Case No. 18/02960/FULMAJ

Item No. 04

Location: Land Comprising OS Field 0830, Beckwith Road, Harrogate, North Yorkshire,

Proposal: Erection of 40 no. dwellings with associated landscaping and access.

Applicant: Mulgrave Developments Ltd

Access to the case file on Public Access can be found here:- view file

Reason for report: This application is to be presented to the Planning Committee because, in the opinion of the Chief Planner, it is of a sensitive nature.

SUMMARY

The application is for the erection 40 dwellings with a single access off Whinney Lane. The site backs onto the rear gardens of properties on Beckwith Road and has a hedge along the west boundary, with trees in the north corner. This greenfield site forms part of draft allocation H51 in the Emerging Local Plan. A public right of way runs inside the southern boundary.

On balance it is considered that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of this scheme. The Council can only demonstrate a 5.02 year supply of housing and this is not sufficiently above the 5 year supply that paragraph 11 of the NPPF can be set aside. Given this position and the design and layout improvements that have been made during the course of the application, it is considered that the scheme should be approved.

RECOMMENDATION: Defer and Approve subject to conditions and a S106 Agreement
1.0 SITE DESCRIPTION

1.1 The application site is a greenfield site on the southern edge of Harrogate. The site, approximately triangular in shape, backs onto the rear gardens of houses on Beckwith Road. A substantial hedge runs along the western boundary. A less substantial hedge splits the site into two fields. Part of the southern boundary backs onto the rear of houses on Whinney Lane.

1.2 The site has access onto Whinney Lane via an area of hardstanding which leads to a field gate at a 90° angle. This area of hardstanding formed part of an estate road which was never built out. It leads to a tarmacked path which provides pedestrian access to Beckwith Road. Access to the site is gained via a field gate set at right angles to this access.

1.3 A public footpath enters the site between two houses, close to the Whinney Lane entrance, and then travels west along the southern site boundary.

1.4 Some trees in the hedge along the western boundary are included in an extensive Tree Preservation Order (TPO 08/2010) which covers land to the west of Harrogate.

2.0 PROPOSAL

2.1 It is proposed to erect 40 dwellings on site, with a single access off Whinney Lane. The hedge along the western boundary would be retained, together with the group of trees in the north corner.

2.2 The proposed houses will range in size from one to four-bed, with 40% (16) affordable units.

2.3 The houses will be 2-storey, built of brick with tiled roofs. The development would include detached and semi-detached houses.

3.0 APPLICANT’S SUPPORTING INFORMATION

- Design and Access Statement (PRA Architects)
- Statement of Community Involvement (Carter Jonas)
- Phase I Ecology and Habitat Survey (Smeeden Foreman)
• Landscape and Visual Impact Assessment (Smeeden Foreman)
• Arboricultural Appraisal and Impact Statement (Smeeden Foreman)
• Transport Statement (Sanderson Associates) and Sustainable Transport Proforma
• Flood Risk Appraisal and Drainage Strategy (Topping Engineers)
• Topographical survey (Subscan).
• Phase 1 and 2 Ground Conditions Contamination Study (Roberts Environmental Ltd)
• Land Quality Study (Roberts Environmental Ltd)
• Archaeology and Geophysical Survey (OSA Ltd)

4.0 RELEVANT HISTORY

4.1 16/022340/PREMJL – Pre-application advice. Advice given 30.08.2016.


5.0 NATIONAL & LOCAL POLICY

5.1 National Planning Policy

5.2 The National Planning Policy Framework July 2018 (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

5.3 At the heart of the NPPF is a presumption in favour of sustainable development.

5.4 Core Strategy

5.5 Policy EQ1 Reducing risks to the environment
Policy EQ2 The natural and built environment and green belt
Policy C1 Inclusive communities
Policy SG4 Settlement Growth: Design and Impact
Policy TRA1 Accessibility
5.6 Harrogate District Local Plan (2001, As Altered 2004)

5.7 Policy C2 Landscape Character
Policy C9 Special Landscape Areas
Policy HD13 Trees and Woodlands
Policy HD20 Design of New Development and Redevelopment
Policy H5 Affordable Housing

5.8 Emerging Harrogate Local Plan

5.9 The application site is covered by draft allocation H51 in the Emerging Local Plan. This extends from the east boundary of the site to Lady Lane in the west, Whinney Lane to the south and Cardale Business Park to the north.

5.10 Supplementary Planning Documents

- Provision for Open Space in Connection with New Housing Development
- Landscape Character Assessment of Harrogate District
- Residential Design Guide
- Biodiversity Design Guide

5.11 Other material policy considerations:

Planning Practice Guidance

6.0 CONSULTATIONS

6.1 Heritage Unit of NYCC - Recommends a condition requiring a scheme of archaeological mitigation recording.

EHO Contaminated Land - Recommends condition on contaminated land.

Harrogate Civic Society - No comments received.

DCS - Open Space – Commuted sum calculation = £110,050.87. (Open Space provision: £44,971.89, On-site maintenance: £65,078.98).

County Education Officer - Education contribution of £13,596 required. To be allocated to Rossett Acre Primary School.
**Footpath Officer - NYCC** - The Council recognises that the line of the existing Public Right of Way has been recognised and is catered for within the proposed development plans. A temporary closure of the footpath may be required during the development.

**Police Architectural Liaison Officer** - Recommends measures that would improve the safety and security of the scheme.

**Yorkshire Water** - Recommends conditions on foul and surface water drainage.

**Harrogate Bridleways Association** - No comments received.

**Ramblers Association** - This proposed development will not affect the public right of way unduly.

**NYCC Lead Local Flood Authority (SuDS)** - The applicant should demonstrate that a pump station is the only possible option on site and YW should confirm in writing to the local planning authority, accepting this method of surface water disposal. Once this has been provided and the Local Planning Authority are satisfied, would have no objections and would recommend the attached conditions, noting that further restrictions may be imposed by Yorkshire Water.

**Housing Department** – Objection to initial proposal. Comments on revisions to be updated at the meeting.

**NYCC Highway Authority** – Not received at the time of writing.

### 7.0 OTHER REPRESENTATIONS

### 7.1 27 objections received, including one from Harlow and Pannal Ash Residents’ Association.

### 7.2 Grounds of objection:

- Inadequate access
  - Proposed access includes a 90° turn
  - Lack of footpath/verge along one side of access
  - Insufficient visibility splay
- Poor access for emergency vehicles
  - Increased traffic
  - Inadequate drainage
  - Harm to residential amenities through overlooking/overbearing/loss of light
  - Loss of greenfield
  - Landscape harm

8.0 ASSESSMENT

8.1 Main Issues

- Housing Land Supply
- Affordable Housing
- Public Open Space
- Landscape
- Trees
- Highways
- Residential Amenity
- Ecology
- Drainage
- Heritage

8.2 Sustainability

8.3 SOCIAL SUSTAINABILITY

8.4 Housing Land Supply

8.5 The Council’s Housing and Economic Development Needs Assessment (HEDNA) provides information on objectively assessed housing need. This document concludes that there is a requirement for 669 dwellings per annum to meet the needs of the district.

8.6 NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement with appropriate buffer (emphasis added). Where an authority cannot demonstrate a five year supply of housing land, policies relating to the supply of housing land are rendered out of date (NPPF, Para 11d footnote 7). Instead, housing applications should be assessed under Paragraph 11 of the NPPF and the
presumption in favour of sustainable development, with permission granted unless policies in the NPPF provide a clear reason for refusing the development proposed or any adverse impacts would significantly and demonstrably outweigh the benefits.

8.7 The July 2018 update has been completed. This shows that the council has a 5.02 year supply, meaning that Paragraph 11 of the NPPF is not automatically triggered on that particular basis. However, the supply position is marginal and it will be important to take steps to maintain it.

8.8 In order to maintain the supply position, greenfield land outside the existing development limits will continue to be needed. This means that development limits are considered out of date and can be given no more than limited weight. Only limited weight can be attached to Core Strategy Policies SG1, SG2 and SG3 as these were based on a housing target that is out of date. By virtue of this Paragraph 11 of the NPPF is once again engaged.

8.9 In light of the benefits that would come from the delivery of new homes in maintaining the 5 year supply, applications will therefore need to be determined on a case by case basis, only refusing them where the planning harm significantly and demonstrably outweighs the benefits.

8.10 Affordable Housing

8.11 The scheme will provide 40% on site affordable housing, a total of 16 dwellings. This in line with Core Strategy Policy H5 and is acceptable to housing officers.

8.12 At the time of writing the applicant was amending the proposed layout to bring it in line with the Housing Officer’s latest comments. These plans will show all houses to be detached or semi-detached, with market and affordable houses being indistinguishable. The latest plans will also avoid ‘clusters’ of affordable houses.

8.13 Public Open Space
The commuted sum for Public Open Space has been calculated at £110,050.87. (Open Space provision: £44,971.89, On-site maintenance: £65,078.98). This would be secured via a s106 agreement.

The Open Space payments would go towards Birk Crag Greenspace, Harlow Tennis Club and Pannal Ash children’s provision.

ENVIRONMENTAL SUSTAINABILITY

Landscape

The application site is a greenfield site on the edge of Harrogate, with housing on two sides. The site is separated from open countryside to the west by a substantial hedge which would be retained as part of the proposed development. Other trees and smaller hedges would also be retained, though the central hedge which currently divides the site would be removed.

Subject to a scheme of landscaping, including the retention of the boundary hedge, it is considered that the proposed development would not cause significant harm to the landscape or the setting of Harrogate.

Trees

The application is accompanied by a Tree Survey, Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS).

The hedge along the western boundary includes protected trees, specifically T31 (oak) and G22 (21 oak). These will be retained as part of the development.

Only two trees will require removal to facilitate the access and pumping station. In addition several dead, dying or diseased beech trees will be removed from the western hedgerow.

No protected trees will be removed as part of the proposed development.

The Council’s Arboricultural Officer has no objection to the proposed development, subject to conditions protecting trees during construction.

Highways
8.27 The application is accompanied by a Transport Statement by Sanderson Associates.

8.28 The Statement concludes that in terms of traffic accessing Whinney Lane the proposed development could result in 23 two-way vehicle movements in the morning peak and 34 in the evening peak. This equates to approximately one vehicle movement every 2.6 minutes in the morning peak and one movement every 1.8 minutes in the evening peak. This is a modest increase and is expected to be readily accommodated in the existing road network.

8.29 It is considered that this level of traffic generation would not be perceivable amongst typical daily fluctuations in traffic, and would have no material adverse impact on the operation of the roundabout junction to the northeast of the site access.

8.30 Several objectors, including the Residents' Association, have mentioned the alleged inadequacies of the proposed access, specifically the awkward right-angle turn, the lack of footways along one side and poor visibility.

8.31 In response to these concerns the applicant has submitted swept path analyses, showing that the proposed access can provide sufficient turning for both refuse and emergency vehicles.

8.32 At the time of writing the comments of the Highway Authority had not been received, but these will be reported at the meeting.

8.33 Residential Amenity

8.34 Several residents of Beckwith Road have objected to the proximity of some of the proposed houses to their properties, arguing that this will harm their residential amenities through overlooking, overbearing and loss of light.

8.35 Four of the semi-detached houses on the eastern edge of the site will come within 3 metres of the rear gardens of properties on Beckwith Road, although they would be at least 10m from the houses themselves.
8.36 These proposed houses would be gable-on to the neighbours’ boundaries, with only bathroom windows at first floor level. These can be conditioned to be obscure glazed, thus preventing any overlooking or loss of privacy.

8.37 While there may be some overbearing impacts on neighbours, these would be relatively minor and restricted to the bottom end of the rear gardens.

8.38 The proposed houses would be to the southwest of the neighbours’ gardens, so there may be some loss of late afternoon/evening light to the bottom of the gardens.

8.39 In summary it is considered that the proposed development would not cause undue harm to the residential amenities of neighbours.

8.40 **Ecology**

8.41 The application is accompanied by an Ecological Appraisal by Smeeden Foreman.

8.42 The application site previously formed part of Pannal Ash Site of Importance for Nature Conservation (SINC) which was deleted due to reduction in quality of the grassland habitat. Following botanical surveys carried out in June 2018, the grassland habitat is still not considered to be of SINC quality.

8.43 The Appraisal makes various recommendations in terms of ecological mitigation, and these can be required by condition.

8.44 At the time of writing the comments of the Ecologist had not been received, but these will be reported at the meeting.

8.45 **Drainage**

8.46 Foul sewage will be disposed of via the mains sewer. A 6” water main crossing the proposed access will need protecting and Yorkshire Water has recommended a condition accordingly.

8.47 In terms of surface water drainage, the application is accompanied by a Flood Risk Appraisal and Drainage Strategy.

8.48 The site is within Flood Zone 1, with a low risk of flooding.
8.49 The Drainage Strategy recommends that surface water run-off be attenuated, with a pumping station acting as a flow control to accommodate a 1 in 100 year event.

8.50 In summary, the Strategy states that sub-soil conditions do not support the use of soakaways, and surface water will discharge to public surface water sewer via storage with restricted pumped discharge of 2.9 l/s. Yorkshire Water has recommended that the developer investigate the potential use of the existing watercourse along the southern and western boundaries of the site before considering a discharge to the public sewer.

8.51 Nevertheless, Yorkshire Water has no objection to the proposed development, subject to conditions, including a restriction on surface water discharge to 2.9l/s.

8.52 An objection has been received on behalf of local residents, relating to drainage, in particular the presence of Combined Storm Overflows (CSOs). It is argued that the developer should contribute towards the upgrade of the CSOs.

8.53 Yorkshire Water has been made aware of this representation, but had no further comment.

8.54 In any event, it would be unreasonable to expect the proposed development to address pre-existing drainage issues. The proposed development adequately addresses foul and surface water generated by the proposed houses to the satisfaction of statutory consultees and therefore there can be no objection to the proposed development on drainage grounds.

8.55 Heritage

8.56 The site requirements for the site allocated in the Emerging Local Plan (para 9.2) include respecting non-heritage assets, including cottages off Whinney Lane and Harlow View, to the south of the site.

8.57 Houses on the proposed development would be c40m from these properties, with a boundary hedge/trees in between.
8.58 Given this relationship, it is considered that the proposed development would not harm the setting of these non-heritage assets.

8.59 ECONOMIC SUSTAINABILITY

8.60 The proposed development will result in some economic benefits both during the construction phase and through the spending of future occupiers in the local area. There would also be some benefit to the economy of the district from the new homes bonus.

9.0 OTHER MATTERS

9.1 LOCAL PLAN SITE SPECIFIC REQUIREMENTS

9.2 The application site forms part of a larger site (H51) allocated for mixed use in the Emerging Local Plan. This larger site of c50ha is expected to yield 690 houses. The Emerging Local Plan sets out site specific requirement for wider site, including:

- Respecting non-designated heritage assets on Whinney Lane
- Creating green links between the NE and SW of the site
- Retaining trees, hedgerows and ditches on site, including protected trees.

10.0 PLANNING BALANCE & CONCLUSION

10.1 The scheme will provide 40 new homes to the District. The Council can only demonstrate a 5.02 year supply of housing and this is not sufficiently above a 5 year supply that Paragraph 11 of the NPPF can be set aside. Planning permission should therefore be approved for the proposal unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development.

11.0 RECOMMENDATION

11.1 That the application be DEFERRED and APPROVED subject to conditions and a S106 Agreement.
11.2 The s106 will be required to secure commuted sums for Education and Public Open Space.

11.3 Conditions

1. The development hereby permitted shall be begun on or before 3 years from the date of this permission.

2. The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details, as amended by the drawings received by the Council of the Borough of Harrogate on the 11th October 2018 and as modified by the conditions of this consent.

3. Where remediation is necessary a remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Before the first use of any materials in the external construction of the roof and walls of the development hereby approved, samples of those materials shall have been made available for inspection by, and the written approval of, the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.

5. Prior to the commencement of the external construction of the walls of the development hereby approved a sample panel of the type of stone to be
used showing the proposed coursing and pointing shall be erected on the site for the written approval of the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and the sample stonework panel shall be retained on site during the period of construction of all external walls that are constructed in stone.

6. A detailed scheme for landscaping, including the planting of trees and or shrubs and the use of surface materials shall be submitted to the Local Planning Authority prior to the commencement of any external construction of the walls of the development hereby approved. The scheme shall specify materials, species, tree and plant sizes, numbers and planting densities, and the timing of implementation of the scheme, including any earthworks required and shall be implemented in strict accordance with details as approved by the Local Planning Authority.

7. In the event of failure of any trees or shrubs, planted in accordance with any scheme approved by the Local Planning Authority, to survive for a period of five years from the date of the completion of implementation of that scheme, such trees or shrubs shall be replaced by the developer with such live specimens of such species in such number as may be approved by the Local Planning Authority.

8. The site shall be developed with separate systems of drainage for foul and surface water.

9. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to

i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and

ii) the means by which the discharge rate shall be restricted to a maximum rate of 2.9 litres per second.
10. Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the standards detailed in North Yorkshire County Council SuDS Design Guidance (or any subsequent update or replacement for that document).

The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

11. Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall must not exceed the peak greenfield runoff rate for the 1 in 2/2.33 year event (QMED/QBAR) for the development site for up to the 1 in 100 year climate change flood event. A 30% allowance shall be included for climate change effects and a further 10% for urban creep for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme has been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

12. No development shall take place until a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other
arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development.

13. No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

14. No operations shall commence on site or any development be commenced before the developer has implemented the report detail including root protection area (RPA) (as per Smeeden Foreman Tree Drawing SF 2791 dated June 2018) fencing in line with the requirements of British Standard BS 5837: 2012 (section 6.2.2 figure 2) Trees in Relation to Construction - Recommendations, or any subsequent amendments to that document, around the trees or shrubs or planting to be retained, as indicated on the approved plan and for the entire area as specified in accordance with BS 5837:2012. The developer shall maintain such fences until all development the subject of this permission is completed.

15. No operations shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the root protection area (RPA) works required by the approved tree protection scheme and ground protection detail (no dig) are in place. The level of the land within the fenced areas shall not be altered without the prior written consent of the Local Planning Authority.
16. No demolition/development shall commence until a Written Scheme of Investigation for archaeological recording has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording

2. Community involvement and/or outreach proposals

3. The programme for post investigation assessment

4. Provision to be made for analysis of the site investigation and recording

5. Provision to be made for publication and dissemination of the analysis and records of the site investigation

6. Provision to be made for archive deposition of the analysis and records of the site investigation

7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A) of this condition.

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

17. Construction in the relevant area(s) of the site shall not commence until the means of ensuring protection of the 6” diameter water main that is laid within the site layout have been implemented infill accordance with details that have been submitted to and approved by the Local Planning Authority. If the required stand-off distance is to be achieved via diversion or closure of the
sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

18. The bathroom windows to the houses on Plots 11, 12, 21 and 22 shall be obscure glazed.

Reasons for Conditions:-

1. To ensure compliance with Sections 91-94 of the Town and Country Planning Act 1990.

2. In order to ensure that the development is carried out in accordance with the approved drawings.

3. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SG4 and EQ1 of the Harrogate District Core Strategy.

4. In order to ensure that the materials used conform to the amenity requirements of the locality.

5. In order to ensure that the materials used conform to the amenity requirements of the locality.

6. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

7. To safeguard the rights of control by the Local Planning Authority in these respects and in the interests of amenity.

8. To prevent pollution of the water environment.

9. To ensure that no surface water discharges take place until proper provision has been made for its disposal.
10. To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

11. To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere.

12. To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system.

13. To prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site.

14. To ensure the protection of the trees or shrubs during the carrying out of the development.

15. To ensure the protection of the trees or shrubs during the carrying out of the development.

16. In accordance with Section 12 of the NPPF (paragraph 199) as the site is of archaeological significance.

17. In the interest of satisfactory and sustainable drainage.

18. In the interests of residential amenity.

**INFORMATIVES**

1. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

Applicants are advised to contact the County Council’s Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.
In the event of any changes being needed to the wording of the Committee’s decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee’s decision.

Case Officer: Mark Williams

Expiry Date: 1 November 2018