

**THIRSK AND MALTON CONSTITUENCY AREA PLANNING COMMITTEE  
SUPPLEMENTARY TO COMMITTEE REPORTS**

**16 January 2025**

<b>Agenda Item</b>	<b>Application number and Division</b>	<b>Respondent</b>	
<b>5</b>	<b>ZB23/02504/FUL Hillside &amp; Raskelf</b>	Parish Council	<p>Parish Council provided a request that Members visited certain locations to view the site.</p> <p>A section drawing has been submitted by the Parish Council to indicate the dominant nature of the lodges on the site.</p> <p>Note of items not included on 7<sup>th</sup> Jan 2025 site layout:</p> <ul style="list-style-type: none"> <li>- Packaged sewage treatment plant</li> <li>- Attenuation pond for SuDS</li> <li>- Childrens' play area</li> </ul> <p>Parish Council comment received 13.1.2025:</p> <p>"Ref Applicants' Submission of a Fourth Version of the Above Scheme</p> <p>As statutory consultee on the above planning application we continue to strongly object and request that the application be refused. All our previous objections still apply and we would specifically refer you to the two documents we submitted to the planning portal on 3/12/2024 to provide details of these.</p> <p>We now add the following comments with respect to the two new documents submitted by the applicants dated 7th January 2025 and the previously supplied sketch of a type D property referring to a fourth proposal in which the 14 (Type D) lodges are positioned in a single 250 m long row along the sloping section of the site:</p>

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|  |  |  | <ul style="list-style-type: none"><li>- No orientation of lodges upon their plinths is shown. It is therefore unclear whether the fully glazed gables are facing uphill (to the South) or downhill (to the north). This has implications for light pollution and visibility, particularly after dusk the effects of which will diminish any benefits to be gained from low level lighting</li><li>- The building sketch does not indicate the building code which they will be constructed to.</li><li>- No attempt to portray the impact on landscape have accompanied the applicants' proposal so the PC has again commissioned updated CGI images which we believe will confirm beyond reasonable doubt that the development represents an unacceptable intrusion into a currently open landscape.</li><li>- None of the three drawings relevant to this proposal are dimensioned or show sectioned views to demonstrate the impacts of building on a steeply sloping site.</li><li>- The location of the lodges on the sloping ground will position their floor level 2m above the level of adjacent fields and at 'approximately' 7m to the apex will be seen from the A168 and will have a harmful visual impact on the area.</li><li>- Same comments apply to car parking spaces and access roadways</li><li>- Boundary tree planting will be ineffective until trees have reached mature height (&gt;15 years) and then only if sufficient native evergreen trees are included.</li><li>- The area shown on the layout as the rubbish point is on one of the steepest areas of the site and there is no indications as to how a refuse vehicle would manoeuvre to empty the bins and collect the recycling.</li></ul> |
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		Agent	<p>No other supporting documents have been provided in support of this new layout”</p> <p>Email received from Agent 13.1.2024:</p> <p>Further to this morning’s Cttee Site Visit we wish to clarify the following:</p> <ul style="list-style-type: none"><li>• Lodge orientation – glazed gable(s) all face south into the hillside.</li><li>• Road construction – geo grid, self draining, to have a lesser landscape visual impact. Covered off by Condition 03.</li><li>• Lodge level – located on the 2<sup>nd</sup> tier of land above the valley floor where the land is relatively flat. This is covered by Condition 04 which requires cross sections to be submitted post decision. Rather than ‘cut a fill’ there is likely to be a small amount of levelling and any spoil taken off will be redistributed around the lodge bases so that there are no large void areas.</li><li>• Waste storage and collection area is shown on the Site layout Plan to the left of the access road where it meets at the four points at the foot of the incline.</li></ul>
		Officer	<p>Additional drawing to be added to Condition 2 – list of approved plans.</p> <ul style="list-style-type: none"><li>- Visibility splay drawing T1071 –004 received 4.3.24</li></ul> <p>Agent has provided an NPPF update (6.1.2025)– generic clarification on paragraph updates</p> <p>Agent has provided indicative landscape plan (8.1.2025) to reflect the latest site layout</p>

NOT PROTECTIVELY MARKED