RICHMOND (Yorks) AREA PLANNING COMMITTEE
SUPPLEMENTARY TO COMMITTEE REPORTS
10th July 2026

Agenda Item	Application number and Division	Respondent	
5	**Ref:** ZD25/00100/FULL **Division:** North Richmondshire	Case Officer Updates	**Site Visit Matters Raised by Members** Following the Committee Site Visit, a number of matters were raised by Members relating to: 1. Refuse and recycling storage/collection arrangements; 2. Accessibility of the site and holiday accommodation; and 3. The proposed parking and turning area adjacent to the site entrance. These matters have been reviewed by officers, and the following additional information is provided. Since preparation of this update, officers have received additional information from the applicant and a copy of the 2018 Scheduled Monument Consent relating to previous works at the Scheduled Monument. This information has been reviewed by officers and has informed the assessment set out below. <u>Historic England Consultation</u> Following the Committee Site Visit and the questions raised by Members in relation to the proposed parking and turning area within the Scheduled Monument, officers consulted Historic England and invited further comments on the additional information submitted by the applicant. Officers have also received a copy of the 2018 Scheduled Monument Consent relating to previous works at the Scheduled Monument. That consent included the importation of earth spoil to create an access ramp from road level for farm machinery and required that the earth ramp be constructed using material imported from outside the scheduled area with provision of a membrane on the current ground surface.

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Page 2			Historic England has provided comments, confirming that it would not object to the removal of the imported material within the proposed parking area, noting that the material was previously brought onto the Scheduled Monument under Scheduled Monument Consent reference S00237846. Historic England advises that it would not support any new or additional groundworks below the protective membrane associated with those earlier works and confirms that any removal of the imported material would require separate Scheduled Monument Consent and should be undertaken under archaeological supervision. Historic England raises no objection to the proposal subject to compliance with the separate Scheduled Monument Consent regime. The comments received do not alter the assessment or recommendation set out within the Committee Report. <u>Refuse and Recycling Storage</u> Members raised questions regarding refuse storage and collection arrangements associated with the proposed holiday accommodation. Whilst the submitted site layout plan does not specifically identify a refuse storage area, the submitted Waste Management and Drainage Infrastructure Statement, Landscape Management Plan and Landscape Visual Impact Assessment all indicate that refuse and recyclable materials would be stored within a commercial waste bin located within the parking area and screened by natural planting. The submitted information further confirms that waste would be collected periodically by a licensed waste contractor. Officers are therefore satisfied that the submitted information demonstrates that provision has been made for refuse and recycling storage and collection associated with the development. In order to ensure that appropriate facilities are provided and maintained, an additional planning condition is recommended. <u>Accessibility</u> Members also raised questions regarding accessibility and wheelchair access to the proposed holiday cabins. Officers recognise the importance of accessible and inclusive design and note that both national and local planning policy seek to create developments that are safe and accessible to all users. However, the proposal relates to two holiday cabins located within a rural field setting containing a Scheduled Monument. The site's topography and

Page 3			the need to minimise ground disturbance in the interests of heritage protection place constraints upon the extent of engineering works that can reasonably be undertaken. No statutory consultee has objected to the proposal on accessibility grounds and officers are not aware of any specific development plan policy requirement that would necessitate the provision of fully wheelchair-accessible holiday accommodation in these circumstances. Having regard to the scale and nature of the proposal, the site's rural characteristics and the archaeological constraints affecting the site, officers do not consider that the accessibility matters raised provide a sustainable basis upon which planning permission could reasonably be withheld. In reaching the recommendation on this application, officers have also had regard to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. The accessibility concerns raised by Members have been specifically considered as part of that duty. Whilst the proposal does not provide fully wheelchair-accessible holiday accommodation, the application relates to two holiday cabins within a rural field setting containing a Scheduled Monument, where opportunities for engineering works are constrained by heritage considerations. Having regard to the scale and nature of the proposal, the site's characteristics, the archaeological constraints affecting the land and the absence of any policy requirement or consultee objection in this respect, officers do not consider that the accessibility concerns identified give rise to unlawful discrimination or otherwise justify withholding planning permission. The recommendation before Members is therefore unchanged. <u>Parking and Turning Area</u> During the Site Visit, Members raised questions regarding the gradient and apparent mound of land adjacent to the proposed parking and turning area shown on Drawing No. 1 Rev B. Following further investigation, the applicant has confirmed that the mound comprises imported soil from the car parking area at Highbury Cottage, a dwelling located elsewhere within the village and that the mound will be removed before the parking and turning area is implemented. The applicant has also confirmed that no excavation is proposed.

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Page 4			The applicant has indicated willingness for archaeological attendance/watching brief during removal of the material. Officers consider that this can be secured through the recommended condition requiring details of the methodology for removal of the imported material and measures for the protection of the Scheduled Monument. Following the Committee Site Visit, the Council's Principal Archaeologist has reviewed the questions raised regarding the proposed parking and turning area. The Archaeologist advises that, whilst the area lies within the Scheduled Monument, it is located between two areas of historic quarrying and available evidence, including LIDAR information and the archaeological earthwork survey within the submitted Heritage Statement, indicates that the area has previously been disturbed and truncated, including the removal of material from the higher ground adjacent to the entrance. The small mound of imported soil currently present within the area is considered likely to be archaeologically sterile. The Principal Archaeologist has also had regard to the additional information received since publication of the Committee Report, including the 2018 Scheduled Monument Consent and the applicant's written confirmation regarding the origin and proposed removal of the imported soil mound. This information has informed the Archaeologist's assessment. As mentioned above, officers have also received further comments from Historic England. Historic England confirms that it would not object to the removal of the imported material within the proposed parking area but advises that any such works would require separate Scheduled Monument Consent and archaeological supervision. Historic England further advises that no additional excavation should take place below the protective membrane associated with the previously consented works. Having regard to the evidence of previous disturbance and truncation within this part of the site, together with the information provided regarding the imported soil mound, the Principal Archaeologist considers it unlikely that the proposed parking and turning works would adversely affect surviving archaeological remains. The Archaeologist advises that the area has been subject to previous disturbance and that the existing mound is likely to comprise imported material of no archaeological significance. Archaeological supervision and monitoring remain recommended as a precautionary measure in the

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Page 5			event that any unexpected archaeological remains are encountered during the works. No objection is therefore raised. Following the Committee Site Visit, the Highway Authority undertook a further site inspection and review of the submitted plans. The Highway Authority advises that the location proposed for the two parking spaces appears sufficiently level to function satisfactorily for parking purposes and notes that levels shown on the submitted plans are broadly consistent with conditions observed on site. Whilst some gradient exists within the manoeuvring area beyond the parking spaces, this is not considered to give rise to a highway safety concern. The Highway Authority therefore remains satisfied that the parking and turning area is capable of operating as intended and raises no objection to the proposal. Whilst officers are satisfied that the additional information does not alter the overall planning balance or recommendation, it is considered appropriate to secure further details relating to the parking and turning area through planning condition. This will ensure that the Local Planning Authority retains control over the final implementation details, including levels, construction methodology and measures to protect the Scheduled Monument. <u>Conclusion</u> Officers are satisfied that the additional information reported above does not alter the assessment contained within the Committee Report and that the proposal remains acceptable in planning terms. <u>Recommendation</u> That planning permission be GRANTED subject to the conditions as listed in the Committee Report and the additional conditions set out within the update report relating to refuse and recycling storage and the implementation of the proposed parking and turning area. --- <u>Additional Condition – Refuse and Recycling Storage</u> Prior to the first occupation of the development hereby approved, details of refuse and recycling storage facilities, including their siting, design, screening and management

			arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to first occupation and shall thereafter be retained and maintained in accordance with the approved details. **Reason**: To ensure the provision of appropriate refuse and recycling storage facilities, including adequate screening, in the interests of the visual amenity of the site and surrounding area and to ensure satisfactory waste management arrangements for the development. Additional Condition – Parking and Turning Area Construction Details Notwithstanding the submitted details, no development shall commence in relation to the construction of the parking and turning area and associated surfacing, including the removal of the imported soil mound, until details have been submitted to and approved in writing by the Local Planning Authority showing: a) existing and proposed levels within the parking and turning area; b) cross-sections through the parking and turning area; c) the methodology for the removal of imported material currently present within the area; d) measures for the protection of the Scheduled Monument and any protective membrane present on site; e) details of archaeological supervision/monitoring during removal of the imported material and implementation of the parking and turning area; and f) details of the proposed cellular confinement system and associated surfacing construction. The development shall thereafter be carried out in full accordance with the approved details. **Reason:** To ensure the protection of the Scheduled Monument and to secure satisfactory implementation of the parking and turning area in the interests of highway safety and heritage conservation.

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