

Planning Application C/26/203C

6, Brackenley Avenue, Embsay

Timber building within rear garden

No objection with requests to officer.

Embsay with Eastby Parish Council would like to advise the officer that there has been no consultation with it, by either the applicant or his agent, as suggested in Paragraph 40 of the revised NPPF.

Whilst Embsay with Eastby Parish Council has no objection to this application per se, it would ask that the Officer recommends that all additional surface run off from roofs and paths be dealt with in a sustainable manner, to avoid additional loading on the parish sewerage system and to prevent any increase in ground water levels.

The roads in the vicinity of the application have, recently, been subject to a notifiable increase in local flooding and the Parish Council is anxious to reduce risk wherever possible, in an area with longstanding and ongoing drainage issues.

The Parish Council notes that the application is for a timber building for 'physio rehabilitation' purposes. The Parish Council would ask that the officer note the Parish Council's concern that should the present, or any future owner of the build, choose to move towards a more commercial application then a change of use application would need to be applied for – as the Parish Council is particularly apprehensive with regard to the narrowness of Brackenley Avenue itself and the need for adequate off-street parking.

The Parish Council would also request that the applicant's attention is drawn to North Yorkshire County Council's policy on the regulatory control of 'skips' outside the boundary of a property, on the public footpath, verge, or highway and, also, to the fact that this latter also refers to all building materials placed upon the verge without prior consent from North Yorkshire County Council or Craven District Council.

December 2020