

**RICHMOND (YORKS) AREA PLANNING COMMITTEE**  
**SUPPLEMENTARY TO COMMITTEE REPORTS**

**15 January 2025**

<b>Agenda Item</b>	<b>Application number and Division</b>	<b>Respondent</b>	
4	ZB24/02074/FUL Bedale	Officer Comments	<p>Para 6.4 should state NPPF Dec 2024</p> <p>Section 10 – Assessment</p> <p>Should include a reference to paragraph 135 of the NPPF relating to design:</p> <p>“Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"><li>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li><li>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</li><li>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</li><li>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</li><li>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</li><li>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”</li></ul>

Paragraph 10.6 - end of final sentence to include reference to the NPPF:

“..and paragraph 135 parts a), b) and c) of the NPPF Dec 2024.”

Paragraph 10.15 - end of final sentence to include reference to the NPPF:

“..and paragraph 135 parts a), b) and c) of the NPPF Dec 2024.”

Section 12 – Recommendation.

Reason for refusal no. 1 end of sentence to include reference to the NPPF:

“..and paragraph 135 parts a), b) and c) of the NPPF Dec 2024.”

Reason for refusal no. 2 end of sentence to include reference to the NPPF:

“..and paragraph 135 parts a), b) and c) of the NPPF Dec 2024.”

Paragraph 10.19 - Point of clarification:

The Environment Agency has not formally amended the flood zone status from 3 to 1. However, it acknowledges that the submitted Flood Risk Assessment demonstrates

		Parish Council	<p>through hydraulic modelling the site would be located within the flood zone 1 and is therefore not at risk of flooding from rivers.</p> <p>Furthermore, given the application is for householder development there is no requirement for sequential test as stated in paragraph 176 and footnote 62 of the NPPF Dec 2024.</p> <p>Email correspondence from the Chair of Well Parish Council who attended the committee site visit 14.1.2024. The Chair was asked to email the views of the PC about the proposed development:</p> <p>“The current situation on the site, where the landowner uses shipping containers for storage, does create a poor visual impact from the road. Therefore the parish council does not oppose the proposed development.”</p>
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