



PLANNING COMMITTEE

Wednesday 7 June 2017 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

19 Late Observations

(Pages 2 - 13)

Agenda Item 19

RYEDALE
DISTRICT
COUNCIL



Please Contact: Mrs Karen Hood
Extension 386
Email: karen.hood@ryedale.gov.uk

All Members of the Planning Committee
Council Solicitor
Head of Planning & Housing
Managing Development Team Leader

Ref: Agendas/Planning/2016/2017

2 June 2017

Dear Councillor

Meeting of the Planning Committee - 7 June 2017

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Hood', is written over a light blue horizontal line.

Mrs Karen Hood
Managing Development Team Leader

Enc

APPLICATION NO: 17/00288/MREM

PROPOSAL: Erection of 5 no. four bed detached dwellings, 2 no. three bed detached dwellings and terrace of 1 no. three bed dwelling and 2 no. two bed dwellings with associated garaging and parking/amenity areas (outline approval 13/00652/MO UT dated 17.03.14 refers)

LOCATION: 56 Low Moorgate, Rillington, Malton

UPDATE REPORT

Following the publication of the Officer report, revised plans and landscaping details have been provided.

External Appearance

Revised plans have been received showing improved fenestration and an end stack for Plot 1 and chimneys for the proposed terraced dwellings. The agent has advised that the footpath layout cannot be re-configured adjacent to Plot 1 to allow a curved boundary due to the location of a soakaway. The applicant also does not wish to amend House Types F and G to remove the barge boards (except on the dormers).

Policy SP16 and SP20 of the Local Plan Strategy requires new residential development to respect the character and appearance of the surrounding area in terms of siting, scale, and design. Whilst it is preferable for the barge boards to have been omitted, the scheme as a whole is considered to be acceptable in terms of its external appearance and to be consistent with the local vernacular.

Landscaping

A plan has been received showing the proposed planting within the scheme. This has been sent to the Council's Specialist. No views have been received to date. Members will be appraised at the meeting. In view of the above, the recommendation is one of approval.

RECOMMENDATION: APPROVAL

RECOMMENDED CONDITIONS

1. Prior to the commencement of the development hereby approved precise details of the barge boards hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.




2. The development hereby permitted shall be carried out in accordance with the following approved plan(s):

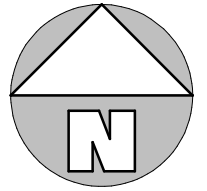
3700/PD/10
3751/PD/06 REV. A
3751/PD/08 REV A
3700/PD/09 REV A
3700/PD/11/REV A
3751/PD/04
3751/PD/05
3751/PD/07

3751/PD/01
3751/PD/03
3751/PD/02
R/1968/1B
R/1968/2

Reason: For the avoidance of doubt and in the interests of proper planning.

KEY

-  Existing trees, hedges and vegetation to be retained.
-  Existing trees, hedges and vegetation to be removed.
-  Proposed trees and shrub beds



SITE PLAN TO BE READ IN CONJUNCTION WITH FDA LANDSCAPE MASTERPLAN

ACCOMMODATION SCHEDULE

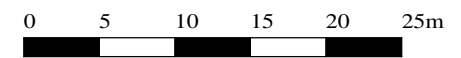
REF	DESCRIPTION	AREA	No
A TYPE	3 bed 2 storey terraced house	80m ²	1no
B TYPE	3 bed 2 storey detached house	108m ²	1no
C TYPE	4 bed 2 storey detached house	130m ²	3no
E TYPE	3 bed 2 storey detached house	109m ²	1no
F TYPE	4 bed 2 storey detached house	132m ²	1no
G TYPE	4 bed 2 storey detached house	131m ²	1no
H TYPE	2 bed 2 storey terraced house	63m ²	2no
TOTAL			10no

MATERIALS SCHEDULE

- Facing Brickwork walls with matching splayed heads
Plots 1, 2 & 10: Crest Knavesmire
Plots 3 - 9: Crest Cavendish Antique
- Roof finishes
Plots 1,2,3 & 10: Crest Planum tile, colour anthracite grey
Plots 4 - 9: Crest double pantile, colour rustic
- Garages in brick to match corresponding plot
- Wet cast artstone cills (quoins plot 1 only) - colour Buff
- Grp chimneys (clad in matching brick slips to plot) incl clay pots to plots 1 - 4 & 10
- Pvc windows, colour white. Mix of casement and mock sash (latter to 1,3,4 and 10)
- UPVC doors, white to rear/patio to match windows and composite front door in Chartwell Green.
- Detached garage doors: Novotherm Thornaby, colour Chartwell Green
Integral garage doors (plots 8 and 9): Novotherm Berwick sectional with glazing, colour Chartwell Green
- Rainwater goods, black upvc, Brett Martin 112mm Roundstyle.
- White painted timber canopy to plots 4 to 7.
Painted timber door surround to plots 1,3 and 10.
- Private Drives coloured bitmac
Private Paths/patios conc paving flags
Adopted roads/paths - black bitmac with hard margins in concrete block paving

REVISED PLAN

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CDM 2015 REGULATIONS APPLY

REV	DATE	AMENDMENT
A	25/05/17	SOAKAWAYS ADDED AT ENTRANCE & WALLS ADJUSTED

 01845 524758
 info@diparchitects.co.uk
 www.diparchitects.co.uk
CHARTERED ARCHITECTS
 56 Market Place, Thirsk
 North Yorkshire Y07 1LW



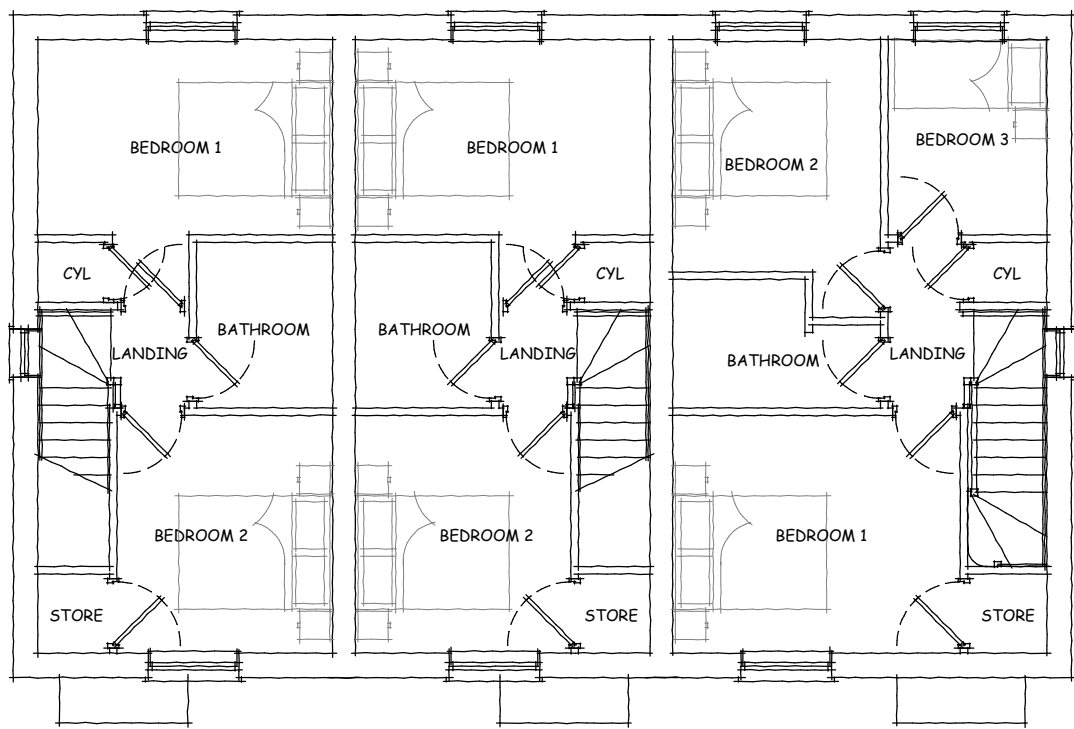
CLIENT:
MULGRAVE PROPERTIES

PROJECT:
 Development at Low Moorgate, Rillington

DRAWING TITLE:
 Site Layout Plan: Planning Drawing

SCALE: 1 : 500 @ A3		DATE: MARCH 2016	
DRAWN: JW	CHECKED: -	DWG NO. 3700/PD/11	REV. A

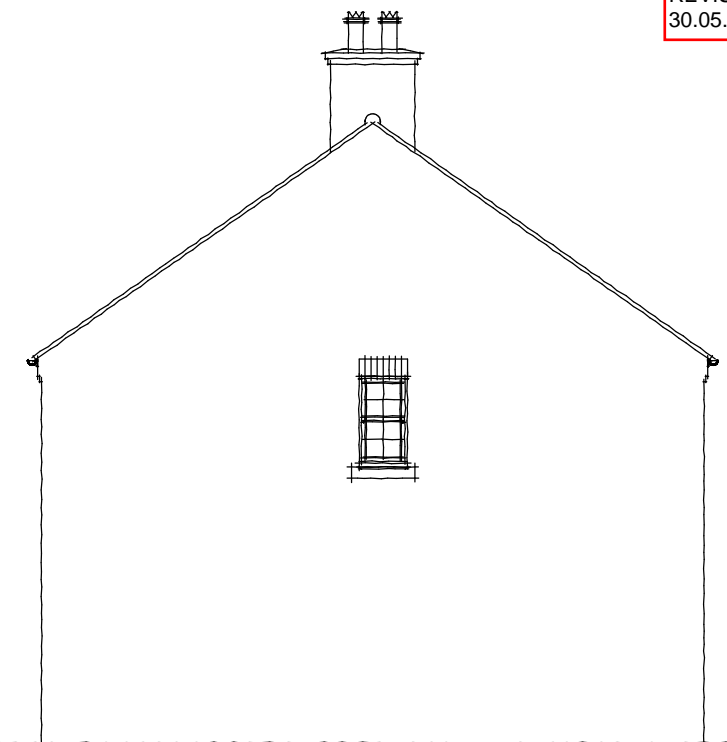
ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES, AMBIGUITIES AND/OR OMISSIONS BETWEEN THIS DRAWING AND INFORMATION GIVEN ELSEWHERE MUST BE REPORTED TO THIS OFFICE AND CLARIFICATION SOUGHT BEFORE PROCEEDING



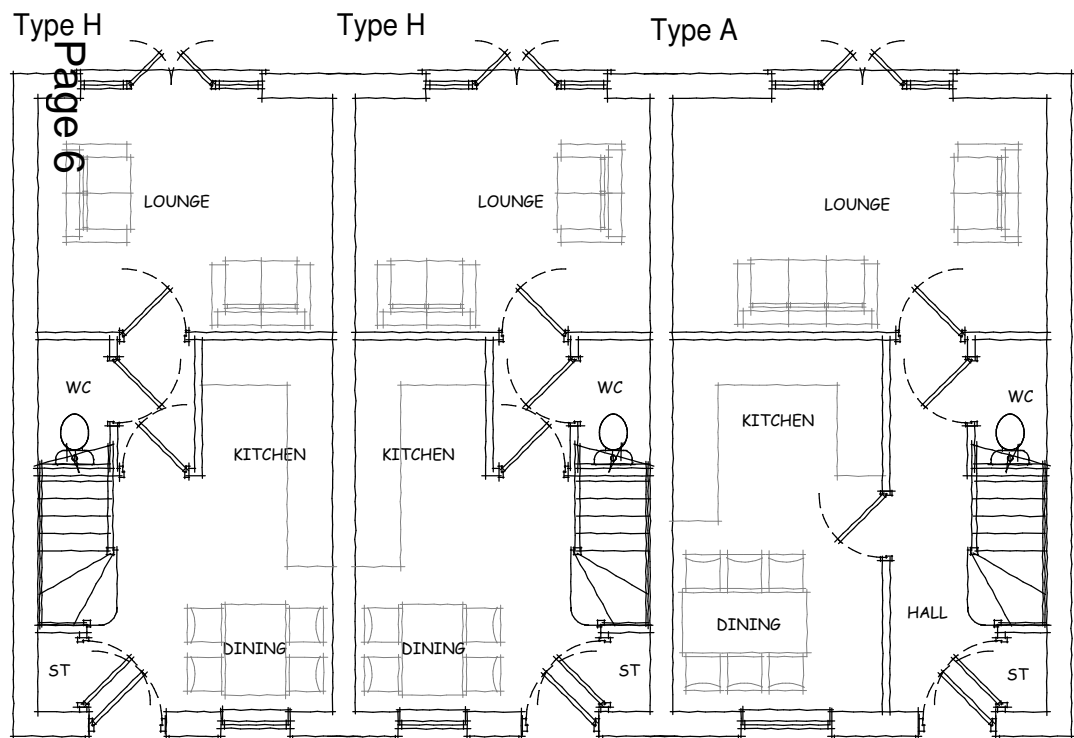
FIRST FLOOR PLAN



FRONT ELEVATION



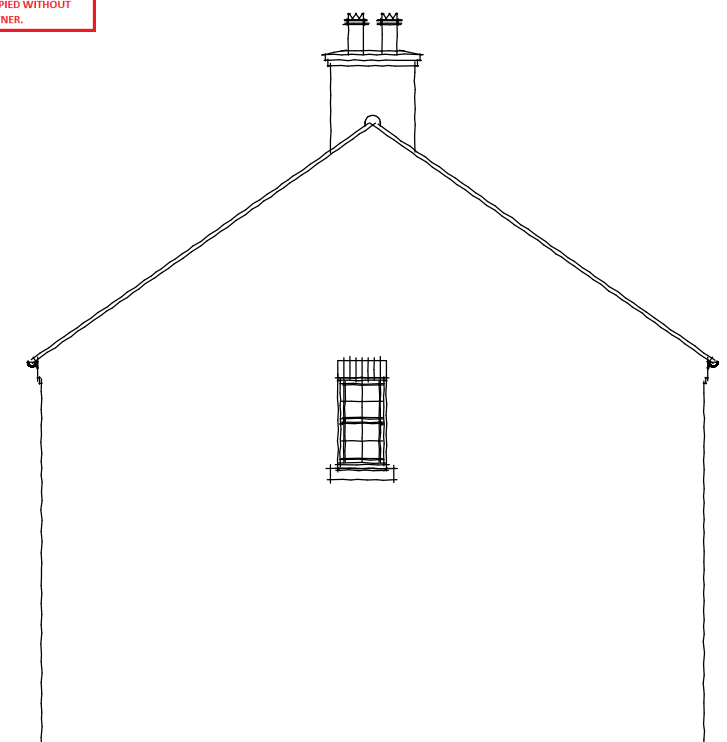
SIDE ELEVATION



GROUND FLOOR PLAN



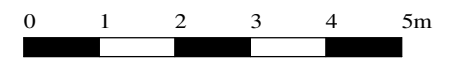
REAR ELEVATION



SIDE ELEVATION

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REVISED PLAN



CDM 2015 REGULATIONS APPLY

A	24/05/17	CHIMNEYS ADDED
REV	DATE	AMENDMENT

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 www.diparchitects.co.uk

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 56 Market Place, Thirsk
 North Yorkshire YO7 1LW

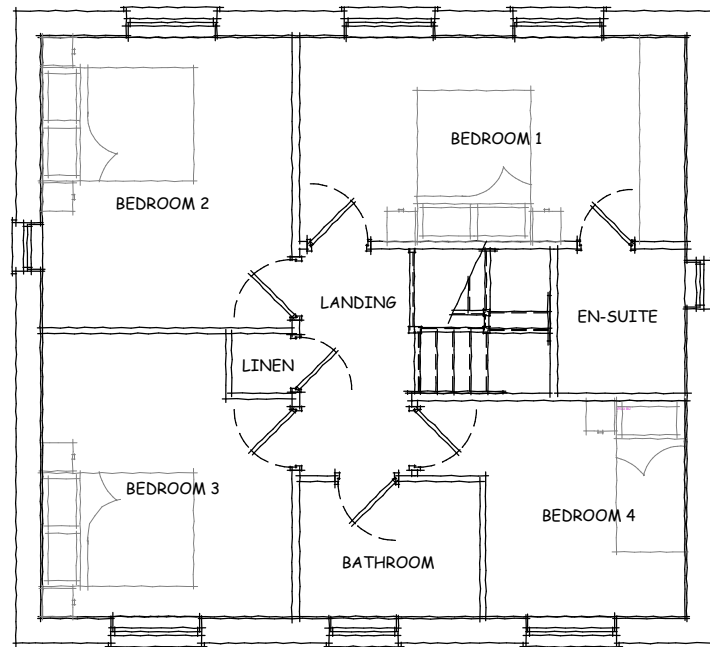
MULGRAVE PROPERTIES

PROJECT :
 Development at Low Moorgate, Rillington

DRAWING TITLE :
 Type A & H Terrace Planning Drawing

SCALE: 1 : 100 @ A3		DATE: MARCH 2017	
DRAWN: JW	CHECKED: -	DWG NO. 3751/PD/06	REV. A

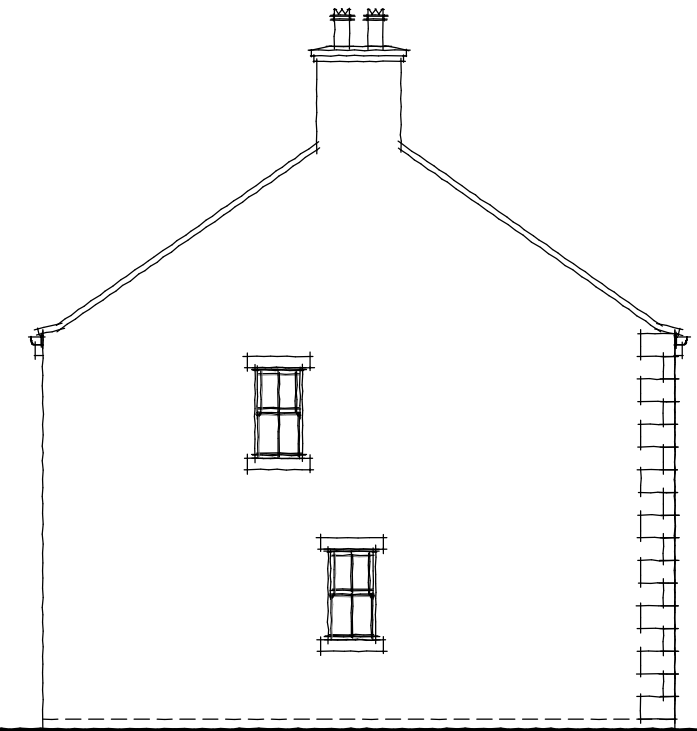
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FIRST FLOOR PLAN

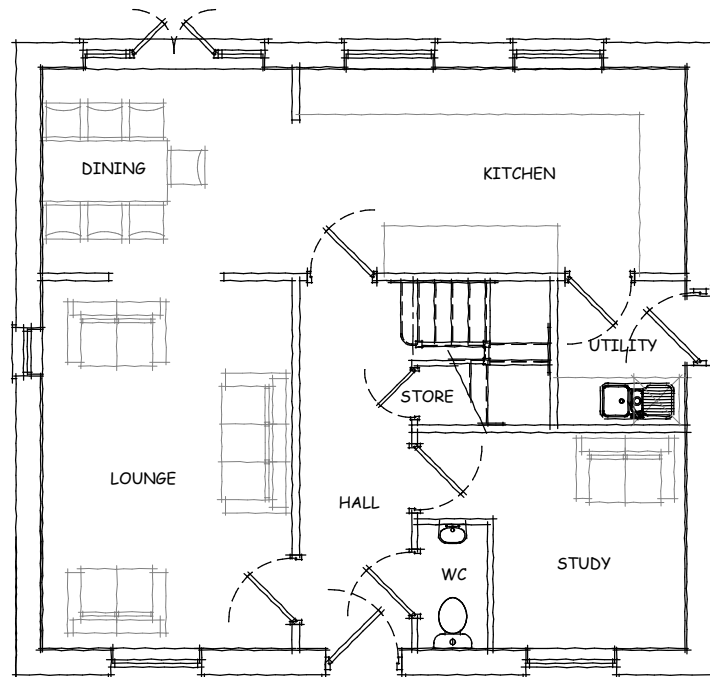


FRONT ELEVATION



SIDE ELEVATION

REVISED PLAN

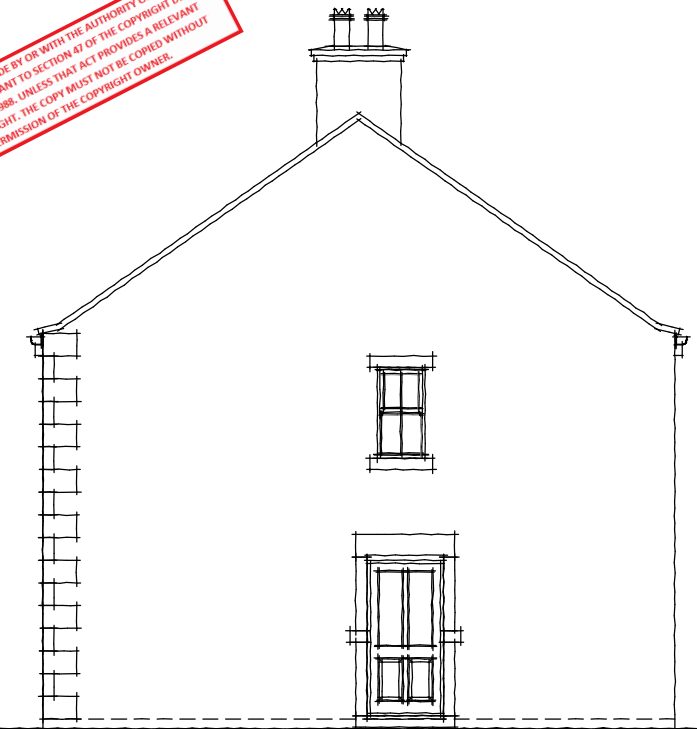


GROUND FLOOR PLAN

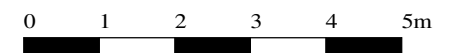


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SIDE ELEVATION



CDM 2015 REGULATIONS APPLY

A	24/05/17	FRONT GROUND FLOOR WINDOWS REDUCED & CHIMNEY AMENDED
REV	DATE	AMENDMENT

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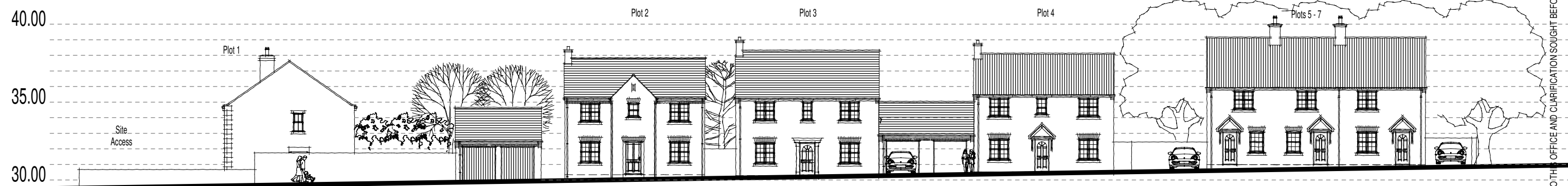

CLIENT:
MULGRAVE PROPERTIES

PROJECT:
 Development at Low Moorgate, Rillington
 DRAWING TITLE:
 Type C Planning Drawing (plot 1)

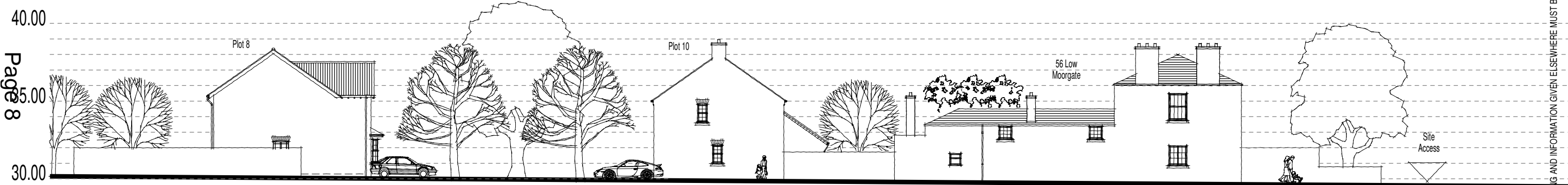
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DRAWN: JW	CHECKED: -	DWG NO. 3751/PD/08	REV. A



Streetscape Elevation 1 - Looking Towards New Site From Low Moorgate



Streetscape Elevation 2 - Looking Across New Site Towards Plots 1 - 7

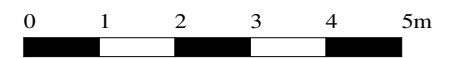


Streetscape Elevation 3 - Looking Across New Site Towards Plots 8 - 10 & 56 Low Moorgate



Streetscape Elevation 4 - Looking Towards Plots 8 & 9

REVISED PLAN



CDM 2015 REGULATIONS APPLY

A	24/05/17	PLOT 1 & 5-7 AMENDED
REV	DATE	AMENDMENT

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56 Market Place, Thirsk
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MULGRAVE PROPERTIES

PROJECT:
Development at Low Moorgate, Rillington

DRAWING TITLE:
Indicative Streetscenes Planning Drawing

SCALE: 1 : 250 @ A3		DATE: MARCH 2017	
DRAWN: JW	CHECKED: -	DWG NO. 3700/PD/09	REV. A

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ADDITIONAL PLAN



NOTES

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.

All works affecting trees within the development shall be subject to BS 5837:2015.

TREE PLANTING

Tree planting as and where possible within the gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species selected will maximise food and nectar sources for birds and invertebrates and complement the existing vegetation around the site. Trees will be planted as Heavy and Extra Heavy Standards to provide a degree of instant maturity to the development. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Species to be selected from:

- | | |
|---------------------------------------|--|
| Acer campestre (Ac) | Prunus subhirtella 'Autumnalis Rosea' (PsAR) |
| Acer platanoides 'Laciniatum' (ApL) | Pyrus calleryana 'Chanticleer' (PcC) |
| Alnus incana (Ai) | Sorbus aria (Sa) |
| Betula pubescens (Bpu) | Sorbus aucuparia (Sau) |
| Betula utilis var. jacquemontii (Buj) | Sorbus 'Embley' (SE) |
| Carpinus betulus (Cb) | Sorbus 'Joseph Rock' (SJR) |
| Malus sylvestris (Ms) | Tilia x euchlora (Te) |
| Malus tschonoskii (Mt) | Tilia cordata 'Green Spire' (TcGS) |
| Prunus padus (Pp) | |
| Prunus sargentii (Ps) | |

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used for informal hedging.

Species to be selected from: () density/m2

- Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Bergenia cordifolia 'Silberlicht'(6), Buddleia davidii 'Lochinch'(2), Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Jet Trail'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(6), Cotoneaster lacteus(2), Cytisus 'Allgold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymus fortunei 'Emerald Gaiety'(6), Festuca spp(6), Geranium 'Johnson's Blue'(4), Hebe albicans 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabina 'Tamariscifolia' (3), Lavandula 'Hidcote'(6), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Nepeta faassennii(4), Perovskia 'Blue Spire'(6), Phormium var, Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabelliana'(3), Pyracantha 'Orange Charmer'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(3)

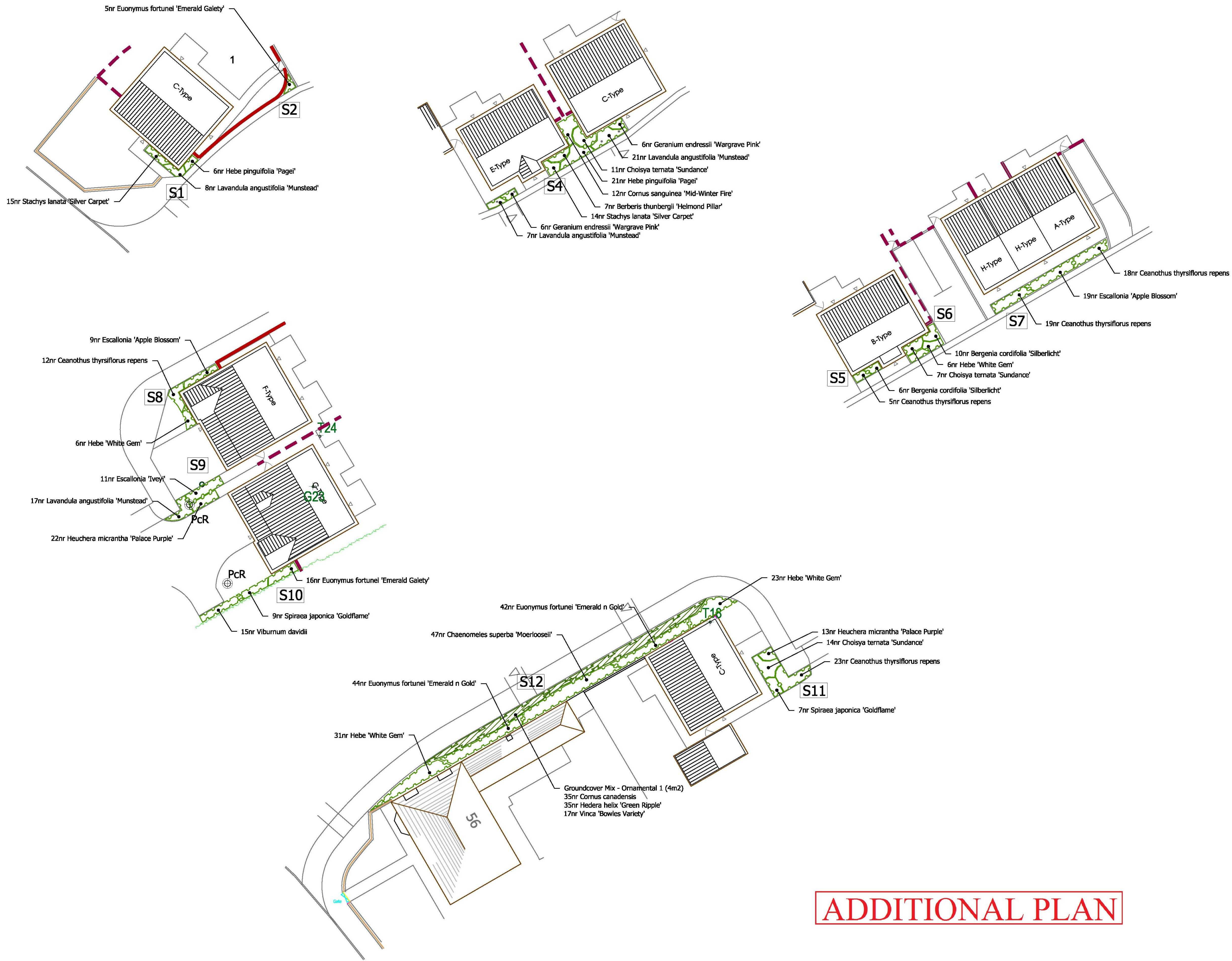
Rev.B: Addition of tree and shrub bed codes

May 2017

Rev.A: Minor amends to client requirements

March 2017

<p>Sue Farmer BA MALD MLI Landscape Architect</p> <p>fdalandscape</p> <p>Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk</p>	<p>client Mulgrave Properties</p>				
	<p>project Residential Development</p> <p>LOW MOORGATE, RILLINGTON</p>				
<p>drawing title LANDSCAPE MASTERPLAN</p>	<table border="1"> <tr> <td>scale 1:250@ A2</td> <td>date Mar 17</td> <td>drwn by SEL</td> <td>drawing no R/1968/1B</td> </tr> </table>	scale 1:250@ A2	date Mar 17	drwn by SEL	drawing no R/1968/1B
scale 1:250@ A2	date Mar 17	drwn by SEL	drawing no R/1968/1B		



ADDITIONAL PLAN

PLANTING SCHEDULES

SHRUB SCHEDULE

ORNAMENTAL PLANTING SCHEDULE				
Herbaceous				
Nr	Name	Ht in cm	Pot(L)	Density
16	<i>Bergenia cordifolia</i> 'Silberlicht'		3L	6.00
12	<i>Geranium endressii</i> 'Wargrave Pink'		3L	6.00
35	<i>Heuchera micrantha</i> 'Palace Purple'		3L	9.00
29	<i>Stachys lanata</i> 'Silver Carpet'		3L	9.00
Shrub				
Nr	Name	Ht in cm	Pot(L)	Density
7	<i>Berberis thunbergii</i> 'Helmold Pillar'	30-40cm	3L	5.00
77	<i>Ceanothus thyrsiflorus repens</i>	30-40cm (D)	3L	5.00
47	<i>Chaenomeles superba</i> 'Moerlooseli'	40-60cm	3L	4.00
32	<i>Choisya ternata</i> 'Sundance'	30-40cm	3L	4.00
12	<i>Cornus sanguinea</i> 'Mid-Winter Fire'	40-60cm	3L	4.00
28	<i>Escallonia</i> 'Apple Blossom'	30-40cm	3L	4.00
11	<i>Escallonia</i> 'Ivey'	40-60cm	3L	3.00
21	<i>Euonymus fortunei</i> 'Emerald Galety'	20-30cm (D)	3L	6.00
86	<i>Euonymus fortunei</i> 'Emerald n Gold'	20-30cm (D)	3L	6.00
27	<i>Hebe pinguifolia</i> 'Pagei'	20-30cm (D)	3L	6.00
66	<i>Hebe</i> 'White Gem'	30-40cm	3L	4.00
53	<i>Lavandula angustifolia</i> 'Munstead'	20-30cm	3L	6.00
16	<i>Spiraea japonica</i> 'Goldflame'	30-40cm	3L	4.00
15	<i>Viburnum davidii</i>	20-30cm	3L	5.00

FDA_GROUNDCOVER MIX SCHEDULE				
Nr	Name	Height/cm	Root	Pot/L
35	<i>Cornus canadensis</i>	15-20cm	C	3L
35	<i>Hedera helix</i> 'Green Ripple'	60-80cm	C	2L
17	<i>Vinca</i> 'Bowles Variety'	40-60cm	C	3L

All shrub material shall be first quality, sturdy, well rooted non-refrigerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice. All plant material shall be a minimum of 3L pot size unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be lightly forked over and dressed with 50mm coarse forest bark mulch.

SPECIES	NUMBERS REQUIRED		
	Ht in m	3.5-4.0	4.0-4.5
		Girth in cm	12-14
<i>Acer campestre</i> 'Streetwise' (AC5)		-	1
<i>Pyrus calleryana</i> 'Redspire' (PcR)		2	-

All trees to have clear stems to 1.8m above ground level with well developed branching heads with a single, central leader and healthy, fibrous root systems. Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil:compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

TURFING TO FRONTAGES

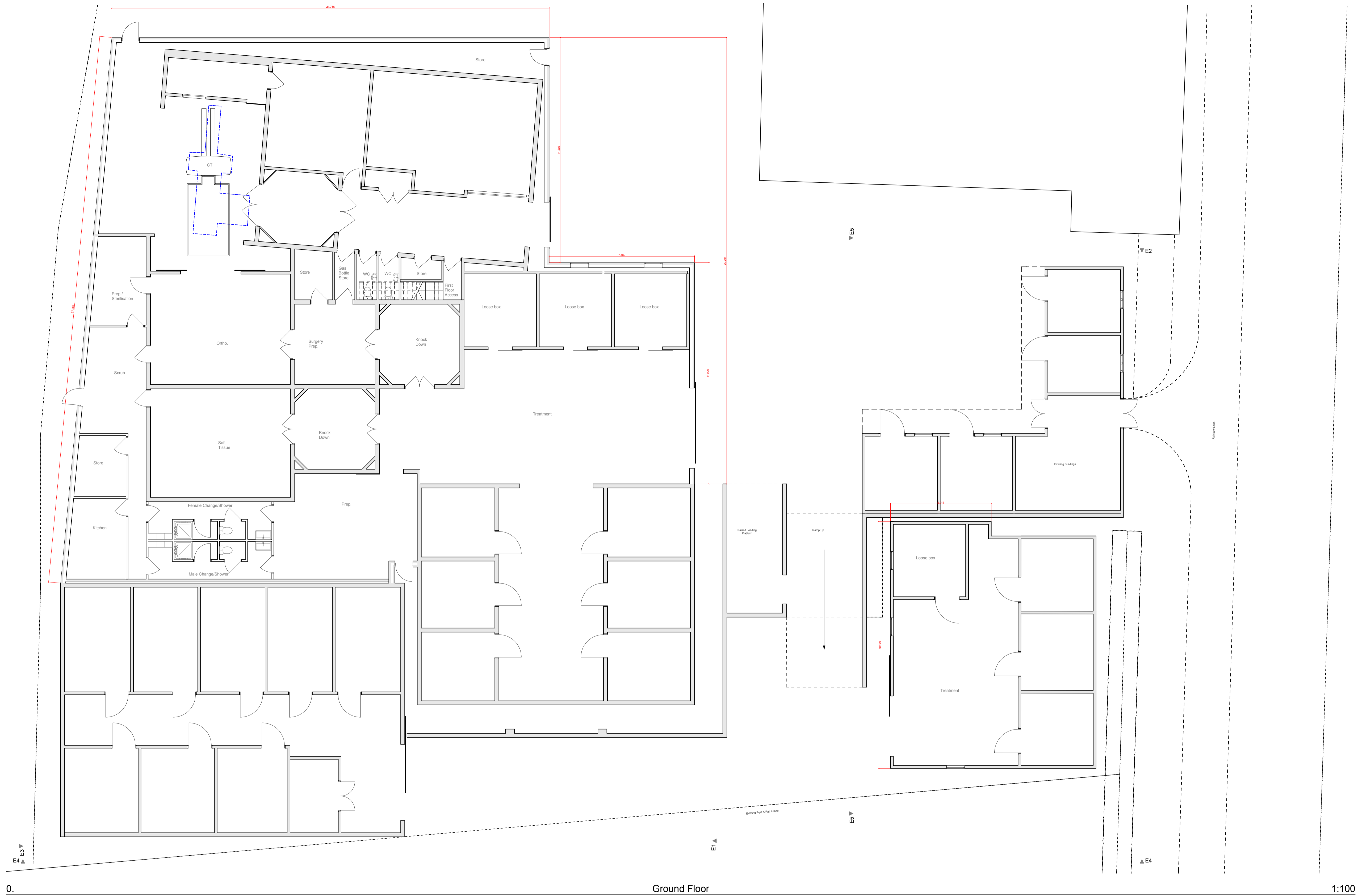
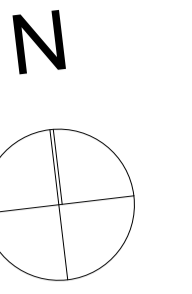
The topsoiled area to be turfed, is to be graded and cross-graded to even running falls, to allow the finished level of the turf to be 40mm above adjoining paved areas. The surface should be lightly and uniformly firmed by rolling or treading, and reduced to a fine tilth up to 25mm in depth. All rubbish, stones greater than 50mm diameter etc, shall be removed from the surface. Apply an even application of approved fertiliser at a rate of 70g/m and rake in. No turves shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions. The turves shall be laid in a stretcher bond pattern, closely butted and firmed into position, to the correct levels. The turves should be laid off planks, working over turves previously laid. A dressing of finely sifted topsoil (complying with BS 3882) should be applied to the laid turf and brushed well into the joints. Water the turves to prevent drying out before establishment.

BEECH HEDGE SCHEDULE

Species	Age	Size in cm	Nos Reqd
<i>Fagus sylvatica</i>	Instant	80-100	57

Hedge to be planted as Instant hedge in 1m long troughs into prepared trenches 500x500mm back filled with 3:1 topsoil:compost mixture. Finished hedgerow to be mulched with 50mm coarse, amenity grade bark mulch.

<p>Sue Farmer BA MA LD MRJ Landscape Architect</p> <p>fdalandscape</p> <p>Westleigh Hall Wakefield Road Denby Dale Huddersfield HD8 8QJ telephone 01484 861611 fax 01484 861616 isdn 01484 866900 email info@fdalandscape.co.uk www.fdalandscape.co.uk</p>	client	Mulgrave Properties	
	project	Residential Development LOW MOORGATE RILLINGTON	
	drawing title	LANDSCAPE DETAILS	
	scale	date	drwn by
1:200	May 17	SF	R/1968/2



0.

Ground Floor

1:100

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REVISED PLAN

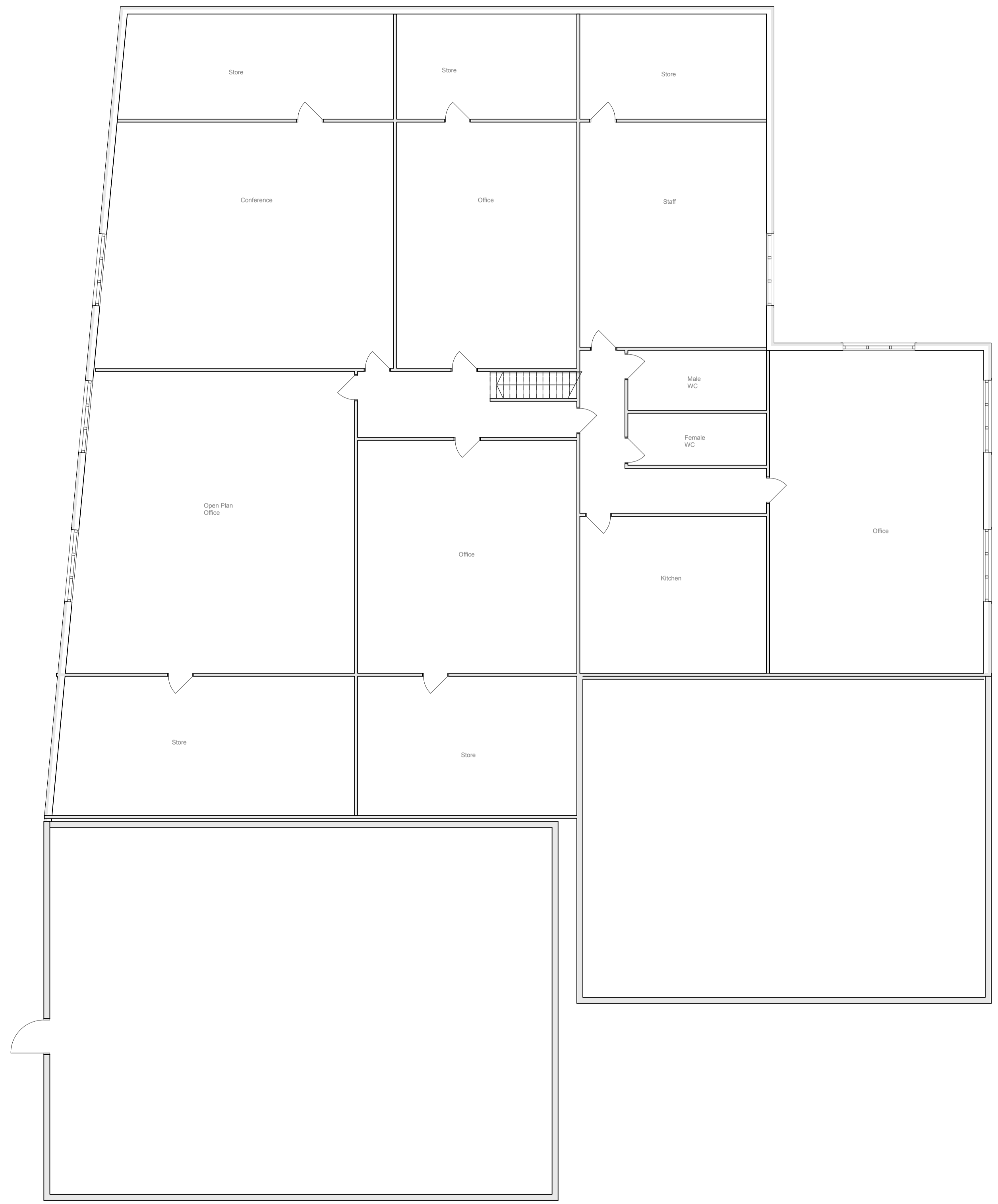
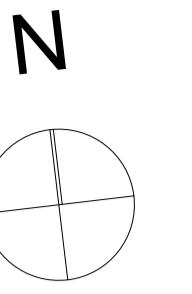
Rev	Date	Drawn	CHK'd	Description
A	30.05.17	BM		Amendment to ground floor layout & first floor access stair position.

Project
Rainbow Equine Hospital
Address
Rainbow Farm, Old Malton
Client
Rainbow Equine Hospital

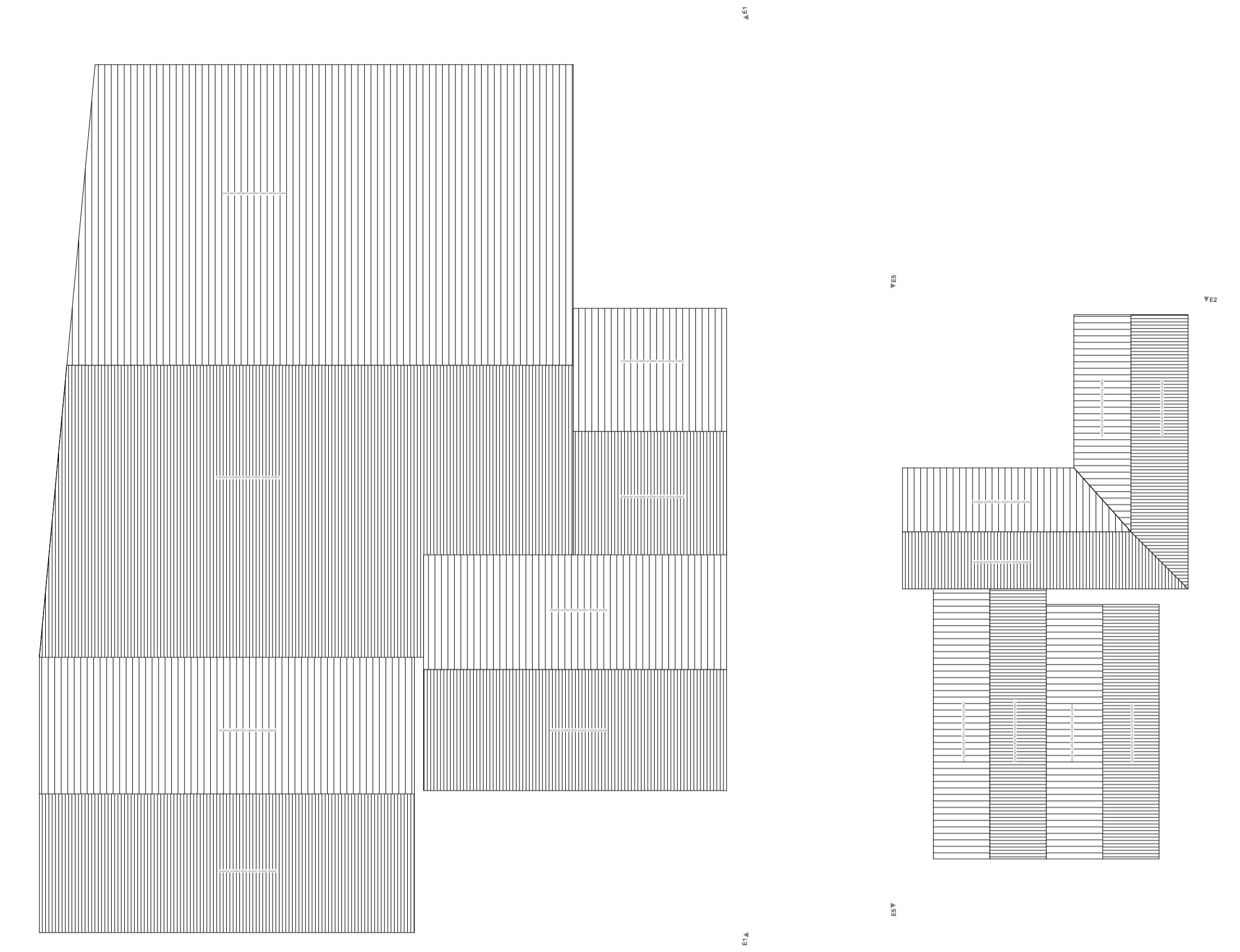
Drawing
Ground Floor Plan

Proposed

Sheet Size	Drawn	First Issue Date D/M/Y	
A1	BM	22.03.17	
Scale	Checked	Drawing No.	Rev.
1:100		2016_01_AR20_01_A	



1. First Floor 1:100



2. Roof Plan 1:200

REVISED PLAN

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Rev	Date	Drawn	CHK'd	Description
C	30.05.17	BM		Amendment to first floor layout and position of stairs and roof plan.

Project
Rainbow Equine Hospital
Address
Rainbow Farm, Old Malton
Client
Rainbow Equine Hospital

Drawing
Proposed
Ground First Floor & Roof Plan

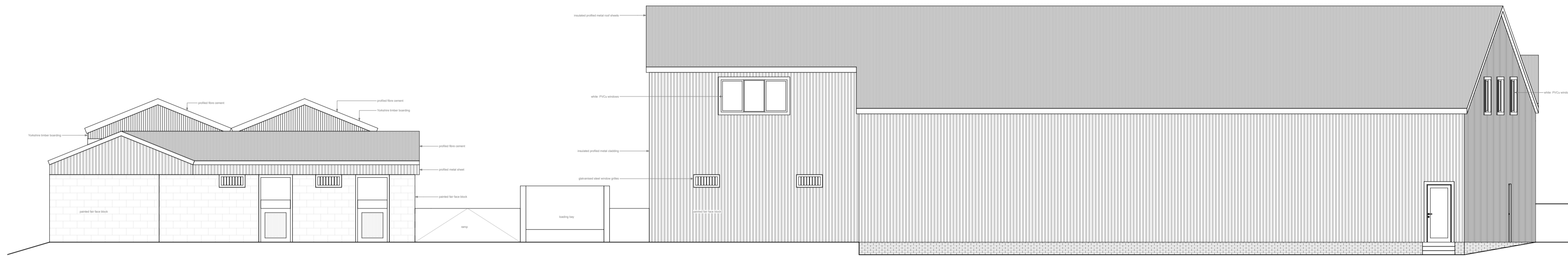
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A1	BM	22.03.17
Scale	Checked	Drawing No.
1:100/200		2016_01_AR20_02_A



E1 - East Elevation

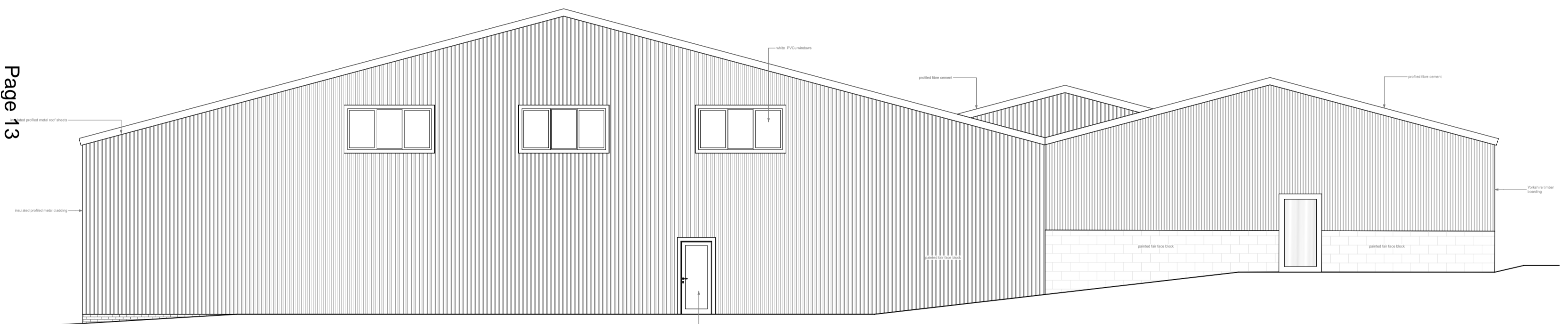
AR30_01 Proposed Elevations 1:100

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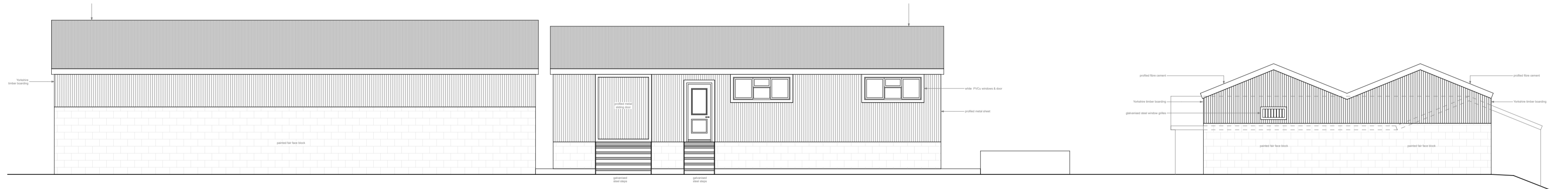
E2 - North Elevation

AR30_01 Proposed Elevations 1:100



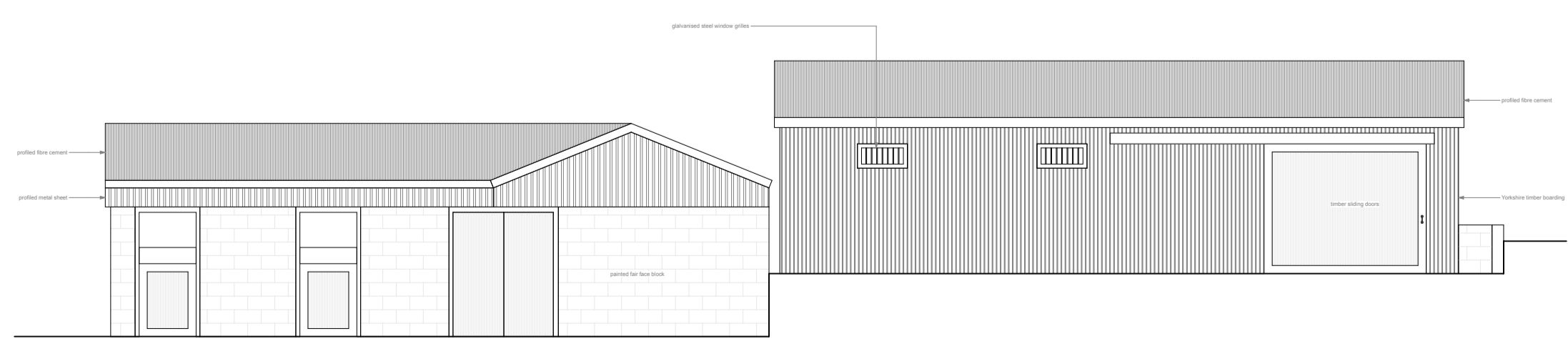
E3 - West Elevation

AR30_01 Proposed Elevations 1:100



E4 - South Elevation

AR30_01 Proposed Elevations 1:100



E5 - West Elevation

AR30_01 Proposed Elevations 1:100

REVISED PLAN

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Rev	Date	Drawn	CHK'd	Description
C	30.05.17	BM		Amendments to roofline on East, North & West Elevations

Project
Rainbow Equine Hospital
Address
Rainbow Farm, Old Malton
Client
Rainbow Equine Hospital

Drawing
Elevations
Proposed

Sheet Size	Drawn	First Issue Date D/M/Y
A1	BM	04.04.17
Scale	Checked	Drawing No.
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