**Extract from minutes of ERYC Planning Committee held on 17 March 2022**

24/22 LAND EAST OF SUNNYSIDE BARN, STATION ROAD, MIDDLETON ON THE WOLDS - The Director of Planning and Economic Regeneration submitted a report on an outline application by JG Hatcliffe Property and Planning for erection of up to 40 dwellings (access to be considered) at land east of Sunnyside Barn, Station Road, Middleton on the Wolds (Application 21/02765/STOUT).

At the meeting the Director advised the Committee that the following representation and consultation response had been received on the application following publication of the report:-

• Middleton on the Wolds Parish Council - Concerns about the impact of the proposal on the roads. The village had limited facilities and could not be classed as a sustainable location and the development was out of keeping with the village given its limited facilities. It would impact on highway safety and all the identified access routes for construction vehicles were considered unsuitable. There were no health care facilities in the village and limited availability of public transport. Planning 17 March 2022 CR\Democratic\Planning\MINUTES\17mar22.docx (jmw)

• Planning Officer - The inclusion of two additional conditions to secure a management plan for a drain running through the site and a condition requiring an educational contribution.

An objector, the applicant’s agent (via Zoom) and Councillor Beaumont (via Zoom) spoke on the application in accordance with the agreed protocols.

Resolved - That the application be deferred for further consultations with the applicant regarding the access arrangements during the construction phase and then be resubmitted to the Committee for determination. (This application was the subject of a site visit).