

PLANNING COMMITTEE

Tuesday 15 September 2015 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

- 1 **Apologies for absence**
- 2 **Minutes of meeting held on 18 August 2015** (Pages 3 - 7)
- 3 **Urgent Business**
To receive notice of any urgent business which the Chairman considers should be dealt with at the meeting as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.
- 4 **Declarations of Interest**
Members to indicate whether they will be declaring any interests under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.
- 5 **Schedule of items to be determined by Committee** (Pages 8 - 10)
- 6 **15/00348/FUL Boortmalt Group Poplars Lane West Knapton** (Pages 11 - 26)
- 7 **15/00472/ADV Land At A170 East Of Riccal Drive, Helmsley** (Pages 27 - 33)
- 8 **15/00482/73A Formerly East End Garage Site, Main Street, Ampleforth, Helmsley** (Pages 34 - 54)

- 9 **15/00678/HOUSE 14 Garden Way Pickering** (Pages 55 - 60)
- 10 **15/00723/FUL Station House, Low Moor Lane, Rillington, Malton** (Pages 61 - 85)
- 11 **15/00787/FUL Land At Mast Site On Keld Head Road, Kirkbymoorside** (Pages 86 - 120)
- 12 **15/00839/FUL The Lodge Acklam Grange Main Street Acklam** (Pages 121 - 168)
- 13 **15/00859/FUL Building At Low Street, Thornton Le Clay** (Pages 169 - 176)
- 14 **15/00866/FUL Land To Rear of Gilross, 67 Middlecave Road, Malton** (Pages 177 - 191)
- 15 **15/00923/HOUSE Viewley Hill 15 West Street Swinton** (Pages 192 - 197)
- 16 **Any other business that the Chairman decides is urgent**
- 17 **List of Applications determined under delegated Powers.** (Pages 198 - 207)
- 18 **Update on Appeal Decisions**

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 18 August 2015

Present

Councillors Burr MBE, Cleary, Cussons (Substitute), Farnell, Frank (Vice-Chairman), Goodrick, Jainu-Deen, Maud, Thornton and Windress (Chairman)

Substitutes: Councillor D Cussons (for Councillor E Hope)

In Attendance

Jo Holmes, Karen Hood, Gary Housden, Alan Hunter and Anthony Winship

Minutes

42 Apologies for absence

Apologies have been received from Councilor Hope.

43 Minutes of meeting held on 21 July 2015

Decision		
That the minutes of the Planning Committee held on 21 July be approved and signed as a correct record.		
[For 9	Against 0	Abstain 1]

44 Urgent Business

Urgent business will be discussed at any other business.

45 Declarations of Interest

Councillor	Application
Cleary	10,13
Goodrick	10,13
Farnell	10,13
Jainu-Deen	10,13
Frank	10,13

Windress	10,13
Burr	6
Maud	9,10
Thornton	10,13

46 **Schedule of items to be determined by Committee**

The Head of Planning & Housing submitted a list (previously circulated) of the applications for planning permission with recommendations there on.

47 **15/00627/MOUT - Agricultural Contractors, Welham Road, Norton**

15/00627/MOUT - Residential development of 23no. dwellings following demolition of existing agricultural type buildings (site area 0.54 ha) - revised details to refusal 14/00096/MOUT dated 09.06.2014.

Decision		
PERMISSION REFUSED - As recommended.		
[For 8	Against 1	Abstain 1]

In accordance with the Members' Code of Conduct Councilor Burr declared a personal non pecuniary but not prejudicial interest.

48 **15/00612/MREM - Malton Livestock Market, Cattle Market, Malton**

15/00612/MREM - Demolition of existing livestock market and erection of retail units, three storey car park and public square (outline approval by Appeal Ref: APP/Y2736/A/12/2174677 dated 29.10.2012 following refusal 11/00412/MOUT dated 12.04.2012 refers).

Decision		
PERMISSION GRANTED - Subject to conditions as recommended.		
[For 8	Against 0	Abstain 2]

49 **15/00616/MREM - The Showfield, Pasture Lane, Malton**

15/00616/MREM - Erection of 34no. two bedroom dwellings, 59no. three bedroom dwellings and 81no. four bedroom dwellings together with associated access, garaging and landscaping to include formation of earth bund to eastern site boundary. Phase 1 site area 6.32ha (outline approval 14/00427/MOUTE dated 24.03.2015 refers).

Decision		
PERMISSION GRANTED - Subject to conditions as recommended.		
[For 10	Against 0	Abstain 0]

50 **15/00348/FUL - Boortmalt Group, Poplars Lane, West Knapton**

15/00348/FUL - Raising the roof of part of existing building to allow installation of new roasting plant and associated equipment, installation of external plant and chimneys ranging in height from 12m to 23m and siting of an external steel container.

Decision		
DEFERRED - For further information / negotiation.		
[For10	Against 0	Abstain 0]

51 **15/00620/FUL - Land To The Rear Of Woodmans Cottage, High Street, Cropton**

15/00620/FUL - Erection of detached 2 bedroom dwelling together with formation of 5no. parking spaces for shared use with Woodmans Cottage.

Decision		
APPLICATION REFUSED - As recommended.		
[For 8	Against 2	Abstain 0]

In accordance with the Members' Code of Conduct Councilors Cleary, Goodrick, Farnell, Jainu-Deen, Frank, Windress, Burr, Maud and Thornton declared a personal non pecuniary but not prejudicial interest.

52 **15/00792/FUL - Land To The East Of Wold Lane, Staxton**

15/00792/FUL - Erection of a general purpose agricultural building to include the housing of livestock.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

53 **Part B Report - Developer Contributions from Small Sites**

Recommendation to Council

That Council resolves to:

(i) No longer treat the Ministerial Statement of 1 December 2014 on support for small-scale developers, custom and self-builders as a material consideration in the planning process.

(ii) To apply full weight to Policies SP3 (Affordable Housing) and Policy SP11 (Community Facilities and Services) of the Ryedale Plan - Local Plan Strategy.

[For 10

Against 0

Abstain 0]

54 **Part B Report - Judicial Review - The Queen on the Application of Milton (Peterborough) Estates Company trading as Fitzwilliam (Malton) Estate v Ryedale District Council**

Recommendation to Council

(i) That the outcome of the judicial review proceedings be noted.

(ii) That Council be recommended to meet the award of costs from the improvement, contingency and emergency fund.

[For 6

Against 0

Abstain 3]

In accordance with the Members' Code of Conduct Councilors Cleary, Goodrick, Farnell, Jainu-Deen, Frank, Windress, Burr, Maud and Thornton declared a personal non pecuniary but not prejudicial interest.

55 Any other business that the Chairman decides is urgent.

The Head of Planning and Housing advised Members that a further application had been received from Ms Lena Banks at land at Cornborough Rd Sheriff Hutton to retain the timber cabin (as amended). This followed the earlier decision of Members on 21st July 2015 to decline to determine application reference 15/00601/FUL See Minute number 38.

Members agreed to delegate the responsibility to decline to determine this and any other similar applications to the Head of Planning and Housing in consultation with the Solicitor to the Council.

56 List of Applications determined under delegated Powers.

The Head of Planning & Housing submitted for information (previously circulated) which gave details of the applications determined by the Head of Planning & Housing in accordance with the scheme of Delegated Decisions.

57 Update on Appeal Decisions

Members' were advised of the following appeal decisions.

Appeal Ref: APP/Y2736/D/15/3013860 - 9 Ducks Farm, Kirby Misperton, Malton, YO17 6XH

Appeal Ref: Appeals A B: APP/Y/2736/C/14/2219255 2219256 - Land to the north of York Lane, Flaxton

Appeal Ref: Appeals C D: APP/Y2736/C/14/2219257 2219258 - Land to the north of York Lane, Flaxton

The meeting closed at 8.55pm

Agenda Item 5

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 15/09/15

6

Application No: 15/00348/FUL

Application Site: Boortmalt Group Poplars Lane West Knapton Malton North Yorkshire YO17 6RN

Proposal: Raising the roof of part of existing building to allow installation of new roasting plant and associated equipment, installation of external plant and chimneys ranging in height from 12m to 23m and siting of an external steel container.

7

Application No: 15/00472/ADV

Application Site: Land At A170 East Of Riccal Drive Helmsley

Proposal: Erection of a pole mounted frame for display of non-illuminated temporary signs for events within Helmsley and Duncombe Park

8

Application No: 15/00482/73A

Application Site: Formerly East End Garage Site Main Street Ampleforth Helmsley YO62 4DA

Proposal: Variation of Condition 23 to state "No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (reference Plan 015123_P110 Rev H) - once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times" and Variation of Condition 29 to state "The development hereby permitted shall be carried out in accordance with the following approved plans(s): Drawing No. H-BSP-246-203-Rev D General Arrangement Layout Plans, Drawing No. H-BSP-246-212-Rev B Barn Conversion Proposed Elevations, Drawing No. 015123_P110 Rev H Site Plan as Proposed, Drawing No. GO55:01:06 Rev B Plot 1 plans and elevations, Drawing No. 015123_P120 Rev A Plot 2 Proposed Plans, Drawing No. 015123_P121 Rev A Plot 2 Proposed Elevations, Drawing No. 015123_P130 Rev A Plot 3 Proposed Plans, Drawing No. 015123_P131 Rev A Plot 3 Proposed Elevations, Drawing No. 015123_P140 Rev A Plot 4 Proposed Plans, Drawing No. 015123_P141 Rev A Plot 4 Proposed Elevations, Drawing No. GO55:01:09 Rev B Plots 5, 6 and 7 plans and elevations, Drawing No. H-BSP-246-13-205-Rev A Proposed Floor Plans, Sections and Elevations Garages, Drawing No. 015123_P300 Rev A Site Sections as Proposed, Drawing No. HU-RB-MS-180-101 Proposed highway movements" - substitution of plans of approval 11/00570/FUL dated 04.07.2013 as amended by approval 13/01321/AMEND dated 28.11.2013

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 15/09/15

9

Application No: 15/00678/HOUSE

Application Site: 14 Garden Way Pickering North Yorkshire YO18 8BG

Proposal: Erection of single-storey rear extension to form garden room and additional rear entrance

10

Application No: 15/00723/FUL

Application Site: Station House Low Moor Lane Rillington Malton North Yorkshire YO17 8JX

Proposal: Change of use of land and buildings (excluding dwelling) to a light steel fabrication business (Use Class B2) and erection of workshop/store (part retrospective application)

11

Application No: 15/00787/FUL

Application Site: Land At Mast Site On Keld Head Road Kirkbymoorside

Proposal: Erection of 18m high lattice tower with 1no. omni-antenna for Smart Meter electronic communications together with 1no. meter cabinet and 2.2m high chain-link/barbed wire site compound boundary fence.

12

Application No: 15/00839/FUL

Application Site: The Lodge Acklam Grange Main Street Acklam Malton North Yorkshire YO17 9RG

Proposal: Erection of 2no. bedroom replacement dwelling following demolition of existing dwelling, garage and stables

13

Application No: 15/00859/FUL

Application Site: Building At Low Street Thornton Le Clay

Proposal: Erection of a four bedroom detached dwelling and associated detached garage following demolition of existing agricultural buildings.

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 15/09/15

14

Application No: 15/00866/FUL

Application Site: Land To Rear Of Gilross 67 Middlecave Road Malton North Yorkshire

Proposal: Erection of 3no. bedroom detached dwelling and detached garage (revised details to approval 12/00438/FUL dated 27.06.2015).

15

Application No: 15/00923/HOUSE

Application Site: Viewley Hill 15 West Street Swinton Malton YO17 6SP

Proposal: Erection of single storey extension to rear and side elevations

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 15/00348/FUL
Parish: Scampston Parish Council
Appn. Type: Full Application
Applicant: Boortmalt Group (Mr Kevin Drillot)
Proposal: Raising the roof of part of existing building to allow installation of new roasting plant and associated equipment, installation of external plant and chimneys ranging in height from 12m to 23m and siting of an external steel container.
Location: Boortmalt Group Poplars Lane West Knapton Malton North Yorkshire YO17 6RN

Registration Date: 2 April 2015 **8/13 Week Expiry Date:** 28 May 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Environmental Health Officer	Comments received, further views awaited
Parish Council	No views received to date
Environmental Health Officer	No views received to date
Parish Council	No views received to date

Neighbour responses: M E Carter, Richard Neasham, Ms Karen Sellers, Mr And Mrs T C Cammish, Mrs Sally Mills, Mr & Mrs J Simpson, Mrs Kim Burnett, Mr Thomas Cammish, Mrs Sandra Piercy, Mrs Doreen Hicks, Mr Joe Simpson,

Overall Expiry Date: 10 August 2015

Members should note that this application was deferred at the previous Planning Committee on Tuesday 18 August 2015. This was in order for further discussions and negotiations to take place following concerns expressed by Members regarding the precision and enforceability of the previous suggested conditions. Discussions are ongoing with the agent, the Environmental Protection Officer and the Case Officer and members will be updated on the late pages.

Members should also note that further information regarding the company of Boortmalt has been received and is available to view on the Council's website.

RECOMMENDATION: **Approval**

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

Item Number: 9
Application No: 15/00348/FUL
Parish: Scampston Parish Council
Appn. Type: Full Application
Applicant: Boortmalt Group (Mr Kevin Drillot)
Proposal: Raising the roof of part of existing building to allow installation of new roasting plant and associated equipment, installation of external plant and chimneys ranging in height from 12m to 23m and siting of an external steel container.
Location: Boortmalt Group Poplars Lane West Knapton Malton North Yorkshire YO17 6RN

Registration Date:
8/13 Wk Expiry Date: 28 May 2015
Overall Expiry Date: 10 June 2015
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Environmental Health Officer Comments received
Parish Council No views received to date

Neighbour responses: M E Carter, Richard Neasham, Ms Karen Sellers, Mr And Mrs T C Cammish, Mrs Sally Mills, Mr & Mrs J Simpson, Mrs Kim Burnett, Mr Thomas Cammish, Mrs Sandra Piercy, Mrs Doreen Hicks, Mr Joe Simpson,

SITE:

The site comprises of numerous substantial buildings that are used to produce various types of malt. The site is located within the wider open countryside, approximately 1.23 kilometres to the north of A64 and approximately 0.8 kilometres to the north west of the village of West Knapton. The site is also adjacent to the Malton – Scarborough railway line, with the residential properties of ‘The Poplars’ to the south of the site and other residential properties to the north and west close to the railway line.

PROPOSAL:

Raising the roof of part of an existing building to allow the installation of a new roasting plant and associated equipment, the installation of an external plant and a chimney ranging in height from 12m to 23m and the siting of an external steel container.

Members should note that the proposal seeks the following:

- 2 external cooler cyclones at a height of 12m
- 1 external chimney at a height of 23m
- 1 external steel container
- 2 internal roaster machines
- 2 internal coolers
- 2 internal afterburners
- 4 internal fans

Members should also note that the initial scheme was submitted without a noise survey. Following discussions with the agent, a noise survey was submitted along with further noise, odour and dust information. Members should also note that one chimney has been omitted from the initial scheme; therefore the scheme now proposed one chimney and not two as originally proposed.

HISTORY:

There is extensive history in connection with the site. However, it is considered that there is no relevant history pertinent to this planning application.

POLICY:

National Policy Guidance

National Planning Policy Framework (2012)
National Planning Practice Guidance (2014)

The Ryedale Plan – Local Plan Strategy

Policy SP6 - Delivery and Distribution of Employment/Industrial Land and Premises
Policy SP13 - Landscapes
Policy SP16 - Design
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues

APPRAISAL:

The main considerations to be taken into account when considering the proposal are:

- i. The principle of development
- ii. Impact upon the wider open countryside
- iii. Impact upon neighbouring amenity
 - a) Noise
 - b) Dust
 - c) Odour
- vi. Other matters
- vi. Conclusion

i. The principle of development

Local and National Planning Policy is generally supportive of the expansion of existing established businesses, including the Boormalt Group. Policy SP6 (Delivery and Distribution of Employment/Industrial Land and Premises) is supportive of the expansion land for existing major employers and established buildings within the wider open countryside. This proposal seeks to alter and use an existing building within the site and will not involve any expansion of the application site beyond its existing boundaries. It is therefore considered that the principle of development in this location is considered acceptable.

ii. Impact upon the wider open countryside

The external elements of the proposal include the chimney, 2 cooler cyclones, a steel container and the raising of the existing roof by 4 metres. The chimney and the raising of the existing roof will be visible from the wider open countryside. There will be glimpsed views of the 2 cooler cyclones and the steel container when approaching the site from the south along the B1258. However, it is considered that the external elements will be read in the context of the existing buildings within the site.

The proposed cladding to raise the roof will be of a Moorland Green that matches the adjacent buildings. It is therefore considered that the proposal will not have a detrimental impact upon the wider open countryside.

iii. Impact upon neighbouring amenity – noise, dust and odour

The application has generated numerous objections from the occupiers of nearby properties. The full letters of objection may be viewed on the Council's website.

8 letters of objection were received as a result of the initial consultation and a further 3 letters of objection have been received following the submission of a noise survey and further noise, odour and dust information.

A summary of the objections include the following main points and material planning considerations:

- The proposal will make the odour worse for neighbouring properties
- The proposal will increase the noise that will impact upon neighbouring properties
- The proposal will increase the dust (which adds to air pollution) that will impact upon neighbouring properties
- The proposal will increase traffic congestion
- The proposal will increase the risk of fire and explosion
- Blocking up on soakaways
- The discarding of rubbish into the drainage gutters
- The garden of a property has been flooded; therefore the infrastructure of the factory cannot cope with the current level of production
- Fly infestations
- Property values

a) Noise

Following discussions with the Council's Environmental Protection Officer, the following comments have been made with regard to noise:

A BS 4142:2014 Noise Assessment was submitted by the applicants. The assessment considered measurements of existing noise levels at the nearest noise sensitive receptors: Station House on Malton Road, which is situated ~ 75m away to the north east; and the closest property on Poplars Lane, which is slightly further away and screened from the proposed development by parts of the existing installation. Measurements were also taken of noise levels 5 metres from the existing roasting plant whilst three of the existing four roasting ovens were in operation. By calculation, the specific noise level predicted to arise at the nearest noise sensitive receptor as a result of the operation of all existing roasters plus the two proposed additional roasters was then determined. The calculated specific noise level at the nearest receptor was 40dB. The calculation was based on attenuation due to the distance between the noise source and the receptor and assumed that there would be no barrier attenuation. A +3dB penalty was added to this giving a rating value of 43dB. This is 3dB below the measured background noise level at the receptor, a result that indicates that the specific noise from the extended roasting plant will have no adverse noise impact.

This assessment may be considered cautious in respect of the fact that in determining the rating level, noise from the existing roasting plant has not been excluded. It's exclusion would result in a lower rating level. However, the calculated rating level does also make an assumption that the two new roasters (and the existing roaster that was not operating when the assessment was undertaken) will have similar sound emission characteristics to the three existing roasters that were operating, thereby resulting in a doubling of sound power. That is the basis on which the measured sound pressure level of 61dBA at 5m from three roasters has been used to predict a level of 64dBA if six roasters (including the proposed two new ones) operated together.

(Doubling the sound power results in a 3dB increase in the sound pressure level). This means that there is a degree of uncertainty with regards to the predicted impact.

I therefore recommend the following condition if the application is approved:

The applicant shall arrange for noise monitoring to be undertaken by a suitably qualified acoustic consultant to check that the noise level arising from the combined impact of the existing four roasters and two new roasters does not exceed the level of 64dB (LAeq15min) 5metres away from the external façade of the building housing the roasters. This monitoring shall be undertaken within 2 months of the completion of commissioning of the new roasters and whilst all six roasters are operating. If the measured level exceeds 64dB(A), the applicant must identify and implement appropriate measures to attenuate noise from the plant so that it does not exceed the predicted level of 64dB (LAeq15min).

Reason : To protect the local amenity by preventing an increase in noise levels at noise sensitive properties

b) Dust

The Environmental Protection Officer has also stated the following comments with regard to dust.

The proposed new plants incorporate cyclones to capture dust from the roasters and coolers. The applicant has stated that there is a 'small amount of deposition taking place from the roasters' but that this is limited to the roof area close to the flues and emissions are confined to within the site. Furthermore the applicant states that past complaints concerning dust have related to other parts of the plant.

Environmental Health complaints records for the period 2011 to the present date do not show any complaints relating to dust emissions from the installation.

I recommend the following condition if the application is approved:

Emissions to air from the roasting drums and coolers to which this permission relates shall at all times discharge through cyclone arrestment systems so as to minimise emissions of particulate matter. Materials captured by the cyclones shall be transferred via enclosed conveyance systems to secure enclosed storage vessels.

Reason : To protect the local amenity by minimising emissions of particulate matter

c) Odour

The Environmental Protection Officer has also made with the following comments with regard to odour and smoke:

Several complaints have been made in recent weeks concerning emissions of smoke from the roasting plant. The production of high coloured malts may give rise to odour and visible smoke. This is because production of darker malts involves subjecting the malt to more heat. These products are currently produced exclusively using one particular roasting drum (No.5). This drum has an afterburner, the purpose of which is to abate emissions of odour and smoke which arise from the process. It should be noted that the smoke emitted through the normal production of high coloured malt is not the result of the malt catching fire (which is not part of the process). Green malt fed into the roasting drum is heated indirectly by hot air blown through the rotating drum. In order to minimise smoke and odour emissions the afterburner must start up in time and attain the required temperature in order to ensure effective oxidation of odorous compounds and smoke. My understanding is that provided the afterburner is operated properly it is effective and smoke and odour emissions are minimal.

Following a recent complaint from a local resident concerning smoke emissions, enquiries were made and the operator confirmed that on 13 July there was a fire in No. 5 roasting drum. Such incidents are not common but if they do occur are usually associated with the production of high coloured malts. To minimise the risk of fire a sensor continuously measures the temperature of the malt. The detection of a high temperature automatically activates the release of water to flood the drum and extinguish the fire. There is also a temperature sensor in the exhaust ductwork taking air from the drum to the afterburner and there are smoke detectors in the roasting house. I understand that the automated extinguisher operated effectively on this occasion and although the fire and rescue emergency services were called out as part of the standard operating procedures, the fire in the roaster was extinguished before they arrived. The incident was caused by a batch of green malt that had become sticky and having adhered to the inside of the drum became overheated.

The other three existing roasting drums are used to produce less coloured malts and are not equipped with afterburners as the potential for smoke and odour emissions is low. The risk of fire is also lower and consequently unlike drum 5, the other drums do not have automated emergency systems to detect and extinguish fires, although they do have product and exhaust temperature sensors which are monitored by the operator.

My understanding is that the demand for high coloured malts is growing significantly and the two proposed new roasters, each of which will be equipped with an afterburner and automated systems to detect and extinguish fires, will be used to increase the capacity to produce these products. The applicant has stated that the afterburners of the new roasters will be more efficient than the one fitted to existing roaster No. 5 and that there will therefore be little or no impact on emissions of smoke and odour if the development is approved.

I recommend the following condition if the application is approved:

Each of the two roasters to which this permission relates shall be equipped with an afterburner to treat exhaust air from the roasters. The afterburners shall be operated for the appropriate time duration and at appropriate temperatures so as to ensure the effective treatment of exhaust gases thereby preventing or minimising emissions of smoke and odour at all times.

Reason : To protect the local amenity by preventing or minimising emissions of odour and smoke.

Policy SP20 (Generic Development Management Issues) of the Ryedale Plan – Local Plan Strategy states the following regarding amenity and safety:

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence

Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise

New development proposals which will result in an unacceptable risk to human life, health and safety or unacceptable risk to property will be resisted. Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance

It is considered that with conditions suggested by the Environmental Protection Officer being attached to the Decision Notice (if planning permission is granted), the amenity of neighbouring properties will be adequately protected in terms of noise, dust and odour. Members should also note that other legislative procedures would take into account issues regarding nuisance in respect of noise, odour, dust and fire risk.

vi. Other matters

The proposal will not involve a material increase in traffic and vehicular movements associated with the proposed development.

There has been no response from the Parish Council with regard to the proposal.

v. Conclusion

In light of the above, it is considered that the raising the roof of part of an existing building to allow the installation of a new roasting plant and associated equipment, the installation of an external plant and a chimney ranging in height from 12m to 23m and the siting of an external steel container meets the relevant policy criteria outlined within Policies SP6, SP13, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and with the policies contained within the National Planning Policy Framework. The proposal is therefore recommended for approval, subject to the following conditions.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 If the application is approved, the applicant shall arrange for noise monitoring to be undertaken by a suitably qualified acoustic consultant to check that the noise level arising from the combined impact of the existing four roasters and two new roasters does not exceed the level of 64dB (L_{Aeq15min}) 5metres away from the external façade of the building housing the roasters. This monitoring shall be undertaken within 2 months of the completion of commissioning of the new roasters and whilst all six roasters are operating. If the measured level exceeds 64dB(A), the applicant must identify and implement appropriate measures to attenuate noise from the plant so that it does not exceed the predicted level of 64dB (L_{Aeq15min}).

Reason:- To protect the local amenity by preventing an increase in noise levels at noise sensitive properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Emissions to air from the roasting drums and coolers to which this permission relates shall at all times discharge through cyclone arrestment systems so as to minimise emissions of particulate matter. Materials captured by the cyclones shall be transferred via enclosed conveyance systems to secure enclosed storage vessels.

Reason:- To protect the local amenity by minimising emissions of particulate matter and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Each of the two roasters to which this permission relates shall be equipped with an afterburner to treat exhaust air from the roasters. The afterburners shall be operated for the appropriate time duration and at appropriate temperatures so as to ensure the effective treatment of exhaust gases thereby preventing or minimising emissions of smoke and odour at all times.

Reason:- To protect the local amenity by preventing or minimising emissions of odour and smoke and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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

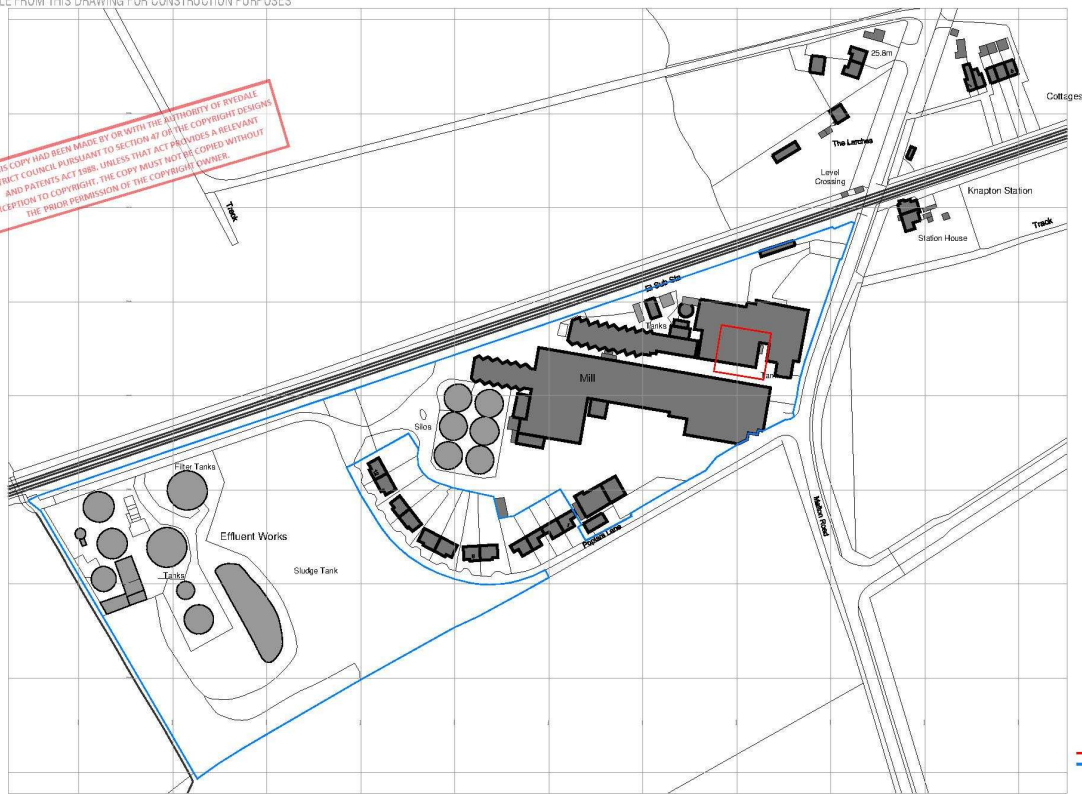
Reason: For the avoidance of doubt and in the interests of proper planning.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

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DATE VALID
02/04/15



General Notes

- Site boundary: 47538 1m² (approx)
- Secondary boundary: 11.7 acres, 4.73 hectare

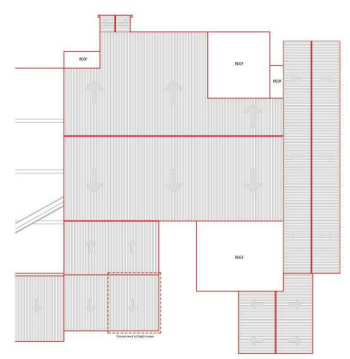
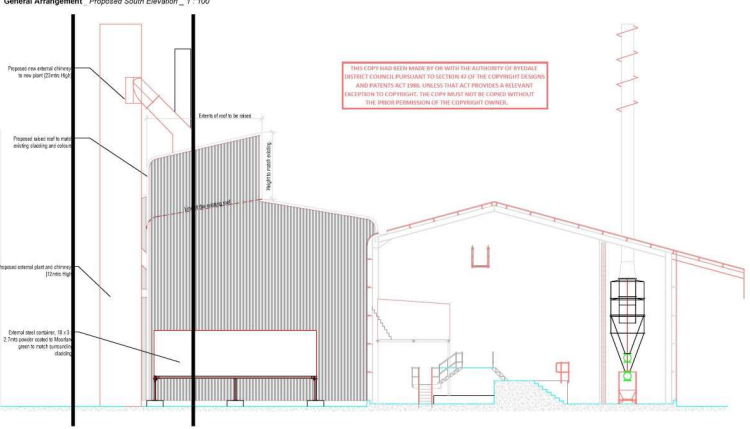
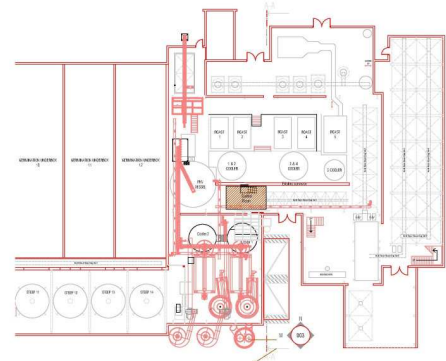
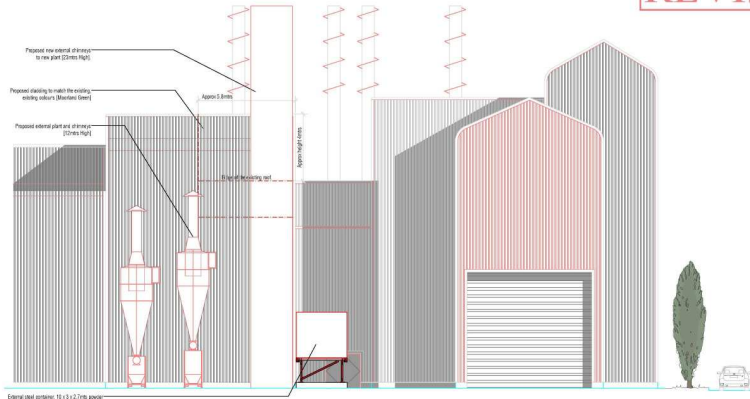
General Arrangement _ Os Map _ 1 : 2500

Status: PLANNING		Job Title: Location / Os Map		Drawn By:		Client:	
Job No: 13/209	Cont: AA	Sheet: 100	No: 001	Boortmalt Group Knapton Maltings, Knapton Malton, North Yorkshire, YO17 6RN Roaster Project			
Date: 13/209		Date: AA		Date: 100		Date: 001	
By: REVISIONS		Description:		By:		Gelder and Kitchen LLP CONSTRUCTION CONSULTANTS Malton House, 100 High Street, Malton, North Yorkshire, YO17 6RN T: +44 (0)1432 204114 www.gelderandkitchen.co.uk	
Scale: 1 : 2500	Date: 25/03/2015	Drawn by: RMH	Checked:				

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REVISIONS		
No.	Description	By
A	13/03/15	Boortmalt

REVISED PLAN



Gelder and Kitchen LLP
 ARCHITECTS
 13/03/2015

BOORTMALT

Boortmalt Group
 Knapton Maltings, Knapton
 Malton, North Yorkshire, YO17 6RN
 Roaster Project

As Issued 13/03/2015 RWB

Proposed details
 Plans, Section and Elevation

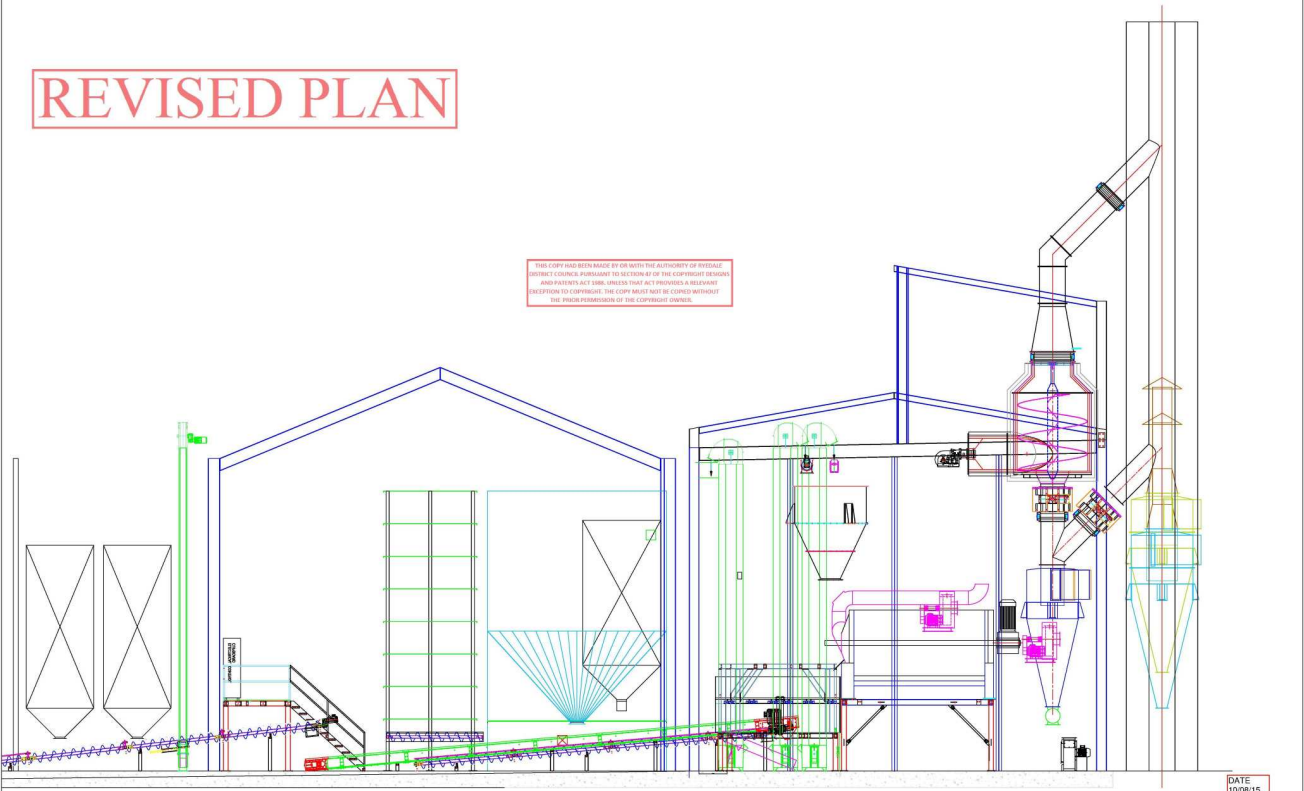
PLANNING

DATE 13/03/15 AA 100 003 A

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DATE
10/08/15

UNIT	PLANT DESIGN	PREP
100%	100%	100%
GREEN DIMS - MILD STEEL	100%	100%
BLUE DIMS - STAINLESS STEEL	100%	100%
PURPLE DIMS - ALUMINIUM	100%	100%

SHIELDS

SHIELDS CONSULTANTS LTD
100% CONSULTANTS LTD
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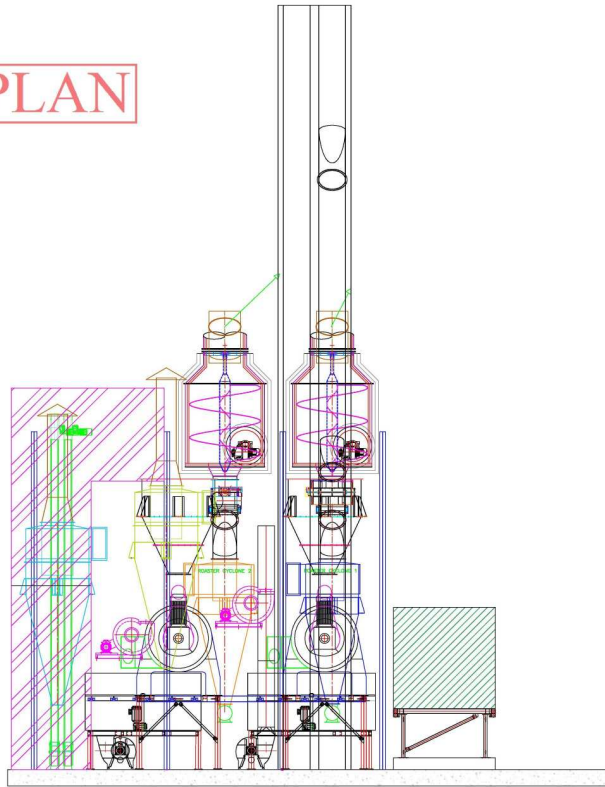
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BOORTMALT			
ROASTER PROJECT SIDE VIEW NO DUCTING	Job No.	Date	Scale
	05	07/08/2015	1:1
Drawn By	Date	Execution Date	Rev

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DATE
10/08/15

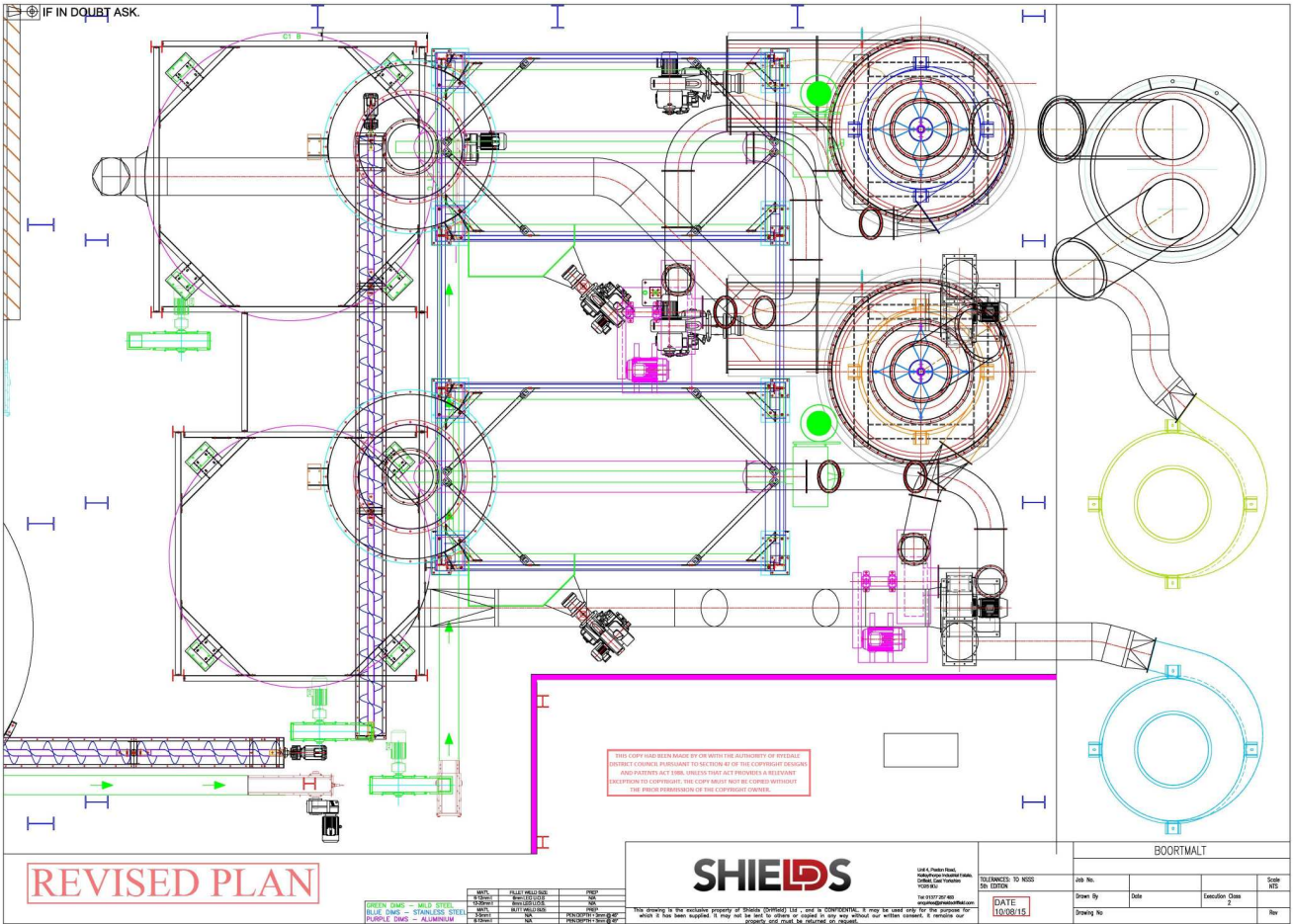
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100003	ROASTER	YES
100004	ROASTER	YES
100005	ROASTER	YES
100006	ROASTER	YES
100007	ROASTER	YES
100008	ROASTER	YES
100009	ROASTER	YES
100010	ROASTER	YES

SHIELDS

Unit 4, Plover Road,
Hemel Hempstead,
Herts, UK
HP1 2LN
Tel: 01494 450000
Email: shields@shieldsmalt.com

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ROASTER PROJECT END VIEW NO DUCTING			
Job No.	Date	Revision	Scale
05	07/06/2015	1	MS
Drawn By	Date	Revision	Scale
Drawn No			



REVISED PLAN

UNIT	ALLOY	REVISION	DATE	PREP
GREEN DIMS - MILD STEEL	10	1	10/08/15	MM
BLUE DIMS - STAINLESS STEEL	10	1	10/08/15	MM
PURPLE DIMS - ALUMINIUM	10	1	10/08/15	MM

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Unit 4, Plover Road,
 Houghton-le-Spring, Walsley,
 West Yorkshire
 WF11 2LW

TEL: 01924 616161
 FAX: 01924 616162
 EMAIL: info@shields.co.uk
 WWW: www.shields.co.uk

DATE: 10/08/15

REVISIONS TO NO. 08
 08 EDITION

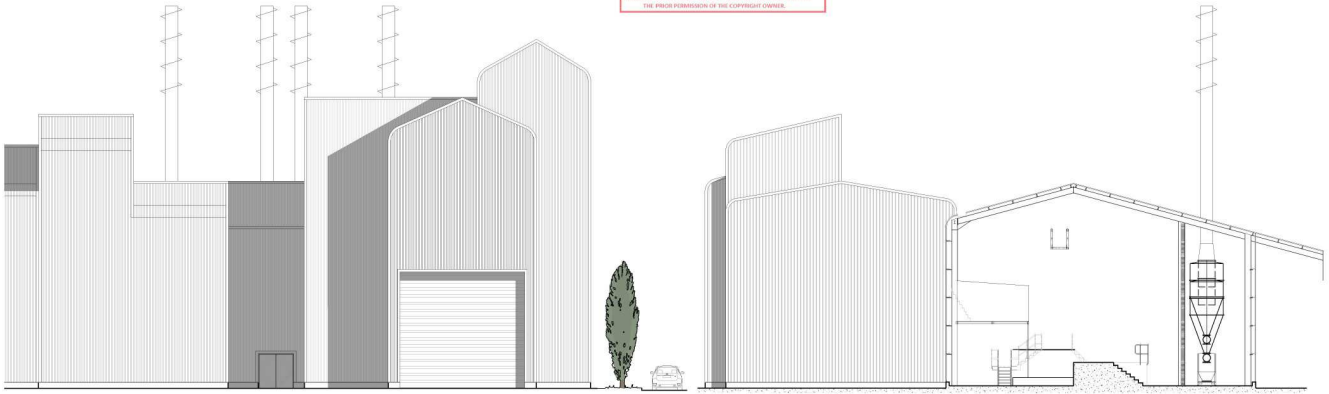
Job No. _____
 Drawn By _____
 Date _____
 Execution Date 2 _____
 Drawing No. _____
 Rev _____

BOORTMALT

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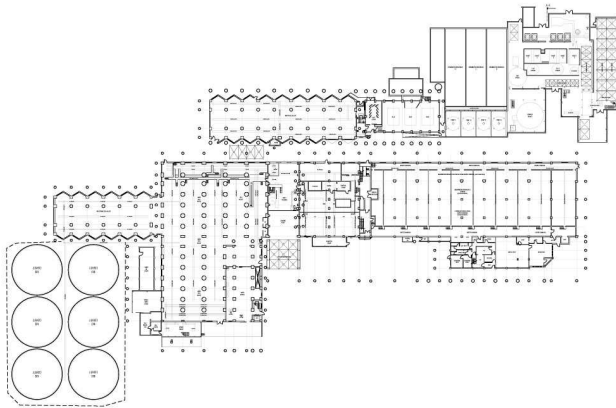
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REVISIONS		
Date	Description	By



General Arrangement Existing South Elevation_1:100

General Arrangement Existing West Elevation & Section A-A_1:100



General Arrangement Existing Key Plan_1:500



General Arrangement Existing Ground level_1:200

DATE VALID
02/04/15

Gelder and Kitchen LLP
CORPORATE ARCHITECTS

BOORMALT

Client: Boormalt Group
Knapton Maltings, Knapton
Malton, North Yorkshire, YO17 6RN
Roaster Project

13/209 AA 100 002

PLANNING

Knapton **New roaster project**

Architectural Design Statement March 2015

Boortmalt Group
Knapton Maltings, Knapton
Malton,
North Yorkshire
YO17 6RN

Introduction

This Architectural Statement has been prepared by Gelder and Kitchen LLP, to be read in association with the submission of a planning application for consent for a development at Boortmalt Group, Knaption Maltings, Knaption, Malton, North Yorkshire, YO17 6RN.

The document provides an overview of the key issues, design considerations in conjunction with the drawings submitted as part of this planning submission.

Our clients successful and well established business has developed over the years and as a result of increased demand there is a need to improve its existing operations to meet the requirements of the food industry on a local, national and international level. As a result of this demand our client is looking for consent to raise the roof of an existing building and for the installation of a new roasting plant which will increase their production to meet their business demands.

Description of the Proposal

The proposal is for :

- Raising the roof to part of an existing building [4mtrs high x 5.8mtrs wide] in order to accommodate the installation of a new roasting plant & equipment with associated coolers, cyclones and afterburners.
- Installation of external plant and chimney's ranging in height from 12mtrs to 23mtrs
- External steel container, 10 x 3 x 2.7mtrs

Assessment

Context

The site is located within open countryside adjacent to the Scarborough and York railway line, to the north of Knaption. The site is an established business/ industrial site, which covers a large area. The existing site is well screened by dense and mature vegetation. The site is within a designated Industrial / business area that is afforded protection under Policy EMP8 – Existing industrial and business area as a local employment site within the Reydale District.

The site has an extensive planning history with in-excess of 20 application, policies applicable to this application are – ENV1, ENV25 and EMP6.

The property is not statutory Listed nor is it located within a Conservation Area.

The proposed location is considered suitable for the proposed plant as it cannot be seen from any public vantage points and this area is already home to a number of similar service facilities. Therefore, when viewed in context, it is considered that the development proposed wouldn't cause any additional harm to the external appearance of the property.

Use

Not applicable – There will be no change to the current use of the site and facilities.

Amount

The proposal would be located towards the north east of the site, bound by the existing industrial buildings. The proposal would be appropriate in terms of its scale and orientation and it is considered that the proposal would not be detrimental to the character and appearance of the area nor would it have an adverse affect upon the amenity of the near by properties.

Layout

The raised roof and associated equipment shall be located within the centre of the site and is surrounded by various large buildings and similar plant and equipment. The plant cannot be seen from any public vantage points and the closest residential properties are circa 100m to the south west [see submitted drawings].

Scale

The physical characteristics of scale are to remain in keeping with the existing built forms on the site. The existing parameters of height, width and depth have set the precedent for the proposal and, used as one of the principle considerations for the design of the development. The dimensions for all the plant and raised section of roof are set out above and on the application drawings. When viewed within context, plant of this scale and location will cause no harm to the overall visual appearance of the buildings and area.

Landscape & Access

Not applicable – the external plant is not sited in a location where landscaping would be considered appropriate. Public access is not required to the plant and no changes are proposed to public access into or throughout the site and buildings.

Appearance

The appearance of the new building and plant will match the existing context and characteristics of the existing buildings and use. Finishes and colours will predominantly be neutral to blend into the environment as much as possible.

Flood Risk

The site lies outside an area which may be at risk from flooding. According to PPS25, table D.1: Flood Zones: All uses of land are appropriate in this zone.

A Flood Risk Assessment will therefore not be necessary for the proposed development.

Noise & Smell

The proposed plant will be the same as the existing roaster and associated equipment which is already housed within another part of the development building, noise and smell from the new plant will not exceed that of the existing or exacerbate the current levels.

Agenda Item 7

Item Number: 7
Application No: 15/00472/ADV
Parish: Helmsley Town Council
Appn. Type: Advert Application
Applicant: Helmsley Town Council (Ms V Ellis)
Proposal: Erection of a pole mounted frame for display of non-illuminated temporary signs for events within Helmsley and Duncombe Park
Location: Land At A170 East Of Riccal Drive Helmsley

Registration Date:
8/13 Wk Expiry Date: 6 July 2015
Overall Expiry Date: 19 June 2015
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

NYM National Parks No objection
Parish Council
Highways North Yorkshire More information required

Neighbour responses: Mr Charlie Heap,

SITE:

The application site is the highway verge adjacent to the A170, east of Riccal Drive, Helmsley. The site is within Flood Zone 2 and 3 and within the Fringe of the Moors Area of High Landscape Value.

PROPOSAL:

Advertisement Consent is being sought for the erection of a framework sign which would measure a maximum height of 1.75 metres by 2.45 metres wide with each signage panel measuring 1 metre wide with varying depths of 0.5 metres and 0.15 metres. The sign framework and background will be dark green with gold lettering. The larger panels would be fixed and the smaller panels would be removable to allow the advertisement of different events. This is one of three adverts. The other two are within the North York Moors National Park boundary, those two adverts have already been granted advertisement consent by Members of the National Parks Planning Committee.

The advertisement would be made from a composite materials which has a ceramic type appearance, and are designed to stay clean.

The application has resulted from on going discussions between the North York Moors National Park Authority, Duncombe Park, Helmsley in Business and Helmsley Town Council. The purpose is to prevent the display of unauthorised advertisements around and on the approach to Helmsley.

HISTORY:

There is no other relevant planning history.

POLICY:

National Policy Guidance

National Planning Policy Framework

APPRAISAL:

The key considerations in assessing this application are;

- i) Impact of the signage upon the visual amenity of the surrounding area; and
- ii) Impact of the development upon highway safety

Visual Amenity

Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy states that;

Outside of those landscapes protected by national landscapes designations, the Council will carefully consider the impact of development proposals on the following broad area of landscape which are valued locally, including the Fringe of the Moors Area of High Landscape Value.

Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy concludes that development should respect the context provided by its surroundings.

Officers consider that in line with the wider intention of the proposed advertisement, which is to enable the removal of all the unauthorised signage which currently stretch along the approach to Helmsley, would significantly improve its character and setting.

Whilst Officers would prefer to have seen the proposed advertisement been of a painted timber construction, the justification of the materials given is considered to be acceptable and inline with the aims of SP16. Furthermore the proposed construction will have the same appearance of the two other advertisements approved by the National Park Authority.

Highway Safety

North Yorkshire County Council Highways Authority have raised concerns about the signs. However following a conversation with the Highways Engineer, it was concluded that providing the proposed advertisement was the same as those approved by North York Moors National Park Authority, there would be no objection to the proposed.

The Highways Authority as well as Officers conclude that even though due to the potential amount of different advertisements which could be displayed on the advertisement at any one time, and the sign may prove to be a distraction, the proposed represents a significantly better situation than the current amount of signage within the grass verge.

Consultations

North York Moors National Park have raised no objection to the proposal

No comments had been received from the applicant, Helmsley Town Council

One letter of objection has been received from the Director of the Birds of Prey Centre . Whilst a full version of the objection can be seen on the public access a summary of the main points have been summarised below.

- The proposed lettering and size of the proposed is smaller than that of the existing
- The County Highways has refused applications for the brown signs

- Concern over visitors getting lost trying to find the Birds of Prey Centre, and the possible highway safety implications
- 15% of current business is generated from the existing signs.

In light of the above assessment, however, the recommendation to Members is one of approval.

RECOMMENDATION: Approval

1 The consent hereby granted shall continue for a period of five years ending

Reason:- To ensure compliance with Section 220 of the Town & Country Planning Act 1990 and with Regulation 13 of the Town & Country Planning (Control of Advertisements) Regulation 1992.

2 No advertisement shall be sited or displayed so as to

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

6 The development hereby permitted shall be carried out in accordance with the following approved plan:

Position of Sign
Scale drawing of Sign

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

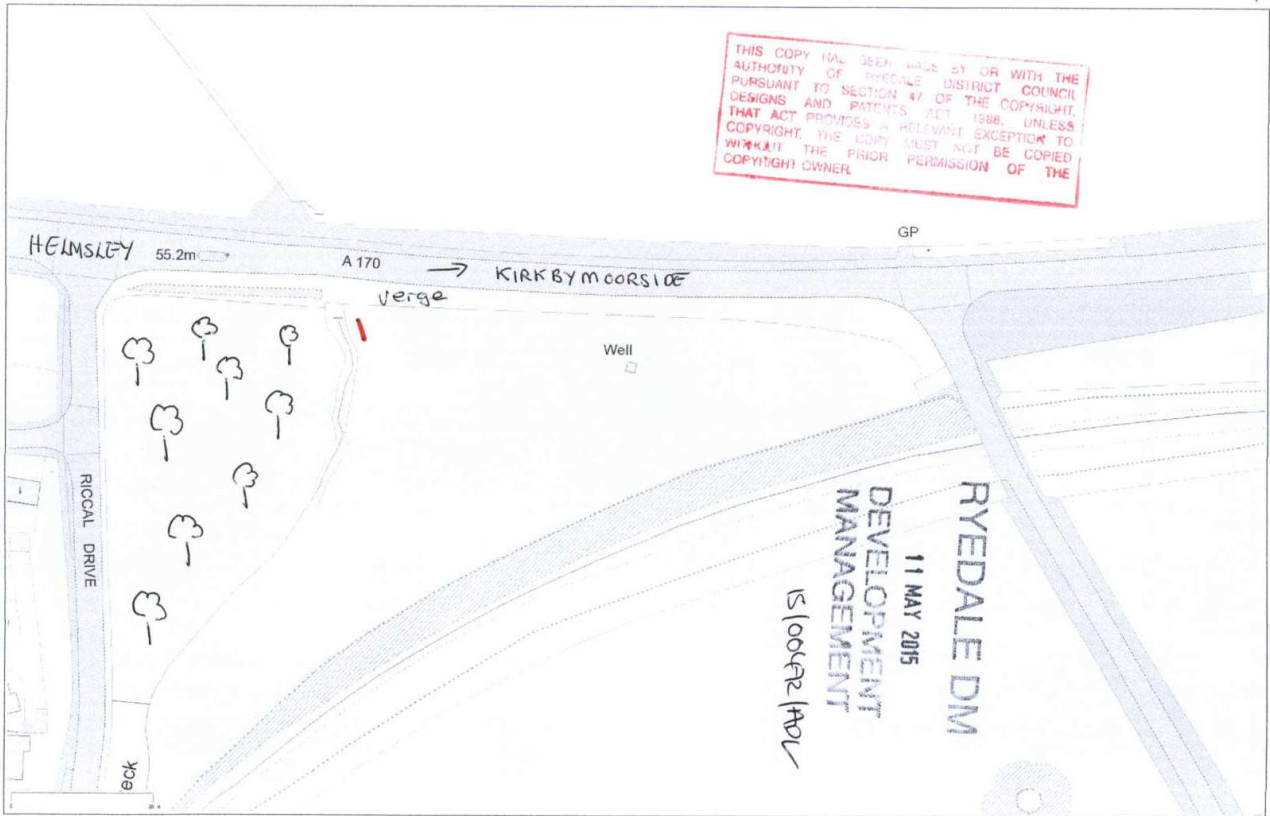
Background Papers:

- Adopted Ryedale Local Plan 2002
- Local Plan Strategy 2013
- National Planning Policy Framework
- Responses from consultees and interested parties

Helmsley sign - Linkfoot Lane

Helmsley CP 

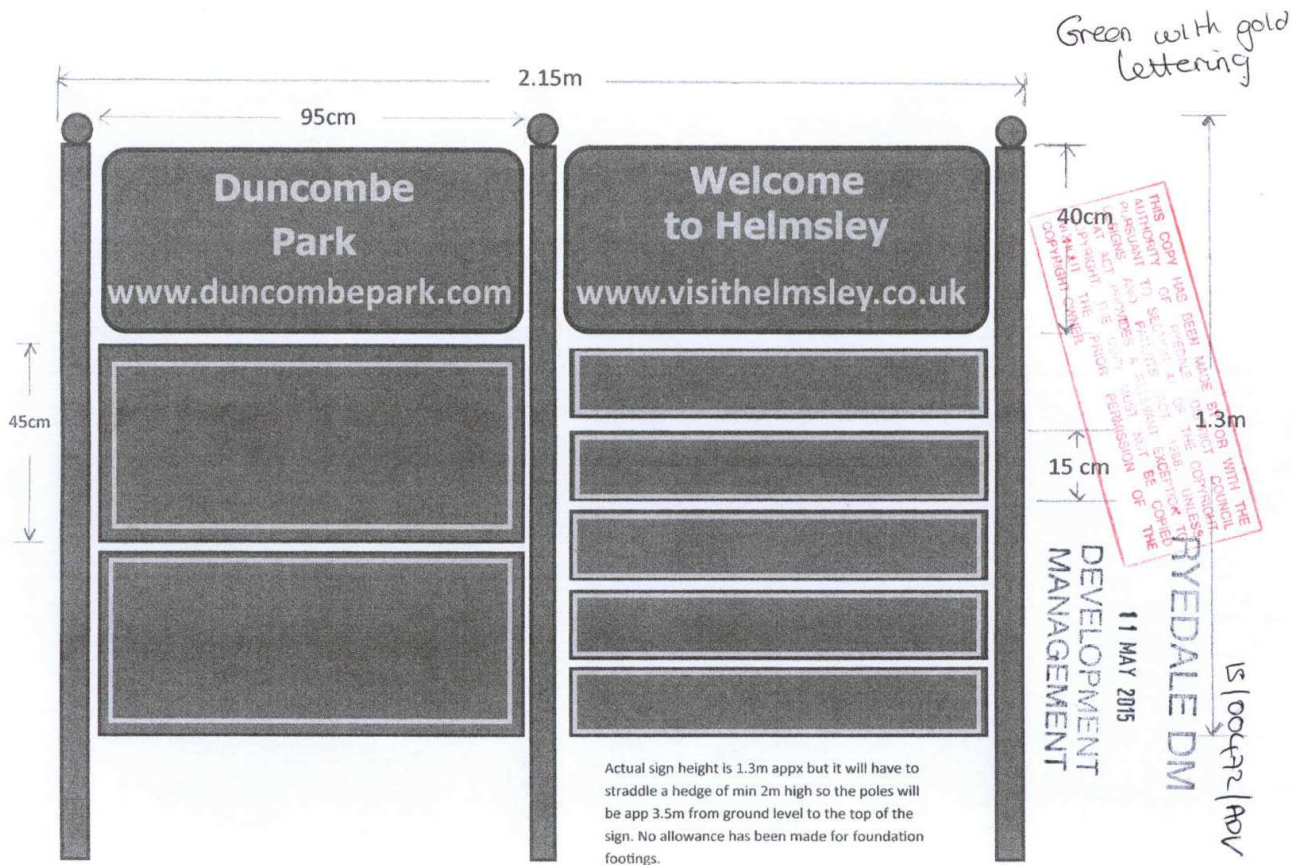
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RYEDALE DM
11 MAY 2015
DEVELOPMENT
MANAGEMENT
ISLOOPER ADL

Date Created: 3-4-2015 | Map Centre (Easting/Northing): 462087 / 483865 | Scale: 1:1250 |

RDC



SIGN FRAME COLOUR

BS4800 14-C-40 Moss green / ...

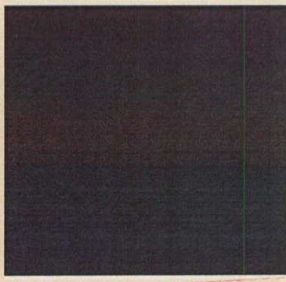
www.paragonpaints.co.uk/BS4800-14-C-40-Moss-green-Conifer.html

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T: 08448 567309 E: info@paragonpaints.co.uk Enter keyword... SEARCH

Home :: British Standard Colours :: BS4800 Colours :: BS4800 14-C-40 Moss green / Conifer [Printable version](#)

BS4800 14-C-40 Moss green / Conifer



A traditional ultra high quality synthetic coach and machinery enamel. Is used in preference to normal commercially available enamels for decorative work of the highest standard.

Ideal for heavy duty vehicle finishing, tractors, stationary engines, narrow boats, workshop machinery and marine applications as well as for vehicle repair work and sign writing.

- High build properties.
- A long wet edge allows for the largest of fabrications to be brushed or sprayed without overspray or brush drag.
- High solids content.
- Brush or spray application.
- Provides ultimate high gloss with good build and scratch resistance properties.
- Very good resistance to oils, fats, and cutting fluids, which makes it an ideal choice for all types of workshop machinery.
- Excellent water resistance, flexibility and exterior durability.

Touch dry:- 2 Hours. Firm dry:- 6 Hours. Hard dry:- 12 Hours.

Thinners:- **Fully synthetic PTB.**

Over coating:- Within 30 minutes or after 16 hours.

Film thickness:- 100 microns WFT gives approximately 50 microns DFT.

Temp Resistance:- 170°C.

Storage:- 12 months in original sealed containers.

11 MAY 2015

DEVELOPMENT MANAGEMENT

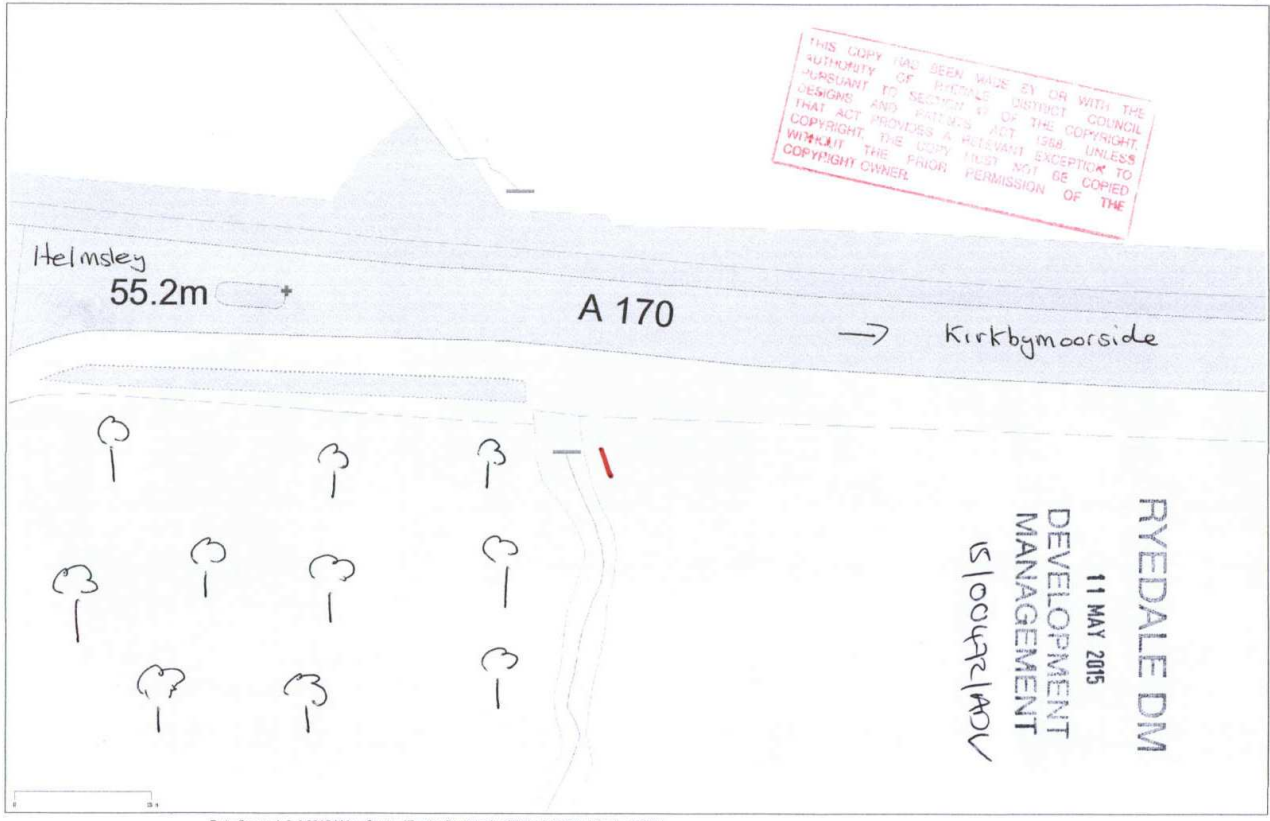
RYEDAILE DM

15/0042/102

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09:03

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Date Created: 3-4-2015 | Map Centre (Easting/Northing): 462014 / 483894 | Scale: 1:500 |

NDC

Agenda Item 8

Item Number: 8
Application No: 15/00482/73A
Parish: Ampleforth Parish Council
Appn. Type: Non Compliance with Conditions
Applicant: Gem Holdings (York) Limited
Proposal: Variation of Condition 23 to state "No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (reference Plan 015123_P110 Rev H) - once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times" and Variation of Condition 29 to state "The development hereby permitted shall be carried out in accordance with the following approved plans(s): Drawing No. H-BSP-246-203-Rev D General Arrangement Layout Plans, Drawing No. H-BSP-246-212-Rev B Barn Conversion Proposed Elevations, Drawing No. 015123_P110 Rev H Site Plan as Proposed, Drawing No. GO55:01:06 Rev B Plot 1 plans and elevations, Drawing No. 015123_P120 Rev A Plot 2 Proposed Plans, Drawing No. 015123_P121 Rev A Plot 2 Proposed Elevations, Drawing No. 015123_P130 Rev A Plot 3 Proposed Plans, Drawing No. 015123_P131 Rev A Plot 3 Proposed Elevations, Drawing No. 015123_P140 Rev A Plot 4 Proposed Plans, Drawing No. 015123_P141 Rev A Plot 4 Proposed Elevations, Drawing No. GO55:01:09 Rev B Plots 5, 6 and 7 plans and elevations, Drawing No. H-BSP-246-13-205-Rev A Proposed Floor Plans, Sections and Elevations Garages, Drawing No. 015123_P300 Rev A Site Sections as Proposed, Drawing No. HU-RB-MS-180-101 Proposed highway movements" - substitution of plans of approval 11/00570/FUL dated 04.07.2013 as amended by approval 13/01321/AMEND dated 28.11.2013
Location: Formerly East End Garage Site Main Street Ampleforth Helmsley YO62 4DA

Registration Date:
8/13 Wk Expiry Date: 14 July 2015
Overall Expiry Date: 1 September 2015
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Building Conservation Officer	No response to date
Parish Council	Object
Highways North Yorkshire	No objection
Neighbour responses:	None

SITE:

The site is situated within the 'saved' development limits as defined in the Ryedale Local Plan and carried forward in the Ryedale Plan - Local Plan Strategy. It is located within Ampleforth Conservation Area, and the Howardian Hills Area of Outstanding Natural Beauty. The site was originally occupied by a commercial garage site on Main Street, with the rear of the site extending to St Hilda's Walk to the south. The area is predominantly residential, with adjacent properties close to the road edge. Our Lady and St Benedicts Church lies to the west. Ampleforth Surgery and other residential properties lies to either side of the entrance to the site on Back Lane. The site is relatively level adjacent to Main Street, but the ground level drops significantly through the site to the south. Following the granting of planning

permission in July 2013 for residential development on the site, work commenced on the construction of the dwellings. The barn conversion, and one of detached dwellings fronting Main Street have already been completed.

PROPOSAL:

Permission was granted for the erection of 1 five-bedroom detached dwelling with double garage sited on the site frontage, together with the change of use of a barn to form a four-bedroom dwelling, one two-bedroom, detached dwelling, two four-bedroom detached dwellings, and a terrace of three two-bedroom dwellings. The dwellings are being constructed from stone under a clay pantiled roof.

Permission is now sought for a minor material amendment to the approved plans to include:

- removal of garage block for plots 3 and 4
- revised road layout
- revised access and parking for plots 4 to 7
- relocated visitor parking and bin store
- single storey extension to plot 2
- revision to fenestration
- addition of single garage to plot 4

HISTORY:

March 2003: Permission granted for erection of garage/workshop

May 2008: Permission refused for erection of surgery with associated car park and vehicular access

September 2008: Permission refused for revised details for erection of surgery with car parking and vehicular access

July 2013: Permission granted for the erection of 8 dwellings. Subject to Section 106 agreement in respect of affordable housing and public open space

November 2013: minor non material amendment to barn conversion

POLICY:

National Policy Guidance National Planning Policy Framework, 2012 (NPPF)

National Planning Policy Guidance 2014 (NPPG)

Local Planning Strategy; Ryedale Plan – adopted 5 September 2013

Policy SP1 – General Location of Development and Settlement Hierarchy

Policy SP2 – Delivery and distribution of housing

Policy SP3 – Affordable Housing

Policy SP4 – Type and mix of new housing

Policy SP11 –Community Facilities and Services

Policy SP12 - Heritage

Policy SP13 -Landscapes

Policy SP16 - Design

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

Policy SP22- Planning Obligations

APPRAISAL:

The principle of the development of the site has been accepted by the approval of the application in 2013, and the lawful commencement of the development on site. Accordingly the material considerations relate to the impact of the proposed amendments on:

- Neighbour amenity
- Character of the conservation area
- Character of the Howardian Hills Area of Outstanding Natural Beauty, and

- Access and Parking

Neighbouring Amenity

The nearest neighbouring properties to the site are plot 1 and the barn conversion, constructed as part of this development, together with Victoria House which fronts Main Street. Negotiations have resulted in the submission of revised plans to ensure that no vehicular movements can occur between the lower portion of the site, and those dwellings accessed from Main Street. This is now in accordance with the previously approved plans. It is not considered that the revision to the parking or layout will have a significant impact on the existing amenities of the neighbouring occupiers. The erection of a single storey extension will be situated adjacent to the boundary of the garden of Victoria House. It is noted however that the application site is at a lower level than the neighbouring dwelling, and therefore the amendment will have not significant impact on their existing amenities. It is considered that the proposed changes to fenestration are acceptable.

Character of the Conservation Area and the Howardian Hills area of Outstanding Natural Beauty

During the consideration of the original application on the site, officers spent a significant amount of time negotiating with the architects to ensure that the final design preserved or enhanced the character of Ampleforth Conservation Area, and the natural beauty of the Area of Outstanding Natural Beauty. The revisions to the design and layout are relatively minor, and as such it is considered that the character of the area will be maintained. Revisions have however been sought which now include the erection of a hedge to soften the views from Main Street.

Access and Parking

The proposed plans include changes to the internal road layout and parking for the dwellings together with the deletion of a garage block to serve plots 3 and 4. The revised plan shows this land providing an increased curtilage to plot 2, together with additional landscaping. Plots 2 and 3 will now have an attached garage for each property. The plans submitted showed a reduction in parking provision to plots 5, 6 and 7. The Parish Council objected to the loss of the garages and parking spaces, and stated that the area already suffered with a lack of parking. Officers also raised concerns. Revised plans failed to address these concerns, however a further set of plans have now been submitted which provide the following:

Plot 2 : Two parking spaces

Plot 3: Single garage plus two parking spaces

Plot 4: Single garage plus two parking spaces

Plots 5 - 7 Five parking spaces, plus one visitor space.

This is a total of 14 spaces, compared to 13 spaces for these dwellings on the original plans. It is therefore considered that the revised plans are acceptable and address the concerns raised by Officers and the Parish Council. The formal comments of the Parish Council in relation to this set of revised plans are awaited, and Members will be updated at their meeting. It is noted that the Parish objection included reference to the loss of the garage block. It is not considered essential for the parking to include formal garage provision. Whilst cars are less visible when kept in a garage, it is acknowledged that many garages are used for additional storage rather than cars. As such, parking spaces can better address parking provision. North Yorkshire Highways have been consulted on the application, and have stated that there are no Highway objections to the proposed changes.

Contributions

The approved application on this site was subject to a legal agreement, (section 106), to ensure the delivery of three affordable dwellings on site together with contributions in respect of public open space. If Members are minded to approve this application, the legal agreement will require amendment to take account of the current application.

CONCLUSION

It is considered that the development complies with policy, and therefore, the recommendation is one of approval, **subject to a revision to the Section 106 agreement.**

RECOMMENDATION: **Approval**

- 1 Unless otherwise agreed in writing by the Local Planning Authority, the materials used on the dwellings hereby approved shall be in accordance with the stone and pantiles previously agreed in writing by the Local Planning Authority under condition discharge application 13/00662/COND and used for Plot 1.

Reason:- In the interests of maintaining the character of the Conservation Area, and to satisfy the requirements of the National Planning Policy Framework.

- 2 Unless otherwise agreed in writing by the Local Planning Authority, the windows, doors and garage doors on the dwellings hereby approved shall be constructed from timber and set in reveals of a minimum of 75mm, in accordance with details approved under condition discharge application 13/00662/COND.

Reason: To ensure an appropriate appearance and to comply with the requirements of the National Planning Policy Framework, and policies SP12, and SP20 of the Ryedale Plan-Local Plan Strategy.

- 3 The finished floors levels on the dwellings hereby approved shall be in accordance with the details approved under condition discharge application 13/00662/COND as amended by application 15/00482/73A.

Reason:- By virtue of the sloping nature of the site and to ensure that the development does not have an adverse impact on the character of the area, and to satisfy the requirements of the National Planning Policy Framework.

- 4 Unless otherwise agreed in writing by the Local Planning Authority, and prior to the commencement of any works on site, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority. The schemes shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed where appropriate to the development. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained.. All planting, seeding and/or turfing comprised in the above scheme shall be carried out in the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policies SP13 and SP12 of the Ryedale Plan - Local Plan Strategy.

- 5 The guttering to the development hereby permitted shall be fixed by means of gutter spikes and no fascia boarding shall be used unless agreed in writing by the Local Planning Authority.

Reason:- In the interests of maintaining the character of the Conservation Area, and to satisfy the requirements of Section 12 of the National Planning Policy Framework, and Policy SP12 of the Ryedale Plan- Local Plan Strategy.

- 6 Before the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority, in conjunction with the neighbouring occupiers at Victoria House. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason:- To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by the National Planning Policy Framework, and Policies SP12 and SP20 of the Ryedale Plan - local Plan Strategy.

- 7 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted development) Order 1995 (or any Order revoking, re-enacting or amending that Order), development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwelling house

Class B: Roof alteration to enlarge a dwelling house

Class C: Any other alteration to the roof of a dwelling house

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house or the maintenance, improvement or other alteration of such a building or enclosure.

Reason:- To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order revoking, re-enacting or amending that Order), no windows, other than those shown on the plans hereby approved, shall be formed in the walls or roofs of the dwelling hereby permitted without the prior written consent of the Local Planning Authority following a specific application in that respect.

Reason: To safeguard the privacy and amenity of adjoining residents and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 9 The development hereby approved shall be carried out in accordance with the submitted ecological survey.

Reason:- To ensure that those species protected under the Wildlife and Countryside Act are not harmed by the development, and to satisfy the requirements of the National Planning Policy Framework.

- 10 Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of such works on site, details of the ground surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance, and to satisfy the requirements of the National Planning Policy Framework.

- 11 Any roof lights shall be of metal construction with structural glazing bars, low profile and top hung.

Reason:- To ensure a satisfactory external appearance, and to satisfy the requirements of the National Planning Policy Framework, and Policy SP12 of the Ryedale Plan - Local Plan

Strategy.

- 12 All existing and proposed boundary walls shall be repaired and maintained in a traditional manner, including the use of lime mortar unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interests of maintaining the character of the Conservation Area, and to satisfy the requirements of the National Planning Policy Framework, and Policy SP 12 of the Ryedale Plan - Local Plan Strategy.

- 13 During the approved development, any unexpected contamination found that was not previously identified shall be notified in writing immediately to the Local Planning Authority and work cease until the extent of the contamination has been investigated and remedial action, which has been agreed in writing with the Local Planning Authority, has been completed. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted and approved in writing by the Local Planning Authority.

Reason:- To ensure the satisfactory development of the site, and to satisfy the requirements of the National Planning Policy Framework.

- 14 The existing mature tree screen at the southern end of the site where it abuts the surgery shall be retained and maintained. Any trees which within a period of 10 years from the date of this permission, die, are removed or become diseased, shall be replaced in the next planting season with others of similar sizes and species unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To ensure that the existing amenities of users of the surgery are maintained, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 15 The development shall be carried out in accordance with the arboricultural method statement approved under application 13/00662/COND. Thereafter all work on site shall be carried out in accordance with the approved method statement.

Reason: To ensure that the trees and hedgerows to be retained on and adjacent to the site are not detrimentally affected by the development, and to ensure that they are properly protected throughout the development phase and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 16 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

(iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:(St Hilda's Walk)

(a) Provision of tactile paving

(b) Widen carriageway to 5.0 metres across existing surgery frontage; adjust kerbing and drainage apparatus to suit and provide 1.2 metre wide footway link from the existing public footway to the proposed on-site footway.

(e) (Main Street)Alterations to the existing dropped kerb, footway levels and construction and existing keep clear lining.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

- 17 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition discharged application 13/00662/COND.

The required highway improvements shall include:(St Hilda's Walk)

- a. Provision of tactile paving
- b. Widen carriageway to 5.0 metres across existing surgery frontage; adjust kerbing and drainage apparatus to suit and provide 1.2 metre wide footway link from the existing public footway to the proposed on-site footway.
- e.(Main Street)Alterations to the existing dropped kerb, footway levels and construction and existing keep clear lining.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of the safety and convenience of highway users.

- 18 Unless otherwise agreed in writing by the Local Planning Authority, prior to the construction of any of the dwellings hereby approved, the highway improvement works identified on drawing HU-RB-MS-180-101 shall be carried out in their entirety to the satisfaction of the Local Planning Authority.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of the safety and convenience of highway users

- 19 Unless otherwise agreed in writing by the Local Planning Authority a sight line shall be provided at the new access to the development onto Main Street, measured 2.4 metres back from and parallel to the edge of the existing carriageway along the total site frontage in accordance with details to be submitted to, and approved in writing by the Local Planning Authority. Thereafter the area between the sight line and the highway boundary shall remain clear of obstructions in excess of 1 metre in height above carriageway level.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of road safety.

- 20 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (Reference Plan 015123 - P110 rev H)

Once created, these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

- 21 Precautions to prevent the deposit of mud, grit and dirt on the public highways by vehicles travelling to and from the site shall be carried out in accordance with details approved under application 13/00662/COND.

These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

22 The following provisions shall be carried out in accordance with the details approved under application 13/00662COND:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy, and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of highway safety.

23 Unless otherwise agreed in writing by the Local Planning Authority, the first floor windows on the eastern elevation of Plot 2 shall be non-opening and be permanently glazed with frosted or opaque glass of a type to be submitted and approved in writing by the Local Planning Authority prior to the occupation of the building.

Reason:- To protect the privacy of adjoining properties, and satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy

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

Site location plan 015123_P100 rev A

Drawing No. H-BSP-246-203-Rev D General Arrangement Layout Plans

Drawing No. H-BSP-246-212 - Rev B Barn Conversion Proposed Elevations

Drawing No. 015123_P110 REV H - Site Plan as Proposed

Drawing No. 015123_P120 Rev A - Plot 2 Proposed Plans

Drawing No. 015123_P121 Rev A - Plot 2 Proposed Elevations

Drawing No. 015123_P130 Rev A - Plot 3 Proposed Plans

Drawing No. 015123_P131 Rev A - Plot 3 Proposed Elevations

Drawing No. 015123_P140 Rev A - Plot 4 Proposed Plans

Drawing No. 015123_P141 Rev A - Plot 4 Proposed Elevations

Drawing No. GO55:01:09 Rev B - Plots 5, 6 and 7 Plans and Elevations

Drawing No. H-BSP-246-13-205-Rev A - Proposed Floor Plans, Sections and Elevations - Garages*

Drawing No. 015123_P300 Rev A Site Sections as Proposed

Drawing No. HU-RB-MS-180-101 - Proposed Highway Movement

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

Background Papers:

Adopted Ryedale Local Plan 2002

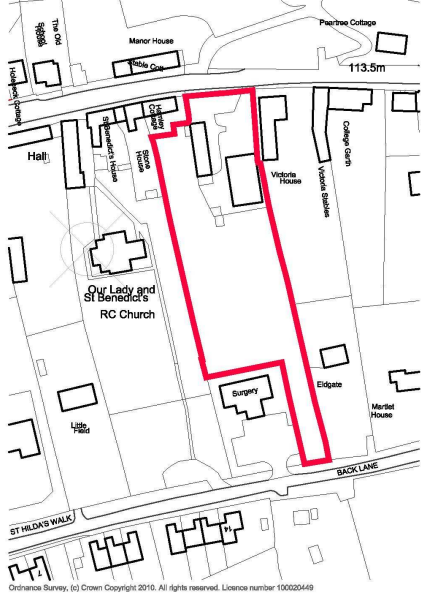
Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

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Application Site Boundary

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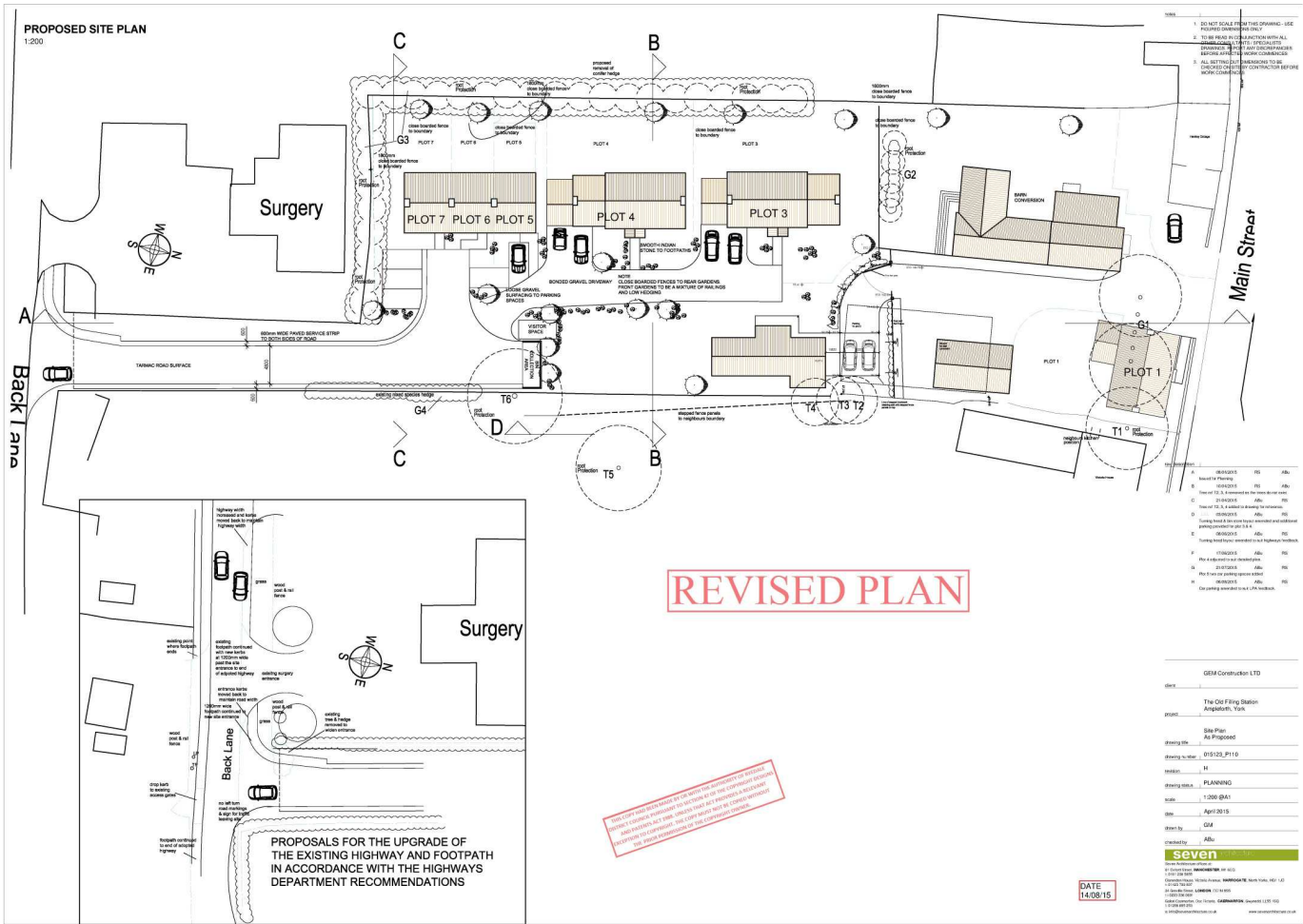
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A	SS0415		

DATE VALID
23/04/15

GEM Construction LTD
 client
 The Old Filling Station
 Ampleforth, York
 project
 Site Location Plan
 drawing title
 drawing number 016120_P100
 revision A
 drawing status PLANNING
 scale 1:100@A3
 date April 2015
 drawn by RS
 checked by ABU

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SITE LOCATION PLAN
1:1250





ADDITIONAL PLAN

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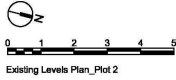
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project	The Old Filling Station Ampleforth, York
drawing title	Plot 2 Existing Levels
drawing number	016123_P000
revision	A
drawing status	PLANNING
scale	1:100@A3
date	July 2015
drawn by	RS
checked by	ABu

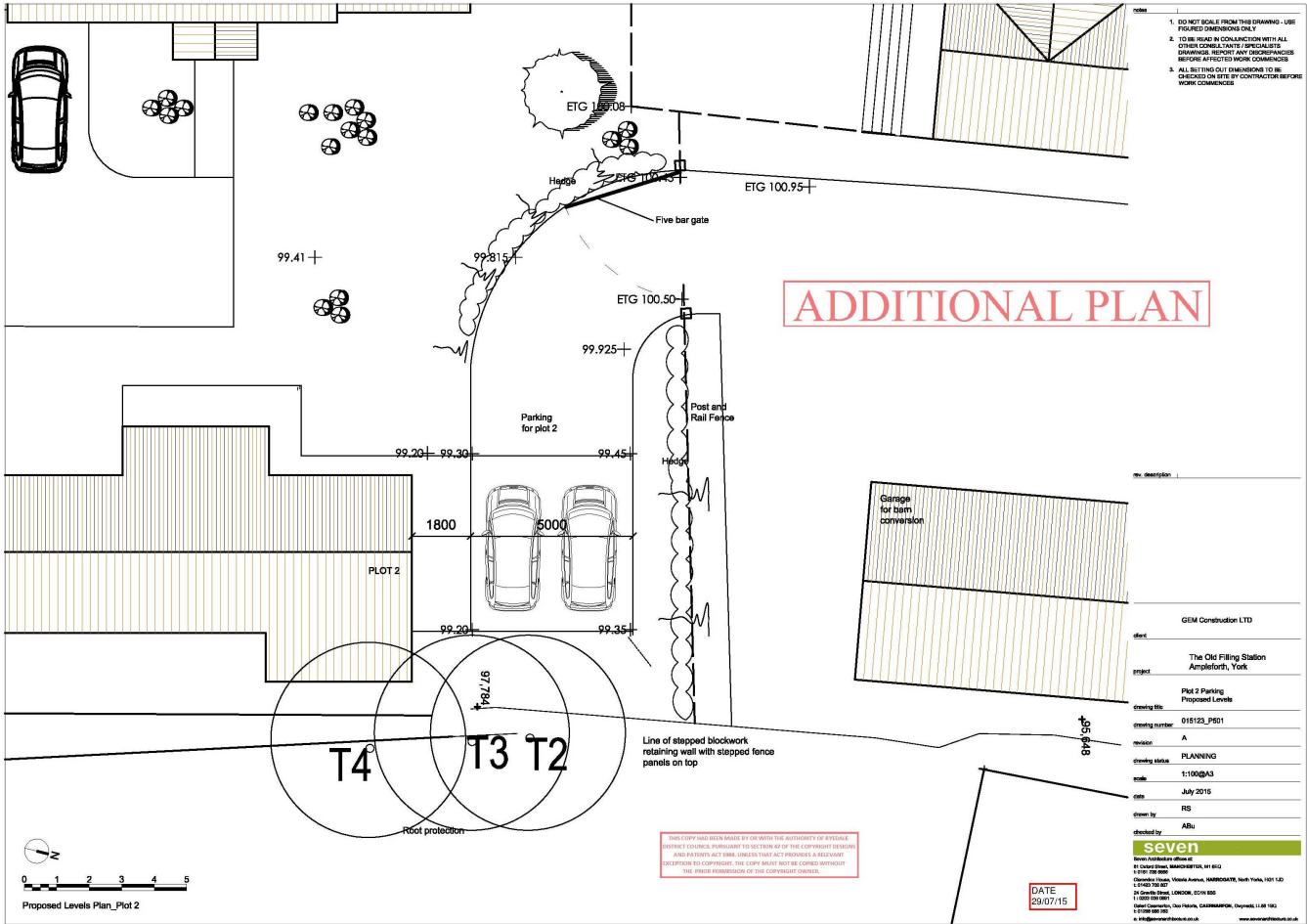
seven

7 Colindale Avenue, Hemel Hempstead, Herts SG9 6ND
 01462 474900
 01462 474901
 1 Colindale Avenue, Hemel Hempstead, Herts SG9 6ND
 01462 474900
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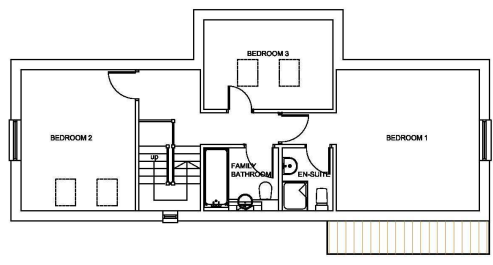
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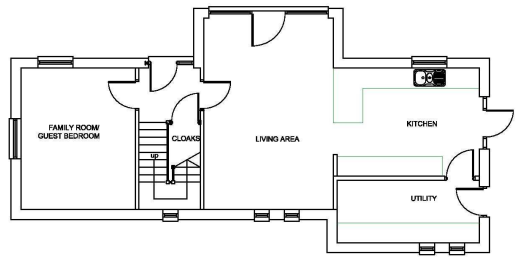
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A	ISSUED based for Planning			

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23/04/15



GROUND FLOOR PLAN

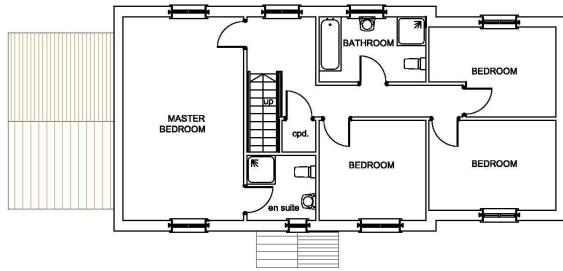
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client	The Old Filling Station Ampleforth, York			
project	Plot 2 Proposed Plans			
drawing title	D16125_P120			
drawing number	A			
revision	PLANNING			
drawing status	1:100@A3			
scale	April 2015			
date	RS			
drawn by	AGU			
checked by				

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PLOT 2 - PROPOSED PLANS
1:100

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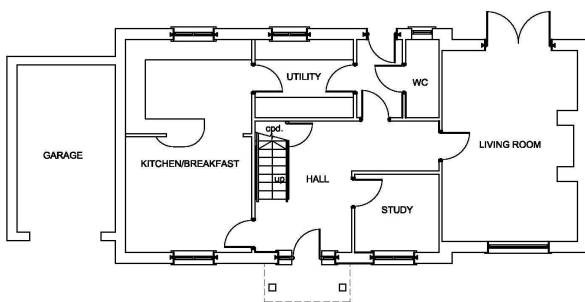


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GROUND FLOOR PLAN

DATE VALID
23/04/15

client	GEM Construction LTD
project	The Old Filling Station Ampleforth, York
drawing title	Plot 3 Proposed Plans
drawing number	016125_P130
revision	A
drawing status	PLANNING
scale	1:100@A3
date	April 2015
drawn by	RS
checked by	ABU

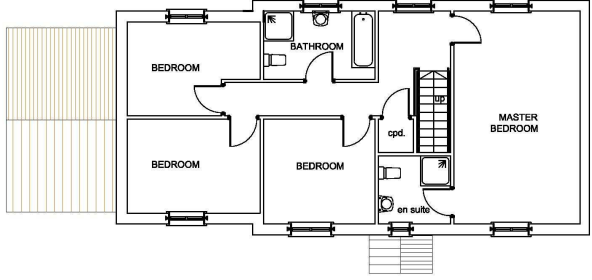


PLOT 3 - PROPOSED PLANS
1:100

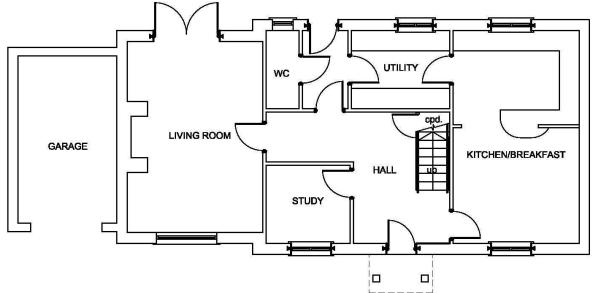
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FIRST FLOOR PLAN



GROUND FLOOR PLAN



PLOT 4 - PROPOSED PLANS
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A	06/04/15			

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23/04/15

GEM Construction LTD

client

The Old Filling Station
Ampleforth, York

project

Plot 4
Proposed Plans

drawing title

016122_P140

drawing number

A

revision

PLANNING

drawing status

1:100@A3

scale

April 2015

date

RS

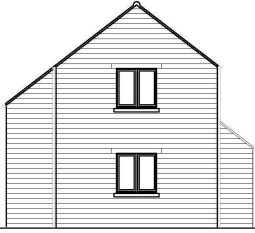
drawn by

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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PLOT 2 - PROPOSED ELEVATIONS
1:100

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rev. description
A 08/01/15 RS ABU
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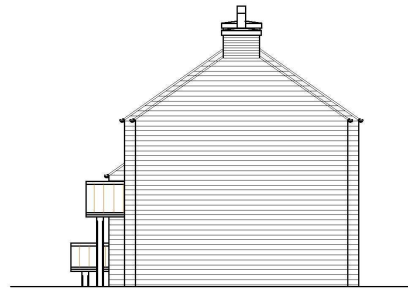
DATE VALID
23/04/15

GEM Construction LTD
client
The Old Filling Station
Ampleforth, York
project
Plot 2
Proposed Elevations
drawing title 015123_P121
drawing number A
revision PLANNING
scale 1:100@A3
date April 2015
drawn by RS
checked by ABU

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EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



PLOT 3 - PROPOSED ELEVATIONS
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no. description | RS | ABU

A | 06/01/15 | Issued for Planning

GEM Construction LTD

client

The Old Filling Station

Ampleforth, York

project

Plot 3

Proposed Elevations

drawing title

016125_P131

drawing number

A

revision

PLANNING

drawing status

1:100@A3

scale

April 2015

date

RS

drawn by

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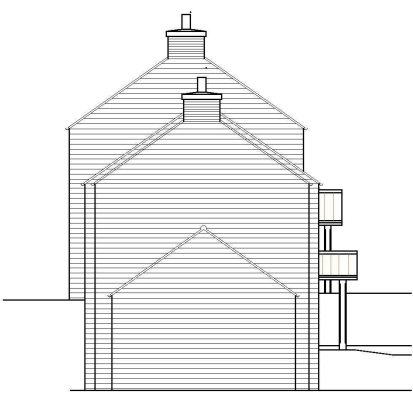
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EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PLOT 4 - PROPOSED ELEVATIONS
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no.	description	REV	DATE
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DATE VALID
23/04/15

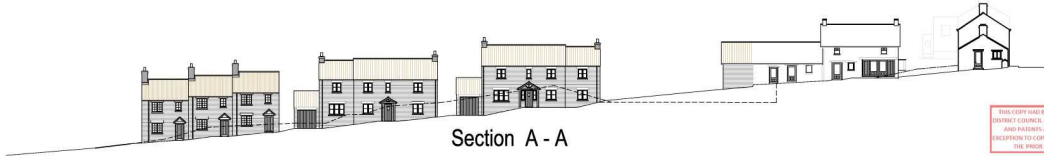
GEM Construction LTD
client
The Old Filling Station
Ampleforth, York
project
Plot 4
Proposed Elevations
drawing title
016125_P141
drawing number
A
revision
PLANNING
drawing status
1:100@A3
scale
April 2015
date
RS
drawn by
ABU
checked by

seven
Seven Architects & Interiors Ltd
Plot 4, The Old Filling Station, Ampleforth, York YO24 0LW
T 01534 77177
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E info@sevenarchitects.co.uk
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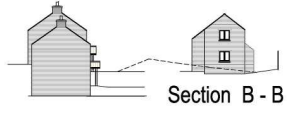


view from Main Street

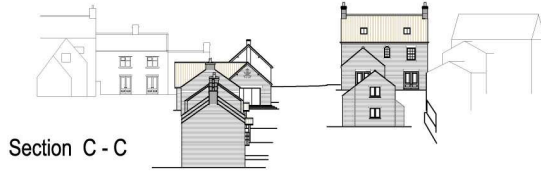


Section A - A

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Section B - B



Section C - C

SOUTH ELEVATION



Section D - D

Mr. Description: A 18/03/16 RS Abu
 Board for Planning

GSM Construction LTD

The Old Filling Station
 Anglebath, York

Site Sections
 As Proposed

Drawing Number: 015/133_P/000

Author: A

Drawing Date: PLANNING

Scale: 1:200 @A1

Date: April 2016

Drawn by: RS

Checked by: Abu

DATE VALID
 23/04/15

seven
 Engineering Consultants Ltd
 100 High Street, North Walsham, Norfolk, NR25 1JF
 01263 822222
 www.seven-engineering.co.uk

PROPOSED SITE SECTIONS
 1/200

Ellis Mortimer

RJS

Original objections
apply

From: Ampleforth Parish Council [ampleforthparishcouncil@gmail.com]
Sent: 06 July 2015 11:23
To: Development Management; Karen Hood
Subject: Re: Planning Application 15/00482/73A

Dear RDC/Karen,

Following discussion at last weeks Ampleforth Parish Council meeting despite the revised planning documents the Parish Council wish to stand by its original objections (see below).

Best Regards,

Louise
Clerk - Ampleforth Parish Council

On 22 May 2015 at 11:31, Ampleforth Parish Council <ampleforthparishcouncil@gmail.com> wrote:
Dear Planning,

Ampleforth Parish Council wish to OBJECT to planning application 15/00482/73A on the following grounds:-

Objection over the garages being removed.
Objection to the landscaping areas. The Parish Council would like to see this area used for parking rather than landscaping, as there is insufficient parking allocated to each property, with only one visitor space allocated.
This area already suffers badly with a lack of parking and the plans will make this issue significantly worse.

Please can you confirm receipt of this objection.

Best Regards,

Louise

--
From:
Mrs Louise Pink
Clerk to Ampleforth Parish Council
1 Sirocco Court
Fossway
York
YO31 8FE
Tel: 01904 674552

Email: ampleforthparishcouncil@gmail.com
Website: <http://ampleforth.ryedaleconnect.org.uk>

EM
RYEDALE DM
- 6 JUL 2015
DEVELOPMENT
MANAGEMENT

--
From:
Mrs Louise Pink
Clerk to Ampleforth Parish Council

1 Sirocco Court
Fossway
York
YO31 8FE
Tel: 01904 674552

Email: ampleforthparishcouncil@gmail.com
Website: <http://ampleforth.ryedaleconnect.org.uk>

Agenda Item 9

Item Number: 9
Application No: 15/00678/HOUSE
Parish: Pickering Town Council
Appn. Type: Householder Application
Applicant: Mr Richard Kimmings
Proposal: Erection of single-storey rear extension to form garden room and additional rear entrance
Location: 14 Garden Way Pickering North Yorkshire YO18 8BG

Registration Date:
8/13 Wk Expiry Date: 16 September 2015
Overall Expiry Date: 20 August 2015
Case Officer: Rachel May **Ext:** 329

CONSULTATIONS:

Parish Council No objection
Neighbour responses: Andrew Turner

SITE:

The application site is located within the development limits of the town as identified on the Ryedale Local Plan Proposals map. The property is located on the north western extremity of the town and is a detached dwelling set in a relatively large curtilage. It is flanked on either side by two detached dwellings. The existing dwelling is built from cast stone walls and has a tiled roof.

PROPOSAL:

The proposed scheme is for a single storey rear extension to form a garden room and additional rear entrance. The proposed extension is set behind the rear wall of number 14 Garden Way and because of this only a limited oblique view of the proposed extension would be visible from the street.

The extension measures some 5.5 metres by 5.5 metres and has glazed walls and rendered walls with white powder aluminium coated and Pvc-u frames together with a standing seamed roof. The extension has eaves and apex heights of 2.5 metres and 3.7 metres respectively.

HISTORY:

None relevant- the original property was built in the 1970's

POLICY:

Ryedale Plan -Local Plan Strategy

Policy SP16 Design
Policy SP 20 Generic Development Management Issues

APPRAISAL:

The main considerations in respect of this extension are :

- Impact on street scene character of the locality

- Impact on the character and appearance of the original dwelling house
- Impact on the amenities of adjacent residents
- Impact on street scene

Impact on street scene

The proposed development is located to the rear of the existing dwelling. Whilst part of the extension would be visible from Garden Way this view would be limited because of the screening effect of the existing dwellings, other buildings and their boundary walls and hedgerows. The front facing wall of the extension is proposed to be painted render and although this differs from the existing dwelling it is considered to be acceptable subject to being painted an appropriate colour.

Impact on the character and appearance of the existing dwelling

The extension is intended to be used as a garden room and as a result has extensive areas of glazing and opening doors. The roof has a lead effect standing seam roof which has a heavy overhanging detail and a small 'porch' detail into the existing dwelling.

The proposed contemporary design is considered to be acceptable in design terms and the materials are considered to be in keeping with the original dwelling house. The applicants have confirmed that the doors and window frames will be coloured white to match the glazing frames in the existing dwelling house. The proposal is therefore considered to satisfy the requirements of Policies SP16 and SP20 in this respect.

Impact on amenities of adjacent residents

The extension is single storey and relatively low profile. The boundary between No 14 and No 12 Garden Way is marked by a tall fence and there is a taller section of hedgerow adjacent to where the side of the extension would be located. The boundary between the two properties tapers away to the rear. At its nearest point the side wall of the extension would be 2 metres from the boundary extending to 4.5 metres at the furthest point. The roof of the extension overhangs by a further 35 centimetres. In the light of this arrangement, there is considered to be very little direct impact on the amenities of the occupiers of the adjacent neighbours arising from the proposal.

The development is therefore considered to satisfy Policies SP16 and SP20 in respect of any amenity impacts.

CONSULTATIONS

Pickering Town Council have no objection to the application

The occupier of No. 12 Garden Way has objected to the scheme stating ;

- The extension is not in keeping with the rest of the property or other dwellings
- Doors on the northwest side of the extension face towards the neighbour
- The overhang of the roof is not specified

Most of the points raised by the neighbour have already been appraised in the report above.

The additional point regarding the side opening doors is noted. However these are located at the end of the extension where it is furthest away from the side boundary and where there is existing high boundary screen hedging. In this situation it is considered that the design promoted is reasonable and that there are no grounds to withhold permission for this reason.

In the light of the above and in the absence of any other material considerations the proposal is considered to accord with the development plan.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy H13 (i); of the Ryedale Local Plan

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

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

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

14 Garden Way Pickering



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Promap

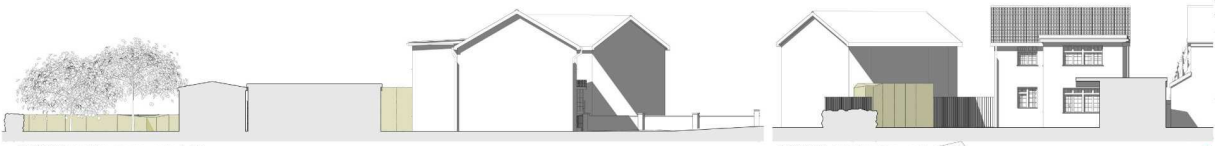
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RYEDALE DM

15/00678/HOUSE

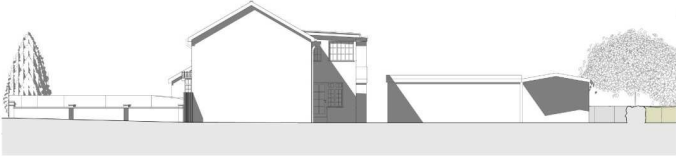
22 JUL 2015
DEVELOPMENT
MANAGEMENT

Preliminary



ELEVATIONS : South East / section scale : 1 : 100

ELEVATIONS : South West / Rear scale : 1 : 100



ELEVATIONS : North West scale : 1 : 100



ELEVATIONS : North East / Front / street scene scale : 1 : 100



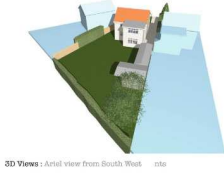
3D Views : Aerial view from South East site



3D Views : Aerial view from North East site



3D Views : Aerial view from North site



3D Views : Aerial view from South West site



Plans : Ground Floor & Site plan scale 1:100

PLEASE NOTE: THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN WILL BE MADE AT THE CLIENT'S RISK. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

Escape.
architecture & design

Steve Finch, Director
Mark Stone, Director
Design Development
Mark Stone, Director
01707 851111
info@escape-architects.com
www.escape-architects.com

Project
Single storey rear extension
14 Garden Way, Pickering, YO18 8SQ
Client
Mr & Mrs Kimmings

Project
Survey drawing

DATE VALID
02/07/15

A301 001 - See back for full details, terms and conditions
Drawing : 01/15
A1 SJB 01/06/2015
Scale : 1:100
Drawing : 02_15_RK50_01

Preliminary

Rev	Date	By	Description



ELEVATIONS : South East scale : 1 : 100



ELEVATIONS : North East scale : 1 : 100



ELEVATIONS : South West scale : 1 : 100



ELEVATIONS : North West scale : 1 : 100

3D Views : Aerial view from North site



3D Views : Aerial view from West site



3D Views : Aerial view from South site



Plans : Ground Floor & Site plan scale 1:100

Plans : Block Plan scale 1 : 500



Materials:
 roof: roof tiles
 walls: brickwork
 windows & doors: UPVC
 garden: lawn, paving, plants

Escape.
 architecture & design

14 Gardens Way, Pickering YO18 8SQ
 Mr & Mrs Kimmings
 DATE VALID 22/07/15
 OR_15_AR00_01

Agenda Item 10

Item Number: 10
Application No: 15/00723/FUL
Parish: Rillington Parish Council
Appn. Type: Full Application
Applicant: Mr Simon Ellis
Proposal: Change of use of land and buildings (excluding dwelling) to a light steel fabrication business (Use Class B2) and erection of workshop/store (part retrospective application)
Location: Station House Low Moor Lane Rillington Malton North Yorkshire YO17 8JX

Registration Date:
8/13 Wk Expiry Date: 24 August 2015
Overall Expiry Date: 8 September 2015
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Environmental Health Officer	Conditions required
Archaeology Section	No known archaeological constraint
Vale Of Pickering Internal Drainage Boards	No objection
Parish Council	Comments made - evergreen trees should be planted to block view of the proposed development. B2 planning permission should apply.
Network Rail	As workshop already constructed no observations to make. Developer to contact Asset Protection Team if work required to roof or rear wall.
Highways North Yorkshire	Recommend condition
Neighbour responses:	Sam Jeffreys, Mike Jeffrey, Mr Michael Coulthard, Mr Stuart Elvidge, Mr Rob Snowden, Mr Ian Arksey, Mr Lee Hodgeson, Mr Ian Mosey, Nicky Tinkler, Mr Andrew Abbey, Mrs Catherine Metham, S W Prest, Richard Bowes, Mrs Jemma Miller, Mr James Welham, Mr John Bentley, Mr Barry Hesp,

SITE:

The application site is within the amenity space of the applicants property, Station House, Low Moor Rillington.

PROPOSAL:

Planning approval is being sought for the change of use of land and buildings (excluding the applicants dwelling) to a steel fabrication business (B2) and replacement of existing garage/ workshop with a purpose built workshop/ store. The application is part retrospective.

The applicant has been operating from the site and the existing garage since 2011. The application is seeking to regularise the existing use as well as constructing a purpose build workshop/ store which will enable all operations and storage to be carried out in a secure well insulated building.

The applicant is the only employee.

The applicant has proposed the hours of operations to be;
Monday - Friday 08:00 -18:00
Saturdays 08:00- 13:00
No work on Sundays

Following the consultation response from North Yorkshire County Council Highways Authority the applicant has revised the plans to show that the applicant has use of the adjacent yard to allow wagons to turn round. A Certificate B has been served on the adjacent land owner.

HISTORY:

11/00290/HOUSE. Erection of domestic garage (Retrospective). Approved

14/01248/FUL. Change of use of land and buildings (excluding dwelling) to a light steel fabrication business (Use Class B2) and erection of workshop/store (part retrospective application). Withdrawn.

13/00090/UD. Unauthorised change of use and the associated operations. Pending.

APPRAISAL:

The main considerations in assessing this application are;

- i. Principle
- ii. Character and Form
- iii. Neighbour Amenity
- iv. Highway and Safety
- v. Other Issues

Principle

The Ryedale Plan - Local Plan Strategy is the adopted Development Plan and includes a settlement hierarchy, which directs the majority of development in Market Towns and then to service villages. Rillington is identified as a Service Village. However the above address is outside of the Rillington's Development Limits. Policy SP1 (General Location of Development and Settlement Hierarchy) does however support new development within the open countryside when it will support a sustainable, vibrant and healthy rural economy and communities.

Policy SP6 (Delivery and Distribution of Employment Land and Premises) also supports the principle of new buildings for appropriate rural economic activity, providing that it is inline with Policy SP9 (The Land Based and Rural Economy). Whilst Policy SP9 aims to support the development of land-based activity, it also supports in principle, development to support live-work units. The National Planning Policy Framework Section 3 also supports in principle developments which would support a prosperous rural economy. The principle of the change of use is therefore considered to be acceptable.

Character and Form

Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy requires new development to respect the context provided by its surroundings.

In assessing character and form this has been spilt into two considerations. The first assessment relates to the character of the area in terms of use classes and the surrounding built form, the second relates to the character, design and scale of the proposed building.

The application site forms part of the domestic curtilage of the applicants property. The existing unauthorised works are carried out from the existing garage on site, and because of the restriction of this the applicant currently works and stores the associated equipment within the garden space. The

application site therefore has a mixed use appearance and some of its domestic characteristics have been lost, although it is important that Members note that this has been done through unauthorised operations. To the west of the application site is an independent residential dwelling. East of the application site is a industrial yard. Officers wish to make it clear to Members that the only authorised use on the adjacent site are the Vehicle Repair Workshop (B2) and office (B1). All of the other uses/ buildings on this site such as the scaffolding business are unauthorised. Within the wider context there are two large agricultural/ industrial units east of the application site.

The building proposed would measure 14 metres (length)x 12 metres (width) x 4-6 metres(high). The walls of the building would be rendered to match the existing residential property, with Yorkshire boarding cladding to give it an acceptable visual relationship with the existing agricultural building to the east. Officers acknowledge the scale of the proposed building is significant in a domestic setting. However from the public vantage points it will be seen in the wider context of the existing authorised buildings. Furthermore a larger building which would serve all of the needs of the applicants business would negate the need for any works or materials to be stored outside of the proposed building. Officers consider that a condition requiring the further submission of a landscaping plan would provide a positive enhancement to the visual amenity of the area.

Residential Amenity

Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy expects that new development would not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of the ... 'use, location and proximity to neighbouring uses'. The National Planning Policy Framework Paragraph 17 seeks to secure ...a good standard of amenity for all existing and future occupants of land and buildings.

The area surrounding the application site is a mix of existing B2 use and Residential(C3). The proposed addition of a further B2 use is unlikely to adversely impact on the existing B2 use on the adjacent site. Officers are concerned with the addition of another B2 use in such close proximity to a separate dwelling, most notably The Sidings (west of the application site) and to a lesser extent the row of terraced properties to the north east of the application site beyond the railway line.

A Noise Survey was carried out on the 18 June 2015, and this formed part of the submission of the application. The Noise Survey concluded that due to the build specification, as (outlined within the report) that the development would not adversely affect the amenity of the neighbouring properties. The Council's Environmental Health Officers have considered the proposal. Whilst no objection was raised this was on the basis of a number conditions being imposed relating to operating hours, restricting all operations to be carried out within the buildings (of which the doors and all openings shall remain closed), and a ventilation system being proposed to ensure the building can be operated with all the doors closed.

Subject to the recommended conditions being imposed, officers consider that the granting of a change of use would not have a material adverse affect the amenity of the neighbouring properties. Officers can sympathise with the neighbouring properties concern over the impact of noise, dust etc (based on the current situation). However Environmental Health Officers have raised no objection and consider that the aforementioned matters can be controlled by conditions, which are enforceable. It is not considered that a reason for refusal on this basis could be sustained.

Due to the close proximity of the proposed building to the applicant's own property, a further condition is recommended to ensure that the business is tied to the residential unit. Officers consider that to separate the two in future would be detrimental to the principle of granting consent to allow home-based working within the wider open countryside. Furthermore the shared access if separated would also result in an adverse relationship with likely disturbance from vehicles that are unconnected.

Due to the distance of the proposed building from the neighbouring property's boundary and the separation distance beyond a railway line it is not considered that the proposed development would impact on the residential amenity of the neighbouring properties amenity in terms of loss of light, privacy or result in an overbearing presence.

Highway Safety

Following receipt of the revised plans (to show that the applicants use of the adjacent yard to allow wagons to turn round), North Yorkshire County Council Highway Authority has raised no objection to the proposed development and change of use subject to the imposition of the recommended condition is relation to car parking spaces.

A number of the objectors have raised concern regarding the impact of the existing unauthorised use on the highway. However as the Highway Authority have raised no objection to the proposal, it would be difficult to sustain a reason for refusal on this basis.

Other Issues

Archaeology

The application site is within a known area of archaeological interest. North Yorkshire County Council Historic Team had been consulted and have concluded that the proposed development site has no known archaeological constraints.

Drainage

The Vale of Pickering International Drainage Board have concluded that the proposed development would not affect the IDB bitch network.

Trains

Network Rail have raised no objection to the proposed development, as they note that a workshop had already been constructed, and therefore have recommended an informative is attached to an approval regarding future maintenance and alteration.

Members will not that the application is to demolish the existing workshop/ garage and replace it with a purpose built unit. Officers have tried to contact Network Rail to clarify this matter but at the time of writing had been unable to make contact. Members will be updated if Network Rail require any further conditions/ informatives in relation to the application.

Consultation

Rillington Parish Council have raised no objection to the proposed development but have made the following recommendations; evergreen trees should be planted to block the view of the proposed development and reduce noise, they also propose a condition restricting the use be in relation to the applicant.

At the time of writing six letters of objection had been received. Whilst the full version of the letters can be seen on public access, a summary has been included below.

- Future uses of the B2 Use Class
- Already a number of existing industrial units in Malton/ Norton which would be better suited
- The proposed use in conjunction with the existing uses on the adjacent site would create a mini industrial site, of which planning permission has not been obtained.
- Planning permission would set a precedent.
- Potential impact of an future security lighting

- Uncertainty over compliance with working hours, given the site already operates without planning consent
- Increased operations
- Storage of materials outside of the proposed building
- Lack of Ventilation
- Damage to the public highway from deliveries
- Impact of noise on existing residents
- Concern over scale and visibility of the proposed building
- Concern over the existing access and increased highway movements
- Concern over use of Yorkshire Boarding

At the time of writing nine letters of support had been received. Whilst the full version of the letters can be seen on public access, a summary has been included below.

- Existing 24 hour industrial yard adjacent to the application site and applicant's dwelling
- Concluded to have no concerns over any additional traffic as the highway is more than capable of supporting it
- Enabling the applicant to work from home
- The business would not be viable if it had to move to an industrial site. Should support small businesses
- The business supports the local economy
- No concerns over current noise levels
- The ranges of different industries/ business in the area mean that the area has already been busy
- Purpose built area will improve security and reduce noise level and prevent materials having to be stored outside
- Site backs onto a railway track
- Effort has been made to ensure the building would blend in with the applicants dwelling house
- Access was previously approved for commercial use
- Set working hours would prevent amenity issues
- Deliveries only occur every 6-8 weeks

In light of the above assessment, the recommendation to Members is one of approval subject to the following attached conditions.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 The building shall not be used for working activity outside the hours of 0800h to 1800h (Monday to Friday) and 0800h to 1300h (Saturday). The building shall not be used on Sundays; Bank Holidays; and on Saturdays when Christmas Day or Boxing Day falls on this day of the week.

Reason: To protect the residential amenity of nearby occupiers from noise and in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and teh NPPF

- 3 All working activity, including the use of machines and hand tools, shall be undertaken inside the building. All doors and windows must be kept closed at all times when any machine tooling and/or hand tooling operations are being undertaken.
- Reason: To protect the residential amenity of nearby occupiers from noise and in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and the NPPF
- 4 Prior to the commencement of the development hereby approved detailed proposals for a mechanical ventilation system shall be submitted to and agreed in writing by the Local Planning Authority.
- Reason: To protect the residential amenity of nearby occupiers from noise and in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and teh NPPF
- 5 Industrial processes associated with the development hereby permitted shall not take place anywhere on the site except within the building covered by this permission.
- Reason:- To ensure that noise from the premises does not cause a nuisance to adjoining residents and in accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and the NPPF.
- 6 Prior to the commencement of the development hereby approved, precise details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority and there after any lighting shall be carried out in accordance with the approved scheme
- Reason:- In order to protect the amenity of the neighbouring properties, and to satisfy Policy SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.
- 7 The premises shall be used for B2; and for no other purpose (including any other purpose in Use Class B2; of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument re-enacting that Order).
- Reason:- It is not considered that any other use would be appropriate because of the relationship with other existing uses in the locality
- 8 Before the commencement of development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details of the proposed boundary treatment, including a schedule of materials and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing with the Local Planning Authority.
- Reason:- To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality.
- 9 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown in red and red with green edging on the revised 1:1250 scale Ordnance Survey Plan as notified by Ryedale DC by letter dated 5 August 2015 to the Highway Authority for parking spaces, turning areas and access shall be kept available for their intended purpose at all times. No HGV associated with the development shall be permitted to reverse out of the site onto the public highway Low Moor Lane
- Reason:- In accordance with Policy SP20 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the

development.

- 10 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interest of good design and to ensure the materials are in accordance with the details within Section 2.03 of the submitted Noise Impact Assessment and in accordance with Policy SP16 and Policy SP20 of the Ryedale Plan - Local Plan Strategy

- 11 The B2 building hereby approved shall be retained in the same ownership as Station House, and not sold or let separately.

Reason: It is considered that the close proximity of the approved to the existing dwellinghouse would result in a loss of amenities for the occupiers of the existing dwelling if occupied independently, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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

1:1250 scale Ordnance Survey Plan as notified by Ryedale DC by letter dated 5 August 2015.

Proposed Floor Plan Dated 27 April 2015 Drawing No 1

Proposed Front and Back Elevation Dated 27 April 2015 Drawing No 2

Left and Right Side Elevations Dated 27 April 2015 Drawing No 3

Proposed Elevations Dated 27 April 2015 Drawing No 4

Ariel View Dated 6 May 2015 Drawing No 5

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

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

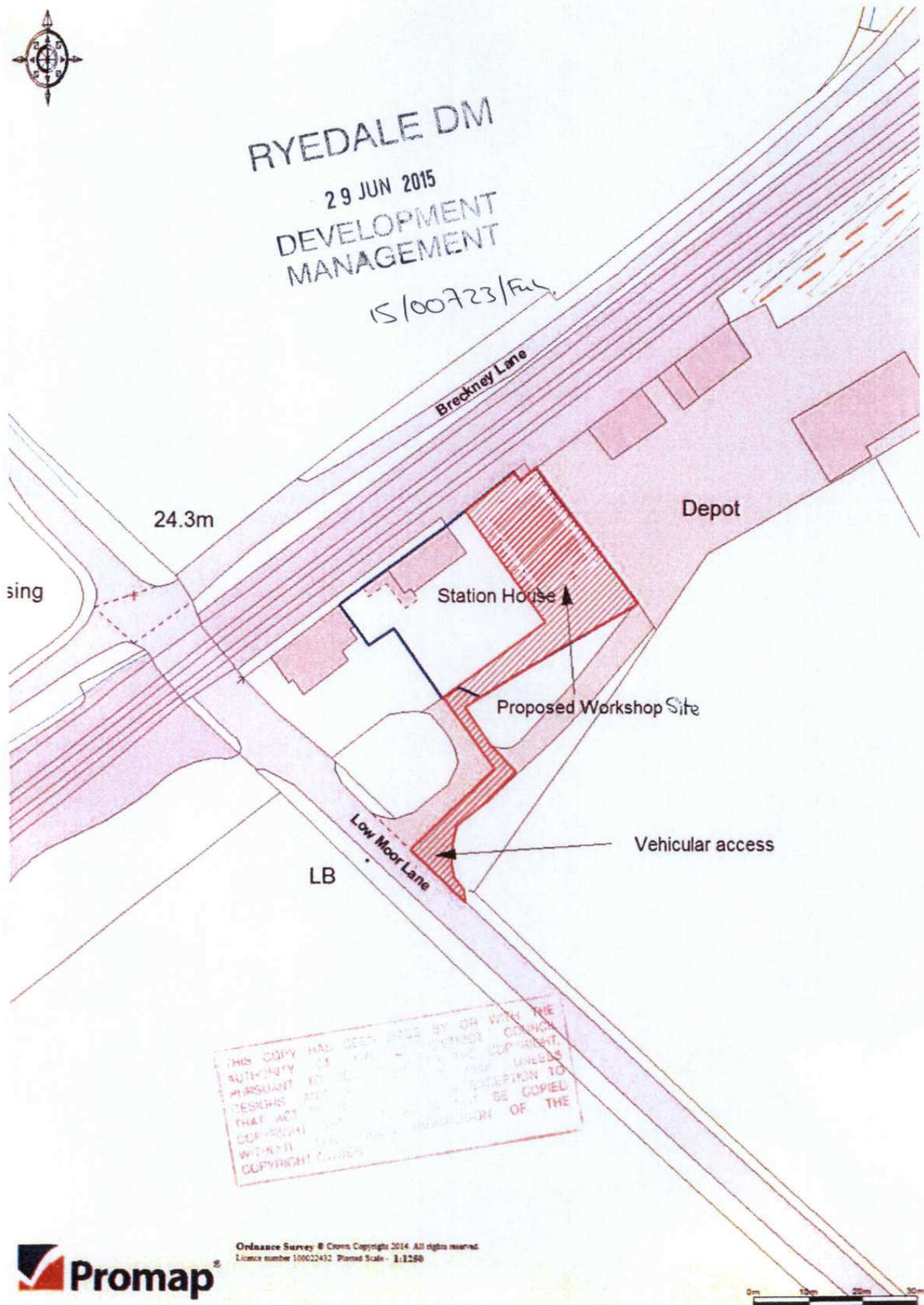
Responses from consultees and interested parties



RYEDALE DM

29 JUN 2015
DEVELOPMENT
MANAGEMENT

IS/00723/Full



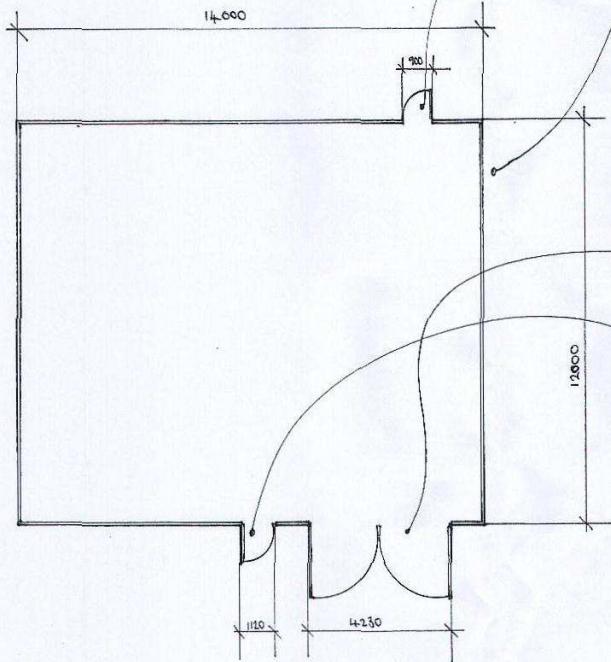
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PROPOSED FLOOR PLAN. SCALE @ 1:100

FIRE DOOR TO REAR (EAST FACING)

SHRUBS AND PLANTERS TO SOUTH WALL TO HELP INTEGRATE BUILDING WITH SURROUNDING RURAL ENVIRONMENT (SEE DRAWING N° 3)

RENDER TO MATCH IMMEDIATE EXISTING NEIGHBOURING BUILDING WITH BRICK CLADDING TO SOUTH AND WEST FACING WALLS (SEE DRAWING N° 2)

WOODEN DOUBLE DOORS WITH BRICK CLADDING DETAIL (SEE DRAWING N° 2)

WOODEN PERSONEL DOOR TO LOOK LIKE STABLE DOOR (SEE DRAWING N° 2)

RYEDALE DM

29 JUN 2015
DEVELOPMENT
MANAGEMENT

K/00923/FUL

CLIENT

SIMON ELLIS

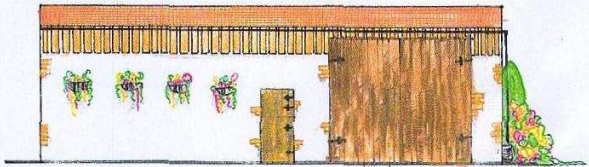
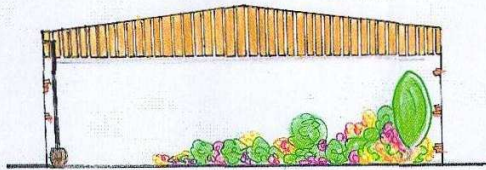
JOB TITLE

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DRAWING TITLE

PROPOSED FLOOR PLAN

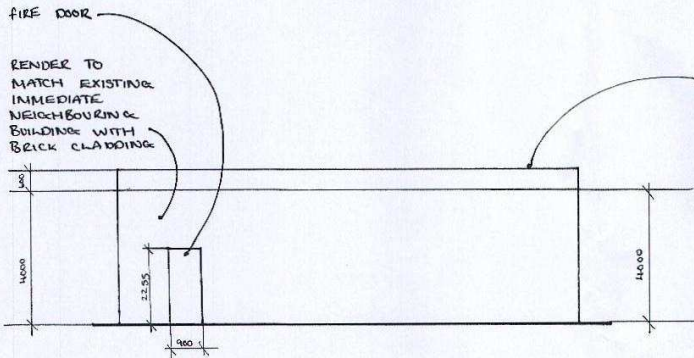
SCALE	DRAWN	DATE
1:100	MARY JAMES	27-4-15
DWG N°		
1		



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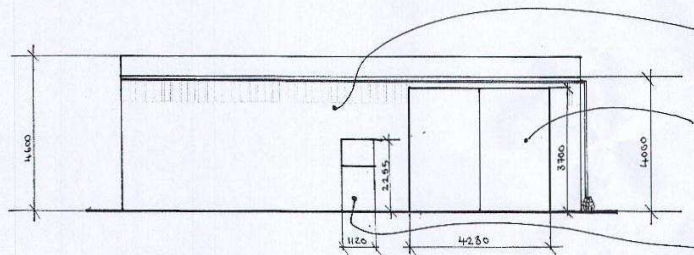
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PROPOSED BACK ELEVATION (EAST FACING) SCALE @ 1:100

DOUBLE PITCHED ROOF WITH TILED EFFECT INSULATED PANELS TO MATCH EXISTING IMMEDIATE NEIGHBOURING BUILDING

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PROPOSED FRONT ELEVATION (WEST FACING) SCALE @ 1:100

YORKSHIRE BOARDING TO MATCH EXISTING NEIGHBOURING BUILDING AND IN KEEPING WITH SURROUNDING LOCAL AREA

WOODEN DOUBLE DOORS WITH BRICK CLADDING SURROUND TO MATCH EXISTING IMMEDIATE NEIGHBOURING BUILDING

WOODEN PERSONEL DOOR LIKE STABLE DOOR WITH BRICK CLADDING SURROUND TO MATCH EXISTING IMMEDIATE NEIGHBOURING BUILDING

RYEDALE DM

29 JUN 2015

DEVELOPMENT MANAGEMENT

15/0072/FL

CLIENT		
SIMON ELLIS		
JOB TITLE		
GENERAL PURPOSE SHED		
DRAWING TITLE		
PROPOSED FRONT AND BACK ELEVATION		
SCALE	DRAWN	DATE
1:100	MARY JAMES	27-4-15
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YORKSHIRE BOARDING TO MATCH EXISTING NEIGHBOURING BUILDING AND IN KEEPING WITH SURROUNDING RURAL AREA

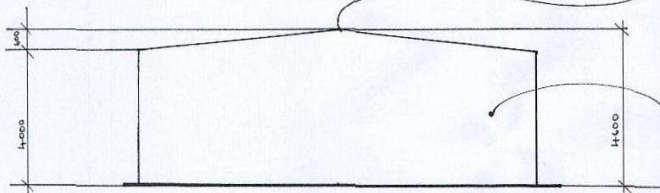
GUTTERING FROM WEST FACING SIDE TO EMPTY INTO WATER BUTT (OLD WOODEN BEER BARREL)

RIGHT SIDE (SOUTH FACING) ELEVATION SCALE @ 1:100

DOUBLE PITCHED ROOF TILED TO MATCH EXISTING IMMEDIATE NEIGHBOURING BUILDING WITH TILED EFFECT INSULATED PANELS

RENDER TO MATCH EXISTING IMMEDIATE NEIGHBOURING BUILDING WITH BRICK CHADDING

SHRUBS AND PLANTERS TO HELP INTEGRATE INTO RURAL SURROUNDINGS



LEFT SIDE (NORTH FACING) ELEVATION SCALE @ 1:100

DOUBLE PITCHED ROOF TILED TO MATCH EXISTING IMMEDIATE NEIGHBOURING BUILDING WITH TILED EFFECT INSULATED PANELS

RENDER TO MATCH EXISTING IMMEDIATE NEIGHBOURING BUILDING

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29 JUN 2015
DEVELOPMENT
MANAGEMENT

15/00923/RU

CLIENT SIMON ELLIS		
JOB TITLE GENERAL PURPOSE SHEO		
DRAWING TITLE LEFT AND RIGHT SIDE ELEVATION		
SCALE 1:100	DRAWN MARY JAMES	DATE 27-4-15
DWG NO/ 3		

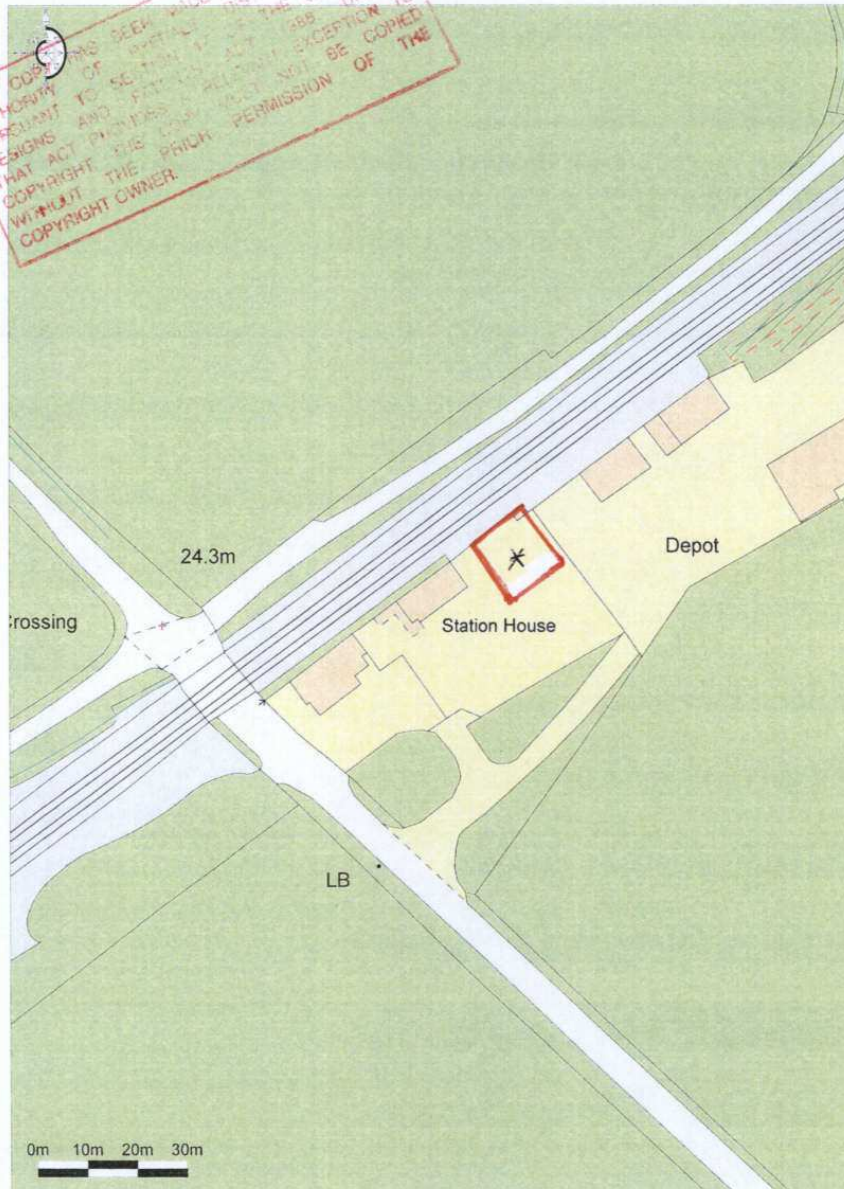
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DEVELOPMENT MANAGEMENT

IS/00723/FUL

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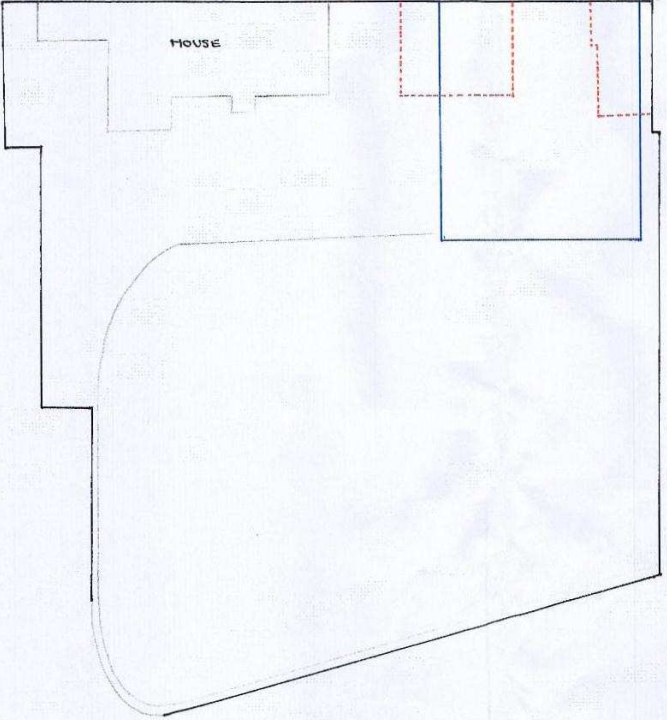


Promap

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* Proposed Workshop

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PLEASE NOTE:

--- EXISTING
 — PROPOSED SHED

RYEDALE DM
 29 JUN 2015
 DEVELOPMENT
 MANAGEMENT
 15/00723/FUL

CLIENT
 SIMON ELLIS

JOB TITLE
 GENERAL PURPOSE SHED

DRAWING TITLE
 AERIAL VIEW

SCALE:	DRAWN	DATE
1:200	MARY JAMES	6-5-15

DWG NO/		
5		

Cundalls

RYEDALE DM

29 JUN 2015

DEVELOPMENT
MANAGEMENT

15/00723/FUL

**PLANNING STATEMENT
INCORPORATING JUSTIFICATION REPORT AND DESIGN
AND ACCESS STATEMENT**



To support a Planning Application for a proposed workshop / store for existing steel fabrication business and to support a change of use to regularise the current use of the property at Station House, Low Moor, Rillington, Malton, North Yorkshire,

Prepared for and on behalf of:

Mr Simon Ellis
Station House
Low Moor
Rillington
Malton
North Yorkshire, YO17 8JX

Prepared by:

CUNDALLS
15 Market Place
MALTON
North Yorkshire
YO17 7LP

CONTENTS

Executive Summary

Farm Building Justification Statement and Appraisal

Design and Access statement

Photographs

EXECUTIVE SUMMARY

The supporting statement and report has been prepared to accompany a planning application for a change of use to existing property and for a workshop and storage building at Station House, Low Moor, Rillington.

The statement sets out the justification for the proposed building within the content of the National and Local planning policy and the need for a workshop and store for the development of the existing business.

The applicants business is a small steel fabrication business producing items for the local farmers which has increased its turnover significantly over the last 3 years.

After inspecting the existing business as a whole it is adequately clear that there is a strong requirement and sufficient justification for the business to continue and for a workshop and store to improve the viability of the business.

The proposed is consistent with the approach identified within the local and national planning policy and it is hoped that the change of use and proposed building at Station House, Low Moor, Rillington will be determined and considered for approval to ensure the applicant continues and improves his valuable business.

JUSTIFICATION STATEMENT

1.0. INTRODUCTION

Cundalls have been instructed by Mr Simon Ellis (the applicant) of Station House, Low Moor, Rillington, Malton, North Yorkshire, YO17 8JX to prepare this report for the justification and rearrangement of a workshop and general store at the applicants own property. And to regularise current use of the land and buildings

1.1. LOCATION

The Applicant's business and the proposed site of the new building is on land south of Rillington village and adjacent to the York to Scarborough railway line.

2.0. THE PROPERTY AND ITS HISTORY

The present site is within the applicants property and is used for outside storage of materials associated with his business.

3.0. CURRENT BUSINESS

The applicants' current business involves steel fabrication and engineering. Simon began the business in 2011 after training at other similar firms.

The bulk of the business is with farmers in the local area and involves making and repairing steel accessories, including feed troughs and barriers, gates, livestock divisions etc. Simon is the sole proprietor of the business and does not employ any staff.

The business has grown from a £40,000 turnover in 2011 to a present annual turnover in the region of £70,000. There is now a requirement to the business for a building to securely house completed jobs and a workshop area to carry out instructions received.

4.0 PURPOSE OF JUSTIFICATION REPORT

This Statement and Report has been prepared to accompany a Planning Application for a change of use of land and buildings and for a workshop and storage building.

The Statement sets out the Justification for the proposed Building within the context of National and Local Planning Policy, and the required amount of workshop and storage space needed for the applicants business

The Justification for the need for this Building will be addressed by the following points:

- The National and Local Planning Policy relating to Buildings in open countryside.
- Restriction on the existing business and need for additional storage.
- Analysis of the functional need for secure undercover storage.
- The location of the development.

- A summary and conclusion of the findings.

5.0 THE POLICY CONTEXT

5.1 NATIONAL PLANNING POLICY

The National Planning Policy Framework aims to help build a strong competitive rural economy and support existing business sectors which are expanding. One of the main purposes of this reformed Planning system is to contribute to the achievement of sustainable development in economies society and the environment.

The main objective of the Applicant's proposal is to secure his existing business within his local area. The erection of the proposed building not only provides the much needed storage area for valuable finished products and workshop area but also ensures the business as a whole continues to grow and expand.

In the context of delivering a prosperous rural economy as stated in Policy 3, Chapter 28 of the National Planning Policy Framework, the proposed Building aims to support sustainable growth and expansion of enterprise in a rural area. The proposal has been well designed, and is to aid the development of this rural based business.

5.2 LOCAL PLANNING POLICY

Policy SP1 (general location of development and settlement hierarchy) does support development in the open countryside when it will support a sustainable vibrant and healthy rural economy and communities.

Policy SP6 delivery and distribution of employment land and premises, also supports the principle of new buildings for appropriate rural economic activity providing it is in line with policy SP9 (the land based and rural economy). Whilst policy SP9 aims to support the development of land based activity it also supports on principle developments to support live work units.

5.3 AMENITY AND SAFETY (MANAGEMENT ISSUES)

The development will ensure that the building is designed so that it will not have an adverse impact on the amenity of present or future occupants as regards noise dust odour, loss of privacy or natural daylight or be an over bearing presence.

The working times within the building will be restricted as follows:

- Monday to Friday 8am to 6pm
- Saturdays 8am to 1pm
- No work on Sundays

The Building has been reduced in size and height (see amended drawings) as requested by the Planning Officer. The building has also been sited in line with existing nearby workshop units

6.0 EXISTING BUSINESS

The business commenced in 2011 when the applicant used his skills he had learnt to produce saleable goods and offer a highly skilled service to the farmers of Ryedale from his home in order to produce an income for his family

As we have shown, the business has grown since commencing in 2011. Much of the present fabrication and engineering work is been carried out in the open. Valuable finished products are been stored in the open.

For the business to progress and give clients every confidence a workshop/storage area is required. The existing workshop is just 6m x6m and allows no storage space or expansion for fabrication tools.

7.0 SITE LOCATION

The proposed site will benefit from:

- Close to the applicants home.
- Have good access from Low Moor Lane.
- Be within a secure compound.
- Requires little or no excavation work.
- Close to local farmers/businesses requiring emergency repairs.

The proposed site is close to other industrial units including:

- High Reach Solutions (fork lift hire)
- G & L Hodgson Plant Hire
- Scaffolding Hire Firm
- Body Shop/Car Repairs
- Pig Company Offices

The access to the applicants development will be the same access as to the above units.

Many of the above businesses have workshops and storage buildings.

8.0 SUMMARY AND CONCLUSION

The applicants business is a well-established and forward thinking rural business which has built its success on top of a quality reputation for producing high quality work.

After inspecting Station House and analysing the business as a whole, it is adequately clear there is a strong need for the business to continue and sufficient justification for a building of this scale and manner, not just to add much needed storage for the ongoing business but for it to be of this size and to be sited at the location of the existing business.

In relation to demonstrating sufficient justification for a change of use and for a further building on this site it is concluded that:

- It is supported by National and local planning policies.
- The ongoing business is successful and viable
- The design and materials used in the construction will ensure the building will not have an adverse impact on the amenity of present or future occupants of neighbouring properties.
- The visual nature of materials been stored outside and work been completed outside justifies the need of the application.

- The closeness of other small industrial units and working businesses confirms this is an appropriate site for the development.

9.0 DISCLAIMER

This report has been prepared for Mr Simon Ellis and is for the purpose of assisting the local planning authority to assess the need for justification for a workshop and store at Station House, Low Moor, Rillington, and to regularise the current use of the property

The Appraisal has been prepared on the basis of information supplied by Mr Simon Ellis.

**Keith D Warters MRICS
CUNDALLS
15, Market Place
MALTON
North Yorkshire
YO17 7LP**

Signed -----

Dated

PURPOSE THE DESIGN AND ACCESS STATEMENT

The change of use will regularise the current use of the property and the proposed workshop and store will be used to improve and allow the existing business situated at Station House to continue and expand

The proposed building will house expensive workshop tools, allow high tech steel fabrication work to be carried out and give valuable storage of completed projects.

AMOUNT

The amount of the development is the erection of a workshop and general store. The proposed building extends to 14m x 12m with a maximum height of 4.6m

USE

The use of the building will be for a workshop to carry out steel fabrication work and for storage of completed projects.

LAYOUT

The proposed building will be located adjacent to Station House in Low Moor, Rillington. Other light industrial workshop and open yards are close by.

The location of the proposed building has been sympathetically located to have a reduced impact on the surrounding area.

SCALE

The scale of the development is one building to incorporate a workshop and general store. And a change of use to regularise the current use of the property

The proposed building extends to 14m x 12m with a maximum height of 4.6m.

ACCESS

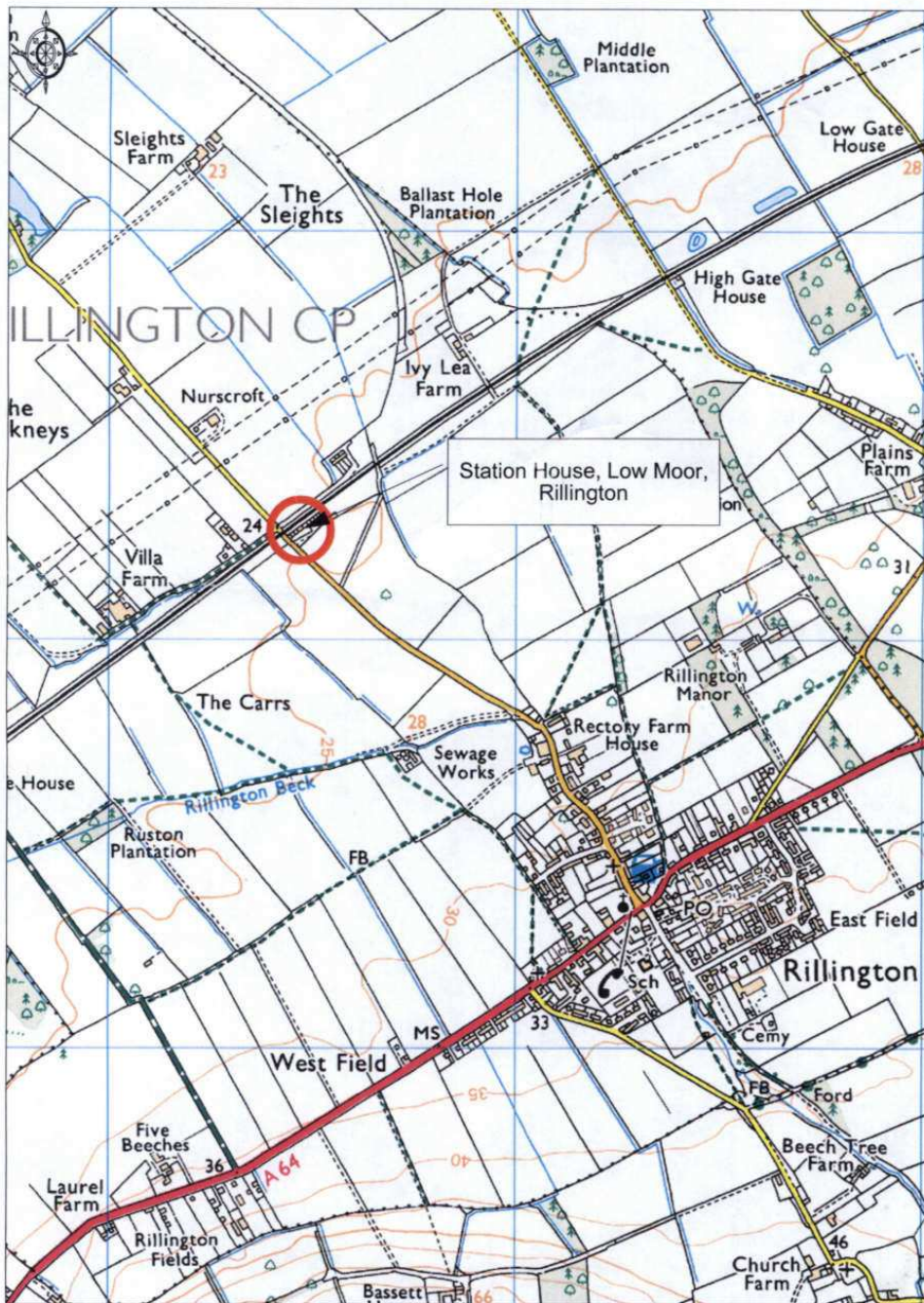
There is existing good access to the proposed site and no need for excavation work to be carried out.

Keith D Warters
CUNDALLS
15 Market Place
Malton
North Yorkshire
YO17 7PL

Signed -----

Date -----

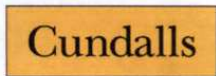
Station House, Low Moor, Rillington



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Applicant: S Ellis



NEIGHBOURING BUSINESS DEVELOPMENTS



PROPOSED SITE



HBL

Comments made.
evergreen trees to be planted
B2 - planning permission

Karen Hood

From: AandC Adnitt [aandcadnitt@outlook.com]
Sent: 14 July 2015 09:22
To: Karen Hood
Subject: Rillington Parish Council
Importance: High

RYEDALE

14 JUL 2015

DEVELOPMENT
MANAGEMENT

Morning

Rillington Parish Council discuss three planning applications at last night's meeting, and I have been instructed to convey comments relating to all three applications for consideration by the planning committee:-

14/7/15 - um.

- * 15/00723/FUL – Station House, Low Moor Lane, Rillington
Councillors feel that evergreen trees should be planted to block the view of the proposed development and to assist in shielding noise from immediate neighbours. Councillors also feel that the "B2" planning permission should apply to the current owners only and should not be transferrable to a purchaser of that property at a future date.

15/00552/FUL – Hillsbrook, 23 Low Moorgate, Rillington.
Councillors have no objections to this application, however, they did feel that the bridge should be constructed so as to allow for the unhindered flow of water underneath during periods of heavy rainfall i.e during flood conditions, as the stream does flood very easily if any obstruction to the free flow of water occurs.

15/00673/OUT – Land to rear of 21 High Street, Rillington
The parish council have been made aware of two objections made by residents which we understand have already been sent to the planning dept.
The parish council questions the ownership of the access road as local knowledge indicates that there is some doubt on its issue. Clearly it is essential that ownership is clearly established before considering this application. This access road is used by neighbouring property owners to gain access to the rear of their properties.
We also strongly object to the planning application as we feel that backland development is not appropriate for this village, and recommend that the application is refused.

Regards
Chris Adnitt
Clerk to Rillington Parish Council

Agenda Item 11

Item Number: 11
Application No: 15/00787/FUL
Parish: Kirkbymoorside Town Council
Appn. Type: Full Application
Applicant: Arqiva Limited
Proposal: Erection of 18m high lattice tower with 1no. omni-antenna for Smart Meter electronic communications together with 1no. meter cabinet and 2.2m high chain-link/barbed wire site compound boundary fence.
Location: Land At Mast Site On Keld Head Road Kirkbymoorside

Registration Date:
8/13 Wk Expiry Date: 1 September 2015
Overall Expiry Date: 6 August 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council Concerns
Highways North Yorkshire No objection

Neighbour responses:

SITE:

The application site is set within a group of farm buildings to the north side of Keld Head Road opposite Keld Head Farm, located north-west of the town of Kirkbymoorside. The site is also located within the Fringe of the Moors Area of High Landscape Value. The parcel of land already accommodates four telecommunications masts and ancillary equipment associated with this use. The parcel of land also benefits from existing tree planting on the boundaries.

PROPOSAL:

Erection of 18m high lattice tower with 1no. omni-antenna for Smart Meter electronic communications together with 1no. meter cabinet and 2.2m high chain-link/barbed wire site compound boundary fence.

'Smart Metering' is a Government programme to roll out, between 2014-2020 smart electricity and gas metres to homes and small businesses across Great Britain. The Smart Meter initiative is a key part of the Government's programme to cut green house gas emissions, decarbonise the economy and support the creation of new green jobs and technologies. All electronic communications networks, need to be supported by infrastructure on operational sites with the required antennas and other apparatus needed to provide radio coverage to the local area.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP10 Physical Infrastructure
Policy SP13 Landscapes
Policy SP16 Design
Policy SP18 Renewable and Low Carbon Energy Policy
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 1 - Building a strong, competitive economy

Chapter 5 - Supporting high quality communications infrastructure

Chapter 11 - Conserving and enhancing the natural environment

National Planning Practice Guidance (2014)

HISTORY:

The relevant planning history in connection with the site includes:

- 97/01101/TELE - Planning permission granted - Erection of 20m telecommunications mast with associated equipment cabin.
- 98/00602/TELE - Planning permission granted - Erection of a 20 metre slimline monopole with associated equipment cabin.
- 00/00790/TELE - Planning permission granted - Erection of 20m high monopole mast with 3 no. digital radio antennas and 2 no. 300mm diameter microwave dishes, and erection of equipment cabin.
- 03/00448/TELE - Planning permission granted - Erection of 20m high monopole with 6 no. antennae, two microwave dishes and associated equipment cabin.

APPRAISAL:

Members should note that the landowner is the nephew of Councillor Cussins and the application is therefore required to be determined by the Planning Committee..

The main considerations to be taken into account are:

- i. Impact upon the wider landscape of the Fringe of the Moors Area of High Landscape Value
- ii. Highway safety
- iii. Neighbouring amenity and safety

i. Impact upon the wider landscape of the Fringe of the Moors Area of High Landscape Value

The proposed lattice tower, constructed of galvanised steel will be similar in appearance and height to the existing masts on the site. It is considered that the wider landscape impact arising from the proposal will be minimal. There will be glimpsed views of the proposed lattice tower when travelling west - east along the A170. Furthermore, with the backdrop of trees on the site, the wider landscape impact will be mitigated. The existing masts on the site have become established features within the local landscape and it is considered that this proposal is of a similar scale, design and appearance to the existing masts on the site. It is considered that the proposal will not result in a detrimental impact upon the landscape character of the Fringe of the Moors Area of High Landscape Value. The proposal is therefore considered to be compliant with Policies SP13 (Landscapes), SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

ii. Highway safety

Access to the site will be provided off Keld Head Road. Once the proposal has been constructed, the development will be unmanned requiring periodic visits, (typically once every two or three months) for routine maintenance and servicing. The Local Highway Authority has raised no objection to the proposal in terms of its impact upon highway safety and traffic movements. The proposal is therefore considered to be compliant with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Neighbouring amenity and safety

Kirkbymoorside Town Council has stated the following with regard to the proposal.

A member of the public raised concerns with regard to the application. There are negative implications with the mast being in close proximity to other masts. Sub-frequency radiation - no experience of anticipated pulse frequency and the associated detriment to inhabitants in proximity to the site. Further information is required to ascertain; the safety to residents in proximity to the mast; the area that the mast is to service; what power level will be emitted; is it integral for the mast to be located in close proximity to the school and soon built up residential area (West Fields).

The agent has responded to the Town Council's comments and has stated:

The proposed Smart Metering installation would operate by emitting radio waves referred to as Radio Frequency (RF). The World Health Organisation advises that:

*“The levels of RF exposure from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human health” and “Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields”**

In relation to telecommunication development, the National Planning Policy Framework stipulates that local planning authorities must determine applications on planning grounds and that:

“They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.” (paragraph. 48).

The development that is the subject of this planning application is accompanied by a certificate that confirms compliance with the health guidelines referred to. This was submitted with the planning application

The document entitled ‘Supporting Statement’ which was submitted with the planning application provides information on the area that the mast is to serve and the site selection process. This document should be referred to for full details. The document includes the attached map that shows the predicted coverage area from this particular installation. It includes the settlements and surrounding rural areas Kirkbymoorside, Kirby Mills, Welburn, Nawton and Great Edstone (list not exhaustive).

For the installation to operate effectively it must be sited in relative close proximity to the homes that it is to serve. The technical and environmental considerations of such an installation can make it difficult to find a suitable site. For example, the site must be of sufficiently high land elevation and the top of the mast must be capable of clearing surrounding ground-based clutter, such as trees and buildings, to prevent signal interference. Sites within residential areas are typically avoided to ensure protection of residential amenity. It can also be challenging to identify a land owner that is willing to accommodate the installation. The proposed site at Keld Head meets this criteria where others failed.

The agent's above response has been sent to the Town Council. No further response has been received from the Town Council at the time of writing this report. Members should note that the Supporting Documents accompanying the application can be viewed on the Council's website.

Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy states:

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence

Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise

New development proposals which will result in an unacceptable risk to human life, health and safety or unacceptable risk to property will be resisted. Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance

All sensitive receptors will be protected from land and other contamination. Developers will be expected to assess the risks/ potential risks posed by contamination in accordance with recognised national and international standards and guidance

It is considered that with the submission of a certificate that confirms compliance with health guidelines controlled by other legislative powers, the proposal will not result in a material adverse impact upon the residential property of 'Keld Head Farm' that is located approximately 110 metres to the south of the site. This is also similar to the residential properties of 'Keld Head Orchard' that are located approximately 245 metres to the east of the site and 'Poplar Avenue' 290 metres to the south east of the site. Furthermore, the proposal is not considered to be overbearing in presence to the residential properties due to the separation distance from the site to these properties. The proposal is therefore considered to be compliant with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

iv. Conclusion

It is also considered that agent has demonstrated why this site is preferable in terms of the coverage area. The Local Planning Authority considers that the proposal will not be detrimental to the landscape character of the Fringe of the Moors Area of High Landscape Value and will provide the greatest amount of coverage.

There has been no response from any other third parties with regard to the proposal.

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP10, SP13, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the following conditions.

Local Plan Strategy -Policy SP10 Physical Infrastructure
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Policy Guidance

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

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

- Location Plan - Drawing No 301158-00-004-ML001 Revision A
- Site Plan - Drawing No 3001158-01-100-MD001 Revision A
- Legal Plan - Drawing No 301158-00-10-ML001 Revision A
- Elevation - Drawing No 301158-01-150-MD001 Revision A

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

3 The mast, ancillary equipment and fencing hereby permitted shall be removed and the land restored to its former condition at such time as the mast is no longer required for the operational purposes.

Reason: In the interests of the visual amenity and to satisfy Policy SP20 of the Ryedale Plan
- Local Plan Strategy.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

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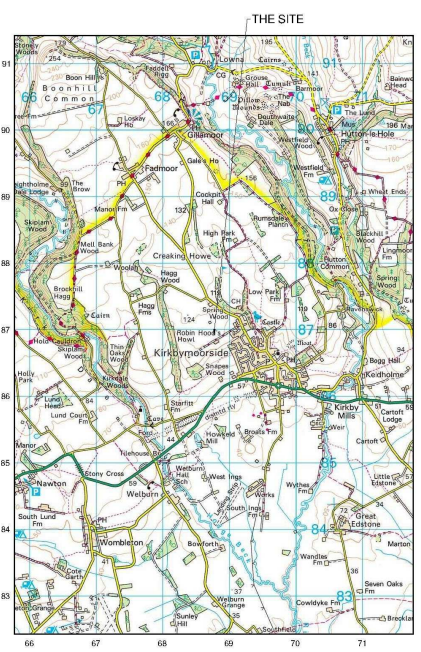
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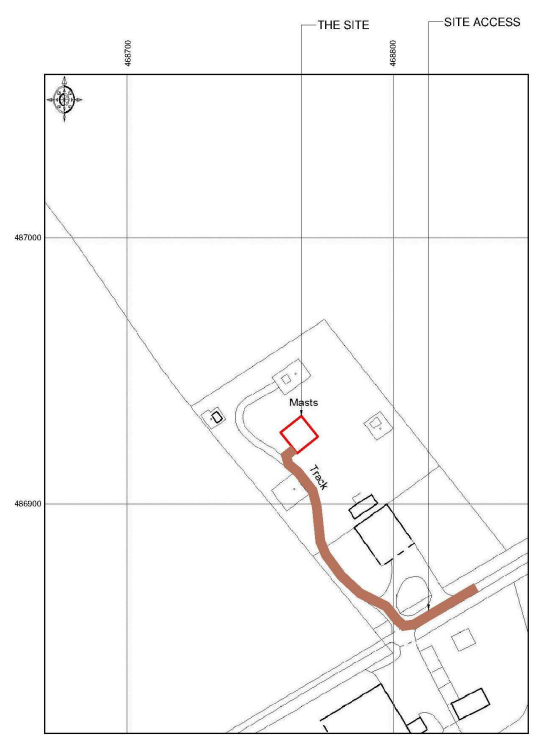
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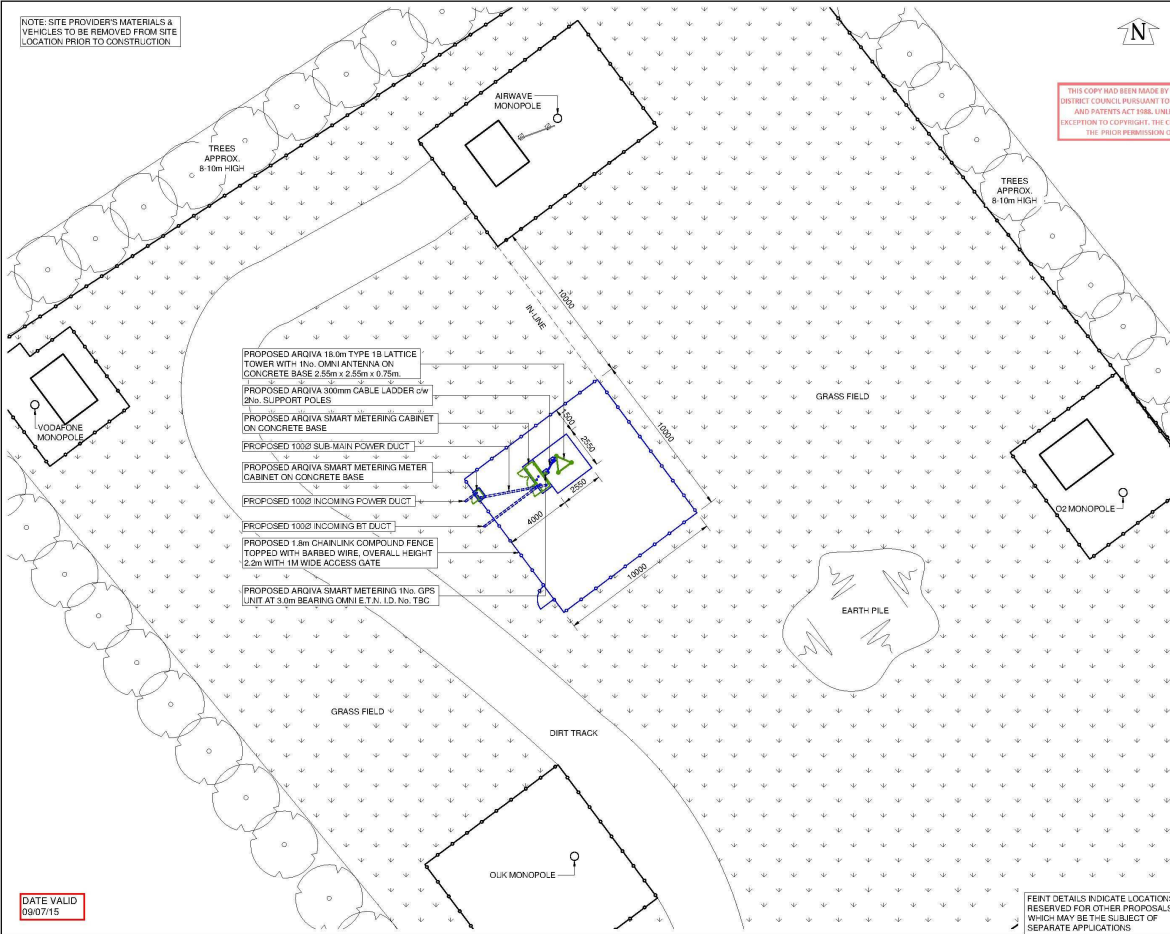
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TITLE
 LEGAL PLAN

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DS1 No	Sheet 1 of 1
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NOTE: SITE PROVIDER'S MATERIALS & VEHICLES TO BE REMOVED FROM SITE LOCATION PRIOR TO CONSTRUCTION.



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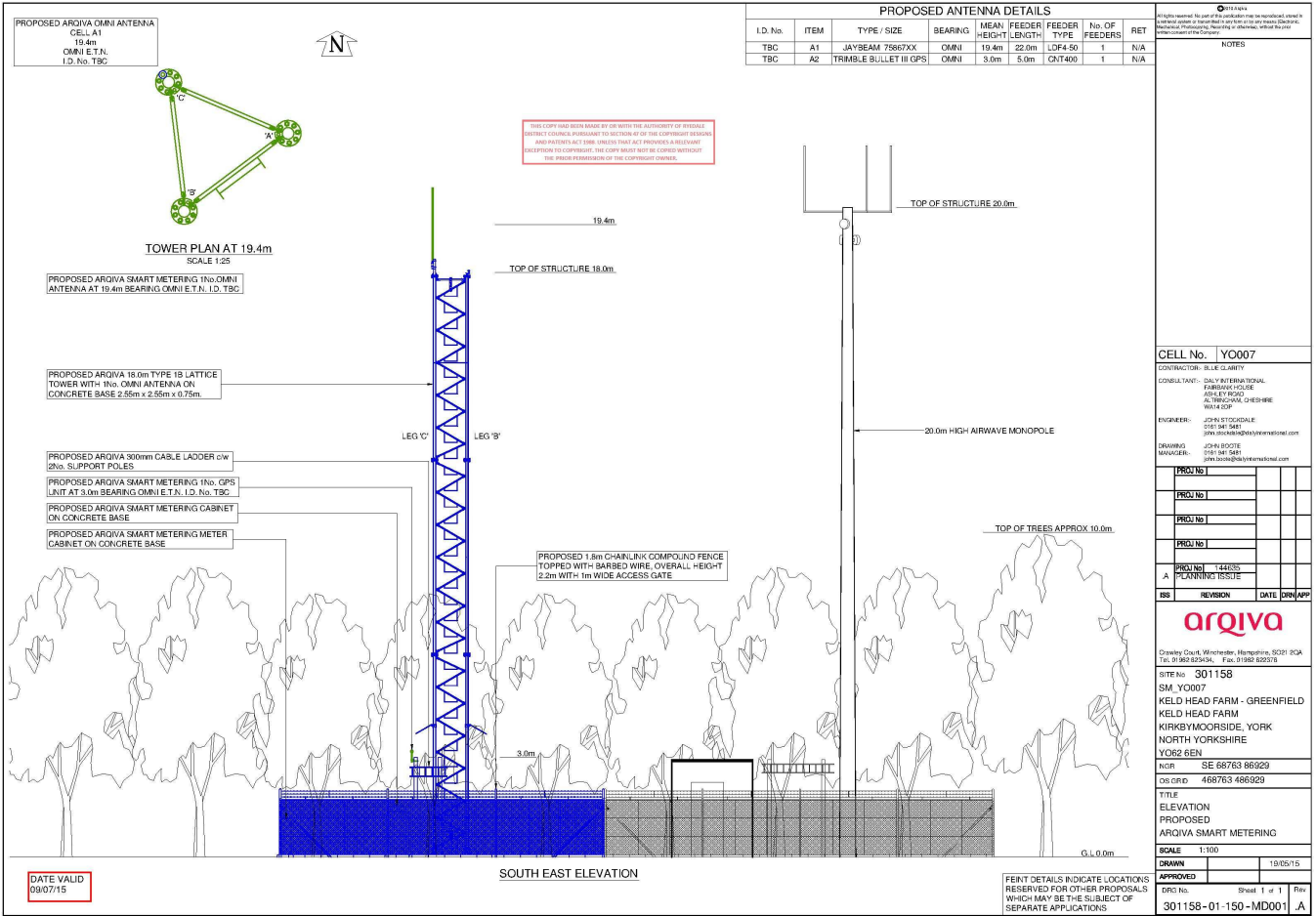
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PROPOSED
ARQIVA SMART METERING

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APPROVED	DATE	BY	APP

RENT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS.

301158-01-100-MD001 A



**STATEMENT IN SUPPORT
OF
APPLICATION FOR PLANNING PERMISSION
INCORPORATING THE DESIGN AND ACCESS STATEMENT**

July 2015

**Arqiva
Crawley Court, Winchester, Hampshire, SO21 2QA**

Ref: YO007 Keld Head Farm

EXECUTIVE SUMMARY

The Proposed Development

This application is for the installation of electronic communications apparatus that forms part of Arqiva's planned Smart Metering network.

Arqiva is a designated Electronic Communications Code Network Operator and has been appointed by the Department of Energy & Climate Change to develop the Smart Meter infrastructure network in the north of England and Scotland.

The Benefits of the Smart Metering Network

Smart metering is a Government programme to roll out, between 2014 and 2020, smart electricity and gas meters to homes and small businesses across Great Britain. The smart meter initiative is a key part of the Government's programme to cut greenhouse gas emissions, decarbonise the economy and support the creation of new green jobs and technologies.

Smart Meters are the next generation of gas and electricity meters. They will offer a range of intelligent functions and provide consumers with more accurate information, bringing an end to estimated billing. Consumers will have near-real time information on their energy consumption to help them control and manage their energy use, save money and reduce emissions.

By providing these benefits it's argued that the development assists in achieving the goals of sustainable development. This is in accordance with the statutory duty placed upon local planning authorities and accentuated by the presumption in favour of sustainable development within the National Planning Policy Framework (NPPF).

Technical and Operational Constraints

The Smart Meter programme, like all electronic communications networks, will need to be supported by an infrastructure of operational sites with the required antennas and other apparatus needed to provide radio coverage to the local area.

As the Smart Meter network must be able to communicate with meters that are typically found in the heart of a property, for example, in an under stairs cupboard, then the sites must be developed in locations that can provide the required level of coverage.

Site Selection

In accordance with best practice, site sharing, utilisation of existing buildings and structures has been explored in a sequential approach to best meet the operational need whilst minimising environmental impact. In this case, existing telecommunication masts have been identified and it is proposed to co-locate a new mast at the same location.

Pre-Application Consultation

Information on Arqiva's planned Smart Meter network was provided to the Council on 18 December 2013. Further pre-application consultation in relation to the application site was undertaken with the Ward Councilors – Councillor Cussons and Councillor Gardiner – and with Ryedale District Council's planning department and Kirkbymoorside Town Council.

The only response was from Ryedale District Council. Miss Cornforth kindly advised on who the consultees would be and also raised the matter of visual screening. For information on this topic please read paragraphs 5.18 – 5.12 (p23) of the Design and Access Statement.

Compliance with Planning Policy and other Material Planning Considerations

Policy at national level is set out in the NPPF. The NPPF views high quality communications infrastructure and systems, such as the coverage provided by the Smart Meter network, as essential for achieving sustainable development objectives.

The Development Plan consists of three elements: the Ryedale Plan; the saved Policies and Maps of the Ryedale Local Plan 2002; and saved policy of the Regional Spatial Strategy. In review of these policies, the application demonstrates that the proposal is in accordance with the Development Plan and in particular policy relating to telecommunications (Policy U8, Ryedale Local Plan 2002).

The site chosen falls within Area of High Landscape Value therefore Policy ENV3 of the Ryedale Local Plan 2002 applies. All reasonable steps have been taken to minimise any perceived visual and environmental impact whilst having regard to the need to provide the required level of radio coverage for the network.

With regards to design, layout and scale, this has been guided by the special technical and operational requirements that are associated with electronic communications development. Good practice guidance requires careful consideration of the siting and design to minimise appearance and to ameliorate potential visual impact.

In addition consideration has been given to the need for the development being in the wider public interest and an appropriate balance has been struck between the objectives of developing new high quality communications infrastructure and environmental considerations. It is considered that on balance the proposal offers greater benefit than harm and therefore should be acceptable in principle.

ICNIRP Compliance

The proposed antennas comply with all relevant health and safety requirements, in accordance with ICNIRP guidelines. A certificate of compliance has been provided with this application.

Servicing and Maintenance

The site will require periodic access for maintenance and servicing visits. This will be restricted to authorised personnel only, and therefore the proposal does not give rise to any issues associated with public access.

In conclusion, the proposed development has been sited and designed with reference to pre-application consultation in order to locate the development as sensitively as practicable. Specific consideration has been given to technical requirements and national and local planning policy. The proposal is supported by both local and national planning policy, and as such it is considered that the application should be looked upon favourably.

1. INTRODUCTION

- 1.1 This statement is submitted in support of an application for planning permission at *Keld Head Farm, Kirkbymoorside, North Yorkshire, YO62 6EN* as part of Arqiva's planned Smart Metering communications network. Arqiva is a designated Electronic Communications Code Network Operator and has been appointed by the Department of Energy & Climate Change to develop the Smart Meter infrastructure network in the north of England and Scotland.
- 1.2 The development proposed is shown in detail in the drawings submitted. In summary, it involves:
- **Installation of 1 no. 18m high lattice tower and 1 no. Omni-antenna;**
 - **Installation of 1.8m high chain-link fence topped with barbed wire (overall height 2.2m);**
 - **1 no. proposed equipment cabinet and 1 no. meter cabinet to be located within site compound.**
- 1.3 In this statement, which incorporates the design and access statement, we go on to highlight the purposes and benefits of the development proposed, to explain the particular need in this case and to demonstrate compliance with planning policy. We also provide information on health and safety and related issues by way of further reassurance.

2. THE PURPOSE AND BENEFITS OF THE SMART METER NETWORK

- 2.1 Smart Metering is a Government programme to roll out, between 2014 and 2020, smart electricity and gas meters to homes and small businesses across Great Britain. The smart meter initiative is a key part of the Government's programme to cut greenhouse gas emissions, decarbonise the economy and support the creation of new green jobs and technologies.
- 2.2 The Department of Energy & Climate Change has awarded the contract to deliver the radio communications network for Smart Metering to Arqiva and Telefonica. Arqiva will deploy and manage the radio communications network in Scotland and northern England whilst Telefónica will provide the network to the remainder of Great Britain.
- 2.3 This new national smart metering 'Wide Area Network' is a key project in the UK's National Infrastructure Plan and will form part of the UK's Critical National Infrastructure. Its deployment and timely delivery is particularly important to achieving a sustainable economy and meeting key Government priorities enshrined in the Climate Change Act 2008, and thereby support the transformation to a low carbon economy.
- 2.4 In due course, the network will also be available to water utilities and in similar fashion, consumers will be better able to understand and make informed choices about their use of this natural resource.
- 2.5 The proposed development and the wider Smart Metering network will, therefore, make a significant contribution towards sustainable development objectives which will help the UK Government to meet its target of reducing emissions by at least 80% on 1990 levels by 2050 and now set down within the UK Carbon Plan. This is relevant to the statutory duty already placed upon local planning authorities under Section 39 of the Planning and Compulsory Purchase Act 2004 and now accentuated by the presumption in favour of sustainable development

within the National Planning Policy Framework (NPPF). More specifically, it will help to deliver the aspirations set out in Sections 5 and 10 of the NPPF.

2.6 Having regard to the Government's three key dimensions for sustainable development within the NPPF, smart metering will in particular assist in the following ways:

- **An economic role** – smart metering communications will help businesses to be energy conscious, smarter and invest in more energy efficient infrastructure to reduce longer term running costs. Consequential spin offs will, among many, be the creation of new green jobs and technologies, modern and cleaner industries and help stimulate retail sales in more efficient appliances.
- **A social role** - modern smart metering communications will allow consumers to benefit from real time information on their energy consumption, to help them control energy use, save money and reduce emissions. With greater visibility and understanding of their energy consumption, consumers will be able to make more informed choices about which appliances to use and when. For example, a consumer seeing the power consumption of a tumble dryer might be encouraged to use a washing line instead or perhaps to avoid operating it during peak periods of demand when pricing is higher.
- **An environmental role** – smart metering communications will help to reduce energy consumption at homes and premises and allow smarter working practices such as better energy management within larger businesses and incorporation of new efficient infrastructure into new developments. In this way modern smart metering communications will help ensure the prudent use of natural resources, alleviate energy waste, reduce carbon footprints and help the UK Government meet its energy emissions set within the UK Carbon Plan.

2.7 However, in order to make this important contribution to sustainable development objectives, the network has to be developed first and like all electronic communications networks, will need to be supported by an infrastructure of operational sites. This is no different than railway services, for example, being reliant on the associated infrastructure of lines and stations. In the next section, the particular network requirement from which this application stems is explained.

3. THE REQUIREMENT

- 3.1 Arqiva owns and operates the terrestrial radio and television broadcast networks. The company owns most of the tower portfolio originally developed by T-Mobile (now part of Everything Everywhere) and have rights and manage other masts, towers and rooftops, developed or otherwise suitable for use for electronic communications. In total, Arqiva has access to over 16,000 sites around the UK, which is considerably in excess of the numbers available to any other electronic communications operator in the UK. Arqiva is also licensed to use the 412-414MHz spectrum that will be used as part of the Smart Meter network.
- 3.2 Basing the Smart Metering network on this portfolio of existing sites will be a critical element in minimising the potential visual impact associated with the deployment of a new network. This is obviously consistent with longstanding statutory and government policy requirements to use existing sites or other high structures so as to minimise visual impact.
- 3.3 As the network must be able to communicate with meters that are typically found within the heart of a property, for example, in an under stairs cupboard, then the sites must be located so that they can provide an acceptable level of coverage to the properties that they serve.
- 3.4 New installations will be required in some areas for a variety of reasons, for example, the nearest existing sites are too far from certain properties; the signal from the nearest site may be adversely attenuated or affected by topography or natural or man made features such as trees or high buildings; or the fabric of the properties is such that the signals will be unable to penetrate them, for example, because they are old thick walled buildings. Without some new installations a number of homes and businesses would not therefore be able to benefit from smart meters.

Site Selection Process

Radio constraints on site selection

- 3.5 This proposed new installation has to fit in with the overall plan for the network based around Arqiva's existing sites. To help illustrate the context of this application, a computer generated coverage plot is submitted. Its estimate tends to exaggerate true levels of coverage on the ground because the modelling only takes broad account of general topography and manmade features. However, it is a useful tool for explaining how the new installation will fit into the network in the wider area.

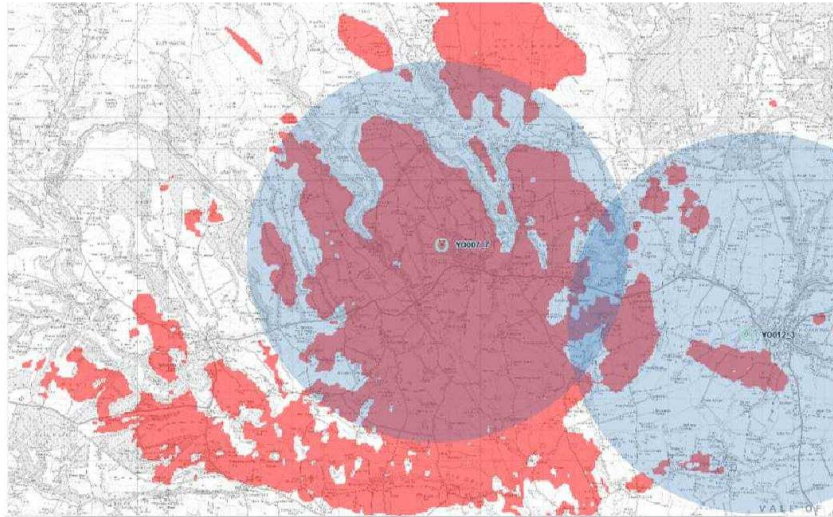


Figure 1. Extract from radio propagation charts showing indicative coverage from proposed YO007 vis-à-vis neighbouring base-stations.

- 3.6 The area within which a base station can be located must be carefully selected to ensure that base stations compliment and not interfere with each other. The Directed Search Area (DSA) represents the weighted mid points of population

density that need to be served. The base station must be located within our client's DSA which the application site falls within.

- 3.7 Any potential sites located outside of the search area may be rejected by our client for radio reasons because they would either be too close to, or too far away from neighbouring cells, and may not provide coverage to all of the targeted area.

Topographical and land use constraints on site selection

- 3.8 Local topography, land uses and other features can often mean that parts of a search area have constraints which make them unsuitable to accommodate a mast.

- 3.9 When establishing a new ground-based telecommunication mast, there is a set of criteria that a site must be assessed against to ensure effective operation, these include:

- Easy access to a BT hard-wire for data transmission;
- Installation of apparatus not presenting issues with highway visibility splays;
- Presence of underground services restricting where can be excavated;
- Potential for nearby trees and high-buildings to corrupt radio signal.

- 3.10 Another constraint on site selection is that the majority of this search area has residential land use. Sites that are in direct view of residential properties were treated as less favourable because of the potential impact on the amenity of residents.

- 3.11 Land elevation was also a factor that informed site selection. Siting the proposed mast on land that has a lower elevation than the 113m achieved at the application site may require a compensatory increase in mast height to ensure

effective radio operation. Elevation drops down to 55m at some locations in the area which would be less favourable in radio planning terms.

- 3.12 When the application site is assessed against the constraints and criteria discussed in this section, it is found to be acceptable.

Exploring the use of an existing mast, building or other structure

- 3.13 A search of the Sitefinder database, maintained by Ofcom, and the most comprehensive of all electronic communications sites, identified existing telecommunication sites which were investigated as potential opportunities for sharing potential but all were found to be unsuitable. The sites are as follows:

Site 1: Airwave mast, cell ref. NYK063, Keld Head Farm, X468764 / Y486948

Site 2: Vodafone mast, cell ref. 6845, Keld Head Farm, X468733 / Y486932

Site 3: O2 mast, cell ref. 3386, Keld Head Farm, X468795 / Y486930

Site 4: Orange mast, cell ref. Keld Head Farm, X468763 / Y486905

- 3.14 The Smart Metering proposal requires the deployment of an Omni-style antenna that will operate by emitting a signal in a 360 degree direction. This means that the antenna must occupy a position above all supporting infrastructure and surrounding ground clutter in order to avoid signal 'clipping'. The existing and proposed antenna also require a certain vertical separation to prevent cross-signal interference. The required antenna position is unavailable on any of these masts and therefore none of them can accommodate the Smart Metering apparatus.
- 3.15 A search was also carried out to establish whether any other high buildings or structures might be used. The following building was identified and explored as a possible opportunity for sharing, but for the following reasons, was found to be unsuitable:

Site 5: BT telephone exchange, Kirby Mills industrial estate, X469421 / Y486489

This building was assessed and it was found that it would not provide sufficient height for the Smart Metering radio signal to clear surrounding ground-based clutter. This clutter included trees and other buildings which are higher than the exchange building. The site is also in close proximity to residential properties so installing the apparatus on top of the building may have resulted in more impact on amenity than the developing at the application site.

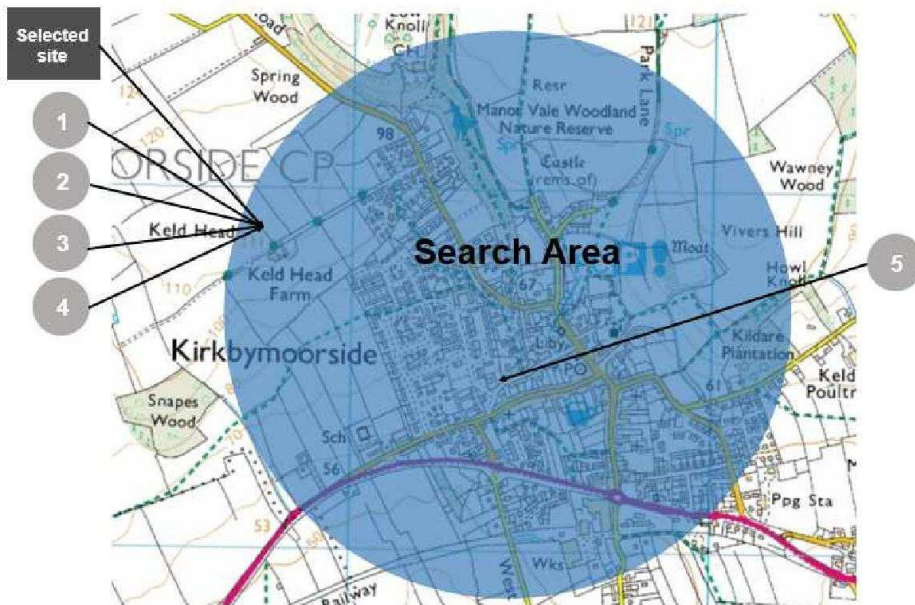


Figure 2. Site search area and discounted site options.

3.16 Our conclusion is that the redevelopment of the existing site strikes the best balance between environmental and operational considerations, including the key requirement for the development to be close to the properties it is intended to serve. Importantly, the proposal would not result in any meaningful increase in the impact on views, or on the landscape, than is currently the case. This is the reason for the application before you.

4. COMPLIANCE WITH PLANNING POLICY

4.1 The relevant planning policy framework that has been taken into account and in part already alluded to is found principally within:

- The Development Plan
- National Planning Policy Framework (NPPF)
- The Code of Best Practice on Mobile Network Development in England

4.2 These documents provide the overall policy background for electronic communications development, site specific policies and the key considerations relevant to the siting and design of appropriate electronic communications development.

The National Planning Policy Context

4.3 The general policy context can be summarised as follows:

- Government policy within the NPPF is to support high quality communications infrastructure and systems – this is especially relevant to smart metering, which is a Government initiative
- Government policy is to keep the inevitable environmental impact associated with electronic communications development to the minimum
- The best way to minimise environmental impact is to avoid the unnecessary proliferation of new radio masts and sites
- The starting point for planning new networks or the expansion of existing networks is therefore to use existing electronic communications sites
- Where new installations are required, as in this case, operators should look to develop innovatively designed structures, such as those designed to blend in with the street scene

- 4.4 The NPPF as a whole is aimed at encouraging a more positive approach to town planning. While the NPPF builds environmental protection into the definition of sustainable development, there is also a very clear emphasis that local planning authorities should be looking for ways to help development come forward and not reject applications simply on environmental grounds. The NPPF recognises that this is especially relevant where a development might have other significantly important benefits such as being essential to meet, for example, new nationally important infrastructure such as the Smart Meter communications network.
- 4.5 The importance of the proposed development as part of the Smart Meter network is clearly an important material planning consideration as it is precisely the type of new digital infrastructure that the NPPF is seeking to support. Hence, it is important to reflect on some key points within the NPPF which are relevant to the very important development at this site and the general planning principles that should apply when determining the merits of the application:
- a. Paragraph 14 advises that authorities should:
- positively seek opportunities to meet the development needs of their area [as part of plan making];
 - meet objectively assessed needs unless the adverse effects would *“significantly and demonstrably outweigh the benefits”*;
- b. Paragraph 17 advises that planning should *“proactively drive and support sustainable development to deliver the homes, businesses and industrial units, **infrastructure** and thriving local places that the country needs”* [my emphasis];
- c. Paragraph 187, on “decision-taking” states that authorities should *“look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible”*.

- 4.6 Paragraph 14 of the NPPF further states that the presumption in favour of sustainable development lies at the heart of the planning system and, in respect of decision-taking, this means that development proposals that accord with the provisions of the Development Plan should be approved without delay. In respect of this guidance, the following sections of this statement demonstrate that the proposed development accords fully with all relevant Development Plan and NPPF policies and, therefore, permission should be granted for the development.

Section 5 - Supporting Advanced Communications Infrastructure of the NPPF

- 4.7 The proposal is supported by, and accords with, the guidance in Section 5 of the NPPF, which provides further guidance on the Government's objective of providing high quality communications networks in England.
- 4.8 The NPPF clearly acknowledges the benefits of modern electronic communications and seeks to encourage such development as being essential due to their role in supporting a modern economy, contributing to sustainable objectives, and enhancing local community access to a range of goods and services. Local planning authorities are advised to respond positively to proposals for electronic communications development and this has to include an understanding of the associated special problems and technical needs of developing communications networks such as the Smart Meter network.

Section 7 – Requiring Good Design of the NPPF

- 4.9 Government places great importance on the design of the built environment and paragraph 56 of the NPPF states that this is an integral objective of achieving sustainable development. The careful approach taken to the design and siting of the proposed development complies fully with this general policy objective.
- 4.10 More specifically, the proposal is supported by the guidance in paragraph 65 of the NPPF, which states that:

'Local Planning Authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).'

- 4.11 In respect of this guidance, all reasonable steps have been taken through careful siting and design to minimise the visual impact of the development, so far as the technical and operation constraints allow. The proposal is an acceptable design solution that will not have any impact on a designation heritage asset.

Site Specific Policies

- 4.12 The application site falls within the Area of High Landscape Value land allocation, therefore Policy ENV3 of the Ryedale Local Plan 2002 applies. This policy and other relevant policies from the local plan are discussed below.

Policy ENV3 - Development in the Areas of High Landscape Value
Within the Wolds and the Fringe of the Moors Areas of High Landscape Value:
(i) Development which would materially detract from the special scenic quality of the landscape will be resisted;
(ii) Small-scale development that would benefit the social or economic situation of rural communities including agricultural uses, farm diversification proposals, affordable housing where this meets with the criteria of Policy H20 and facilities for tourists and for outdoor sport and recreation will be permitted, provided that such development can be accommodated without significant detriment to local landscape character;
(iii) Large-scale development will only be permitted where it can be clearly demonstrated that the proposal would have significant economic or social benefits, is incapable of being located outside the Areas of High Landscape Value and is designed to do as little damage to the environment as practicable;
(iv) Non-agricultural buildings and development will be required to reflect the traditional character of buildings and landscape form in terms of siting, design, and use of materials traditional to the area. Agricultural buildings will be required to accord with Criteria (i) and (iii) of Policy AG2 ;
(v) Landscaping schemes will be required to reflect local landscape character in terms of form and extent of planting and in terms of species used;
(vi) The conservation and appropriate management of features important to the local landscape such as trees, hedges, copses, woodlands and grassland will be encouraged.

- 4.13 In reference to Policy ENV3, given that it is proposed to install the apparatus at a site which is surrounded by four operational masts, it is a reasonable assertion that the additional apparatus proposed at the locality would not 'detract from the special scenic quality of the landscape'.
- 4.14 The development area would be small-scale and facilitate the delivery of Smart Metering coverage to the surrounding areas which will provide economic and environmental benefits related to improvements in energy efficiency.
- 4.15 It is also material that the development will provide a form of 'farm diversification'. The landowner will receive a long-term rental income for accommodating the apparatus which will supplement the income received from the agricultural business.
- 4.16 Finally, it should be recognised that there are many examples of similar essential infrastructure, such streetlights, mobile phone base station and masts, etc., within the countryside that are acceptable and established features of the local landscape. In this case this includes four operational masts sited on the same parcel of land as the application site. The NPPF recognises that there must be a range of facilities and services in rural areas, including electronic communications services, required to support the local communities and businesses located there.

Policy U8 - Telecommunications development

Proposals for large-scale telecommunication development such as masts and other aerial arrays will be permitted where:-

- (i) It can be clearly demonstrated that there is a need for the development in that particular location;
- (ii) There is no reasonable possibility of combining the proposal with existing or committed installations;
- (iii) Taking into account technical and operational considerations, the development is designed, sited and, where appropriate, landscaped to minimise its visual impact on the character and appearance of the surrounding area;
- (iv) It can be demonstrated that no alternative less-intrusive sites or practicable technical solutions are available.

- 4.17 In reference to Policy U8, a sequential site selection process has demonstrated that on this occasion it is not possible to share an existing installation and still meet technical requirements. The site selection process has also been informed by radio, topographical, and land use constraints (see p10).
- 4.18 It is proposed to site the installation in the same field as four operational telecommunication masts. In sequential terms, this is more preferable than proliferating new mast development into the wider area that is currently free from such development. This approach is supported by the NPPF which stipulates that sites for telecommunication installations should be kept to a minimum (para 43).
- 4.19 In summary, the sensitive way the development proposed has been brought forward accords with best practice and forms part of a national important infrastructure project to provide smart metering services to the local area. It accords with the key policy objectives at national level, which are reflected in the relevant policies at local level. The development proposed is therefore acceptable in principle and also accords with the more detailed guidance expressed in local policy.

5. DESIGN AND ACCESS STATEMENT

5.1 The development proposed essentially involves engineering operations and so is arguably exempt from the requirement to provide a design and access statement under Article 8 (1) (b) of The Town and Country Planning (Development Management Procedure) (England) Order 2010. However, to assist your determination this section provides a description of the process adopted in the design of the proposals and explains the access considerations. The significant contribution such development makes towards sustainable development objectives has already been outlined earlier.

Physical Context

5.2 The application site is set within the farmstead of Keld Head Farm, located north-west of the town of Kirkbymoorside. The parcel of land already accommodates four telecommunication masts and ancillary development. Telecommunication development is the principle use of the land which also benefits from tree planting around the perimeter boundary.



Figure 2. Photo of application site.

Amount, Design, Layout and Scale of the Development

- 5.3 The scale, layout and design of the development has been guided by the special technical and operational factors affecting the need to provide an acceptable level of coverage to the local area, having regard to the need to minimise visual impact, which have been explained in the previous sections of this statement.
- 5.4 The mast design – a lattice tower – has been chosen to ensure that it will assimilate with the immediate surroundings and the context in which it will be seen. This includes the four galvanized-steel masts that will surround it. The tower is of the absolute minimum scale to meet radio coverage requirements.
- 5.5 The number of radio equipment cabinets and their size has been limited to what is required to meet current and foreseeable network requirements. The location of the equipment cabinets, and the electronic communications equipment housed within them, reflects the technical and operational requirement to be in reasonable proximity to the antenna system they support. This avoids exceptionally large runs of feeder cables and associated supporting trays, and the subsequent loss of signals.

Access Considerations

- 5.6 Access to the site will be provided off Keld Head Road. Once constructed, the development will be unmanned requiring only periodic visits, typically once every two to three months for routine maintenance and servicing.
- 5.7 In accordance with all relevant health and safety legislation and guidelines, access to the site will be restricted to authorised personnel and the routine maintenance and servicing of the apparatus will only be carried out by properly trained and qualified staff. Electronic communications base stations are specifically designed to prevent unauthorised access by members of the public and, therefore, there is no requirement to incorporate inclusive access arrangements into the proposed layout and design of the development.

Landscaping

- 5.8 The proposed siting of the development has been very carefully chosen to minimise environmental impact. Any potential impact of the development is principally associated with the mast, which is the most visible component of the base station, and which cannot be fully screened for operational reasons. The height of the mast means that any attempt to screen it in its entirety would be unrealistic in any event.
- 5.9 The mast would be set amongst the backdrop of trees (approx. 8-10m high), which will mitigate its impact on views from public vantage points. The use of a lattice tower, a relatively open and permeable structure, will give the impression of allowing views through the mast to the backdrop of trees and the sky, thereby minimising its visual impact.
- 5.10 Moreover, it is significant that the proposed mast would be sited in the middle of a square formed by four other masts. These existing masts would remain the most prominent feature of the site and, to a degree, will disguise the new addition.

Appearance

- 5.11 The tower will be similar in appearance to the existing masts at the farm. A functional and plain design made from galvanised steel – typical of such infrastructure installed across the country.
- 5.12 It is considered that the landscape and visual impact arising from the redevelopment works will be low. The existing masts have become an established feature of the local landscape, and the proposed addition will be of similar scale, design, and appearance. It is estimated that the existing masts have heights of between 17m-20m. The proposed mast would be 18m high.

6. ICNIRP COMPLIANCE

- 6.1 A certificate confirming compliance with the relevant ICNIRP guidelines on public exposure has been supplied with this application. Accordingly, as explained within the NPPF, it is not necessary, to consider further the health aspects and concerns about them, which include the perception of risk.

7. SUMMARY AND CONCLUSIONS

- 7.1 The proposed development forms part of Arqiva's planned Smart Meter network, which is being created as part of the government's initiative to roll out smart electricity and gas meters to homes and small businesses across Great Britain between 2014 and 2020. The network forms part of the UK's National Infrastructure Plan and the information provided by smart meters will help consumers to better manage and reduce energy use and potentially save money. Smart meters will play an important role in the government's policies to achieve a transition to a sustainable and low-carbon economy.
- 7.2 The proposed development is considered to strike the best balance between operational and environmental considerations that apply to its role within the Smart Meter network. The proposed siting and design has been chosen to minimise visual impact and should, therefore, be acceptable.
- 7.3 The proposed antennas will comply with all relevant health and safety requirements and will be compliant with the ICNIRP guidelines. There are no exceptional circumstances in this case and therefore no need to consider health effects and related concerns such as the perception of risk further.
- 7.4 This statement has demonstrated that the proposal is in accordance with local Development Plan policy and national policy set out in the NPPF. In particular, it is a form of development that is specifically encouraged as a matter of principle and in its detail complies with the policy objective of minimising potential environmental impact.
- 7.5 In conclusion, the application merits support and there are no material considerations that indicate otherwise.

CC Concerns

Loraine Merrett

MANOR VALE DM

From: Lisa Bolland [town.clerk@kirkbymoorsidetowncouncil.gov.uk]
Sent: 28 July 2015 10:16
To: Development Management
Subject: 15/00644/FUL 15/00724/HOUSE 15/00787/FUL DEVELOPMENT MANAGEMENT

28 JUL 2015

DEVELOPMENT
MANAGEMENT

Please be advised of the following planning observations made by the Kirkbymoorside Town Council Planning Committee:

a. 15/00644/FUL | Erection of extension to band room to form a concert and scout hall, following demolition of existing scout hut. | Band Room Kirkbymoorside Town Brass Band Manor Vale Lane Kirkbymoorside YO62 6EG

It was considered that the proposal for a concert hall and multi-purpose building to accommodate both the Scouts and the Brass Band would be most favourable. The Planning Committee strongly supports this application.

b. 15/00724/HOUSE | Erection of a single storey extension to south elevation, porch to east elevation and replacement single storey extension to north elevation following demolition of existing single storey extension (revised details to part approval 15/00433/HOUSE dated 03.06.2015) | Holme Lea Gillamoor Road Kirkbymoorside YO62 6EL

No Comment.

c. 15/00787/FUL | Erection of 18m high lattice tower with 1no. omni-antenna for Smart Meter electronic communications together with 1no. meter cabinet and 2.2m high chain-link/barbed wire site compound boundary fence. | Land At Mast Site On Keld Head Road Kirkbymoorside



The Planning Committee agreed that the concerns raised by the member of public were valid and should be investigated.

A member of the public raised concerns with regards to application 15/00787/FUL. There are negative implications with the mast being in close proximity to other mast sites. Sub-frequency radiation – No experience of anticipated pulse frequency and the associated detriment to inhabitants in proximity to the site. Further information is required to ascertain: the safety to residents in proximity to the mast; the area that the mast is to service; what power level will be emitted; is it integral for the mast to be located in close proximity to the school and soon to be built up residential area (West Fields). Further information on spec and statistics for similar masts are necessary to make an informed decision.

Item Number: 12
Application No: 15/00839/FUL
Parish: Acklam Parish Meeting
Appn. Type: Full Application
Applicant: Mr Maxwell Morrison
Proposal: Erection of 2no. bedroom replacement dwelling following demolition of existing dwelling, garage and stables
Location: The Lodge Acklam Grange Main Street Acklam Malton North Yorkshire YO17 9RG

Registration Date:
8/13 Wk Expiry Date: 16 September 2015
Overall Expiry Date: 20 August 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council
Highways North Yorkshire Conditions recommended
Countryside Officer No objection
Land Use Planning

Neighbour responses: Mrs Michelle Howard,

SITE:

The application site is located to the eastern end of the village of Acklam, fronting onto 'Main Street', within the north-eastern corner of the original curtilage of Acklam Grange. The southern and western boundaries are open onto the driveway serving Acklam Grange, with the eastern boundary abutting the adjacent Grade II listed residential dwelling of Merton House. The site is at its highest along the northern boundary, with levels dropping away towards the south. The site is located adjacent to the Locally Valued Landscape of the Wolds Area of High Landscape Value. The northern boundary is enclosed by a stone boundary wall.

PROPOSAL:

The proposal seeks the erection of two bedroom replacement dwelling following demolition of existing dwelling, garage and stables.

- The existing dwelling and garage have an approximate footprint of 87 square metres.
- The existing stables have an approximate footprint of 38.7 square metres.
- The proposed replacement dwelling will have an approximate footprint of 151.8 square metres.
- It will be constructed from stone under a pantile roof.

HISTORY:

There is no relevant planning history in connection with the site.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP2 Delivery and Distribution of New Housing

Policy SP4 Type and Mix of New Housing
Policy SP12 Heritage
Policy SP13 Landscapes
Policy SP14 Biodiversity Policy SP16 Design
Policy SP18 Renewable and Low Carbon Energy
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 6 - Delivering a wide choice of high quality homes
Chapter 7 - Requiring good design
Chapter 12 - Conserving and enhancing the historic environment

APPRAISAL:

Members should note that a letter of objection has been received from the occupier of the residential property '1 Ainsty View' which is located approximately 200 metres to the west of the site. They have objected on the following grounds:

- *The proposed development is out of character with neighbouring properties*
- *The proposed development is of a poor design, showing little respect for neighbouring properties*
- *The proposed development is poorly designed and intensive development can seriously damage the local character of an area*
- *The proposed development is not in keeping with the visual characteristics of any identifiable style, form or detail in the surrounding area*
- *The proposal is a cramped form of development*

The main considerations to be taken into account are:

- i. The principle of residential development
- ii. Character and form
- iii. Impact upon the street scene of Main Street
- iv. Impact upon the setting of the adjacent Listed Building of Merton House
- v. Impact upon neighbouring amenity
- vi. Highway safety
- vii. Protected species
- viii. Drainage

i. The principle of residential development

The site currently accommodates an existing bungalow and a range of other buildings dating from the late 1960's. This proposal seeks to demolish the existing bungalow and replace it with a two bedroom single storey dwelling. Policy SP2 (Delivery and Distribution of new housing) is supportive of replacement dwellings, in 'other villages' like Acklam. It is therefore considered that the principle of a replacement is acceptable in this location.

ii. Character and form

Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy states the following:

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated

- Protect amenity and promote well-being

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- *Topography and landform that shape the form and structure of settlements in the landscape*
- *The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale*
- *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings*
- *The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement*
- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures*
- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail*

The proposed replacement dwelling will be single storey, with a total depth of 22m and a width of 8m on the front elevation. The ridge height on the front elevation will be approximately 5.1m and the eave height will be 2.5m.

It is considered that due to the size of the plot, the siting of the replacement dwelling is considered to reinforce the local distinctiveness of the area. The plot currently accommodates an existing bungalow with attached garage and detached stables and the linear form of the proposed replacement dwelling is not dissimilar to what is currently on the site.

The general design of the proposed replacement dwelling is for the street facade of appear as an outbuilding within the wider context of Acklam Grange and Merton House. It will be a gable ended design, with the ridge running east-west. The cross wing projection to the rear are more of a residential design, with larger openings and an oak framed rear elevation, with a ridge running north-south. There is also a step down in ridge and eave height on the southern cross wing. The external finish of the dwelling will be coursed natural stone with dressed heads, cills and tabling, under a pantile roof. The windows are of casement top opening design, constructed of polyester coated aluminium. There will be a 1.2m post and rail fence, with a beech hedge planted to the inner face to separate the parking space and driveway from the rear domestic curtilage.

It is considered that the scale and detailed design of the new development respects the context provided by its surroundings, including the adjacent dwellings. The existing bungalow is in a state of despair and of an inappropriate architectural design. It is considered that the replacement dwelling will create a dwelling that respects and makes a positive contribution the character of the immediate locality. It is also considered that the dwelling has sufficient domestic curtilage space that does not harm the character of the area. The proposal is therefore considered to comply with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon the street scene of Main Street

The general design of the proposed replacement dwelling is for the street facade to appear as an outbuilding within the wider context of Acklam Grange and Merton House. The cross wing projection to the rear will not be readily visible from the street scene of Main Street. Double gates set into the existing stone piers are to be reinstated. It is considered that the proposal will not be detrimental to the character of the street scene.

iv. Impact upon the setting of the adjacent Listed Building of Merton House

The existing building is considered to do little to enhance the setting of the adjacent Listed Building of Merton House. It is considered that the proposed replacement dwelling is of an architectural form that provides a low, single storey elevation to the street frontage which would be subservient to the adjacent Listed Building of Merton House. The angle of the roof pitch and articulation of the building form reflects that of the Listed Building with defined stone tabling to the gables to the primary building form to the north. It is considered that the proposed replacement dwelling will not impact upon the setting of the adjacent Listed Building of Merton House, complying with Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy.

v. Impact upon neighbouring amenity

It is considered that due to the site already having a residential property, the dwelling being single storey and the location of the proposed windows, the proposal will not have a material adverse impact upon the occupiers of the properties of Acklam Grange, Merton House and Greenbank House. This is in terms of being overbearing in presence, causing loss of privacy and loss of natural light, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy. No response has been received from the occupiers of any of the neighbouring properties.

vi. Highway safety

The site is served by an existing vehicular access point from Main Street, which is shared by Acklam Grange. Double gates set into the existing stone piers are to be reinstated. The driveway is to be resurfaced with the first 5m from the highway in stone setts with angular gravel to match that used for Acklam Grange. The site seeks one car parking space. The Local Highway Authority has raised no objection to the proposal in terms of its impact upon highway safety, subject to conditions relating to verge crossings and on-site parking.

vii. Protected species

The Countryside Officer has raised no objection to the proposal in terms of its impact upon bats as European Protected Species. viii. Drainage The agent has stated that they have had discussions with Yorkshire Water and they have confirmed that it would be acceptable for surface water from Acklam Lodge to enter the Yorkshire Water combined sewer.

Conclusion

It is considered that this report has considered that points that were raised in the letter of objection from the occupier of the residential property '1 Ainsty View' in the appraisal section of this report. In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP2, SP4, SP12, SP13, SP14, SP16, SP18, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval, subject to the following conditions.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Prior to the commencement of the development hereby permitted, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Unless otherwise agreed in writing, all new windows, doors and garage doors shall be set in reveals of 75mm.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s), and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no

excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details shown on drawing and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 9 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 015156_P_103 Rev A. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 10 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 11 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of

highway safety and the general amenity of the area.

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

Site Location Plan - 015156_P_100

Site Plan - As Proposed - 015156_P_103

Ground Floor Plan - 015156_P_241

Site Plan - 015156_P_240

Elevations - 015156_P_243

Roof Plan - 015156_p_242

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

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

Item Number: 12
Application No: 15/00839/FUL
Parish: Acklam Parish Meeting
Appn. Type: Full Application
Applicant: Mr Maxwell Morrison
Proposal: Erection of 2no. bedroom replacement dwelling following demolition of existing dwelling, garage and stables
Location: The Lodge Acklam Grange Main Street Acklam Malton North Yorkshire YO17 9RG

Registration Date:
8/13 Wk Expiry Date: 16 September 2015
Overall Expiry Date: 20 August 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council
Highways North Yorkshire Conditions recommended
Countryside Officer No objection
Land Use Planning

Neighbour responses: Mrs Michelle Howard,

SITE:

The application site is located to the eastern end of the village of Acklam, fronting onto 'Main Street', within the north-eastern corner of the original curtilage of Acklam Grange. The southern and western boundaries are open onto the driveway serving Acklam Grange, with the eastern boundary abutting the adjacent Grade II listed residential dwelling of Merton House. The site is at its highest along the northern boundary, with levels dropping away towards the south. The site is located adjacent to the Locally Valued Landscape of the Wolds Area of High Landscape Value. The northern boundary is enclosed by a stone boundary wall.

PROPOSAL:

The proposal seeks the erection of two bedroom replacement dwelling following demolition of existing dwelling, garage and stables.

- The existing dwelling and garage have an approximate footprint of 87 square metres.
- The existing stables have an approximate footprint of 38.7 square metres.
- The proposed replacement dwelling will have an approximate footprint of 151.8 square metres.
- It will be constructed from stone under a pantile roof.

HISTORY:

There is no relevant planning history in connection with the site.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP2 Delivery and Distribution of New Housing

Policy SP4 Type and Mix of New Housing
Policy SP12 Heritage
Policy SP13 Landscapes
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Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Chapter 12 - Conserving and enhancing the historic environment

APPRAISAL:

Members should note that a letter of objection has been received from the occupier of the residential property '1 Ainsty View' which is located approximately 200 metres to the west of the site. They have objected on the following grounds:

- *The proposed development is out of character with neighbouring properties*
- *The proposed development is of a poor design, showing little respect for neighbouring properties*
- *The proposed development is poorly designed and intensive development can seriously damage the local character of an area*
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The main considerations to be taken into account are:

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- ii. Character and form
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- vi. Highway safety
- vii. Protected species
- viii. Drainage

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- Protect amenity and promote well-being

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- *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings*
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- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures*
- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail*

The proposed replacement dwelling will be single storey, with a total depth of 22m and a width of 8m on the front elevation. The ridge height on the front elevation will be approximately 5.1m and the eave height will be 2.5m.

It is considered that due to the size of the plot, the siting of the replacement dwelling is considered to reinforce the local distinctiveness of the area. The plot currently accommodates an existing bungalow with attached garage and detached stables and the linear form of the proposed replacement dwelling is not dissimilar to what is currently on the site.

The general design of the proposed replacement dwelling is for the street facade of appear as an outbuilding within the wider context of Acklam Grange and Merton House. It will be a gable ended design, with the ridge running east-west. The cross wing projection to the rear are more of a residential design, with larger openings and an oak framed rear elevation, with a ridge running north-south. There is also a step down in ridge and eave height on the southern cross wing. The external finish of the dwelling will be coursed natural stone with dressed heads, cills and tabling, under a pantile roof. The windows are of casement top opening design, constructed of polyester coated aluminium. There will be a 1.2m post and rail fence, with a beech hedge planted to the inner face to separate the parking space and driveway from the rear domestic curtilage.

It is considered that the scale and detailed design of the new development respects the context provided by its surroundings, including the adjacent dwellings. The existing bungalow is in a state of despair and of an inappropriate architectural design. It is considered that the replacement dwelling will create a dwelling that respects and makes a positive contribution the character of the immediate locality. It is also considered that the dwelling has sufficient domestic curtilage space that does not harm the character of the area. The proposal is therefore considered to comply with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon the street scene of Main Street

The general design of the proposed replacement dwelling is for the street facade to appear as an outbuilding within the wider context of Acklam Grange and Merton House. The cross wing projection to the rear will not be readily visible from the street scene of Main Street. Double gates set into the existing stone piers are to be reinstated. It is considered that the proposal will not be detrimental to the character of the street scene.

iv. Impact upon the setting of the adjacent Listed Building of Merton House

The existing building is considered to do little to enhance the setting of the adjacent Listed Building of Merton House. It is considered that the proposed replacement dwelling is of an architectural form that provides a low, single storey elevation to the street frontage which would be subservient to the adjacent Listed Building of Merton House. The angle of the roof pitch and articulation of the building form reflects that of the Listed Building with defined stone tabling to the gables to the primary building form to the north. It is considered that the proposed replacement dwelling will not impact upon the setting of the adjacent Listed Building of Merton House, complying with Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy.

v. Impact upon neighbouring amenity

It is considered that due to the site already having a residential property, the dwelling being single storey and the location of the proposed windows, the proposal will not have a material adverse impact upon the occupiers of the properties of Acklam Grange, Merton House and Greenbank House. This is in terms of being overbearing in presence, causing loss of privacy and loss of natural light, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy. No response has been received from the occupiers of any of the neighbouring properties.

vi. Highway safety

The site is served by an existing vehicular access point from Main Street, which is shared by Acklam Grange. Double gates set into the existing stone piers are to be reinstated. The driveway is to be resurfaced with the first 5m from the highway in stone setts with angular gravel to match that used for Acklam Grange. The site seeks one car parking space. The Local Highway Authority has raised no objection to the proposal in terms of its impact upon highway safety, subject to conditions relating to verge crossings and on-site parking.

vii. Protected species

The Countryside Officer has raised no objection to the proposal in terms of its impact upon bats as European Protected Species. viii. Drainage The agent has stated that they have had discussions with Yorkshire Water and they have confirmed that it would be acceptable for surface water from Acklam Lodge to enter the Yorkshire Water combined sewer.

Conclusion

It is considered that this report has considered that points that were raised in the letter of objection from the occupier of the residential property '1 Ainsty View' in the appraisal section of this report. In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP2, SP4, SP12, SP13, SP14, SP16, SP18, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval, subject to the following conditions.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Prior to the commencement of the development hereby permitted, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Unless otherwise agreed in writing, all new windows, doors and garage doors shall be set in reveals of 75mm.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s), and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no

excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details shown on drawing and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 9 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 015156_P_103 Rev A. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 10 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 11 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of

highway safety and the general amenity of the area.

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

Site Location Plan - 015156_P_100

Site Plan - As Proposed - 015156_P_103

Ground Floor Plan - 015156_P_241

Site Plan - 015156_P_240

Elevations - 015156_P_243

Roof Plan - 015156_p_242

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

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

Item Number: 12
Application No: 15/00839/FUL
Parish: Acklam Parish Meeting
Appn. Type: Full Application
Applicant: Mr Maxwell Morrison
Proposal: Erection of 2no. bedroom replacement dwelling following demolition of existing dwelling, garage and stables
Location: The Lodge Acklam Grange Main Street Acklam Malton North Yorkshire YO17 9RG

Registration Date:
8/13 Wk Expiry Date: 16 September 2015
Overall Expiry Date: 20 August 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council
Highways North Yorkshire Conditions recommended
Countryside Officer No objection
Land Use Planning

Neighbour responses: Mrs Michelle Howard,

SITE:

The application site is located to the eastern end of the village of Acklam, fronting onto 'Main Street', within the north-eastern corner of the original curtilage of Acklam Grange. The southern and western boundaries are open onto the driveway serving Acklam Grange, with the eastern boundary abutting the adjacent Grade II listed residential dwelling of Merton House. The site is at its highest along the northern boundary, with levels dropping away towards the south. The site is located adjacent to the Locally Valued Landscape of the Wolds Area of High Landscape Value. The northern boundary is enclosed by a stone boundary wall.

PROPOSAL:

The proposal seeks the erection of two bedroom replacement dwelling following demolition of existing dwelling, garage and stables.

- The existing dwelling and garage have an approximate footprint of 87 square metres.
- The existing stables have an approximate footprint of 38.7 square metres.
- The proposed replacement dwelling will have an approximate footprint of 151.8 square metres.
- It will be constructed from stone under a pantile roof.

HISTORY:

There is no relevant planning history in connection with the site.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP2 Delivery and Distribution of New Housing

Policy SP4 Type and Mix of New Housing
Policy SP12 Heritage
Policy SP13 Landscapes
Policy SP14 Biodiversity Policy SP16 Design
Policy SP18 Renewable and Low Carbon Energy
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Chapter 12 - Conserving and enhancing the historic environment

APPRAISAL:

Members should note that a letter of objection has been received from the occupier of the residential property '1 Ainsty View' which is located approximately 200 metres to the west of the site. They have objected on the following grounds:

- *The proposed development is out of character with neighbouring properties*
- *The proposed development is of a poor design, showing little respect for neighbouring properties*
- *The proposed development is poorly designed and intensive development can seriously damage the local character of an area*
- *The proposed development is not in keeping with the visual characteristics of any identifiable style, form or detail in the surrounding area*
- *The proposal is a cramped form of development*

The main considerations to be taken into account are:

- i. The principle of residential development
- ii. Character and form
- iii. Impact upon the street scene of Main Street
- iv. Impact upon the setting of the adjacent Listed Building of Merton House
- v. Impact upon neighbouring amenity
- vi. Highway safety
- vii. Protected species
- viii. Drainage

i. The principle of residential development

The site currently accommodates an existing bungalow and a range of other buildings dating from the late 1960's. This proposal seeks to demolish the existing bungalow and replace it with a two bedroom single storey dwelling. Policy SP2 (Delivery and Distribution of new housing) is supportive of replacement dwellings, in 'other villages' like Acklam. It is therefore considered that the principle of a replacement is acceptable in this location.

ii. Character and form

Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy states the following:

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated

- Protect amenity and promote well-being

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- *Topography and landform that shape the form and structure of settlements in the landscape*
- *The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale*
- *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings*
- *The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement*
- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures*
- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail*

The proposed replacement dwelling will be single storey, with a total depth of 22m and a width of 8m on the front elevation. The ridge height on the front elevation will be approximately 5.1m and the eave height will be 2.5m.

It is considered that due to the size of the plot, the siting of the replacement dwelling is considered to reinforce the local distinctiveness of the area. The plot currently accommodates an existing bungalow with attached garage and detached stables and the linear form of the proposed replacement dwelling is not dissimilar to what is currently on the site.

The general design of the proposed replacement dwelling is for the street facade of appear as an outbuilding within the wider context of Acklam Grange and Merton House. It will be a gable ended design, with the ridge running east-west. The cross wing projection to the rear are more of a residential design, with larger openings and an oak framed rear elevation, with a ridge running north-south. There is also a step down in ridge and eave height on the southern cross wing. The external finish of the dwelling will be coursed natural stone with dressed heads, cills and tabling, under a pantile roof. The windows are of casement top opening design, constructed of polyester coated aluminium. There will be a 1.2m post and rail fence, with a beech hedge planted to the inner face to separate the parking space and driveway from the rear domestic curtilage.

It is considered that the scale and detailed design of the new development respects the context provided by its surroundings, including the adjacent dwellings. The existing bungalow is in a state of despair and of an inappropriate architectural design. It is considered that the replacement dwelling will create a dwelling that respects and makes a positive contribution the character of the immediate locality. It is also considered that the dwelling has sufficient domestic curtilage space that does not harm the character of the area. The proposal is therefore considered to comply with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon the street scene of Main Street

The general design of the proposed replacement dwelling is for the street facade to appear as an outbuilding within the wider context of Acklam Grange and Merton House. The cross wing projection to the rear will not be readily visible from the street scene of Main Street. Double gates set into the existing stone piers are to be reinstated. It is considered that the proposal will not be detrimental to the character of the street scene.

iv. Impact upon the setting of the adjacent Listed Building of Merton House

The existing building is considered to do little to enhance the setting of the adjacent Listed Building of Merton House. It is considered that the proposed replacement dwelling is of an architectural form that provides a low, single storey elevation to the street frontage which would be subservient to the adjacent Listed Building of Merton House. The angle of the roof pitch and articulation of the building form reflects that of the Listed Building with defined stone tabling to the gables to the primary building form to the north. It is considered that the proposed replacement dwelling will not impact upon the setting of the adjacent Listed Building of Merton House, complying with Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy.

v. Impact upon neighbouring amenity

It is considered that due to the site already having a residential property, the dwelling being single storey and the location of the proposed windows, the proposal will not have a material adverse impact upon the occupiers of the properties of Acklam Grange, Merton House and Greenbank House. This is in terms of being overbearing in presence, causing loss of privacy and loss of natural light, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy. No response has been received from the occupiers of any of the neighbouring properties.

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Conclusion

It is considered that this report has considered that points that were raised in the letter of objection from the occupier of the residential property '1 Ainsty View' in the appraisal section of this report. In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP2, SP4, SP12, SP13, SP14, SP16, SP18, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval, subject to the following conditions.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Prior to the commencement of the development hereby permitted, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Unless otherwise agreed in writing, all new windows, doors and garage doors shall be set in reveals of 75mm.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

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Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

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Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s), and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

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excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details shown on drawing and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 9 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 015156_P_103 Rev A. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 10 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 11 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of

highway safety and the general amenity of the area.

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

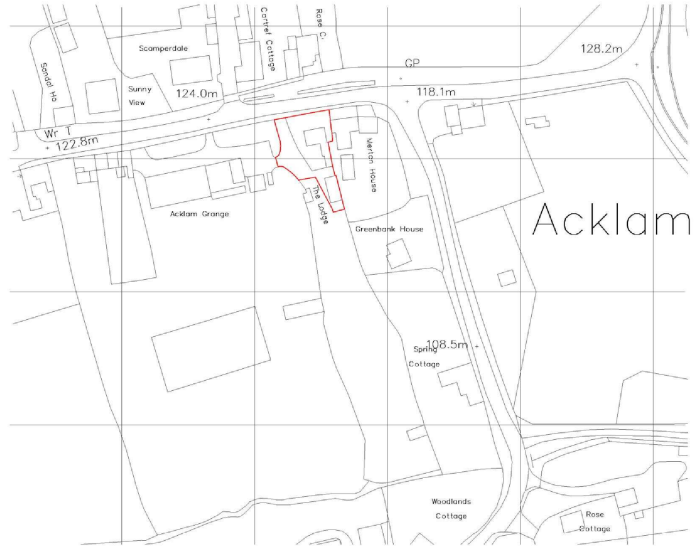
Site Location Plan - 015156_P_100
Site Plan - As Proposed - 015156_P_103
Ground Floor Plan - 015156_P_241
Site Plan - 015156_P_240
Elevations - 015156_P_243
Roof Plan - 015156_p_242

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

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

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3. ALL SERVICES TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.

NO	DESCRIPTION	DATE
A	Planning Application	19.07.15
B	Site Location Plan revised to LPA request	22.07.15

client	Mr Moberg
project	THE LODGE, ACKLAM GRANGE
drawing title	Site Location Plan
drawing number	015156_P_100
revision	B
drawing status	Planning
scale	1:1250 @ A3
date	05/13/15
drawn by	Aurifer
checked by	Checker

seven architects

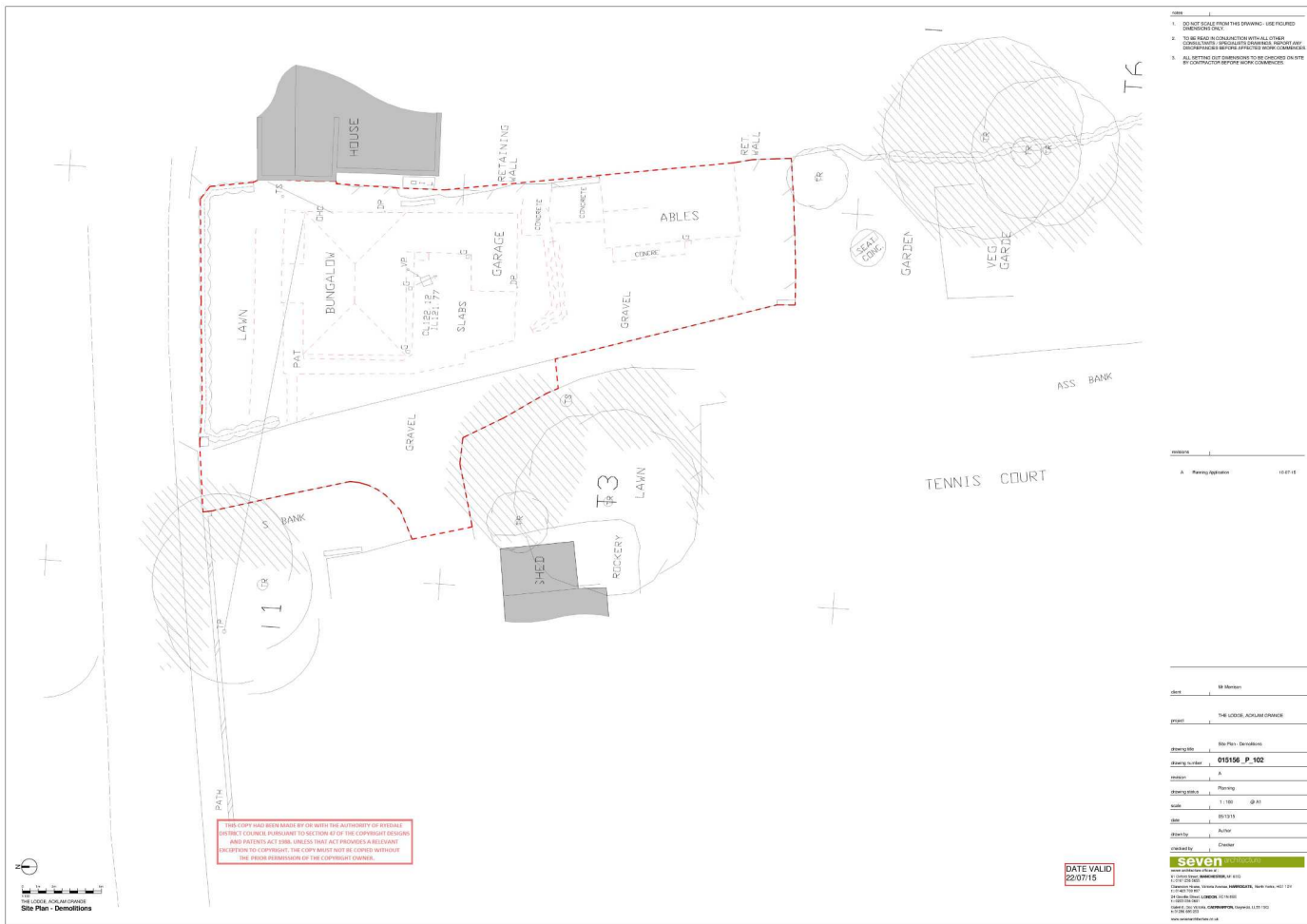
seven architects office ltd
 610 Church Lane, WIMBORNE, BH20 9JG
 T: 01929 243366
 F: 01929 796297

seven architects london office ltd
 250 Church Lane, LONDON, EC1N 8ES
 T: 0203 586 0800
 F: 0203 586 0333
 www.sevenarchitects.co.uk

DATE VALID
22/07/15



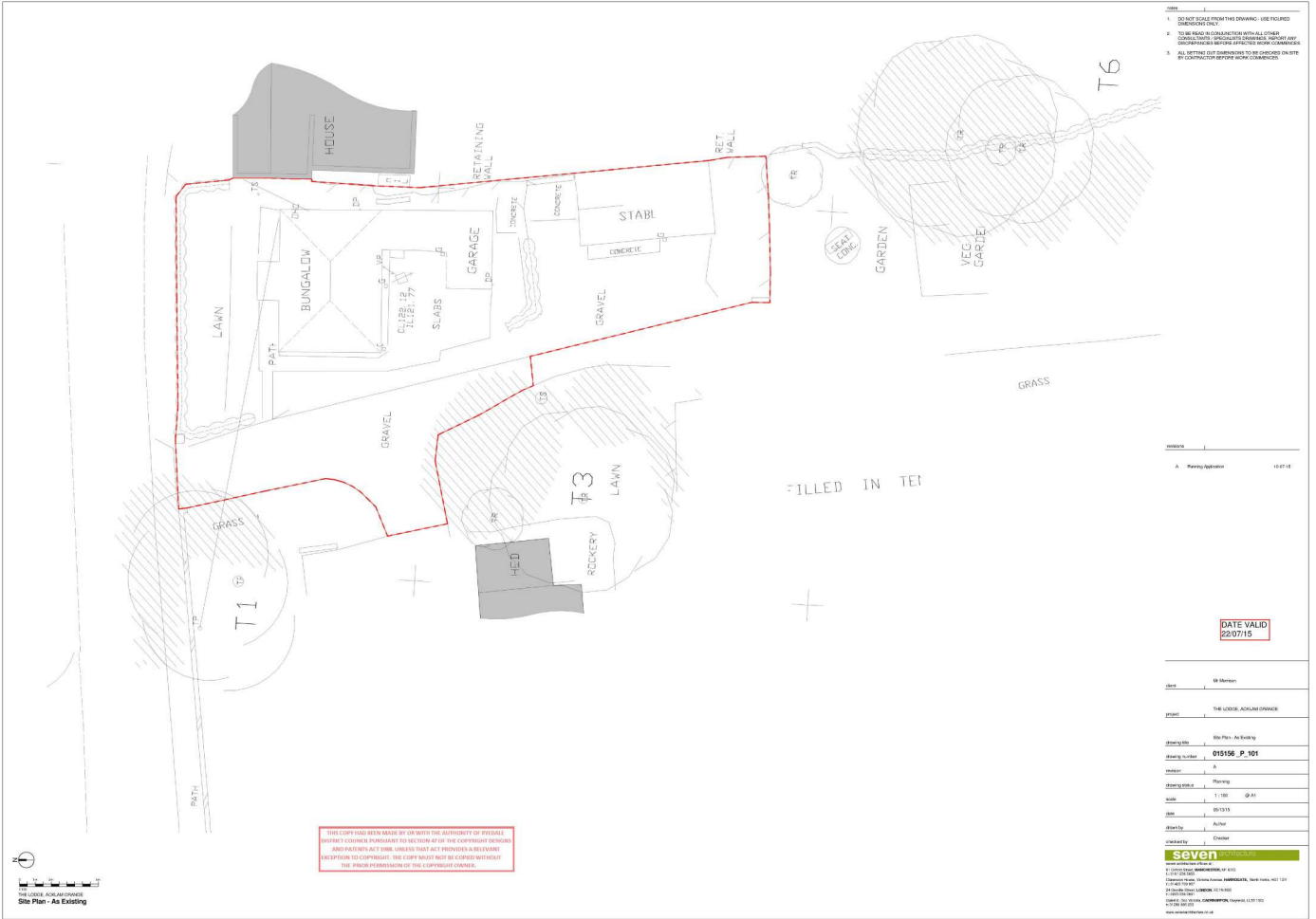
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 THE LODGE, ACKLAM GRANGE
 Site Location Plan



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2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS, NOTICES, VARIATIONS, DISCREPANCIES AND/OR ADDENDUMS BEFORE COMMENCING WORK.
3. ALL EXISTING UTILITIES TO BE LOCATED BY THE CONTRACTOR BEFORE WORK COMMENCES.

Scale
A: 1:200 (Approximate) 12/07/15

Drawn	M. Morton
Project	THE LODGE, ACTON, CHESHIRE
Drawn By	Mr Paul D. Duffell
Drawing Number	015106_P_102
Site	A
Proposed	Planning
Scale	1:100 @ A1
Date	26/03/15
Client	Acton
Check by	Chris
seven CONSULTANTS 7, The Old Rectory, Church Lane, Acton, Cheshire, M20 9BA Tel: 01625 850001 Fax: 01625 850002 Email: info@seven-consultants.co.uk www.seven-consultants.co.uk	



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2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS INCLUDING SPECIFICATIONS, SCHEDULES, NOTES AND DISCREPANCIES BEFORE ANY WORK COMMENCES.
3. ALL SETTING OUT OPERATIONS TO BE CHECKED BY THE CONTRACTOR BEFORE WORK COMMENCES.

Scale 1:100
 A: Final Application 10/07/15

DATE VALID
 22/07/15

Drawn	MR Mervin
Project	THE LODGE, ACTON GARDENS
Site No.	Acton, Acton
Drawing No.	015106_P_101
Discipline	Planning
Scale	1:100 @ A1
Date	20/07/15
Author	
Checked	
Company	seven CONSULTANTS
<small> 77, The Arcade, Acton, London, W3 7LU Tel: 020 8996 9999 Fax: 020 8996 9998 Email: info@seven.co.uk www.seven.co.uk </small>	

- Notes
1. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
 2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. SPECIFICATIONS, GENERAL NOTES, SCHEDULES AND SUPPLEMENTAL SPECIFICATIONS SHALL PREVAIL OVER THIS DRAWING.
 3. ALL SETBACK AND DIMENSION TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES.



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Project Application 13/07/15

Site No. 10

Project Title THE LODGE, ACTON DRIVE

Site Plan - As Proposed

Application No. 015106_P_103

Site No. 10

Planning

Scale 1:100 @ A1

Date 26/07/15

Author

Checker

City of Seven Hills

seven hills

7/15/2015 11:15:00 AM

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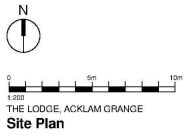
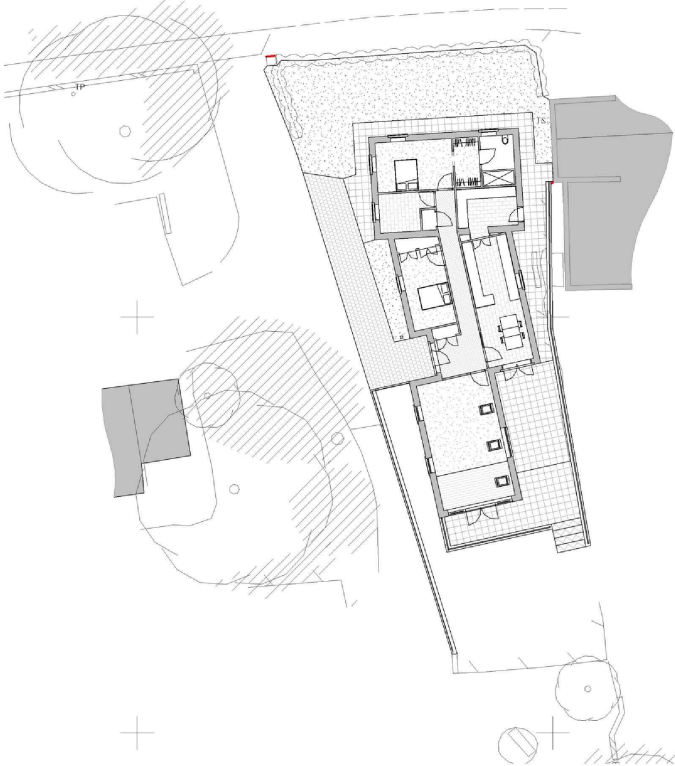
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THE LODGE, ACTON DRIVE
Site Plan - As Proposed

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revision		
A	Design updated to suit feedback	22.09.15
B	Updated to suit client feedback	03.06.15
C	Planning Application	19.07.15
D	External levels added	17.07.15

client: Mr Merton

project: THE LODGE, ACKLAM GRANGE

drawing title: Site Plan

drawing number: 015156_P_240

revision: D

drawing status: Planning

scale: 1:200 @ A3

date: 05/13/15

drawn by: A/Hor

checked by: M/W

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KEY:

Existing Site Level 121.50

Combined Drain

Proposed Flood

Flood Zone

122 Sewer

122 Silt ACD Assumed Filled River Level

122 Silt ACD Assumed Filled River Level

PRELIMINARY

dossor ma

Civil and structural engineering consultants
 122 Silt ACD Assumed Filled River Level
 122 Silt ACD Assumed Filled River Level
 122 Silt ACD Assumed Filled River Level

Mr M J Morrison

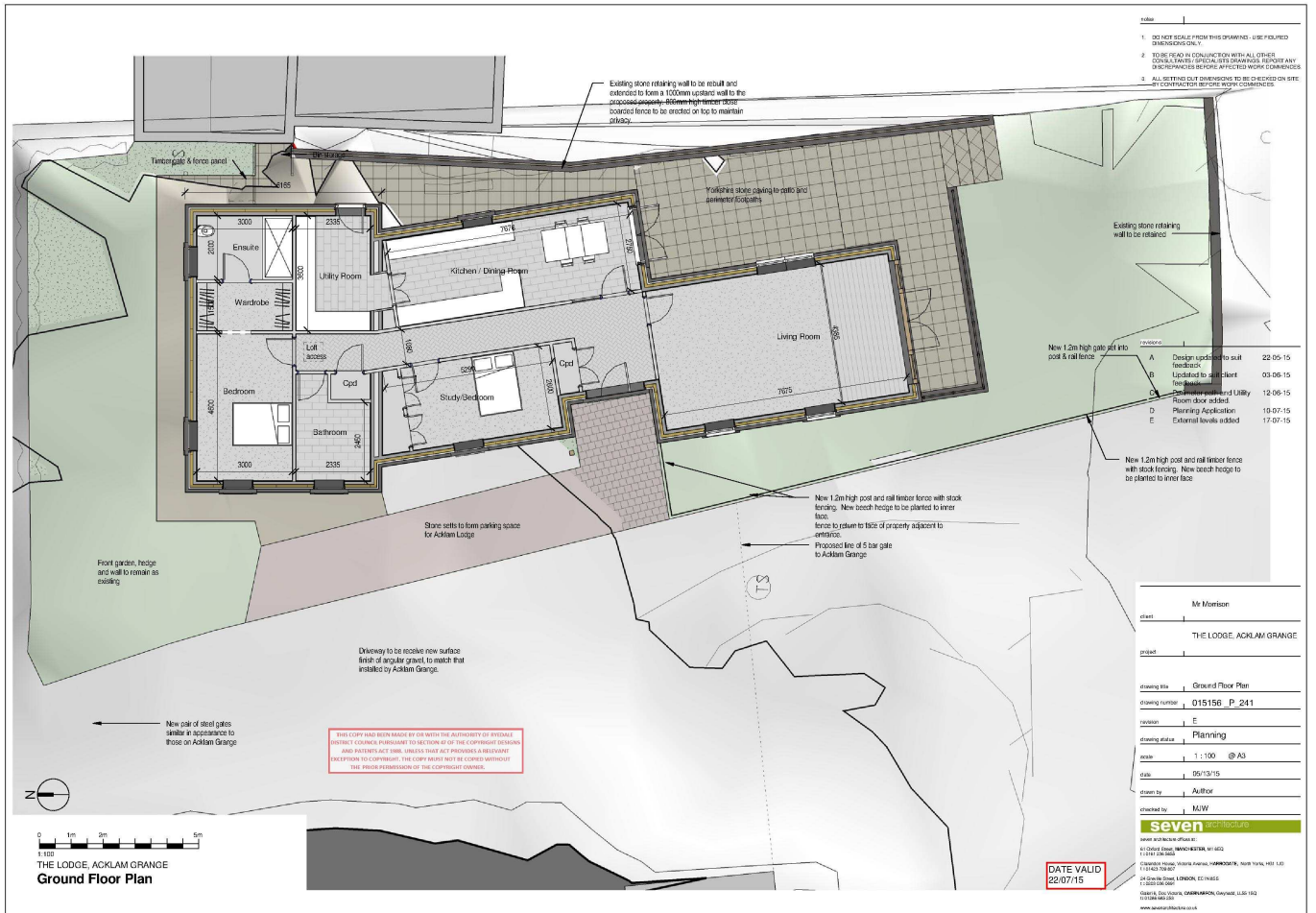
The Lodge, Acklam Grange
 Acklam, Malton

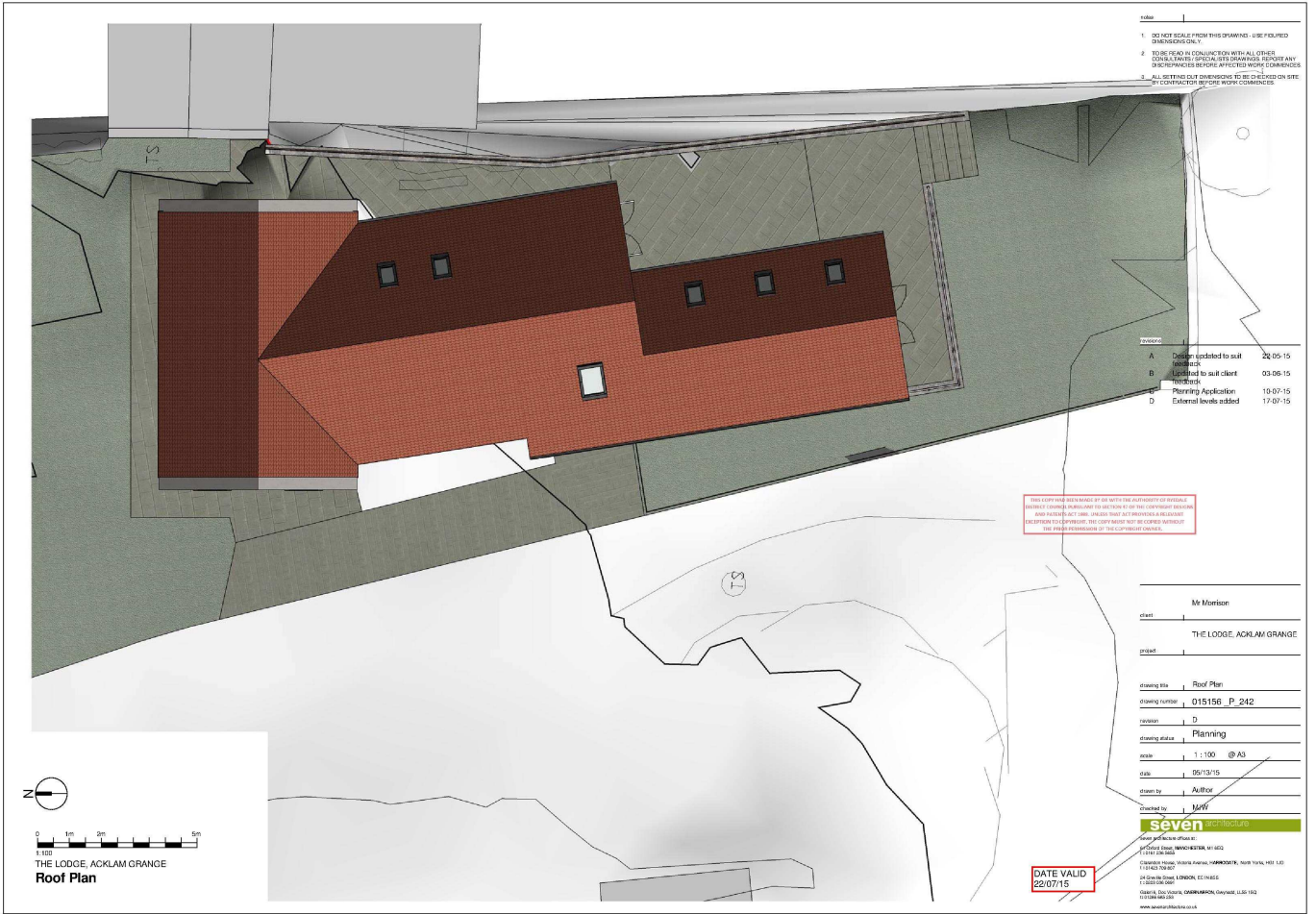
Proposed Drainage Plan

Scale: 1:500

Date: 22/07/15

Drawn by: 13434/01





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Revisions

A	Design updated to suit feedback	22/09/15
B	Updated to suit client feedback	03/06/15
C	Planning Application	10/07/15
D	External levels added	17/07/15

client: Mr Merton

project: THE LODGE, ACKLAM GRANGE

drawing title: 3D View from Acklam Grange

drawing number: 015156_P_248

revision: D

drawing status: Planning

scale: N.T.S. @ A3

date: 05/10/15

drawn by: Author

checked by: M/W

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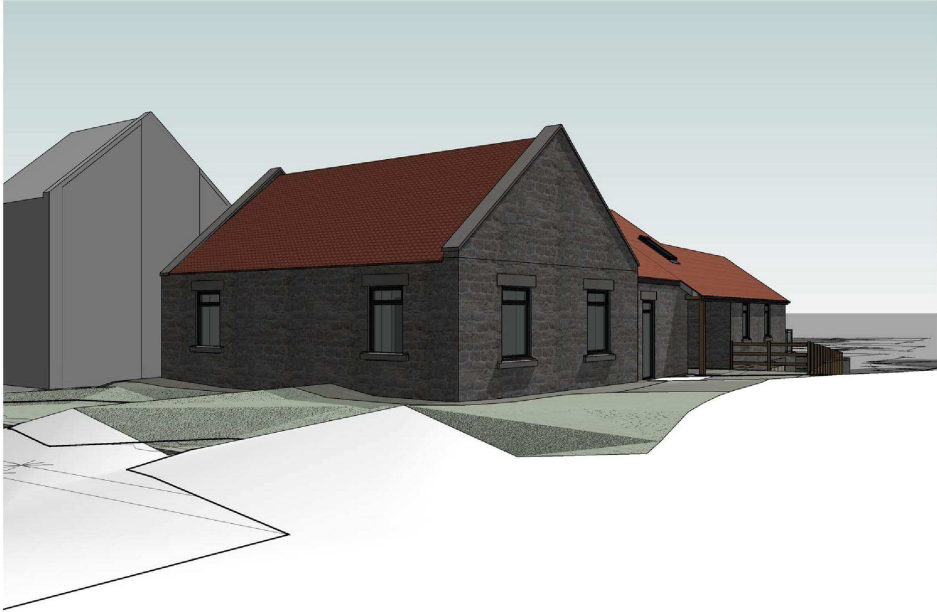
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THE LODGE, ACKLAM GRANGE
3D View from Acklam Grange

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Revisions

A	Design updated to suit feedback	22/09/15
B	Updated to suit client feedback	03/06/15
C	Planning Application	19/07/15
D	External levels added	17/07/15

Mr Merton

client

THE LODGE, ACKLAM GRANGE

project

drawing title 3D View from Public Highway

drawing number 015156_P_246

revision D

drawing status Planning

scale N.T.S @ A3

date 09/10/15

drawn by Author

checked by M/W

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THE LODGE, ACKLAM GRANGE
3D View from Public Highway

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OPTION 3 - 3D View from south of drive

revision		
A	Design updated to suit feedback	22/09/15
B	Updated to suit client feedback	03/06/15
C	Planning Application	19/07/15
D	External levels added	17/07/15

client: Mr Moberse
 project: THE LODGE, ACKLAM GRANGE
 drawing title: 3D View from south of drive
 drawing number: 015156_P_249
 revision: D
 drawing status: Planning
 notes: N.T.S @ A3
 date: 05/10/15
 drawn by: Author
 checked by: M/W

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THE LODGE, ACKLAM GRANGE
 3D View from south of drive

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Revisions

A	Design updated to suit feedback	22/09/15
B	Updated to suit client feedback	03/06/15
C	Planning Application	10/07/15
D	External levels added	17/07/15

client: Mr Merton

project: THE LODGE, ACKLAM GRANGE

drawing title: 3D View from rear terrace

drawing number: 015156_P_247

revision: D

drawing status: Planning

scale: N.T.S. @ A3

date: 05/10/15

drawn by: Author

checked by: M/W

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THE LODGE, ACKLAM GRANGE
3D View from rear terrace



OPTION 3 - North Elevation

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OPTION 3 - East Elevation



1:100
THE LODGE, ACKLAM GRANGE
Elevations

revision	description	date
A	Design updated to suit feedback	22/09/15
B	Updated to suit client feedback	03/06/15
C	Planning Application	10/07/15
D	External levels added	17/07/15

client	Mr Merton
project	THE LODGE, ACKLAM GRANGE
drawing title	Elevations
drawing number	015156_P_243
revision	D
drawing status	Planning
scale	1:100 @ A3
date	09/10/15
drawn by	AJW/for
checked by	M/W

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revision	description	date
A	Design updated to suit feedback	22/05/15
B	Updated to suit client feedback	03/06/15
C	Planning Application	10/07/15
D	External levels added	17/07/15

OPTION 3 - West Elevation



Mr Merton	
client	THE LODGE, ACKLAM GRANGE
project	
drawing title	Elevations
drawing number	015156_P_244
revision	D
drawing status	Planning
scale	1:100 @ A3
date	05/13/15
drawn by	AJH/for
checked by	M/W

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0 1m 2m 5m
 1:100
 THE LODGE, ACKLAM GRANGE
 Elevations

OPTION 3 - South Elevation



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Project: A Planning Application 19 07 15

Mr Moberg
 client
 THE LODGE, ACKLAM GRANGE
 project
 drawing title Artist's Impression
 drawing number 015156_P_250
 revision A
 drawing status Planning
 notes N.T.S @ A3
 date 07/06/15
 drawn by ABK
 checked by M/W

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THE LODGE, ACKLAM GRANGE
 Artist's Impression

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PROJECT
 A Planning Application 19/07/15

client Mr Moberg
 project THE LODGE, ACKLAM GRANGE
 drawing title Artist's Impression
 drawing number 015156_P_251
 revision A
 drawing status Planning
 notes N.T.S @ A3
 date 07/07/15
 drawn by Author
 checked by M/W

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THE LODGE, ACKLAM GRANGE
 Artist's Impression

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 22/07/15



THE LODGE, ACKLAM GRANGE

Residential Development for
Mr Morrison

DESIGN & ACCESS STATEMENT

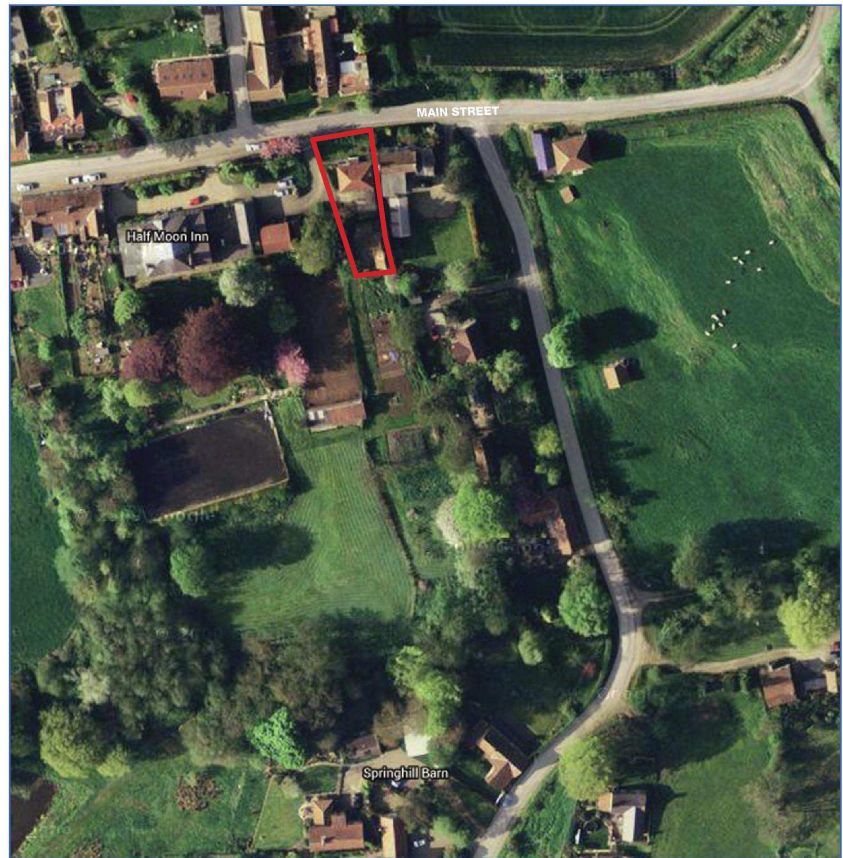
015156 | July 2015

1.0 Introduction

Overview

Client: Mr Morrison
Project Name: The Lodge, Acklam Grange
Project No: 015156
Revision: Ver_02

This Design & Access Statement has been prepared in support of a planning application for a replacement residential dwelling on the site of Acklam Lodge, Acklam for Mr Maxwell Morrison.



2.0 Physical

Site Location

The application site is located to the eastern end of Acklam fronting onto the Main Street, within the north-eastern corner of the original curtilage of Acklam Grange.

Site Description

The site, Acklam Lodge, is rectangular on plan with the northern site boundary fronting the public highway, Main Street. The southern and western boundaries are open onto the driveway and grounds serving Acklam Grange, with the east boundary abutting the adjacent Grade 2 Listed residential dwelling Merton House. The site is at its highest along the northern boundary with levels dropping away towards the south.

The northern boundary is enclosed by a stone boundary wall with residential garden planting above. The north east boundary abuts the gable of the adjacent house and a stone wall retaining wall supports the site above the adjacent gardens along the east and southern boundaries. The eastern boundary is currently open on to the shared driveway.



View of Acklam Lodge from Main Street, Looking South-east



View of Acklam Lodge from Main Street, Looking South-west



View of properties directly opposite Acklam Lodge



The Lodge, Acklam Grange | D&A Statement | July 2015

3.0 Social & Economic

Use

The site currently accommodates an existing bungalow dating from the late 1960's that architecturally contrasts with the styles elsewhere in the village. Historically the site appears to have been previously developed with buildings, possibly outbuildings for Merton House, before becoming subsumed within the curtilage of the former Rectory, Acklam Grange. The Lodge has been purchased as an independent property, with access rights only to the shared driveway. The property is constructed from a non-standard construction type and is in a poor state of repair.

As such, the applicant is seeking approval for the demolition of the existing house and the replacement with a new bungalow that is to modern standards for his own occupation.

Layout

The site layout has been derived by the principles established by the existing property and also the grain of the village. The proposed bungalow primarily sits on the footprint of the existing property with accommodation laid out to provide a private garden and maximise the open aspect/views to the south.

Scale

The proposals maintain the scale that is established by the existing property and the setting against the gable of Merton House. The proposed bungalow remains single storey with the garden terracing down with the fall of the site towards the south.

Appearance

The appearance of the existing property detracts from the architecture within the village and the adjacent listed building, with the hipped roof and rendered facades not a local vernacular.

The bungalow has been designed to suit the style and materials of the village and specifically appear subservient to the adjacent Grade2 Listed dwelling, Merton House. The general design is for the street façade to appear as an outbuilding within the wider context of the Grange and adjacent house. The elevations projecting away from the public highway are more residential with the largest openings located on the private facades.

Facades will be constructed in coursed natural stone with dressed heads, cills & tabling beneath pantile roofs. Windows are to be simple casement windows in polyester coated aluminium. This provides the house with a simple a traditional sash in appearance with stone cills and brick heads.

The proposed development will make a positive contribution to the area and remove an empty and visually unattractive site from the village.



Merton House, with Acklam Lodge in the background



Acklam Grange



View from south of Acklam Lodge, stables in the foreground



View along the shared boundary show the rear extension to Merton House



View across the front of Acklam Lodge with Merton House in the background



View to show the retaining wall on the site boundary to Merton House

3.0 Social & Economic

Demolition Statement

The scheme proposals consist of the demolition of the existing bungalow and replacement for a number of reasons.

The existing bungalow is constructed from a non standard construction consisting of an uninsulated timber frame clad with timber lathes and render. The bungalow is in a poor state of repair and not easily adapted/extended to suit the needs of the owner.

The 'Lodge' was once part of the larger Acklam Grange estate but previous owners have separated the title. The Lodge therefore needs to be improved in order for it to operate independently to The Grange.

The existing bungalow is not in keeping with the architectural styles within the village which provides an opportunity for a new dwelling to be erected that can improve the setting and streetscape.

Amount

The site currently accommodates a bungalow and garage and a detached stable block, with a combined footprint of 127m². The proposals include for the demolition of these structures and the erection of a single new bungalow, with a footprint of 157m². This is an increase in area of 23.6%.

Access

The site is served by an existing vehicular access point from Main Street, which is shared with Acklam Grange. Double gates set into the existing stone piers are to be reinstated.

The driveway is to be resurfaced with the first 5m from the highway in stone sets with an angular gravel beyond, to match that used for Acklam Grange.

Although the local topography is not flat, the site provides gradual gradients to from the public highway. A parking space is to be provided adjacent to the house for easy, level thresholds to the entrance door.

Sustainability

The proposed development will be designed and built with sustainability in mind and will be guided by the Building Regulations Approved Documents.

Through this process, Standard Assessment Procedure (SAP) assessments will be provided by an accredited energy assessor. These standards will be achieved by ensuring good thermal efficiency and air tightness for the dwelling through the use of high levels of insulation in the floors, walls and roofs and certified glazing in windows coupled with the adoption of good working practices and materials to minimise potential construction problems such as thermal bridging.

The dwellings' design and specification will also ensure that the environmental impact of materials used and the sourcing of those materials is carefully considered e.g. by using locally sourced materials and labour wherever possible.

External surfacing will be designed to allow rainwater to percolate and reduce surface water requirements to the Village sewer system.



View of site access



Gates to Acklam Grange

4.0 Heritage Statement

Heritage Impact Statement

This document has been prepared to assess the impact of the proposed development at The Lodge at Acklam Grange. This document has been prepared by Lisa McFarlane, a qualified architect, a registered RIBA Conservation Architect, Full member of the IHBC and RIBA representative on the Manchester Conservation Panel.

The development site is located on Main Street in Acklam and sits directly adjacent to Merton House, a Grade II Listed Building (Ref: 1174453). The English Heritage Listing from 1987 describes Merton House as follows :-
 "Early - mid C18. Limestone ashlar, pantile roof. Central hallway entry with C20 addition to left and cross-wing to rear. 2 storeys, 3 bays. 6-fielded-panel door in arched rusticated surround. Fixed windows under keyed lintels throughout. First-floor band. Band at eaves level carrying paired consoles. Gable coping, shaped kneelers, end stacks. C20 addition not of special interest".

Merton House

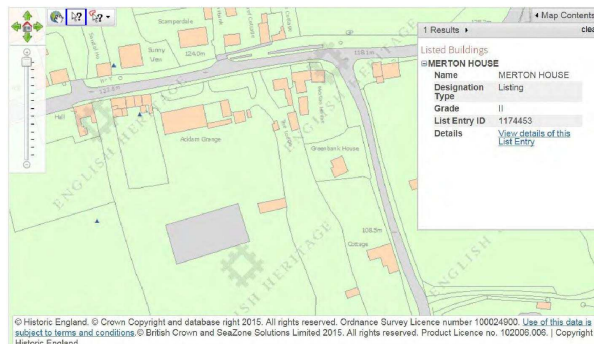
Merton House makes a considerable contribution to the character of Acklam establishing an architectural language for Acklam of central entrance, symmetrical primary facade and feature tabling to the gable end elevations, a language that can be found in a number of later properties within Acklam.

The buildings setting is defined by a defined front garden with a low stone boundary wall with the building set back from the street frontage creating enhanced privacy and a green setting for the building from the street. This established building line is relatively consistent throughout the east of Acklam High Street, giving width and breathing space to the street allowing trees and shrubbery to soften long distance views down the street. To the west, the character changes at the Grade II Listed Cottages at 1-5 Main Street and the adjacent Acklam Village Hall which are located at the back of pavement.

The north elevation is the primary frontage to Merton House whilst the steep stone gables with its feature stone kneelers providing visual interest upon approach from the east and west. The later addition single storey addition to the east of the building has somewhat compromised the tall, elegant form to the eastern gable.

Development site

The proposed development site is located directly adjacent to Merton House to the west with a small bungalow dating from circa the 1970's along with a series of stables and garages to the rear. The site is accessed via a private drive to the west of the building. The existing building although small in scale, does little to enhance the setting of the Listed Building. Although the hipped roof and the positioning of the building within the site, set back from the road, allows the gable of Merton House to be visible on approach from the west, the proportion of the roof in relation to the single storey rendered facades dominates the street frontage and is further emphasised by the bright terracotta colour of the tiles. The window proportions of the existing building are horizontal in proportion in contrast to the vertical proportions of the windows to the adjacent Merton House. The existing building is believed to be of low architectural value and due to the lack of any relationship in terms of scale, proportions, materials and detailing with Merton House is considered to be detrimental to the setting of the Listed Building.



4.0 Heritage Statement

Proposed development

The proposed development comprises of a single storey 2 bedroom dwelling which has been located behind the building frontage of Merton House to allow the prominent stone gables and feature tabling to be visible from the westerly approach. In order to maximise the long distance views to the south of the site, the primary living accommodation has been located to south with a highly glazed elevation to the rear of the site which is afforded privacy by the mature woodland to the south. The architectural form of the proposed development provides a low, single storey elevation to the street frontage, ensuring that the building does not dominate and is subservient to the adjacent Listed Building. The angle of the roof pitch and articulation of the building form reflects that of the Listed Building with defined stone tabling to the gables to the primary building form to the north. The buildings form and massing has been broken down into 3 main elements, with the forms to the south stepping down in response to the site topography. Although the architectural language reflects that of the adjacent listed building in its use of grey ashlar stonework, feature stone tabling and red pantile roof, the architectural style is obviously contemporary with the use of oak timber framed construction and Aluminium faced timber window system.

Impact of the development on the setting of the heritage asset

Based upon the low architectural value of the existing bungalow and out buildings on the site, it is believed that the proposed development is much more in keeping with the scale, materials, details and character of the adjacent Listed Building. The use of contemporary detailing ensures that the building is reflective of its time of construction, whilst the materials and building lines are obviously informed by the Listed Building. As the building is set back from the building line of Merton House it enables long distance views, particularly to the western gable, to be protected and retained. The single storey scale of the development, particularly when viewed from High Street, ensures that the new development is visually subservient to the Listed Building, with Merton House maintained as the dominant form within the context of the street frontage.

Based on the above assessment, it is deemed that the proposed development makes a positive contribution to the setting of the Listed Building and enhances the character of the local area through a contemporary, yet sensitive new addition.



5.0 Appearance



Artist's impression from Main Street

5.0 Appearance



The Lodge, Acklam Grange | D&A Statement | July 2015

Artist's impression from the South

Agenda Item 13

Item Number: 13
Application No: 15/00859/FUL
Parish: Thornton-le-Clay Parish Council
Appn. Type: Full Application
Applicant: Mr H Mook
Proposal: Erection of a four bedroom detached dwelling and associated detached garage following demolition of existing agricultural buildings.
Location: Building At Low Street Thornton Le Clay

Registration Date:
8/13 Wk Expiry Date: 21 September 2015
Overall Expiry Date: 27 August 2015
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Parish Council	Objection
Highways North Yorkshire	Conditions recommended
Land Use Planning	No views received to date

Neighbour responses: Mr Richard Harrison, Ms Jackie Farnell, Mrs Susan Jones, Mrs P J Diggle, Mrs Kirsten Young,

SITE:

The application site is situated on the southern side of Low Street, and outside the defined developments for Thornton le Clay, which abut its northern and western boundaries. Whilst this part of the village is predominantly residential, the village hall is situated to the immediate north of the site, with the White Swan public House to the west. The predominant character of development in the village is traditional dwellings fronting the road. There is very little development in depth.

PROPOSAL

Permission is sought for the erection of a detached four bedroom dwelling with a double garage. The house will have a footprint of 10m by 11.5m together with a two storey front extension which has a footprint of 5m by 2m. The ridge height of the main dwelling is 8.7m. It will be constructed from 'rustic' bricks, under a clay pantiled roof with UPVc windows. The dwelling will utilise an existing access from Low Street which currently serves the fields and derelict timber out buildings. The dwelling does not have a street frontage, and will be positioned 22m to the south of the village hall.

HISTORY

11/01309/AGNOT: Notification submitted. Determined that planning permission required.

POLICY

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy
Policy SP2 - Delivery and Distribution of new housing
Policy SP11 - Community Facilities and Services
Policy SP16 - Design
Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development management issues
Policy SP21 - Occupancy Restrictions
Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy.

Letters of support

In addition five letters of support for the application have been received. The letters are available to view in full on the Council's Public Access website. They include the following points:

- the site is just outside the local plan boundary
- proposal is well thought out
- local precedent set that if the proposal is for a primary relative working for the family business, properties of this type should be allowed.
- average price of a property in this village is significantly above that for North Yorkshire
- the dwelling will be discrete in its location and enable a young man to continue working the local land owned by his family for many years
- the building is not extravagant and will be in keeping with the local area and other new builds in very close proximity
- welcome new people into the village and good for local businesses.

APPRAISAL

The main issues in the consideration of the application are:

- Principle of development
- Design
- Neighbour impact
- Access considerations
- Land contamination

Principle of development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 12 of the National Planning Policy Framework (NPPF) states:

'12. This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts would be refused unless other material considerations indicate otherwise.'

The Council has a five year housing land supply, and therefore policies for the supply of housing are up to date.

Policy SP1 of the RLP provides the development Strategy for the district. Most development will be located in the more sustainable parts of the district. This is the market towns, and a limited number of larger villages which are identified as service villages. Development in other villages is limited to Local Needs Occupancy, and would be subject to contributions in respect of public open space. Development limits for settlements define the boundary within which development in principle will be generally acceptable. These were originally defined in the Ryedale Plan (2002) and are carried forward into the Ryedale Plan - Local Plan Strategy (RLP).

Policy SP2 requires that sites for development are located within the development limits, and are limited to infill development (small open sites in an otherwise continually built up frontage). The policy requires that any such development would be subject to a local needs occupancy condition.

The site is situated to the south of the village hall, and east of the White Swan Public House, as such it lies outside the development limits for Thornton-Le-Clay, which are tightly drawn. Furthermore, the site does not front Low Street and does not constitute infill development. Accordingly the principle of a dwelling in this location is contrary to the principles of policies SP1 and SP2 of the Ryedale Plan - Local Plan Strategy.

The applicant has provided a supporting statement, which states that the dwelling will be occupied by a member of a local farming family, who currently lives and works with his parents on the family farm to the north of Flaxton. There is further information in relation to the extensive family that the applicant has in and around the Thornton le Clay/Flaxton area. The applicant works as a stockman on the farm, and has been instrumental in extending the livestock on it. The supporting information states that the applicant now wishes to have his own home, and continue to work and develop the family business. It states:

"The cost of adequate existing local housing is beyond his means and the land and buildings farmed are in the most part rented and would not provide a freehold site. The proposed site in Thornton Le Clay is family owned and close to Henry's grandmother who lives at The Paddock and also to the land farmed by the partnership. Henry, without land costs, will be able to afford to build his own home albeit it may need to be phased over 2 or 3 years to completion."

Whilst Officers sympathise with the applicants desire for a dwelling close to family and work place, and note the support for the applicant from members of the public, this is not a material planning consideration. The applicants have not provided any information to demonstrate that there is an essential need for an agricultural workers dwelling. It is also noted that Foston and Thornton le Clay Parish Council has objected to the development because of the location of the site outside the development limits. In view of this, it is considered that there are no material considerations that would warrant approving a dwelling in this location contrary to policy. It is considered that there are opportunities in other villages and towns for the applicant to live whilst continuing to work in the family business. Sheriff Hutton and Strensall are approximately 7 minutes driving distance from Flaxton where the family farm is located, indeed Malton is only approximately 15 minutes driving distance.

The comments made regarding the site being just outside the development limits have been addressed above. It is not considered that there are any special circumstances that would warrant approving an application outside the developments limits, and indeed, approval would set an undesirable precedent for other such development outside the limits of this and other villages in Ryedale. This can ultimately undermine the strategy of the Local Plan, and erode the character of the village. The development limits were tightly drawn to reflect the character of the village which is predominantly frontage in character. Any dwellings to the rear, such as Dove Tail, are the exception to this. This dwelling was approved in 1990. Two dwellings have recently been constructed in the village, however these dwellings front Low Street, to the west of the White Swan.

The applicant has responded to comments made by officers in relation to the location of the site outside the development limits. He has referred to:

- the rhythm of village frontage appearance being disrupted by the road pattern
- broken frontage opposite the site with recessed infill development of Wood Cottage
- backland development of Rosary Cottage.

It is accepted that there are occasional dwellings in backland locations such as Rosary Cottage, and Dovetail. However as stated earlier, these are anomalies, and not the predominant character of the village. Furthermore the information detailed above does not resolve the policy objection to the siting of the proposed dwelling outside the development limits for the village.

Design

The proposed dwelling is a relatively large four bedroom dwelling with a deep span, which is a result of the internal layout. The double garage is located to the south of the existing access track. It is considered that the scale of the dwelling in this backland location is inappropriate, and not characteristic of the area. It will be clearly visible on the approach to the village from the Foston direction. The scale and depth of the proposed dwelling will increase its dominance from this approach, in contrast to the more 'cottage style' dwellings that are characteristic of much of the village. As such it does not reflect local distinctiveness. It is acknowledged that the dwellings recently constructed to the west of the White Swan are relatively large. Nevertheless they are located fronting Low Lane with an orientation that matches neighbouring properties. This ensures that the dwellings are not unduly prominent, and they maintain the existing pattern of development. Furthermore their ridge height is approximately 0.5m lower than the proposed dwelling, and crucially their span is significantly less. (approx 8.54m compared to 10m on the proposed dwelling).

Neighbour impact

As described in the site description, the site is bounded by the village hall to the north, the White Swan public House to the west, and agricultural land to the south. First Floor bedroom windows on the western elevation look towards the garden of the new dwellings to the west of The White Swan, however the distance is such that it is not considered that this will give rise to an unacceptable level of residential amenity. The access to the site is existing. Accordingly it is not considered that the development will have a significant adverse impact on neighbouring amenity.

Highway Considerations

The proposed development will utilise the existing access to the agricultural land and there are no objections from North Yorkshire Highways, subject to conditions requiring the upgrading of the access.

Land Contamination

The application is accompanied by a Contamination screening assessment. This does not indicate any potential sources of contamination. If Members are minded to approve the application however, it is recommended that an informative be imposed reminding the developer that responsibility for potential contamination rests with them. Should any unforeseen contamination occur during development, all work should cease and the LPA be advised.

RECOMMENDATION: Refusal

- 1 The proposed dwelling is located outside the Development Limits for Thornton le Clay. No exceptional circumstances have been submitted to justify the erection of this dwelling in open countryside. The proposal is therefore contrary to Policy SP1 of the adopted Ryedale Local Plan Strategy and the National Planning Policy Framework.
- 2 The proposed dwelling would be located outside the development limits for Thornton le Clay, and does not constitute infill development. As such it would be contrary to Policy SP2 of the Ryedale Plan - Local Plan Strategy.
- 3 The proposed dwelling, by virtue of its scale, and location to the rear of Low Street, would be unduly prominent, would erode the character of the area, and fails to reflect local distinctiveness. Furthermore it would set a precedent for other such development in this and other villages in Ryedale. As such it would be contrary to the principles of policies SP16 and SP 20 of the Ryedale Plan-Local Plan Strategy, and section 7 of the NPPF.

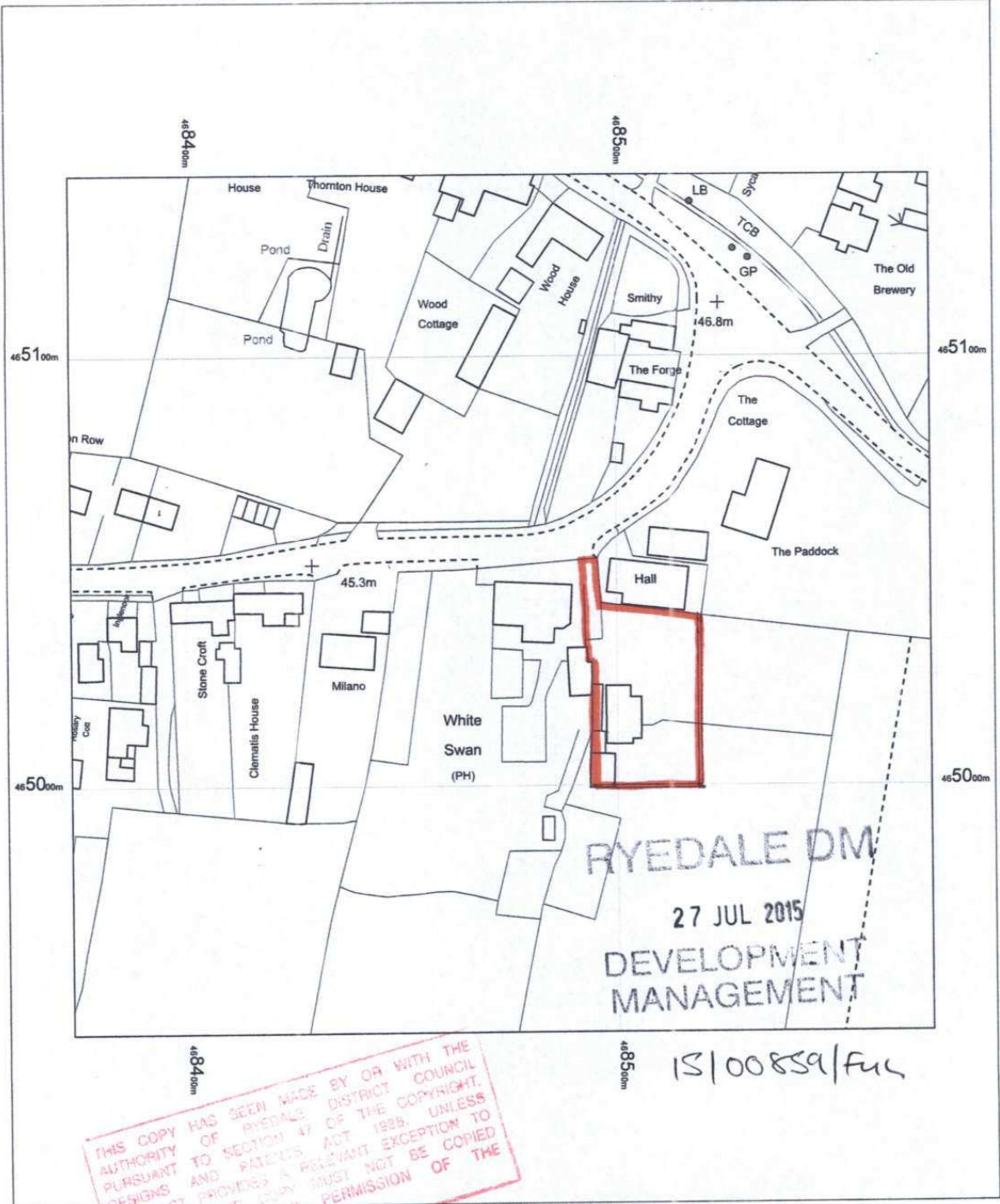
Background Papers:

Adopted Ryedale Local Plan 2002

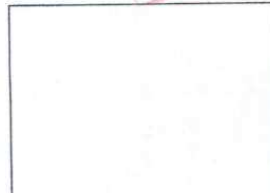
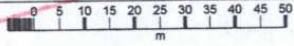
Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties



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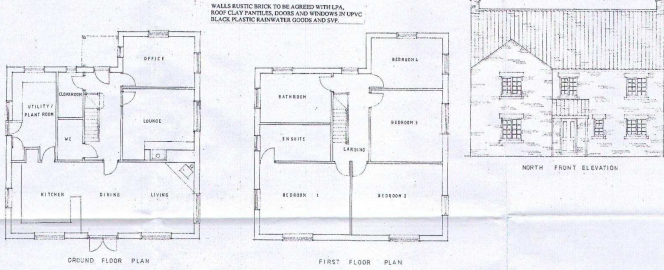
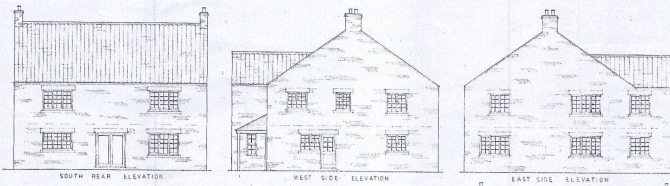


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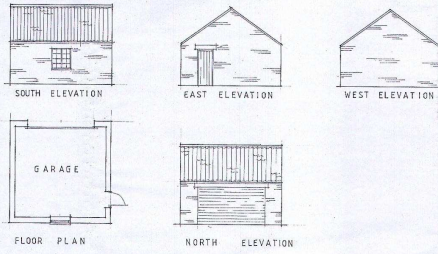
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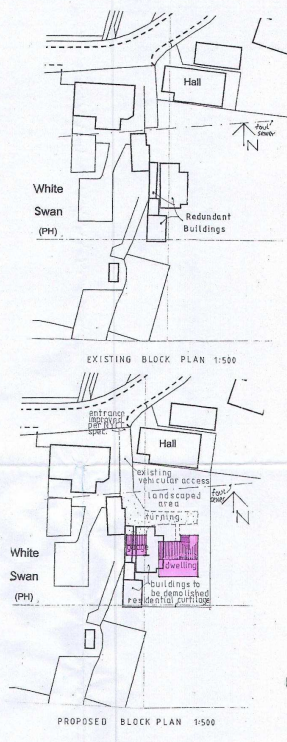


WALLS ELECTRIC BRICK TONE AS SEEN WITH LEAD, ROOF CLAY PANTILES, DOORS AND WINDOWS IN EPIC BLACK PLASTER AND WATER GOODS AND SIV.

GARAGE



PROPOSED DETACHED DWELLING AND DETACHED GARAGE ON LAND TO THE SOUTH OF THE VILLAGE HALL (BENTON LE CLAY) FOR MR HENRY HOOKS



RYEDALE DM
27 JUL 2015
DEVELOPMENT
MANAGEMENT

1510085916x

PROPOSED DETACHED DWELLING AND DETACHED GARAGE ON LAND TO THE SOUTH OF THE VILLAGE HALL (BENTON LE CLAY) FOR MR HENRY HOOKS	
FLOOR PLANS, ELEVATIONS AND BLOCK PLANS	
SCALE:	1:100, 1:500
DATE:	JUL 2015
DRAWING NO.:	1510085916x
Planning and Design Associates, Oakland House, Beaumont, York YO1 1ED, Yorkshire, UK Tel: 01753 713200	

RJS

objection.

Lorraine Merrett

From: Fiona Hill [fiona@thebyre.me.uk]
Sent: 06 August 2015 13:26
To: Development Management
Subject: 15/00859/FUL - Building at Low Street, Thornton-le-Clay

RYEDALE DM

6 AUG 2015

DEVELOPMENT
MANAGEMENT
61815 - Cm.

Dear Sir/Madam

The Parish Council objects to this application as the site is outside the building line as shown on the plan (inset 82) of the Ryedale Local Plan dated March 2002.

Yours faithfully

Fiona Hill
Parish Clerk
Foston & Thornton-le-Clay Parish Council

Agenda Item 14

Item Number: 14
Application No: 15/00866/FUL
Parish: Malton Town Council
Appn. Type: Full Application
Applicant: Dr Gordon Malan & Mrs Heather Thornes
Proposal: Erection of 3no. bedroom detached dwelling and detached garage (revised details to approval 12/00438/FUL dated 27.06.2015).
Location: Land To Rear Of Gilross 67 Middlecave Road Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 21 September 2015
Overall Expiry Date: 13 September 2015
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Parish Council	No views received to date
Highways North Yorkshire	Recommend conditions
Land Use Planning	No comment
Tree & Landscape Officer	No views received to date

Neighbour responses: R And J Rogers, Mr & Mrs P G Shipley, Margaret Makins, Dennis & Jean Kay, Mr L and Mrs S Thackray, D And P M Bowers, Alan & Donna Chaplin,

SITE:

The application site comprises land that was formerly part of the rear garden of Gilross, which is a substantial detached dwelling located on Middlecave Road. The application site is located to the rear of No's. 7, 9, 11 and 13 Middlecave Drive and No. 1 Middlecave Close. The access to the site is achieved over a green track between No. 1 and No. 2 Middlecave Close, which is approximately 3m wide. The site is located within the development limits of the town and is currently laid to grass with the foundations of the approved dwelling excavated and filled. There is mature hedging on all boundaries. There are also several silver birch trees on the western boundary. The main part of the application site approximately measures 27m in width by 44m in depth at its greatest.

PROPOSAL:

Planning permission is sought for the erection of a 3 bedroom dwelling (revised details to approval 12/00438/FUL dated 27.06.2012) that will approximately measure 10.8m in depth by 15.6m in width and be 6.2m to its ridge height.

It is proposed to construct the dwelling of brick under a clay pantile roof with UPVC windows. It is also proposed to utilise the existing hedging as boundaries for the proposed dwelling.

The additional changes to the approved scheme include the following:

- A double garage measuring 6.5m by 7.5m and 2m to the eaves height and 5.2m to the ridge height.
- The installation of a first floor dormer window on both the southern and northern elevations together with a reduction in the number of rooflights;
- Fenestration changes to the ground floor including the loss of the integral garage; and
- The insertion of a first floor window within the gable on the northern (rear) elevation.

Access to the site is via an existing access track between No. 1 and No. 2 Middlecave Close, which is consistent with the earlier approval.

HISTORY:

2012 : Planning permission is sought for the erection of a single two-storey dwelling (revised details to the dwelling approved on appeal in 2011)

2011: Planning permission refused for 1 three bedroom dwelling with detached single garage - allowed on appeal.

2010: Planning permission refused for 2 detached dwellings on land to the rear of 67 Middlecave Road - dismissed on appeal

POLICY:

National Policy Guidance

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

Local Plan Strategy

SP2 - Delivery and Distribution of Housing

SP3 - Affordable housing

SP4 - Type and mix of new housing

SP11 - Community Facilities and Services

SP14 - Biodiversity

SP16 - Design

SP19 - Presumption in Favour of Sustainable Development

SP20 - Generic Development Management Issues

APPRAISAL:

The main considerations on this application are:

- The principle of the proposed development;
- The siting, scale and design of the proposed dwelling;
- Impact upon the amenity of the adjoining neighbours;
- Highway safety;
- Whether the dwelling has a satisfactory level of residential amenity; and
- The impact of the proposal upon existing trees and landscaping;

Members will note from the planning history above that there is an extant planning permission for a dwelling on this site, and this application relates to two first floor dormer windows and a first floor window and a reduction in the number of rooflights, a detached double garage, and minor fenestration changes to the ground floor of the property. The dwelling approved under reference 12/00438/FUL has lawfully commenced on site and can proceed to be constructed without providing any off-site developer contributions. In this case, it is considered that no developer contributions in accordance with Policy SP3 and SP11 can be sought from the developer.

Plans and elevations showing the proposed scheme and that previously approved in 2012 are appended to this report for Members information. The planning application approved in 2012 for amendments to the scheme previously allowed on appeal was for a dwelling measuring 10.8m in depth by 15.6m in width and 6.2m to the ridge height, which is identical to the dimensions of the proposed dwelling. The proposed dormer windows on the front and rear elevations are considered to relate well to the design and scale of the approved property. The fenestration changes are also

considered to be in keeping with the overall character of the dwelling. The detached double garage is to be located to the southern side of the dwelling adjacent to the boundaries of No. 1 Middlecave Close and No. 11 and No. 13 Middlecave Drive. Its scale is representative of other detached double garages elsewhere in the District and its design relates sympathetically to the design of the main dwelling. It is not considered that the limited views of the proposed development and detached garage between existing buildings would have an adverse impact upon the character of the area.

A level of potential overlooking towards No. 1 Middlecave Close was previously accepted by the inclusion of a first floor bedroom window on the 2012 planning permission. A first floor dormer window is also proposed in southern elevation, also looking towards No. 1 Middlecave Close. Given the separation distances (33m between the dwellings, and 17m to the boundary) no harmful impact would occur especially given the existing boundary treatment being a hedge approximately 3 -4m in height. To the northern side, is Gilross a substantial detached property and there is a separation distance of approximately 50m from the nearest proposed dormer window and first floor window to Gilross. There is considered to be an acceptable separation distance to Gilross to avoid any unacceptable potential overlooking. Any potential overlooking to other properties will be at oblique angles and not considered to be objectionable. The ground floor fenestration changes are not considered to have a material adverse effect upon surrounding properties. In terms of the proposed garage, it has been designed with hipped elements to reduce the impact upon the adjoining properties. Furthermore, there is a substantial hedge and a fence on the adjoining boundaries, that will restrict views of the proposed garage. In view of the above, the proposed changes to the approved scheme are not considered to have a material adverse effect upon the amenity of the adjoining neighbours.

The use of the access track between No. 1 and No. 2 Middlecave Close remains as approved, and there are considered to be no additional amenity impacts arising from these changes to the use of that access track. North Yorkshire Highways Authority has recommended the imposition of conditions, consistent with the earlier approval.

The views of the Tree and Landscape Officer are awaited.

No response has been received from Malton Town Council to date. 6 letters of objection have been received.. The issues raised in the letters of objection are :

- Privacy and impacts upon residential amenity;
- Construction disturbance and inconvenience;
- No building operations after 5.30pm;
- Access to the site;
- Access to the site for emergency vehicles;
- Damage to fences;
- Retention of existing hedgerows;
- Restrictive covenants;
- Vehicle noise to surrounding properties;
- The scale of the detached double garage;
- The impact upon the character of the area;
- Can the garage not have a flat roof;
- Whether the garage could be a dwelling at a later date; and
- Whether the conditions on application 12/00438/FUL been discharged

The issues of privacy and residential amenity along with the impact upon the character of the area has been appraised above. The access to the site and associated impacts of vehicles remains as already approved. A condition is recommended to protect the existing hedgerows. A flat roof garage would not be an acceptable design solution, and there is considered to be no requirement to seek amendments to the design of the proposed garage. A separate planning application would need to be submitted should the applicant wish to consider changing the garage into a separate dwelling, which would require public consultation and the application would be considered against the adopted development plan at that point in time. Members should note that there is no indication that this is the

intention of the applicant. A further letter dated 1 September 2015 from the applicant's agent in response to the various points made by third parties is attached to this report. The relevant planning conditions on application 12/00438/FUL have been discharged. A condition is imposed to require details of the parking of construction vehicles. There are normally no controls imposed on planning applications regarding the construction of development, as this is often seen to fall outside the scope of the planning system. It is noted that no such controls have been imposed on the previous application. However, an informative could be added to advise the applicant/developer to consider subscribing to the Considerate Construction Scheme, which covers protection to the existing community. Restrictive covenants are not material planning considerations.

In light of the above, and in the absence of any other material considerations, the recommendation is one of approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

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

3 Before any part of the development hereby approved commences, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

4 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing 19C. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 6 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 7 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway.

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of highway safety and the general amenity of the area.

- 8 The existing hedges along the northern, southern, eastern, and western boundaries of the site shall be retained and maintained, and details of proposed maintenance measures shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development. In the event of the existing hedge(s) dying, it/they shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. Any new hedgerow plants shall be maintained for a period of five years from being planted and replaced if they die or become diseased by plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:- It is considered that the existing hedges are an important visual amenity that should be retained and help to protect the residential amenity of surrounding properties and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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

Drawing 19(C) Proposed Site and Ground Floor Plan - Revised details

Drawing 20 C Proposed context elevations, schematic section, revised details first floor plan & garage details

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

INFORMATIVE:

- 1 The applicant/developer is advised to consider subscribing to the Considerate Construction Scheme to protect the amenity of surrounding properties.

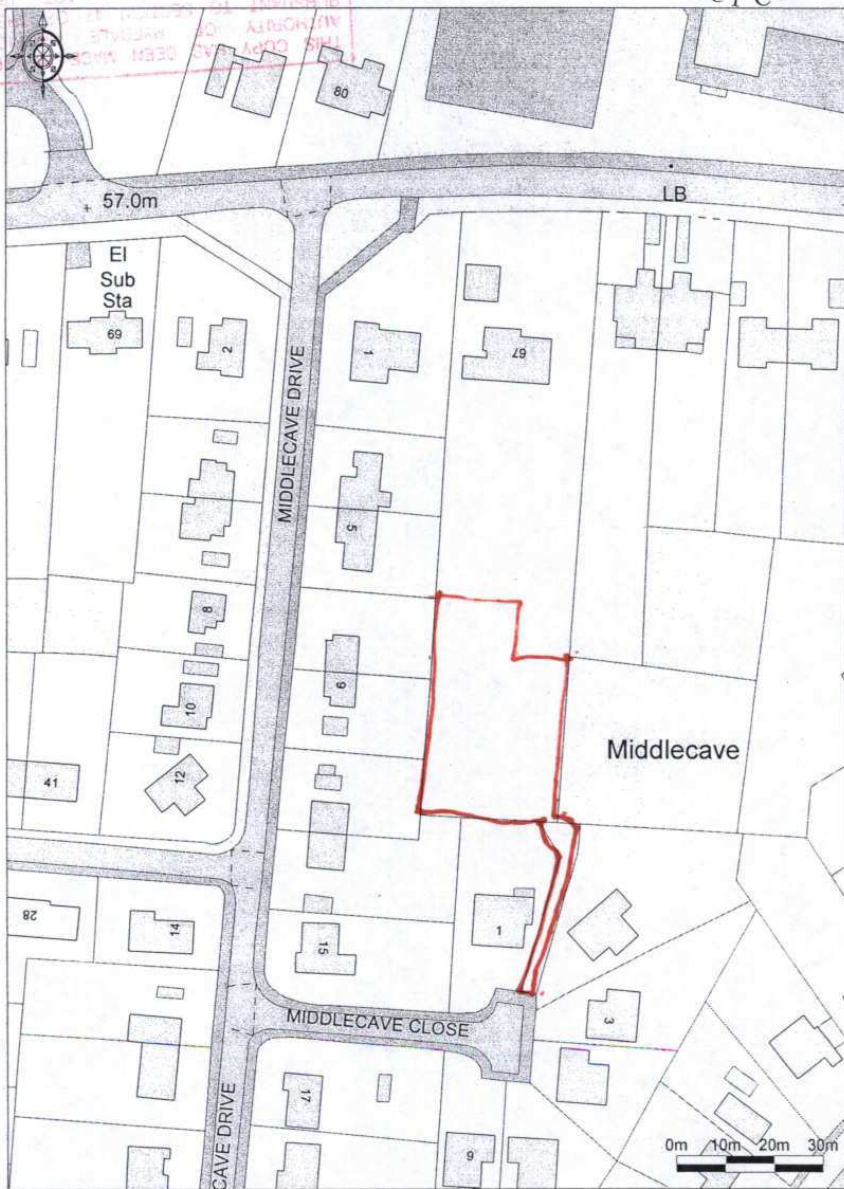
Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

Land to rear of 67 Middlecave Road
Malton

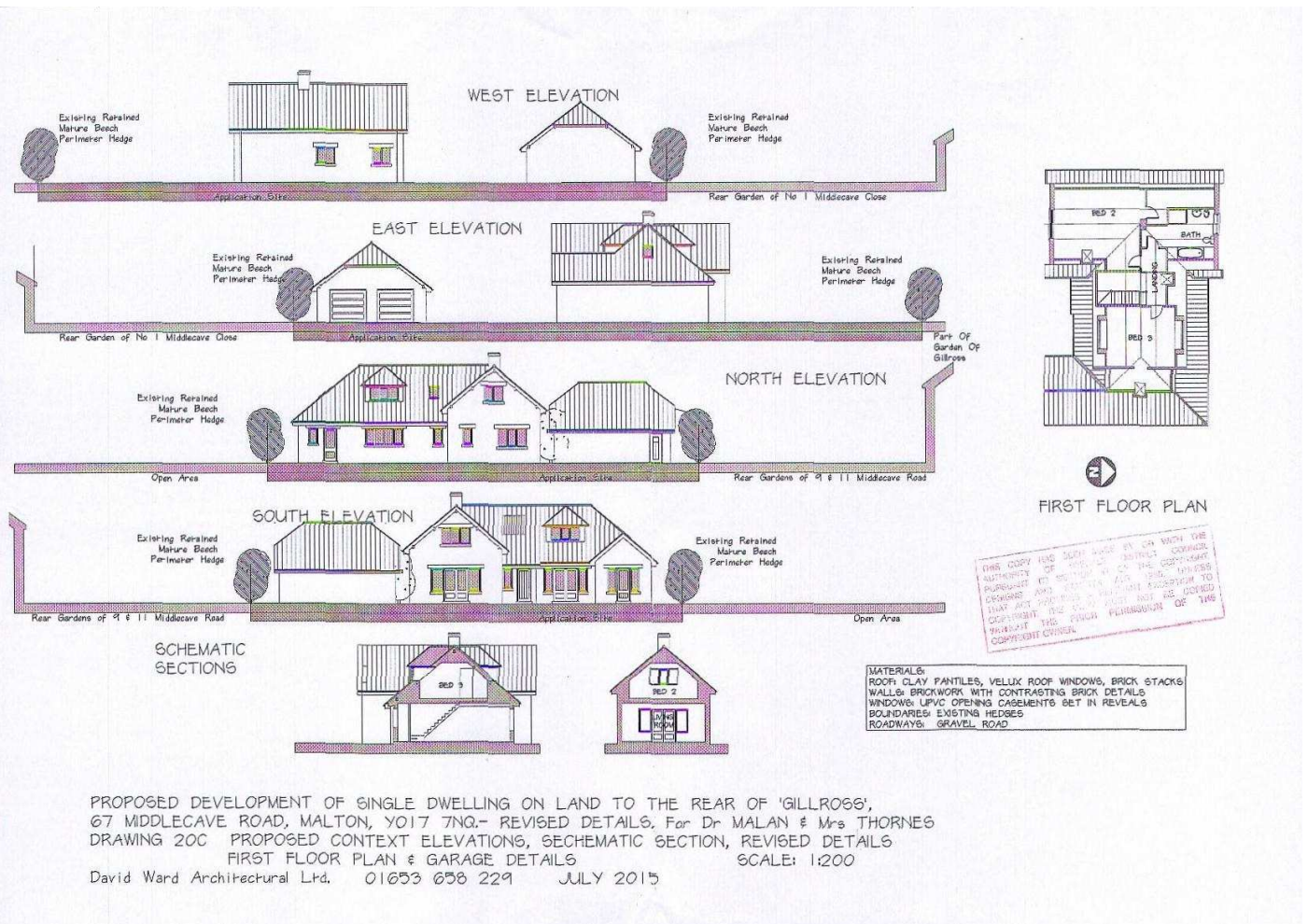


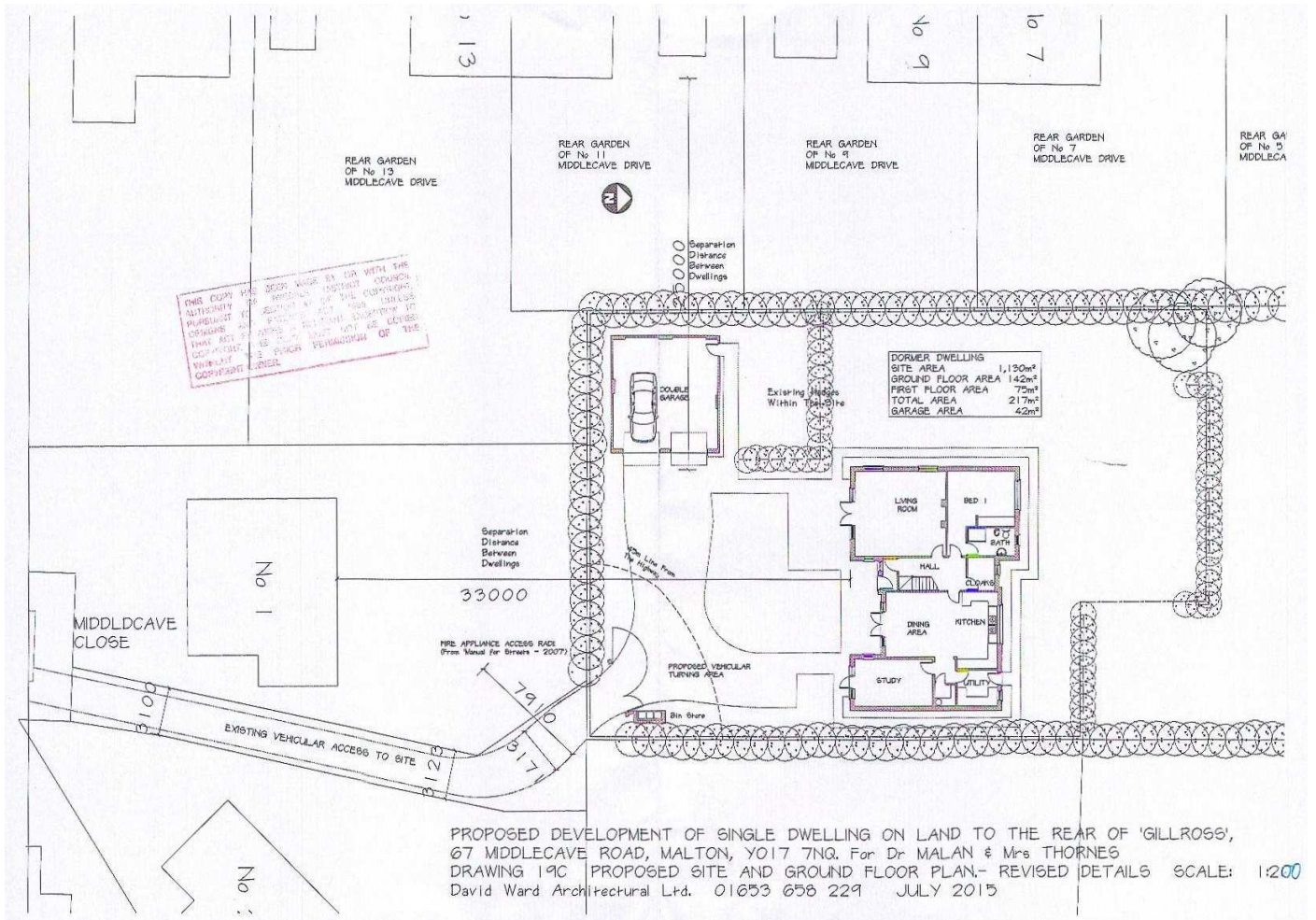
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PROPOSED DEVELOPMENT OF SINGLE DWELLING ON LAND TO THE REAR OF 'GILLROSS', 67 MIDDLECAVE ROAD, MALTON, YO17 7NQ. For Dr MALAN & Mrs THORNES
 DRAWING 19C PROPOSED SITE AND GROUND FLOOR PLAN.- REVISED DETAILS SCALE: 1:200
 David Ward Architectural Ltd. 01653 656 229 JULY 2015

12/00438/FUL

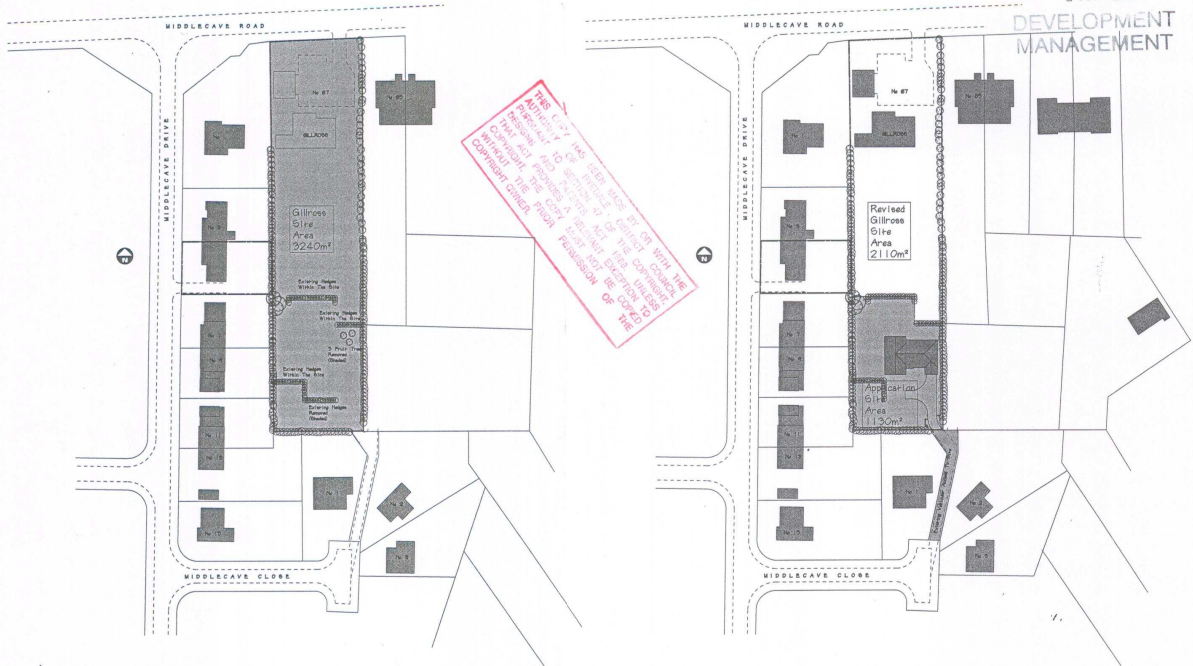
EXISTING

PROPOSED

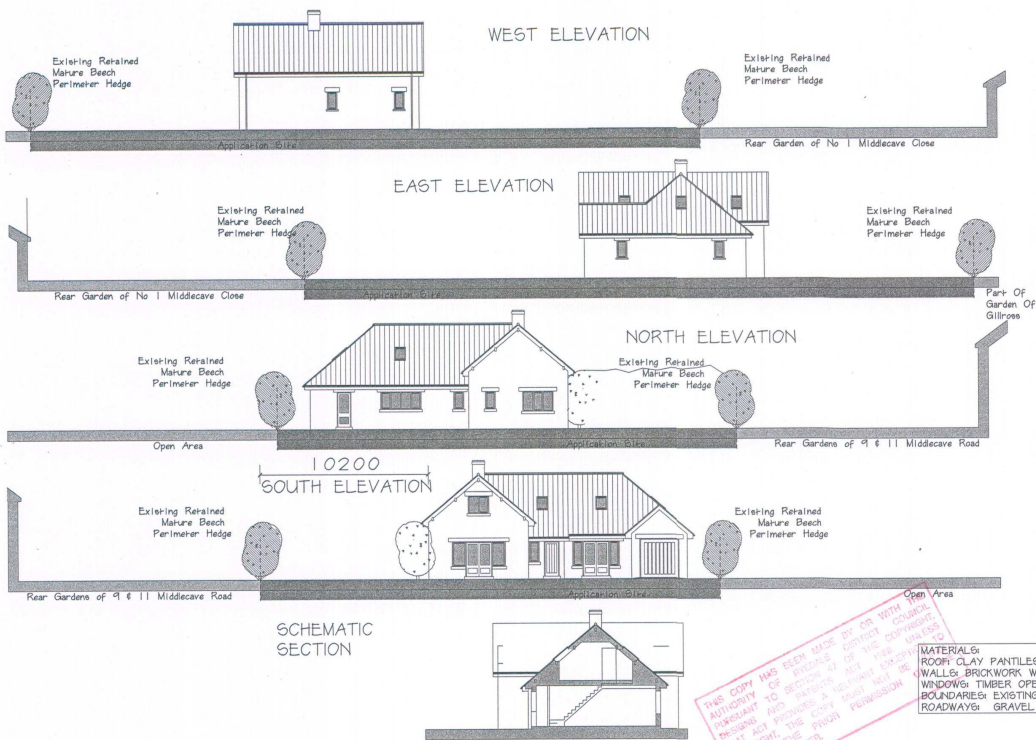
RYEDALE DM

-2 MAY 2012

DEVELOPMENT
MANAGEMENT



PROPOSED DEVELOPMENT SINGLE DWELLINGS ON LAND TO THE REAR OF 'GILLROSS',
67 MIDDLECAVE ROAD, MALTON, YO17 7NQ. For Mr S ARMITAGE.
DRAWING OBR(C) EXISTING & PROPOSED SITE PLANS SCALE: 1:1000
David Ward Architectural Ltd. 01653 658 229 APRIL 2012



PROPOSED DEVELOPMENT OF SINGLE DWELLING ON LAND TO THE REAR OF 'GILLROSS',
 67 MIDDLECAVE ROAD, MALTON, YO17 7NQ.- REVISED DETAILS. For Mr S ARMITAGE.
 DRAWING 10(C) PROPOSED CONTEXT ELEVATIONS, SCHEMATIC SECTION,
 FIRST FLOOR PLAN & GARAGE DETAILS SCALE: 1:200
 David Ward Architectural Ltd. 01653 658 229 APRIL 2012

DESIGN AND ACCESS STATEMENT to accompany....

FULL PLANNING APPLICATION:

**PROPOSED DEVELOPMENT OF A DETACHED ONE & A HALF STOREY
THREE BEDROOM DWELLING with DETACHED DOUBLE GARAGE.**

**On LAND TO THE REAR OF GILLROSS, 67 MIDDLECAVE ROAD
MALTON, YO17 7NQ – REVISED DETAILS**

For DR GORDON MALAN & MRS HEATHER THORNES

PROPOSAL: This site has been the subject of several applications and appeals and is now in the process of being sold to the current applicants who wish to make some minor alterations to the latest approved scheme to meet their specific requirements. These include the provision of a detached double garage and alterations to the fenestration of the dwelling, the footprint of the dwelling does not change.

POLICY BACKGROUND: Policies SP16 and SP20 of the Ryedale Local Plan Strategy are the relevant policies to this application. The use of large back gardens for development of this type is generally encouraged where the external amenity of the existing properties is not affected. The site is outside the conservation area.

PLANNING HISTORY: The first application on site 10/00414/FUL – 05 August 2010 was refused despite being recommended for approval. Again this scheme for two dwellings was dismissed at appeal APP/Y2736/A/10/2134097 – 17 February 2011. A subsequent planning application for a single dwelling with a revised access from Middlecave Close (11/00500/FUL – 01 September 2011) was this time not recommended for approval by Planning Officers, subsequently refused at Committee then passed at appeal (APP/Y2736/A/11/2164940 – 27 February 2012). Having secured the permission a subsequent application 12/00438/FUL was approved and work completed on the foundation with Building Control involvement kept the permission alive as the time limit condition was pressing – the materials conditions were also discharged. The site is now in the process of being sold to the current applicants we are seeking to make some minor changes to the scheme and, as PD rights are removed, this results in the current application. The revised scheme now submitted picks up on the specific points mentioned by the Inspector in the second appeal decision. The dwelling is positioned on the site further away from the surrounding properties particularly on Middlecave Close. This also positions it at a point where the dividing hedge between the site and the properties along Middlecave Drive includes individual trees and is higher thus rendering the proposed new dwelling less obtrusive from this side.

The effective shift in the centre of gravity of the site to the north will also decrease the on-site vehicular noise disturbance as the separation distances are greater to Middlecave Close and, with the proposed detached garage further masking any potential noise disturbance from the properties along Middlecave Drive.

USE: The use of the proposed development is as a single unencumbered detached storey and a half dwelling house sat to the north of the large 1130 square metre plot. The current use of the area which forms the site is part of the garden of 'Gillross' 67 Middlecave Road. The curtilage of 67 Middlecave Road, a six bedroom three storey detached dwelling with detached garaging, is reduced from 3,240 square metres to 2110 square metres as a consequence of the proposed development.

DESIGN AND ACCESS STATEMENT cont.

AMOUNT OF DEVELOPMENT: Within the 1,130 square metres of the overall site the proposed dwelling is set in a position which affords most screening from the retained high beech hedges thus maintaining the leafy openness of the site. The proposed dwelling footprint is 142 square metres (which now incorporates the former attached 17 square metre garage as part of the residential accommodation. A new detached 52 square metre double garage and garden equipment store is also proposed in the south west corner of the site. The modest 3 bedroom dwelling is contained within a single storey structure with rooms in the roof space.

SCALE PARAMETERS: The proposed dwelling is 2.6 – 3.3 metres to the eaves and 6.3 metres to the ridge. The first floor accommodation is lit by a window in the south gable and by dormers facing north and south. There are no first floor windows facing the rear of the properties along Middlecave Drive (which are more than 25 metres away at the nearest point) and two first floor windows facing the rear of No1 Middlecave Close which is more than 33 metres away. The general appearance of the building is of a single storey dwelling. Only the roofs of the proposed property will be seen by the surrounding dwellings due to the 3.5 meter high mature existing hedges surrounding the site which are unaffected by the proposed development.

CONTEXT & LANDSCAPE: Great care has been taken to ensure that the proposed development should not affect the existing natural mature boundaries of the site. The dwelling is modest in size and fits comfortably within the large site. The orientation of the proposed dwelling and its position of the site has been arranged minimize overlooking onto the surrounding properties. The separation distances to existing neighbours are far greater than those between existing surrounding properties and these are shown on the proposed ground floor plan. The proposed elevations also show the surrounding properties and the existing high beech boundary hedges in context. There is a generous provision of external amenity space and the external amenity space of the neighbouring properties is not compromised by the proposed development. The existing mature perimeter hedges render the building almost invisible to neighbours and maintain the leafy openness of the area. The roof of the proposed detached garage has part hipped gables to minimise the visual intrusion for neighbouring properties

LAYOUT: The development is all of residential use and there are therefore no zones within the site of different uses. The layout of the dwelling is conventional with living rooms at ground floor and sleeping accommodation at ground and first floor level. The layout is designed to achieve maximum privacy for the dwelling and its neighbours.

APPEARANCE: The appearance of the proposed new dwelling is traditional in format with pitched roofs overhanging eaves and chimney stacks. The modest bulk of the development is disguised by the irregular outline. The already approved materials are brick and clay pantiles with timber framed side hung casement windows set in reveals with brick sills and heads.

ACCESS: No change are proposed to the already approved private drive to the site from Middlecave Close North Yorkshire highways have visited the site and have been consulted with regard to the suitability of the drive, which has a minimum width between the existing fences of 3.1 metres, to serve the dwelling and to provide emergency vehicle access to the site if required. A generous on site turning area is provided to enable vehicles to arrive and depart in forward gear. Three car parking spaces are provided. A level entry threshold is provided to the main front door of the dwelling. A separate bin store is proposed as part of the site threshold arrangements.

ECOLOGICAL ISSUES: There are no wildlife issues relating to the application.

David Ward Architectural Ltd

Design • Planning • Listed Buildings • Building Regulations • Project Supervision

The Rectory, Langton, Malton, North Yorkshire, YO17 9QP

01 SEPTEMBER 2015

RYEDALE DISTRICT COUNCIL
PLANNING DEPARTMENT
RYEDALE HOUSE
MALTON
NORTH YORKSHIRE
YO17 7HH

RYEDALE DM
- 1 SEP 2015
DEVELOPMENT
MANAGEMENT

Dear Sir

**CURRENT FULL PLANNING APPLICATION: 15/00866/FUL
PROPOSED DEVELOPMENT OF A DETACHED ONE & A HALF STOREY
THREE BEDROOM DWELLING WITH DETACHED DOUBLE GARAGE
On LAND TO THE REAR OF GILLROSS, 67 MIDDLECAVE ROAD
MALTON, YO17 7NQ REVISED DETAILS TO APPROVAL 12/00438/FUL, 27.06.15
For DR GORDON MALAN & MRS HEATHER THORNES**

I write further to my discussions last week with Case Planning Officer Alan Hunter. There have been some comments from neighbours as a consequence of the consultation process and I am responding to those comments in this letter. I would be grateful if these responses are acknowledged in the Committee Report.

There are a number of repeated points in the comments and also a number of objections in principle to the development and rather than respond to the points in each letter I have organised my responses in a summarised format as follows:

- 1 The principle of the development – including the access to the site - has already been established with the previous planning approval 12/00438/FUL, work on site has already been started and all the necessary conditions of that prior approval have been discharged in writing by yourselves. North Yorkshire Building Control have been supervising the works. It is worth noting that, despite the long and complex planning process leading up to the grant of that planning approval, the scheme met all the requirements of the relevant planning policies and was broadly supported by Officers who recommended the various schemes for approval. Furthermore it is also worth noting that permitted development rights have been removed in the existing grant of permission and, assuming that Members are mindful to approve these modest changes to the existing approval, we would fully expect that the PD rights situation would not change. Any subsequent alterations to the property (and there are none envisioned) would therefore require planning approval – objector's speculations as to what might happen next on the site are therefore an irrelevance. Unlike some alterations to their own properties which may be acceptable under PD rights, any future changes here (however trivial) will be subject to the planning process. Objectors should also realise that, now there is a new owner of the site, these modest proposal are simply a fine tuning of the existing approval to suit the specific and reasonable requirements of their new neighbour.

Telephone: 01653 658 229 • Email: davidward589@btinternet.com

Registered Office: 13 Yorkersgate, Malton, North Yorkshire, YO17 7AA • Company Number: 6181261 (Registered in England)

CURRENT FULL PLANNING APPLICATION: 15/00866/FUL Cont.
PROPOSED DEVELOPMENT OF A DETACHED ONE & A HALF STOREY
THREE BEDROOM DWELLING WITH DETACHED DOUBLE GARAGE
On LAND TO THE REAR OF GILLROSS, 67 MIDDLECAVE ROAD
MALTON, YO17 7NQ REVISED DETAILS TO APPROVAL 12/00438/FUL, 27.06.15
For DR GORDON MALAN & MRS HEATHER THORNES

- 2 Highways are satisfied that the proposed access is suitable for the everyday use of development, for the construction process and for emergency vehicles as required.
- 3 The building process will be controlled in a neighbourly manner with working hours restricted (by condition), contractors vehicles parked on site (not on the highway) and the road highway kept free of mud etc. (by condition). The applicants are keen to behave in a neighbourly and orderly manner. Any damage to adjoining fences will, of course, be rectified.
- 4 The applicants are in the habit of garaging their cars. The size of the garage is to accommodate their two vehicles leaving sufficient room to get into and out the vehicles in the garage. In addition it is intended to store garden paraphernal (mowers etc.) in the garage. The garage will not be used as a workshop and will not be a source of noise.
- 5 The height of the garage is similar to those garages on surrounding plots. The high beech hedges have already been reinforced with gap planting. Beech gives year round visual seclusion. The applicant will continue to maintain the hedges to the high standard to which they have always been kept.

Please do not hesitate to contact me directly if there any further queries relating to the application or revisions which may be necessary to facilitate the applications positive determination.

Yours sincerely

David Ward

CC Dr Malan, Mrs Thornes

Telephone: 01653 658 229 • Email: davidward589@btinternet.com

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Agenda Item 15

Item Number: 15
Application No: 15/00923/HOUSE
Parish: Swinton Parish Council
Appn. Type: Householder Application
Applicant: Mr Peter Midgley
Proposal: Erection of single storey extension to rear and side elevations
Location: Viewley Hill 15 West Street Swinton Malton YO17 6SP

Registration Date:
8/13 Wk Expiry Date: 5 October 2015
Overall Expiry Date: 9 September 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council

Neighbour responses: Mrs Freda Suddaby,

SITE:

Viewley Hill is a semi-detached bungalow, situated on an elevated plot located within the village of Swinton. The property benefits from a rear and side domestic curtilage, with a driveway and garage located to the south of the dwelling. The adjoining property is known as 'High Viewley House' and the property to the south of the site is known as 'High Pastures'.

PROPOSAL:

Erection of single storey extension to rear and side elevations.

The proposed single storey rear extension will measure 11.7m in width, 3m in depth, 2.7m to the eaves and 3.9m to the ridge. It will be located 1 metre to north of the boundary of the property 'High Viewley'.

The proposed single storey side extension will measure 5.6m in depth (at the largest part to the rear), 11.2m in width, 2.6m to the eaves and 5.5m to the ridge. The ridge will run east-west.

HISTORY:

The relevant planning history includes:

- 15/00791/GPDE - Prior approval refused - Erection of single storey rear extension extending a maximum of 6.0 metres from the rear wall of the original dwelling house and having an eaves height of 2.7 metres and a maximum height of 4.0 metres.

Members should note that the above extension was refused on the following grounds:

The proposed single storey rear extension, would by virtue of its scale and massing in close proximity to the boundary have an overbearing presence and an unacceptable impact upon the day light presently enjoyed by the occupiers of the adjoining property currently know as 'High Viewley'. The proposals are therefore considered to be contrary to the requirements of SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.

APPRAISAL:

The main considerations to be taken into account are:

- i. Character and form
- ii. Impact upon the street scene
- iii. Impact upon neighbouring amenity
- iv. Conclusion

i. Character and form

The proposed single storey rear extension will be constructed of coursed stone and clay pantiles. The north elevation of the side extension will be constructed on coursed stone and clay pantiles, with the eastern elevation facing the street scene being cedar clad. It is considered that the proposed extensions are appropriate and sympathetic to the character and appearance of the existing dwelling in terms of scale, form and use of material, complying with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan – Local Plan Strategy.

ii. Impact upon the street scene

The extension is considered to not have a detrimental impact upon the street scene of the West Street due to the extension being set back from the front elevation and the elevated position of the property within the street scene. The extension is also subordinate to the main part of the original dwelling house.

iii. Impact upon neighbouring amenity

Members should note that a letter of objection has been received from the occupier of High Viewley Hill which is located to the south of the site. It states the following:

- *The proposed extension will impinge on the light to the bedroom and to the conservatory/sitting room*
- *It will have an overbearing effect given to the proximity to my property and will cause loss of amenity and have a considerable visual impact on my property.*
- *The boundary retaining wall must be structurally protected*

The proposed single storey rear extension will be located 1 metre to north of the boundary of the property 'High Viewley'. It will extend out by 3m and measure 2.7m to the eaves.

Part 1 (Development within the curtilage of a dwelling house), Class A (enlargement, improvement or other alternative of a dwelling house) (Development is not permitted by Class A) A.1 (f) states:

subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and -

- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or*
- (ii) exceed 4 metres in height;*

Furthermore A.1 (i) states:

- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;*

Officers have taken on board the points raised by the neighbour of High Viewley Hill. Nevertheless the 'fall back' position is such that the proposed single storey rear extension (on its own) would be permitted development. Whilst there is potential for some loss of daylight to the bedroom, this is

considered to not have a material adverse impact upon neighbouring amenity, complying with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy. It is considered that the proposed single storey side extension will not result in a material advise impact upon the neighbouring property of 'High Pastures'. This is in terms of being overbearing in presence, causing loss of light or loss of privacy.

There has been no response from Swinton Parish Council or any other third parties regarding the proposal.

Conclusion

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

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

3 The development hereby permitted shall be carried out in accordance with the following approved plan(s):PM20158 - 2 Proposed Elevation and Block Plan.

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

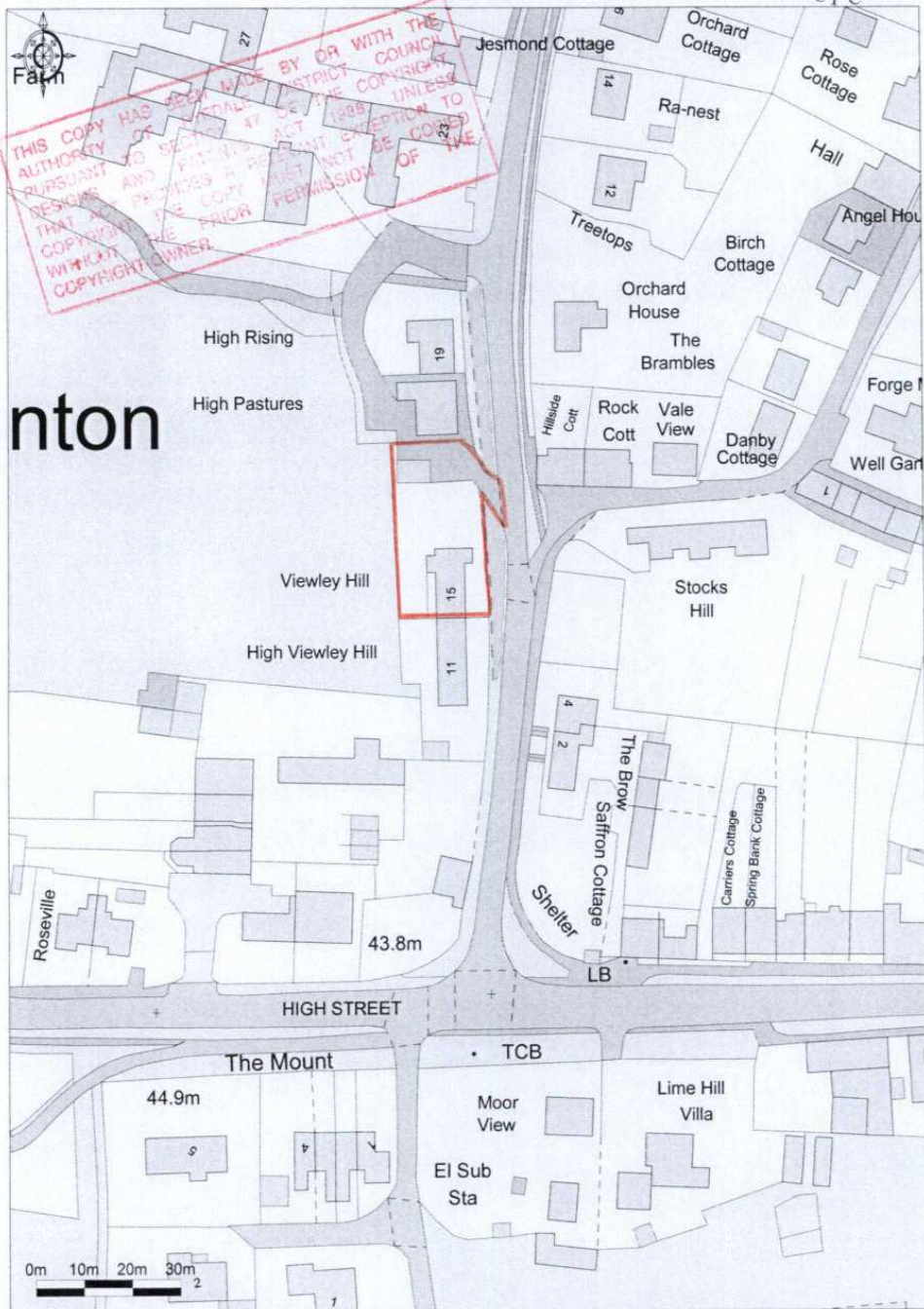
4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order revoking, re-enacting or amending that Order), no windows, other than those shown on the plans hereby approved, shall be formed in the walls or roof of the extension hereby permitted without the prior written consent of the Local Planning Authority following a specific application in that respect.

Reason:- To safeguard the privacy and amenity of adjoining residents and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy

Background Papers:

- Adopted Ryedale Local Plan 2002
- Local Plan Strategy 2013
- National Planning Policy Framework
- Responses from consultees and interested parties

15 West Street
Swinton



Promap

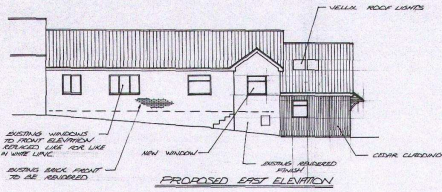
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RYEDALE DM

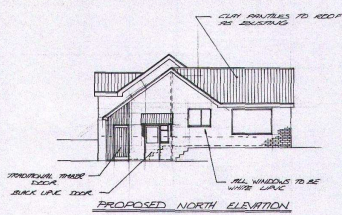
15/00523/HWSR

10 AUG 2015

DEVELOPMENT
MANAGEMENT



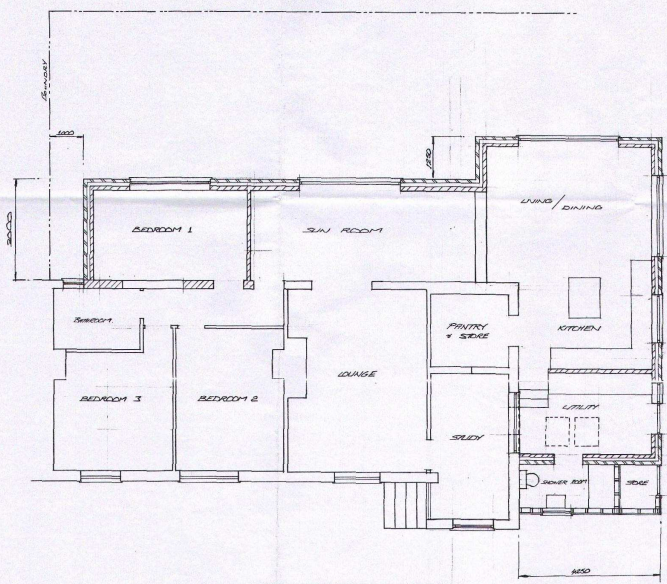
PROPOSED EAST ELEVATION



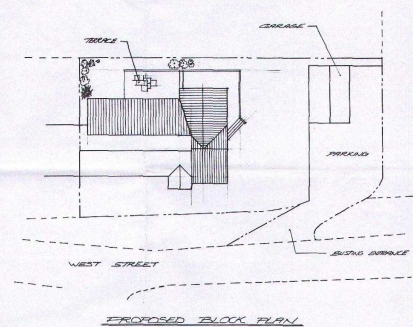
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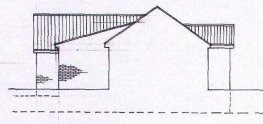
PROPOSED WEST ELEVATION



PROPOSED FLOOR PLAN



PROPOSED BLOCK PLAN

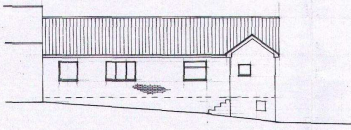


PROPOSED SOUTH ELEVATION (SECTION)

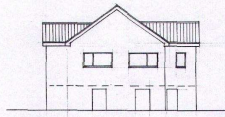
RYEDALE DM
18 AUG 2015
DEVELOPMENT
MANAGEMENT

Pete Midgley Design
32 the Ridings, Norton, Malton, North Yorkshire, YO17 9AP
Tel: 01653 695068 Mob: 07941459927

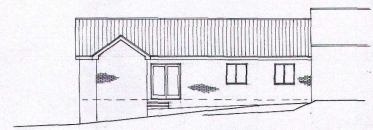
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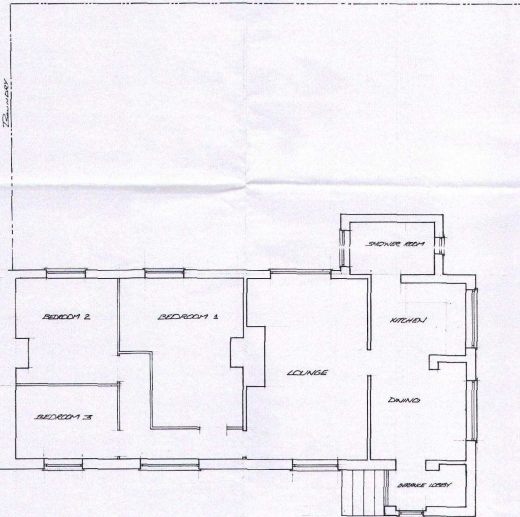
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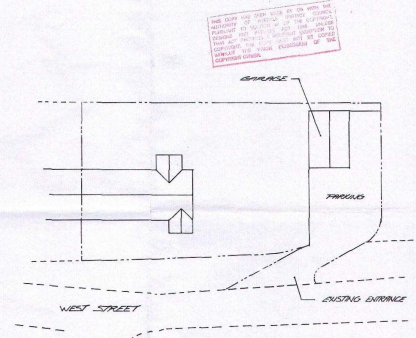
EXISTING NORTH ELEVATION



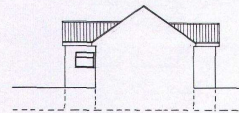
EXISTING WEST ELEVATION



EXISTING FLOOR PLAN



EXISTING BLOCK PLAN 1:200



EXISTING SOUTH ELEVATION (SECTION)

THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS.

RYEDALE DM
18 AUG 2015
DEVELOPMENT
MANAGEMENT

Pete Midgley Design

32 The Ridings, Norton, Malton, North Yorkshire, YO17 9AP
Tel: 01653 695068 Mob: 07941 659927

Title:
EXISTING ELEVATIONS, GROUND FLOOR LAYOUT
AND BLOCK PLAN. PROPOSED SINGLE STOREY
EXTENSION.
VIEWLEY HILL, SWENTON MALTON

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Agenda Item 17

RYEDALE DISTRICT COUNCIL

APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS

1.

Application No: 15/00504/HOUSE **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Mr John Peter Smithson
Location: Ashlea House The Lawns Slingsby Malton YO62 4AW
Proposal: Installation of 4kw ground mounted solar PV system (16 panels in total) to generate electricity for domestic use (retrospective application)

2.

Application No: 15/00538/FUL **Decision: Approval**
Parish: Sherburn Parish Council
Applicant: Central Stores (Sherburn) Ltd (Mr Marcus Kelly)
Location: 28 St Hildas Street Sherburn Malton YO17 8PG
Proposal: Erection of single storey rear extension to form additional storage area for Central Stores (Sherburn) Ltd.

3.

Application No: 15/00547/FUL **Decision: Approval**
Parish: Norton Town Council
Applicant: Grantside Homes LLP (Mr Peter Callaghan)
Location: 8 Sutton Farm Langton Road Norton Malton North Yorkshire YO17 9PU
Proposal: Erection of a three bedroom dwelling following demolition of former workshop

4.

Application No: 15/00548/LBC **Decision: Approval**
Parish: Norton Town Council
Applicant: Grantside Homes LLP (Mr Peter Callaghan)
Location: 8 Sutton Farm Langton Road Norton Malton North Yorkshire YO17 9PU
Proposal: Erection of a three bedroom dwelling following demolition of former workshop.

5.

Application No: 15/00552/FUL **Decision: Approval**
Parish: Rillington Parish Council
Applicant: Mr & Mrs I Waring
Location: Hillsbrook 23 Low Moorgate Rillington Malton North Yorkshire YO17 8JW
Proposal: Erection of a four bedroom replacement dwelling subsuming the existing dwelling within it to include replacement and widening of existing concrete access bridge

6.

Application No: 15/00584/FUL **Decision: Refused**
Parish: Appleton-le-Street Parish Meeting
Applicant: Mr Alistair Dukes
Location: Land At Main Street Appleton Le Street Malton North Yorkshire
Proposal: Erection of four bedroom dwelling.

7.

Application No: 15/00637/HOUSE **Decision: Approval**

Parish: Westow Parish Council
Applicant: Mr Phil Dibbs
Location: North Wing Firby Hall Village Streets Firby Malton YO60 7LH
Proposal: Erection of single storey extension to north elevation to include double garage and biomass plant room, following the demolition of existing single storey extension and detached stable block (revised details).

8.
Application No: 15/00638/LBC **Decision: Approval**
Parish: Westow Parish Council
Applicant: Mr Phil Dibbs
Location: North Wing Firby Hall Village Streets Firby Malton YO60 7LH
Proposal: Erection of single storey extension to north elevation to include double garage and biomass plant room, following the demolition of existing single storey extension and detached stable block (revised details).

9.
Application No: 15/00658/HOUSE **Decision: Approval**
Parish: Kirby Misperton Parish Council
Applicant: Mrs Victoria Winn-Atkinson
Location: 7 Woodlands Main Street Kirby Misperton Malton North Yorkshire YO17 6XW
Proposal: Erection of replacement front boundary fence

10.
Application No: 15/00662/CLEUD **Decision: Approval**
Parish: Scampston Parish Council
Applicant: Mr Michael Thomas & Mrs Andrea Thomas
Location: 2 Knapton Lodge Cottage Malton Road West Knapton Malton North Yorkshire YO17 6RL
Proposal: Certificate of Lawfulness in respect of the occupation of the dwelling known as 2 Knapton Lodge Cottages in breach of the agricultural occupancy condition of approval P187 dated 21.09.1950 for a period greater than 10 years before the date of this application

11.
Application No: 15/00673/OUT **Decision: Refusal**
Parish: Rillington Parish Council
Applicant: Mr John Brown
Location: Land To Rear Of 21 High Street Rillington Malton North Yorkshire
Proposal: Erection of dwelling (site area 0.0544ha)

12.
Application No: 15/00684/FUL **Decision: Approve subject to no adverse comments**
Parish: Pickering Town Council
Applicant: Northern General Properties Ltd
Location: Unit 1 Thornton Road Industrial Estate Road Pickering North Yorkshire YO18 7JB
Proposal: Change of use and alteration of part of building and adjacent land to a builders merchants for both trade and retail to include customer and staff parking and external compound for building materials with 5m high racking system.

13.
Application No: 15/00702/FUL **Decision: Approval**
Parish:
Applicant: Fitzwilliam Malton Estate (Mr Keith Davies)

Location: Kings Head Hotel 5 Market Place Malton North Yorkshire YO17 7LP
Proposal: Change of use of first and second floor to a mixed use of A2 and B1(a) offices.

14.

Application No: 15/00703/LBC **Decision: Approval**
Parish:
Applicant: Fitzwilliam Malton Estates (Mr Keith Davies)
Location: Kings Head Hotel 5 Market Place Malton North Yorkshire YO17 7LP
Proposal: Internal and external alterations to include replacement of emergency exit doors to ground floor north elevation and minor alterations to ground and first floor layout, together with formation of opening at first floor between 5 and 3 Market Place.

15.

Application No: 15/00708/FUL **Decision: Approval**
Parish: Swinton Parish Council
Applicant: Mr Neil Paylor
Location: Domestic Heating Services Workshop Lowfield Lane Swinton Malton North Yorkshire YO17 6SE
Proposal: Installation of 6no. banks of ground mounted solar panels totalling 600no. panels giving 150kw peak output to generate electricity for the applicant's adjacent business

16.

Application No: 15/00710/FUL **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Mr Charles Sagers
Location: Manor Ridge Barns South Holme Slingsby Malton
Proposal: Change of use, alteration and extension of former agricultural buildings to form a single dwelling with a total of 7no. bedrooms (4no. bedrooms & guest bedroom in main building and 2no. bedrooms in detached barn), attached triple garage, home office and workshop in detached barn, biomass boiler room and store and retained open fronted outbuildings to include demolition and rebuilding of the north wing with part two storey section and two storey extension and erection of detached open fronted wood store together with hard and soft landscaping & amenity areas and demolition of dutch barn and open cattle shed.

17.

Application No: 15/00711/LBC **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Mr Charles Sagers
Location: Manor Ridge Barns South Holme Slingsby Malton YO62 4BB
Proposal: Conversion, alteration and extension of former agricultural building to form a single dwelling with a total of 7no. bedrooms (4no. bedrooms and guest bedroom in main building and 2no. bedrooms in detached barn) attached triple garage, home office and workshop in detached barn, biomass boiler room and store and retained open fronted outbuildings to include demolition and rebuilding of the north wing with part two storey section and two storey extension and demolition of dutch barn and open cattle shed.

18.

Application No: 15/00716/FUL **Decision: Approval**
Parish: Birdsall Parish Council
Applicant: Birdsall Estates Company Ltd.
Location: Birdsall House Birdsall Malton YO17 9NR
Proposal: Erection of fuel store together with alterations to Brew House and Laundry Buildings for installation of biomass boiler system and associated pipework in the

19.

Application No: 15/00720/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr Philip And Mrs Louise Wright
Location: Black Bull Caravan Park Malton Road Pickering North Yorkshire YO18 8EA
Proposal: Erection of a reception and amenity building to include demolition of existing games/recreation building (revised details to approval 14/01140/FUL dated 15.12.2014)

20.

Application No: 15/00721/FUL **Decision: Approval**
Parish: Sherburn Parish Council
Applicant: Sherburn Surgery
Location: Sherburn Surgery 50 St Hildas Street Sherburn Malton YO17 8PH
Proposal: Erection of link building to connect existing surgery to the former nurses office at 48 St Hildas Street and alterations to the existing buildings to form additional consultation, administration and waiting areas with associated toilet and patient facilities, together with formation of vehicular accesses off Eastbeck Close to the patient car park and St Hildas Crescent to the staff car park and delivery yard, and change of use of areas of land to form additional domestic curtilage for no. 9 St Hildas Crescent.

21.

Application No: 15/00746/TPO **Decision: Refusal**
Parish: Warhill Parish Council
Applicant: Mr Jackson
Location: Ash Tree Lodge Common Lane Warhill Sand Hutton North Yorkshire YO19 5XW
Proposal: To fell T4 within TPO NO. 256/1999.

22.

Application No: 15/00728/FUL **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Mr & Mrs T Vasey
Location: Gritts Farm Main Road Weaverthorpe Malton YO17 8HD
Proposal: Erection of extension to agricultural building to form additional crop storage together with relocation of existing vehicular access, following the demolition of cattleshed.

23.

Application No: 15/00729/FUL **Decision: Approval**
Parish: Sinnington Parish Council
Applicant: Mr & Mrs N & B Hobbs
Location: Chapel Garth The Garth Sinnington Pickering YO62 6SG
Proposal: Change of use and alteration of existing detached outbuilding to form a one bedroom self-contained residential annex to include erection of a porch to the west elevation and 12no. solar PV panels to south roofslope.

24.

Application No: 15/00730/HOUSE **Decision: Approval**
Parish: Gilling East Parish Council
Applicant: Mr B Hazell
Location: Grimstone Grange Grimston Helmsley YO62 4HX

Proposal: Erection of 1.7m high timber entrance gates and 6.18m length of dry stone wall.

25.

Application No: 15/00732/LBC **Decision: Approval**
Parish: Cropton Parish Council
Applicant: Mr John Best
Location: The Old Cottage High Street Cropton Pickering YO18 8HL
Proposal: External and internal alterations to include relocation of staircase, installation of a suspended wooden floor and replacement partition walls and formation of window to east gable

26.

Application No: 15/00733/HOUSE **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Mrs Moorfoot
Location: The Beeches (East Wing) Main Road Weaverthorpe Malton North Yorkshire YO17 8EY
Proposal: Erection of two storey extension to east elevation to include first floor terrace following demolition of existing outbuildings.

27.

Application No: 15/00738/73A **Decision: Refusal**
Parish: Settrington Parish Council
Applicant: Richard Clark Builders
Location: Land At Corner Of Chapel Road And Forkers Lane Settrington Malton North Yorkshire
Proposal: Variation of Condition 21 of approval 12/00809/73A dated 29.11.2012 to state "The development hereby permitted shall be carried out in accordance with the following approved plans: 1411/14 - Location plan 1:1250, 1411/15 - Site Plan as Existing, 1411/16 - Site Plan as Proposed, 1411/17 - Ground Floor Plans as Proposed, 1411/18A - First Floor Plans as Proposed, 1411/19 - Elevations as Proposed 1, 1411/20A - Elevations as Proposed 2, 1411/21A - Aerial View"

28.

Application No: 15/00739/HOUSE **Decision: Approval**
Parish: Welburn (Kirkbymoorside) Parish Meeting
Applicant: Mr Rens Steendijk
Location: Howkeld House Starfits Lane Fadmoor Kirkbymoorside YO62 7HF
Proposal: Erection of detached double garage and wood/tool shed

29.

Application No: 15/00742/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Peter Nelson Fitness
Location: 18 Enterprise Way Thornton Road Industrial Estate Pickering YO18 7NA
Proposal: Change of use, alteration and extension of storage building (Use Class B8) to a fitness studio (Use Class D2) to include erection of two storey extension, glazing of existing front opening, alterations and additions to doors and windows, formation of a first floor gym and studios and erection of bicycle shed.

30.

Application No: 15/00743/ADV **Decision: Approval**
Parish: Pickering Town Council
Applicant: Peter Nelson Fitness
Location: 18 Enterprise Way Thornton Road Industrial Estate Pickering YO18 7NA

Proposal: Display of 1no. non-illuminated fascia name sign to front elevation and 1no. non-illuminated free standing A board on application site near site entrance.

31.

Application No: 15/00744/HOUSE **Decision: Approval**
Parish: Gate Helmsley Parish Council
Applicant: Mr & Mrs David Chappell
Location: Newlands Cottage Gate Helmsley North Yorkshire YO41 1JS
Proposal: Erection of two storey rear extension to replace existing conservatory

32.

Application No: 15/00763/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr S Goodfellow
Location: Barker Stakes Farm Ings Lane Pickering North Yorkshire YO18 8EE
Proposal: Erection of an agricultural building to house livestock following the demolition of the existing cattleshed.

33.

Application No: 15/00765/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estates (Mr Keith Davies)
Location: Unit 10 To Rear Of 37 Yorkersgate Malton North Yorkshire
Proposal: Replacement of asbestos cement roof with pantiled roof together with replacement of 8no. rooflights to east and west elevation roofslopes.

34.

Application No: 15/00766/FUL **Decision: Refusal**
Parish: Pickering Town Council
Applicant: H L Halder Ltd
Location: Land Adj To 8 Norman Close Pickering North Yorkshire
Proposal: Erection of 2no. three bedroom semi-detached dwellings with detached garages together with formation of vehicular access.

35.

Application No: 15/00767/FUL **Decision: Approval**
Parish: Norton Town Council
Applicant: Karro Food Group
Location: Karro Foods Ltd Westfield Way Norton Malton YO17 9HG
Proposal: Installation of screens between wash down bays and installation of new wheel wash

36.

Application No: 15/00770/FUL **Decision: Approval**
Parish: Welburn (Kirkbymoorside) Parish Meeting
Applicant: Mr M H & Mrs F M Fearnley
Location: Welburn Grange Cottage Moor Lane Welburn Kirkbymoorside YO62 6HJ
Proposal: Change of use of domestic garden and paddock land for the siting of 6no. glamping cocoons and formation of parking and turning area.

37.

Application No: 15/00773/HOUSE **Decision: Approval**
Parish: Coulton Parish Council
Applicant: Mr & Mrs Ian Kibble
Location: Cold Harbour Cottage, Coulton Road Coulton Helmsley YO62 4NF

Proposal: Erection of two storey side extension following partial demolition of existing outbuildings.

38.

Application No: 15/00775/HOUSE **Decision: Refusal**
Parish: Welburn (Kirkbymoorside) Parish Meeting
Applicant: Mr & Mrs Famberly
Location: North Lodge Welburn Hall Back Lane Welburn Kirkbymoorside YO62 7HG
Proposal: Erection of detached garage.

39.

Application No: 15/00777/FUL **Decision: Approval**
Parish: Habton Parish Council
Applicant: Bulmer Farm Ltd (Mr John Cuthbertson)
Location: Bulmer Farmhouse Ryton Malton YO17 6SA
Proposal: Alterations to existing holiday lodge park to include change of use of land to the south of Bulmer Farm House to allow the siting of the relocated holiday lodges from Plots 17 and 18 to south east corner of site together with siting of a two bedroom residential lodge with detached double garage for site manager's permanent use (Residential Plot 1).

40.

Application No: 15/00780/OUT **Decision: Refusal**
Parish: Cropton Parish Council
Applicant: Mr David Pickersgill
Location: Land Adjacent To Ash Tree Farm Fairy Lane Cropton Pickering North Yorkshire
Proposal: Erection of an agricultural workers dwelling (site area 0.1ha)

41.

Application No: 15/00786/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr & Mrs Roberts
Location: 8 Woodlands Park Pickering North Yorkshire YO18 7AH
Proposal: Erection of single storey rear extension

42.

Application No: 15/00782/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr Chris Hill
Location: 23 Hungate Pickering North Yorkshire YO18 7DL
Proposal: Erection of single-storey extension to east elevation

43.

Application No: 15/00783/HOUSE **Decision: Approval**
Parish: Amotherby Parish Council
Applicant: Mr Rob Welch
Location: Alma Cottage Main Street Amotherby Malton YO17 6UN
Proposal: Erection of detached garage/storage building following demolition of existing shed.

44.

Application No: 15/00784/FUL **Decision: Approval**
Parish: Gilling East Parish Council
Applicant: Stirling Ventures (Mr Julian Pilling)
Location: Valley Farm Yearsley To Coulton Road Grimston Helmsley YO62 4HS

Proposal: Formation of new vehicular access and track, blocking-off of existing vehicular access with section of dry stone wall and restoration of existing dry stone boundary wall.

45.

Application No: 15/00788/HOUSE **Decision: Approval**
Parish: Scampston Parish Council
Applicant: Mrs Sylvia Williams
Location: Leawood Town Street Scampston Malton North Yorkshire YO17 8NG
Proposal: Erection of a single storey extension to south elevation.

46.

Application No: 15/00794/ADV **Decision: Approval**
Parish: Norton Town Council
Applicant: Norton Town Council (Mrs Rosalind Tierney)
Location: Land Adjacent To Norton Villa Scarborough Road Norton Malton North Yorkshire
Proposal: Display of 1no. non-illuminated post mounted town entrance sign

47.

Application No: 15/00798/ADV **Decision: Approval**
Parish: Norton Town Council
Applicant: Norton Town Council (Mrs Rosalind Tierney)
Location: Verge Opposite Whitewall Quarry Welham Road Norton Malton North Yorkshire
Proposal: Display of 1no. non-illuminated post mounted town entrance sign

48.

Application No: 15/00797/HOUSE **Decision: Approval**
Parish: Claxton Parish Council
Applicant: Mr P McLaughlin
Location: Todd Cottage 14 Main Street Claxton Malton YO60 7SD
Proposal: Formation of a vehicular access

49.

Application No: 15/00799/HOUSE **Decision: Approval**
Parish: Crambe Parish Council
Applicant: Mr Sam Cook
Location: Sandlands Cottage 2 Howsham Gates Riders Lane Crambe YO60 7PQ
Proposal: Erection of detached double garage following demolition of existing detached garage (revised details to 14/01281/HOUSE dated 14.01.2015)

50.

Application No: 15/00808/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr Frank Hodgson
Location: 8 Northway Pickering North Yorkshire YO18 8NN
Proposal: Erection of single storey garage extension to side elevation following removal of shed

51.

Application No: 15/00811/HOUSE **Decision: Refusal**
Parish: Norton Town Council
Applicant: Miss T M Milburn
Location: 44 Wold Street Norton Malton YO17 9AA

Proposal: Erection of single storey extension to front elevation following removal of porch and bay window

52.

Application No: 15/00814/HOUSE **Decision: Approval**
Parish: Allerston Parish Council
Applicant: R E & S E Gwilliam
Location: Givendale Head Farm Cottage Givendale Head Farm Malton Cote Road Ebberston Scarborough North Yorkshire YO13 9PU
Proposal: Extension of first floor bedroom to front elevation and extension of conservatory to rear elevation.

53.

Application No: 15/00820/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Lee Rushworth
Location: 102 Langton Road Norton Malton North Yorkshire YO17 9AE
Proposal: Erection of single storey garden room to rear and side elevations (part retrospective application)

54.

Application No: 15/00823/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Keith Davies)
Location: 3 Talbot Yard Yorkersgate Malton North Yorkshire YO17 7AB
Proposal: Alteration to external shutter door to make it bi-folding

55.

Application No: 15/00828/HOUSE **Decision: Refusal**
Parish: Ampleforth Parish Council
Applicant: Mr Hawkins
Location: 4 Geldgate Mill Lane Ampleforth YO62 4DH
Proposal: Erection of conservatory to front elevation.

56.

Application No: 15/00846/HOUSE **Decision: Refusal**
Parish: Gate Helmsley Parish Council
Applicant: Mr Jon Greenwood
Location: Appletree House The Lane Gate Helmsley YO41 1JF
Proposal: Formation of an additional vehicular access

57.

Application No: 15/00868/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Carl Allen
Location: 55 The Ridings Norton Malton North Yorkshire YO17 9AP
Proposal: Installation of first floor dormer to north facing roof slope to form additional bedroom.

58.

Application No: 15/00874/HOUSE **Decision: Approval**
Parish: Leavening Parish Council
Applicant: Mr Stephen Langton
Location: Hallgarth Farm, Main Street Leavening Malton YO17 9SA

Proposal: Erection of porch to rear elevation following demolition of existing conservatory

59.

Application No: 15/00893/HOUSE

Decision: Approval

Parish: Burythorpe Parish Council

Applicant: Mrs Lucy Hopwood

Location: Kennels Close Ruffin Lane Eddlethorpe North Yorkshire YO17 9QT

Proposal: Erection of a two storey side extension and formation of pitched roof over existing flat roofed two storey section of dwelling
