

**16/00357/FULM Erection of a Waste Transfer Station with Ancillary Facilities on Land at Harewood Whin, Tinker Lane, Rufforth. Committee Update:-**

Since the Committee Report was prepared a further 18 letters of representation have been received, objecting to the development in the event of the proposed access alterations to the junction of Tinker Lane with the B1224 Wetherby Road not being carried out as envisaged; on the grounds of the significant impact upon the amenity of residents within Rufforth village caused by the passage of heavy goods vehicles associated with the site.

A detailed Stage One Safety Audit has been forthcoming although further negotiation is required to achieve a satisfactory solution in respect of the proposed junction improvements.

The recommendation is therefore amended to read:-

**Defer pending**

**(a) the receipt of satisfactory detailed information in respect of highway safety for the junction alterations to provide for a no right hand turn exit from the site, and**

**(b) satisfactory completion of a Section 106 Legal Agreement to secure:-**

- i) Agreement not to implement Planning Permission ref:- 12/00908/FULM**
- ii) The remaining land between the application site and the B1224 Wetherby Road remaining free from built development**
- iii) Provision of an off road cycle route along the site frontage**

**iv) CCTV control of the site access and;**

**v) Commuted sum payment to enable access to be reconfigured to reduce the number of HGV movements through the village of Rufforth(in consultation with the Highway Officers).**

The proposed junction improvements may alternatively be secured by a condition in the “Grampian” format (“no development may take place until...”) depending upon the final result of the requested Safety Audit.

**On completion of (a) and (b) above, delegated authority be given to the Assistant Director of Planning and Regeneration to GRANT planning permission subject to the following conditions and any other conditions required as a result of the highway safety audit.**