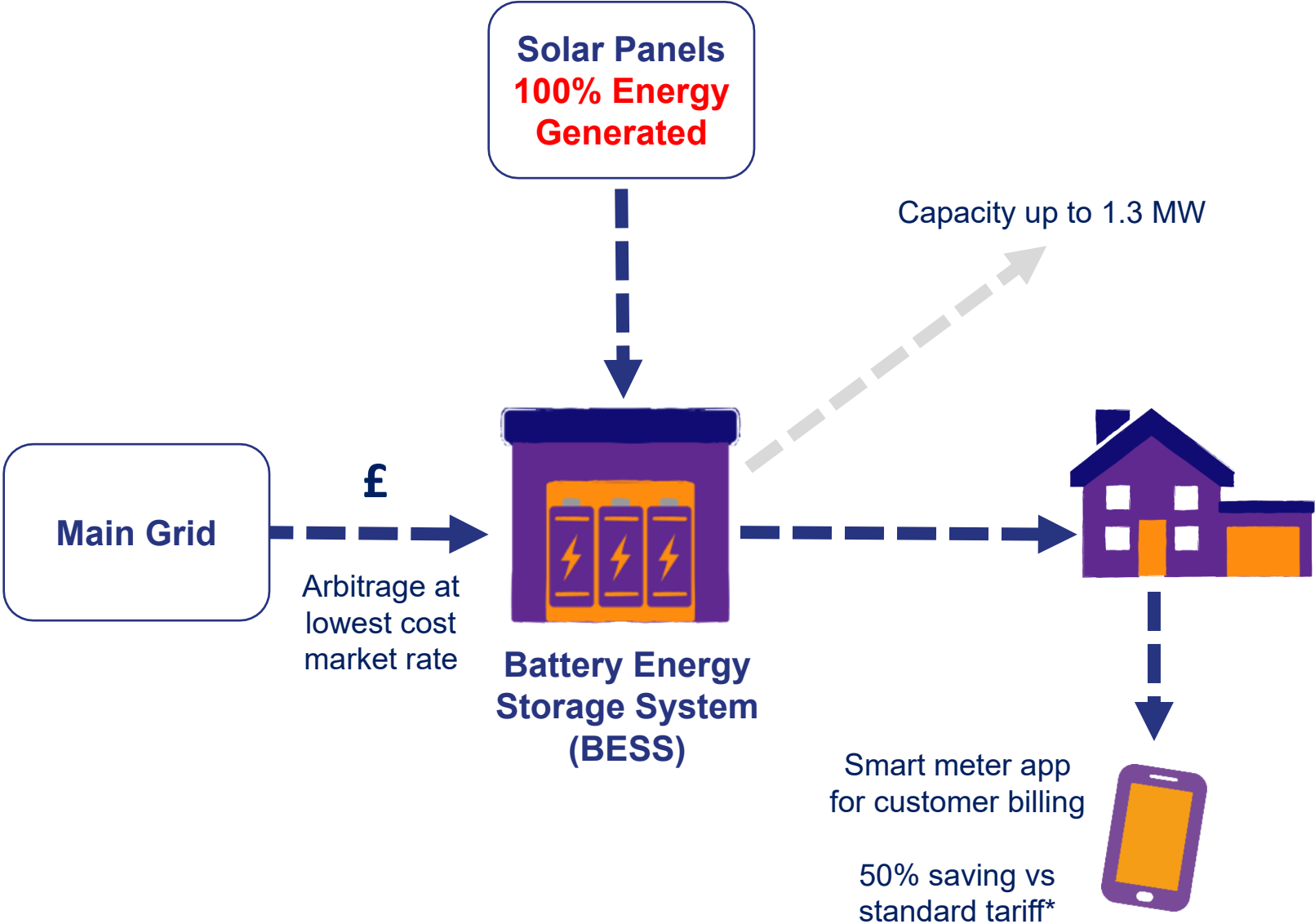
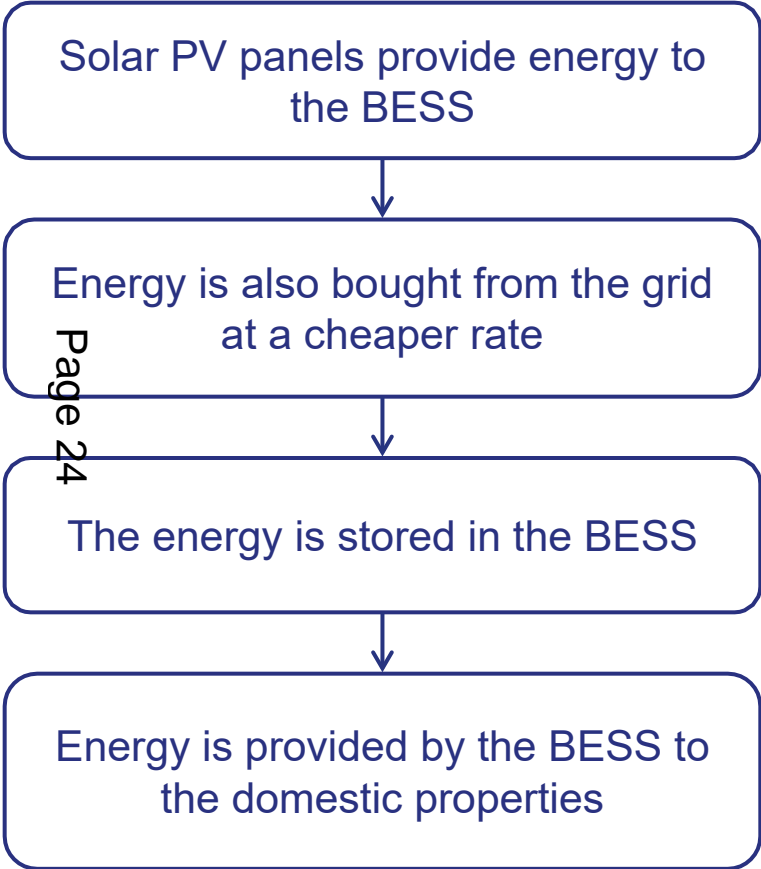
Linking into  
Octopus Energy  
for renewable  
energy supply

Currently working with  
Carbon Homes to implement  
'Community Fit' Battery  
Energy Storage System  
(BESS) in a new-build  
residential development

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# How: Fractal Energy System?



\*Fractal cost/usage scenario modelling Mar 23



# Customer Benefit

- ✔ Significant reduction forecast on energy bills
- ✔ Variable cost model, pay what you use, rather than single service charge
- ✔ Offers better off grid resilience for customers vs. mains outages
- ✔ Easy to navigate service, all done via smart meter/app
  - Opportunity to enhance visibility/budgeting for customers and link into other benefits
- ✔ Enhances other energy saving measures they may already have in their homes
- ✔ Offers a fully 'green' energy route (buying Octopus renewable energy from grid too)

# Innovation opportunity: Initial Site



- ✓ Fractal energy uses aspects of renewable innovation already known (Solar PV & Battery)  
- Delivers innovation by adding capacity needed, over and above individual batteries.
- ✓ Opportunity to deliver tangible customer benefit (value for money 'green' energy), but also understand the customer experience and impact
- ✓ Opportunity to deliver customer experience potentially better than mainstream providers
- ✓ Opportunity for N Yorks Council to be a partner to this innovative format in a rural locality
- ✓ Able to share insight, from Case Study, with N Yorks, from customer, Karbon and Fractal perspective and deliver iterations for future projects

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# Single Dwelling Battery Storage

VS

# 'Community Fit' Modular Battery

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Mass storage of energy generated – optimizes usage on-site



Leveraging lowest cost energy and enhanced storage to be used when needed



Increases resilience and off-grid capability for entire community



Creation of a 'community' fit BESS  
Delivers 630KW/h Capability



Opportunity with app development to enhance visibility of usage and improve budgeting

# System Comparison



**Capacity**

Number of households (19)  
 x  
 Storage capacity of domestic battery (14 kWh)  
 =  
**266 kWh**

**Increases storage capability by 364 kWh**

Current capacity of Fractal System  
 =  
**630 kWh**

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**Resilience**

Battery offers 13.5kWh back up power at time of outage (if backup storage requirement anticipated)

**More resilient to outages**

Individual backup power capacity – 6.6 - 26 kWh (using 20-80% of total capacity)

**Asset Management**

Access to individual property required for cyclical upgrades, maintenances and repairs

Safety checks completed as part of EICR

Capacity begins to drop from 10 years, but battery can last up to 20 years

**Easier to repair, upgrade and replace**

Asset managed by third party with no access to property required.

Metering by smart meter, owned and managed by third party

Capacity maintained as part of business model

# Customer Benefit Comparison



## Cost (Value for Money)

Access to time of use tariff allows access to low-cost energy

**Lower costs and increased value for money for customer**

Offers flat rate energy price, below standard rate

## Ease of Use

No interaction with the battery required. Power continues to be supplied by energy provider

App advising power levels and consumption is available from Tesla, separate to any app from electricity provider

**Energy consumption information available in a single place**

Billing via a customer app

App will also enable education and information to be shared with customers

Opportunity to add value to customer e.g. budgeting tools/outage information etc

## Customer Service

Installation warrantee – typically 5 years  
 TESLA warrantee – 10 years  
 Customer service provided by Karbon Homes  
 Billing through standard electricity supplier

**Longevity, Service & Customer Impact**

Customer service from Fractal – 20 year guarantee

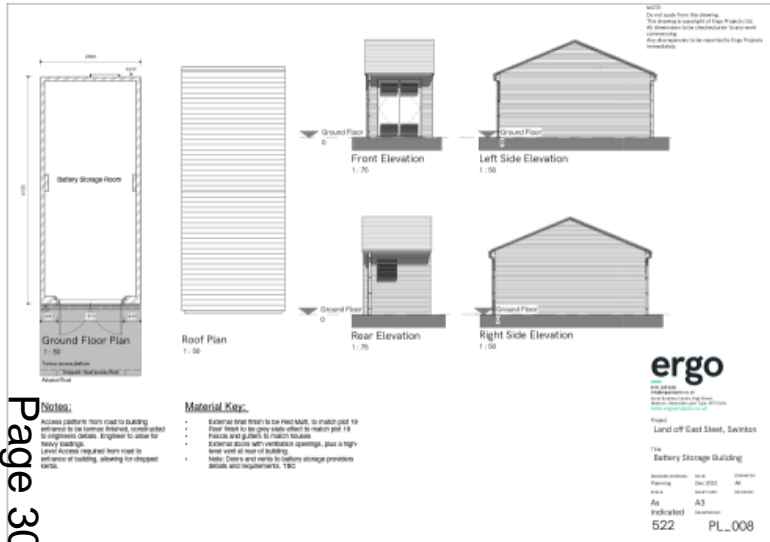
Less in home access needed

# First Site Proposal and Unit Design

✔ Sited at new build development in Swinton, North Yorkshire

✔ Battery units housed in brick building to compliment aesthetics of development and sited discretely to minimise impact

✔ Stand alone building with easy access for maintenance/fire safety



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## Specification

- Cloud monitored battery cell shutdown
- Bespoke building design
- Noise level less than 40 db
- Fire protection measures
  - Smoke/heat detection
  - Water deluge
  - Dry risers

## Sourcing

- Due Diligence
- Traceability/ROHS
- Lithium-ion batteries
- Future move to sodium-ion

# Quality

## Governance

- Insurance
- Regulatory compliance
- Data Protection
- Risk Mitigation
- Contract/Legal Framework
- 20-year framework

## Expertise

- Building & Fire Safety Regs compliance
- Development Team
- Fire Safety consultants
- Innovation Team
- Asset Management

# Battery Supply Roadmap

2024

2025

## Lithium-Ion Battery

Current mainstream battery type

Far East Supply, extended lead times

Global Supply Pressures

Fast Charging

## Sodium - Ion Battery

Scaled up manufacture in Scotland by AMTE Power

Benefits to supply capacity & lead times

Suitable for static battery usage e.g. BESS

Potential improved safety benefits



**Planned switchover without customer disruption**



# Customer Touch Points



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## Pre-Sign Up

Explain the benefits of the system to potential customers

Customer centric information

## Settling In

Survey after settling in to understand customer experience

Gathering insight and allowing iteration

## Settled In

Longer term feedback on customer experience living with the system

Ease of use  
Value for Money

# Key Timescales



## Phase 1

### Specification

- Bespoke Building Design
- Fire Protection Measures
- Battery Supply
- Contract framework
- Customer app & billing

## Phase 2

### Build, Commission and Install

- Construction of building
- Delivery of system
- Install of system on site
- Customer information

## Phase 3

### Evaluation

- Customer Insight
- Quantitative Data
- Customer Satisfaction

# Any Questions?

[diane.dakers@karbonhomes.co.uk](mailto:diane.dakers@karbonhomes.co.uk)

[ruth.sutton@karbonhomes.co.uk](mailto:ruth.sutton@karbonhomes.co.uk)

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