

Dalton 49 Planning Consent

24th September 2021

Overview

The application for outline planning permission for Dalton Industrial Estate development was heard by Hambleton District Council Planning Committee on 24th September and approved after some discussion.

The meeting was attended by members of Topcliffe and Asenby Parish Councils who were allowed time to express the concerns of both villages that the development without some degree of control/enforcement would lead to significantly increased traffic through both villages. This particularly applies to HGV traffic where North Yorkshire Highways and Trading Standards have failed to impose the current weight restrictions and show little interest in the impact of the development.

We received a lot of support from members of the Planning Committee for our position which was that the development should be approved with strict conditions imposed through a section 106 legally binding agreement with the developer. The following conditions were agreed by the committee;

1. The developer would pay for new and significantly enhanced road signage showing the routes to and from the development and making the HGV enforcement zone around Topcliffe and Asenby clear. This would include signs further along both sides of the A168 highlighting the correct exit for Dalton and other signs saying “no access to the industrial estate” eg Crab and Lobster exit.
2. A traffic plan which the developer will make clear to new tenants.
3. £50,000 bond to be lodged with Hambleton by the developer. The use of the bond would be triggered by the Parish Councils reporting increased HGV traffic in the villages.
 - a. In the first instance the bond would pay for surveillance to establish the extent of the traffic increase.
 - b. Step 2 would be to implement enforcement measures using the bond. For example this could be used for ANPR cameras or surveillance teams.

There was support for installing cameras now but overall the feeling was that the traffic plan plus new signage should be effective and given time to work before cameras are installed. We do not share this view given the current lack of action on enforcement of the existing non HGV zone.

Further Actions

1. Continue to press Highways and Trading Standards to move the HGV enforcement zone near to Topcliffe
2. Continue to press for enforcement action against illegal traffic
3. Monitor traffic volumes as the development progresses.
4. Provide evidence of increased traffic/HGV's and trigger use of the bond.