

Comments for Planning Application 18/01504/FL

Application Summary

Application Number: 18/01504/FL

Address: Site At Church Cliff Drive Filey North Yorkshire

Proposal: Construction of Drainage Bund

Case Officer: Mr N Read

Customer Details

Name: Mr Darrell Wood

Address: 75 Wooldale Drive Filey

Comment Details

Commenter Type: Objector

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affected Neighbour

Comment:

Reference: Planning Application of Planning Permission 18/01504/FL.

Proposal: Construction of Drainage Bund

Applicant: McCarthy and Stone Retirement Lifestyles Limited (c/o Agent)

Site Address: Site at Church Cliff Drive, Filey, North Yorkshire.

(North of Housing Allocation HA24 within the SBC Adopted Local Plan)

All comments are in reference to this Planning Application 18/01504/FL

Dear Sir/Madam,

This is to register our objection to Planning Application 18/01504/FL for the following reasons:

Outside Planning and Town District Parameters

The proposed Drainage Bund is outside of the redline boundary for proposed development on site HA24 Reference application 17/02734/FL.

This proposed Drainage Bund is also outside Filey Town Development Limits and does not meet the policy requirements of the 6 tests laid out in Paragraph 206 of the National Planning Policy Framework (NPPF) March 2012 and the Revised NPPF July 2018, within the planning conditions and obligations section policy 55.

Lack of Legal Validation

This planning application 18/01504/FL is indirectly supporting application 17/02734/FL. No viability documents have been posted on the SBC Public access website in reference to application 17/02734/FL. Officers have not complied with NPPF Policy 57 which states: "All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in National Planning Guidance, including standardised inputs, and should be made publicly available."

This application is in direct conflict with the above NPPF policy 157 and the Strategic Flood Risk Assessment (SFRA) for Filey which states: "no further new developments take place until flood alleviation measures have taken place."

Out of date Plans

McCarthy and Stone (Developments) Ltd. Commissioned Wardell-Armstrong on the 6th July 2017 to research the position of the recorded off-site services serving the site at Church Cliff Drive, Filey. This report completed over one year ago identifies the Electric, Gas, Water Mains and Sewers, BT cables, Etc. is for planning application 17/02734/FL and not 18/01504/FL!!!!

In the "following documents are noted "section of the NYCC response, the drainage calculations submitted by McCarthy and Stone's drainage engineers plan number NE-2429-03-DE-Calcs Dated March 2018 for the proposed plan, are now out of date and not valid as this plan is not relevant to the application as a new amended plan has been submitted with a completely different layout and house types.

The applicant needs to submit new calculations for this application to comply with planning policies/regulations.

Statutory Authority Reservations

Yorkshire Waters response to application 18/01504/FL Site at Church Cliff Drive, Filey - Construction of Drainage Bund, Stephanie Walden States, "Land drainage has no right of connection to the public sewer network under any circumstance; exceedance flows should not enter the public sewer network." North Yorkshire County Council Business and Environment Services, Lead Local Flood Authority - Considerations and Recommendations response to application 18/01504/FL - NYCC have concerns over exceedance routes and requests the applicant to confirm exceedance routes. With these reservations in mind where will the exceedance routes be situated?

Key Points

- The application for residential development should be revised to include all works required for development to be within a redline boundary to define the application site.

- Town and Country Planning Applications have not been adhered to.
- Application 18/01504/FL should not be granted when the proposed construction is outside Filey Town Development Limits.
- At the Local Plan Examination in Public the Independent Government Inspector Mr Fieldhouse Stated "Filey Town Development Limits to remain running along the boundary of properties on the northern side of Wooldale Drive and straight across to country park, the purpose to eliminate the potential of urban creep."
This application infringes the policy on Local Plan development limits.

For the above reasons, we object to this plan.

Regards,

Brenda and Darrel Wood
75 Wooldale Drive YO14 9ER