

RYEDALE DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

OUTLINE APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED THAT IT SHOULD BE REFUSED FOR THE REASON(S) GIVEN BELOW:

Application No: 16/01658/OUT
Proposal: Erection of 6no. three bedroom terraced dwellings (site area 0.21ha)
at: North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG
for: Thomas Crown Associates
Decision Date: 11 May 2017

REASON(S)

- 01 The site is identified as having a high risk of flooding from surface water as shown on the Environment Agency Surface Water Flood Maps, and the site has recently flooded. In this case the site does not pass the sequential test in terms of flood risk and there are considered to be other sites at Kirkbymoorside where housing could be located which are at a lower risk of flooding. The approval of this application could also put the occupiers of the proposed dwellings and existing properties at an unacceptable risk of flooding from surface water. The proposed development will therefore be contrary to the requirements of Policy SP17 of the Ryedale Plan - Local Plan Strategy and paragraphs 100 and 103 of NPPF.
- 02 The proposed residential accommodation is located in very close proximity to the Kirkbymoorside Band Hall, (which has planning permission for an extension), and is likely to create complaints regarding the noise and operations of the band hall. The Band Hall is an important community facility and a use protected in accordance with Policy SP11 of the Local Plan Strategy. Noise and activities from the Band Room will be likely to have an adverse effect upon the amenity of occupiers of the proposed residential accommodation which would be likely to generate complaints regarding the Bands' operations. The proposed development is thereby contrary to the requirements of Policies SP11 and SP20 of the Ryedale Plan - Local Plan Strategy.

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- 03 The proposed residential development by virtue of its close proximity to the outer valley side, and the inter-relationship with the Band Hall is not considered to ensure a satisfactory level of residential amenities for future occupiers of the proposed dwellings and be contrary to the requirements of Policies SP4 and SP20 of the Ryedale Plan - Local Plan Strategy.

Footnote:

The Local Planning Authority has acted positively and proactively by identifying the areas of conflict with the agent and entered into a dialogue about those issues with the agent. It was not possible to overcome the issues of conflict.



HEAD OF PLANNING & HOUSING

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