



PLANNING COMMITTEE

Tuesday 27 September 2016 at 6.00 pm (After the Licensing Committee)

Council Chamber, Ryedale House, Malton

Agenda

- 1 **Apologies for absence**
- 2 **Minutes of meeting held on 31 August 2016** (Pages 3 - 11)
- 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** (Page 12)
- 6 **16/00206/MFUL - 98 & 100 Commercial Street, Norton, Malton** (Pages 13 - 40)
- 7 **16/00229/MFUL - Woodlands Farm, York Lane, Flaxton** (Pages 41 - 71)
- 8 **16/00269/MFUL - Area Of Hardstanding To East Of Wombleton Caravan Park, Moorfields Lane, Wombleton, Kirkbymoorside** (Pages 72 - 79)

- 9 **16/01133/MFUL - Land To East Of Ings Farm, Malton Road, West Knapton**
(Pages 80 - 97)
- 10 **16/01238/FUL - Land North Of Yew Tree Cottage, Railway Street, Slingsby**
(Pages 98 - 112)
- 11 **Part A Report - The Ryedale Plan Sites Document - Visually Important
Undeveloped Areas (VIUA's)** (Pages 113 - 161)
- 12 **Any other business that the Chairman decides is urgent.**
- 13 **List of Applications determined under delegated Powers.** (Pages 162 - 168)
- 14 **Update on Appeal Decisions**

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Wednesday 31 August 2016

Present

Councillors Joy Andrews (Substitute), Burr MBE, Cussons (Substitute), Farnell, Goodrick, Hope, Maud, Raper (Substitute), Shields and Windress (Chairman)

Substitutes: Councillor J Andrews, Councillor D Cussons and Councillor J Raper

In Attendance

Helen Bloomer, Samantha Burnett, Charlotte Cornforth, Gary Housden, Ellis Mortimer and Anthony Winship

Minutes

49 **Apologies for absence**

Apologies were received from Councillors Thornton, Frank and Cleary.

50 **Minutes of meeting held on 2 August 2016**

Decision

That the minutes of the Planning Committee held on 2 August 2016 be approved and signed as a correct record.

[For 9

Against 0

Abstain 1]

51 **Urgent Business**

There was no urgent business.

52 **Declarations of Interest**

Councillor	Item
Cussons	6
Farnell	6, 18
Raper	8, 9, 10, 11
Goodrick	13
Hope	12
Windress	6
J Andrews	16
Burr	8, 9, 10 ,11, 15

53 **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 thereon.

54 **16/00346/MOUTE - Land North of Outgang Lane, Pickering**

16/00346/MOUTE - Hybrid Planning Application comprising 1) application for full planning permission for a 5,127 sq m purpose built production unit (B2 Use) on the eastern area of land to the South of Thornton Road Industrial Estate with associated infrastructure comprising construction of access road from Thornton Road Industrial Estate, car parking, servicing, drainage works and landscaping 2) application for outline planning permission for the erection of 5,900 m2 of Business Units (B1 Use) and 5,990 sq m of Industrial Units (B2 Use) on land to South of Thornton Road Industrial Estate (western portion of the site) - site area 6.60 ha.

Decision

PERMISSION GRANTED - Subject to conditions and a Section 106 agreement to deal with improvements to Outgang Drain.

[For 10

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillors Cussons, Farnell and Windress declared a personal non pecuniary but not prejudicial interest.

55 **16/01022/73AM - Wombleton Caravan Park, Moorfields Lane, Wombleton**

16/01022/73AM - Variation of Condition 05 of approval 11/01189/73AM dated 03.02.2012 to allow year round opening of the caravan park for the static holiday units and the seasonal/touring caravans and Removal of Condition 07 of the same approval to allow all caravans to remain on the pitches as necessary.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

56 **16/00054/FUL - Talbot Hotel & York House, Yorkersgate, Malton**

16/00054/FUL - Erection of linking extension between the Talbot Hotel and York House comprising of a basement level event hall with ground floor level dining hall above, regrading and reconstruction of the terraced garden to the south of York House to allow for outdoor events, change of use and alteration of York House to form additional guest bedrooms and associated facilities for the Talbot Hotel together with demolition of outbuilding, walls and toilet block.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillors Raper and Burr declared a personal non pecuniary but not prejudicial interest.

57 **16/00055/LBC - Talbot Hotel & York House, Yorkersgate, Malton**

16/00055/LBC - External and internal alterations to include erection of a two storey linking extension between the Talbot Hotel and York House, regrading and reconstruction of the terraced garden to the south of York House, internal alterations to York House to allow conversion to additional guest bedrooms and associated facilities for the Talbot Hotel and demolition of outbuildings, walls and toilet block within yard area between the main buildings.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillors Raper and Burr declared a personal non pecuniary but not prejudicial interest.

58 **16/00212/FUL - York House & Unit 10A Rear of Yorkersgate, Malton**

16/00212/FUL - Change of use of ground floor of York House, together with erection of a temporary events tent with wooden steps, toilets within gardens to York House. Erection of temporary toilet block within York House Yard with all associated service connections together with use of Unit 10A rear of 37 Yorkersgate as an associated temporary kitchen to include new door opening.

Decision

PERMISSION GRANTED - Subject to conditions as recommended and for a temporary period of three years.

[For 10

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillors Raper and Burr declared a personal non pecuniary but not prejudicial interest.

59 **16/00213/LBC - York House & Unit 10A Rear of Yorkersgate, Malton**

16/00213/LBC - Change of use of ground floor of York House, together with erection of a temporary events tent with wooden steps, toilets within gardens to York House. Erection of temporary toilet block within York House Yard with all associated service connections together with use of Unit 10A rear of 37 Yorkersgate as an associated temporary kitchen to include new door opening.

Decision

PERMISSION GRANTED - Subject to conditions as recommended and for a temporary period of three years.

[For 10

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillors Raper and Burr declared a personal non pecuniary but not prejudicial interest.

60 **16/00435/FUL - Land Rear of Park View, Finkle Street, Sheriff Hutton**

16/00435/FUL - Erection of 2no. four bedroom detached dwellings with detached double garages together with formation of vehicular access.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9

Against 1

Abstain 0]

In accordance with the Members Code of Conduct Councillor Hope declared a personal non pecuniary but not prejudicial interest.

61 **16/00514/FUL - Wintringham Common Farm, Malton Road, West Knapton**

16/00514/FUL - Change of use, partial rebuilding and extension of agricultural buildings to form 24no. additional dog boarding kennels with attached individual covered exercise areas, office and food preparation area, change of use of detached building to an isolation block comprising 8no. kennels and open plan exercise pound, change of use of detached building to a covered dog exercise area to include sheeting over the open eastern gable end, change of use of building that abuts the proposed kennels to a covered dog exercise area, use of adjacent grass paddocks as outside dog exercising areas and for dog agility classes and formation of visitors parking area (part retrospective application).

Decision

PERMISSION GRANTED - Subject to conditions as recommended including an initial 12 month review period for the proposed noise management plan condition.

[For 10

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillor Goodrick declared a personal non pecuniary but not prejudicial interest.

62 **16/00900/HOUSE - Fairfax House, Mill Lane, Ampleforth**

16/00900/HOUSE - Erection of two storey extension to rear elevation, single storey extension to side elevation and detached two storey garage/workshop to include ancillary accommodation above together with erection of 1.1m-high timber post and rail boundary fence and electric entrance gates following demolition of existing extension and outbuildings.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

63 **16/01049/HOUSE - 2 Millers Close, Norton**

16/01049/HOUSE - Erection of two storey side extension to east elevation with linking glass canopy to south elevation.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 10

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillor Burr declared a personal non pecuniary but not prejudicial interest immediately prior to consideration.

64 **16/01236/73A - The Barn, Middleton Hall, Main Street, Middleton**

16/01236/73A - Variation of Condition 02 of approval 07/00995/FUL dated 08.01.2008 to state: "The accommodation hereby permitted shall be, and shall remain, ancillary to the use of the dwelling currently known as Middleton Hall. It shall be used only by and in association with members of the family of the occupiers of that dwelling and as holiday accommodation." - retrospective application.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillor J Andrews declared a personal and prejudicial interest and left the meeting for the duration of the item.

67 **Any other business that the Chairman decides is urgent.**

There was no urgent business.

68 **List of Applications determined under delegated Powers.**

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

69 **Update on Appeal Decisions**

Members were advised of the following appeal decision:

Appeal ref - APP/Y2736/W/16/3147098 - Bulmer Farm Lodges, Riggs Road, Ryton, Malton YO17 6SA.

Meeting closed at 8.45pm

Agenda Item 5

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 27/09/16

6

Application No: 16/00206/MFUL

Application Site: 98 & 100 Commercial Street Norton Malton North Yorkshire YO17 9EU

Proposal: Demolition of existing social club and erection of a three storey building to accommodate 9no.two bedroom flats and change of use and alteration of ground floor of No.98 to form 1no. two bedroom flat together with associated car parking, cycle spaces and manoeuvring space

7

Application No: 16/00229/MFUL

Application Site: Woodlands Farm York Lane Flaxton YO60 7QZ

Proposal: Change of use of land to form touring site to include erection of 5no. holiday cabins and shower block, conversion of barn to form reception building, formation of 20no. caravan pitches and children's play area together with formation of vehicular access and car parking spaces

8

Application No: 16/00269/MFUL

Application Site: Area Of Hardstanding To East Of Wombleton Caravan Park Moorfields Lane Wombleton Kirkbymoorside

Proposal: Change of use of area of concrete hardstanding to a temporary storage compound (retrospective application)

9

Application No: 16/01133/MFUL

Application Site: Land To East Of Ings Farm Malton Road West Knapton Malton North Yorkshire

Proposal: Works to a 300m section of the River Derwent near Yedingham to undertake river restoration and habitat creation in a flood plain field to the south of the current river course to include lowering of land levels and formation of breaches in the flood bank

10

Application No: 16/01238/FUL

Application Site: Land North Of Yew Tree Cottage Railway Street Slingsby Malton YO62 4AL

Proposal: Erection of 3 bedroom detached dwelling with detached garage.

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: 16/00206/MFUL
Parish: Norton Town Council
Appn. Type: Full Application Major
Applicant: Redfern Developments Ltd (Mrs M Redfern)
Proposal: Demolition of existing social club and erection of a three storey building to accommodate 9no.two bedroom flats and change of use and alteration of ground floor of No.98 to form 1no. two bedroom flat together with associated car parking, cycle spaces and manoeuvring space
Location: 98 & 100 Commercial Street Norton Malton North Yorkshire YO17 9EU

Registration Date: 8 February 2016
8/13 Wk Expiry Date: 9 May 2016
Overall Expiry Date: 2 April 2016
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Lead Local Flood Authority	Recommends condition
Archaeology Section	A scheme of archaeological mitigation recording to be undertaken and conditions
Environmental Health Officer	No views received to date
Building Conservation Officer	No objection
Land Use Planning	Comments made regarding sewer
Flood Risk	Comments made - and recommended conditions
Parish Council	Recommend approval subject to additional parking space
Highways North Yorkshire	Recommend informative
Housing Services	Comments made
North Yorkshire Police Architectural Liaison Officer	Comments received regarding designing out crime

Neighbour responses: None

SITE:

The application site is located on the southern side of Commercial Street, close to the junction with Parliament Street. Part of the application site is within the Norton Conservation Area. It is a mixed use area, with the Malt Kilns Industrial Estate to the south, including an open car sales area, a retail unit with two storeys of flats above to the east and housing and shops to the west. There is a single-storey building which presently occupies the site. This was previously used as a social club.

Following the closure of the club the building has remained vacant for a number of years. The building itself has no architectural or historical merit.

The site does benefit from an existing vehicle access onto Commercial Street.

PROPOSAL:

Planning permission is sought for the demolition of the existing social club and the erection of a three storey building to accommodate 9no.two bedroom flats and the change of use and alteration of the ground floor of No.98 to form 1no. two bedroom flat. together with associated car parking, cycle spaces and manoeuvring.

The proposed development has been designed to incorporate the proportions and fenestration details of existing properties in the locality. The applicant has specifically chosen to construct the proposed building out of brick as a similar approach to the recent development carried out on the Pocklington Carpet site next door (directly to the east).

HISTORY:

There is no relevant site history.

This application is being reported to Members of the Planning Committee as it constitutes 'Major Development'.

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP2 - Delivery and Distribution of New Housing

Policy SP3 - Affordable Housing

Policy SP4 - Type and Mix of New Housing

Policy SP12 - Heritage

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP19 - Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

National Planning Policy Framework

National Planning Practice Guidance

APPRAISAL:

The main considerations in relation to this applications are:

- i. Principle
- ii. Character and Form
- iii. Residential Amenity
- iv. Highways
- v. Drainage
- vi. Archaeology

i.Principle

In accordance with S38(6) of the Planning Compulsory Purchase Act 2004 planning applications must be considered against the adopted Development Plan unless material planning considerations indicate otherwise. The adopted Development Plan is the Ryedale Local Plan - Local Plan Strategy, adopted 5 September 2013 and the 'saved' development limits shown on the proposals map of the Ryedale Local Plan adopted 2002. Whilst the Local Plan Strategy should be read as a whole, Policy SP1 (General Location of Development and Settlement Hierarchy) is concerned with the distribution of development. The application site is within the Development Limits Norton, defined as a Principal Town, a primary focus for growth.

Policy SP2 (Delivery and Distribution of New Housing), supports the principle of new development on previously developed land.

Paragraph 4.47 of the Ryedale Plan - Local Plan Strategy states that there are,

Shortfalls in existing stock are predominantly related to smaller properties and specific property types. For example there are noticeable shortfall in flats and bungalows across the district

Paragraph 4.48 goes on to state...

It is also important that opportunities to address localised shortfalls in house types or sizes and developers will be expected to address stock shortfalls....

In principle the proposed development would not only accord with the aims of SP1 and SP2 but would also provide a type and mix of new housing which would address some of the shortfall in the district housing stock in compliance with Policy SP4.

Notwithstanding the requirements of Policy SP3 , in 2014 a Ministerial Statement was issued which set out national policy in respect of developer contributions from small sites. The statement made it clear that for sites of 10 units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. As this application is for 10 units with a gross floor space of approximately 720 square metres. the Local Planning Authority is unable to seek either on site or off site contributions for affordable housing.

Under the Councils CIL Charging Schedule the development is not CIL Liable.

ii. Character and Form

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the Local Planning Authority to determine whether or not proposed development would preserve or enhance the special qualities of the area.

Only part of the application site is within the designated Norton Conservation Area. The remainder of the site is adjacent to it and is very much considered to contribute to its setting. Members will note from the earlier section of this report that the application site was last used as a social club. This use has been abandoned for a number years and the building is falling into a state of disrepair'. The negative state of the building is now starting to adversely impact on this prominent part of Commercial Street, a principle vehicle route leading into the Norton Conservation Area and the town centre.

This application is seeking to gain planning permission to demolish the existing social club and replace it with a mix of 3 storey and 2 1/2 storey brick building.

The application site is located in a built up, high-density part of town, where it is likely that buildings of this scale could be expected to be developed. The variation in ridge heights, demonstrate that the area is mixed with buildings of different scales. As such, it is considered that the scale of the building is in keeping with the character of the area and similar to the recent scheme to re-develop the Pocklington Carpet site. Given the height of the Malt Kilns to the rear, the impact of the development will not be as significant as it would be if the site were located in a lower density residential area.

Following concerns from officers that the eastern gable end was over fenestrated, the plans have been revised to address this by reducing the amount and prominence of the proposed windows. It is considered that subject to the recommended conditions in terms of materials, the proposed development will positively enhance the setting of the Norton Conservation Area.

The Council Building Conservation Officer has raised no objection to the proposed development. The Police Designing Out Crime Officer has commended the design of proposed development in so far as it would provide an active frontage and the proposed electronic gates would provide safe parking and refuge areas. A number of recommendations have been made some of which have been included as conditions. Others are suggested as informative's.

iii. Residential Amenity

Members will note that the site is located on a busy road, with the Malt Kilns Industrial units to the rear. In view of this, a Noise Impact Assessment was requested. The Council's Environmental Health Officer has expressed concerns about the adequacy of the Noise Assessment, and in particular the potential adverse impacts that could arise from both traffic and noise from individual premises close to the site.

This view is strongly contested by the applicant's agent Noise Consultant. Notwithstanding the E.H.O.'s current concerns/objections with regard to the approach taken the E.H.O has indicated that (if Members are minded in principle to approve the application because of the nature of the existing mixed uses in the area.) that conditions could be imposed to protect the amenities of future residents of the flats. These would be likely to take the form of enhanced glazing, noise mitigation measures etc. further details in respect of conditions to mitigate the impact of noise will be included in the Late Pages and/or reported to Members at the meeting.

The proposed development will neither result in future occupiers overlooking existing residential properties or being overlooked themselves.

The adjoining property (of which the applicant is the leaseholder), has been subdivided into two flats with the former social clubs office occupying the ground floor. These flats have only a few windows on the southern elevation, the majority of which are obscured glazed. The south elevation of the proposed development would project past the existing rear elevation by approximately 6.3 metres. Due to the proposed projection and the orientation of the sun there would be the potential that the development would impact on the amount of light obtained to the rear of the existing properties. However, due to the number of windows, their position and the fact that the majority are obscured glazed it is not considered that the proposed development would have a significant material adverse impact on the amenity of current or future occupiers.

iv. Highways

The application site would be served by 9No. on site car parking spaces and cycle bays. The existing vehicular access would be utilised and would have the benefit of inward opening electronic gates set back 7 metres from the pavement.

North Yorkshire County Council Highways Authority have been consulted. The Highway Officer has concluded that;

The locality of the site relative to Norton town centre, shops, amenities and public transport links, no Highway Authority objections are raised to the proposed development.

A condition relating to surface water has been recommended, together with a number of informative's.

v. Drainage

The applicant has indicated that surface water would be dealt with via a Sustainable Drainage System. However no further details have been submitted. The SuDS and Development Officer (NYCC) was therefore unable to make a recommendation as to whether or not this would be acceptable on the application site. However, the SuDS officer has since concluded that as the application site is a 'brownfield' site and the proposed development would take up approximately 25% less floor area than the existing built form. A condition requiring the detailed design and associated management and maintenance plan of surface water drainage is required to be submitted prior to the commencement of the development would be sufficient to address surface water drainage matters.

It is proposed that foul waste would be disposed of via the mains sewer. Yorkshire Water has raised no objection, however they have recommended a condition in relation to manhole provision.

vi. Archaeology

The application site is in an area of high archaeological potential and significance. A Roman road runs adjacent to the proposed development area with records of Roman burials within the current red line boundary.

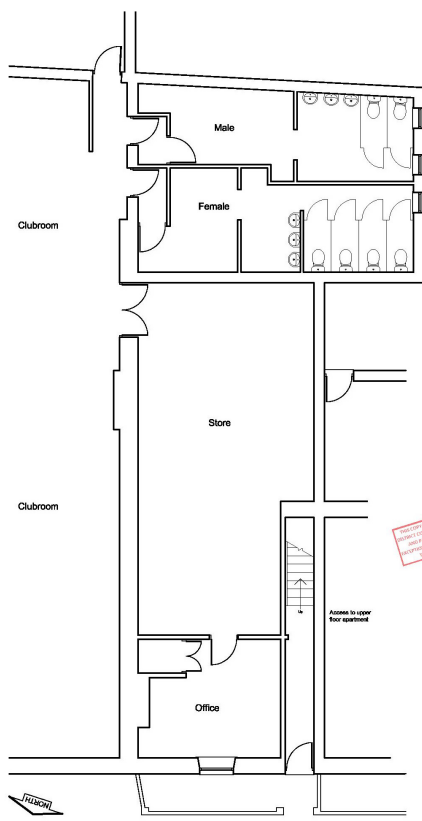
North Yorkshire County Council Heritage Services has been consulted and because of the potential significance would have normally requested pre-determination evaluation. However, the current building on site prevents this. They have therefore recommended conditions to be attached to an approval, if planning permission is granted, requiring a Scheme of Archaeological Mitigation to be submitted prior to any demolition/ development.

Norton Town Council has resolved to recommend approval on the provision of one additional parking space, making one parking space per unit. North Yorkshire County Council's Highways Authority Officer, is however satisfied with the parking arrangements proposed, given that the site is within a sustainable town centre location and provision has also been made for bicycle parking.

At the time of writing no written responses have been received from any members of the public.

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

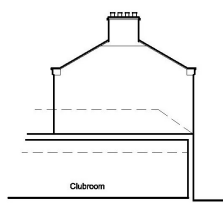
RECOMMENDATION: Approval subject to conditions (to follow)



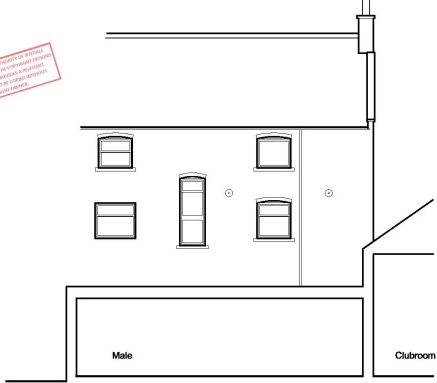
Ground Floor 1:100



Commercial St - North 1:100



Side - East 1:200



Rear - South 1:100

THIS DRAWING IS THE PROPERTY OF JENNESON ASSOCIATES LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF JENNESON ASSOCIATES LTD. IS STRICTLY PROHIBITED.

Issue Status
Planning

Drawing No.	Scale @ R2	Drawn
580/03	1:100 & 1:200	sj
Date	Dec 2015	Checked

Drawing Title
**No 98 Commercial Street
Existing Plan and Elevations**

Client
Redfern Developments Ltd

Project
**Residential Redevelopment
Former Social Club
Commercial Street
Norton
YO17 9EU**

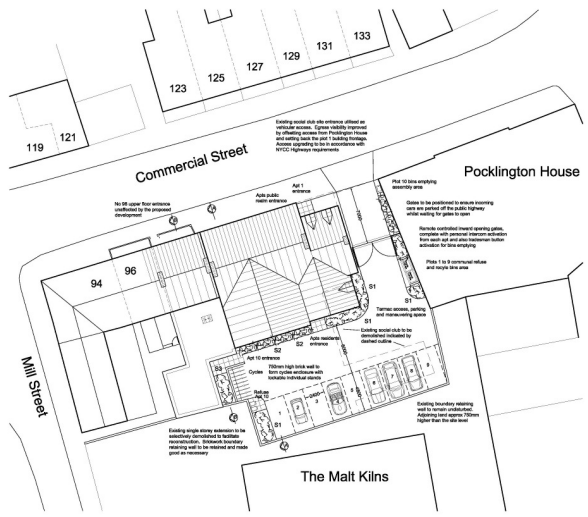
DATE VALID
09/02/16



JENNESON
ASSOCIATES

Jenneson Associates Ltd
Chartered Architect
May Cottage
Mill Lane
Sutton Ross
York
YO42 4NE

T:01759 318200 F:01759 318210
www.jennesonassociates.co.uk
e-mail: enq@jase@jennesonassociates.co.uk



Proposed Site Layout 1:200

Landscape Proposal

Shrub Planting

All shrub planting to be installed in the vicinity of the proposed site. All shrub planting to be installed in the vicinity of the proposed site. All shrub planting to be installed in the vicinity of the proposed site.

Materials Schedule

Bricks - Tessa Topex Red Multi-Block

Architrave - Whitewood 60 x 60 - 100mm x 20mm face

Cladding Details - Cladd on concrete masonry base, 100mm x 20mm face

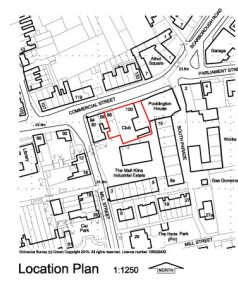
Roof Tiles - Sarniball Double Porcelain Tiles

Rainwater Goods - Black PVC-U half round gutters and circular downpipes

External Doors - 1000 x 2000 mm externally efficient doors and frames to suit the 1000 x 2000 mm opening

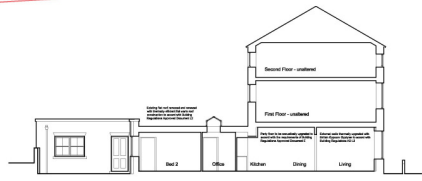
Windows - White PVC-U double glazed external doors and frames to suit the 1000 x 2000 mm opening

Painting - Emulsion on concrete masonry on pre-cast concrete

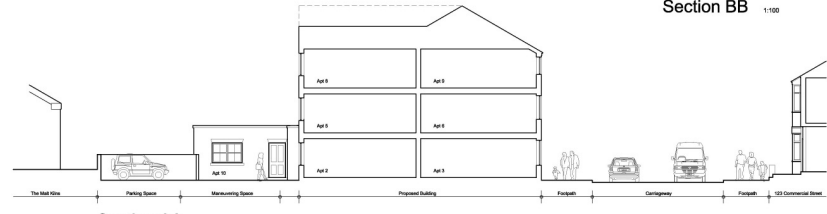


Location Plan 1:1250

THIS DOCUMENT IS THE PROPERTY OF REDFERN DEVELOPMENTS LTD. IT IS TO BE USED ONLY FOR THE PROJECT SPECIFICALLY REFERRED TO IN THE TITLE. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF REDFERN DEVELOPMENTS LTD.



Section BB 1:100



Section AA 1:100

Issue Status	
Planning	
Drawing No.	Sheet # of
580/02	16
Date	Checked
Nov 2015	
Drawing Title	
Proposed Site Layout, Sections AA & BB and Location Plan	
Client	
Redfern Developments Ltd	
Project	
Residential Redevelopment Former Social Club Commercial Street Norton YO17 9EU	

DATE VALID 58/02/16

J Jenneon Associates Ltd
Chartered Architect
May Cottage
Mill Lane
Station Ross
York YO42 4NE
Tel: 01753 31820 Fax: 01753 31810
www.jenneonassociates.co.uk
email: info@jenneonassociates.co.uk



mmplanning

**DESIGN AND ACCESS STATEMENT
Incorporating Heritage &
Contamination Assessments**

**Demolition of Existing Social Club and
erection of a three storey building to
accommodate 9 flats and change of use of
ground floor to create 1 flat**

At

**98 & 100 Commercial Street, Norton,
YO17 9EU**



Melissa Madge MRTPI
Chartered Town Planner
December 2015

CONTENTS

1.0	Introduction	3
2.0	Site Description and History	3
3.0	The Application Proposal	4
4.0	Design Assessment	4
5.0	Access Assessment	6
6.0	Evaluation of the Development Plan and Relevant Policies	6
7.0	Heritage Assessment	12
8.0	Other Material Considerations	14
9.0	Conclusion	15

APPENDICES

Appendix A	Historic Maps
------------	---------------

Introduction

- 1.1 This proposal relates to the demolition of an existing building and erection of a three storey building to accommodate 9 flats and change of use of ground floor to create 1 flat with associated parking facilities ("the Application") at 98 and 100 Commercial Street, Norton, YO17 9EU ("the Site"). The Application is made on behalf of Redfern Developments Ltd ("the Applicant").
- 1.2 The Town and Country Planning (General Development Procedure) Order 2015 requires applications of this type to be accompanied by a Design and Access Statement. The purpose of this part of the Application submission is therefore to provide an assessment and evaluation of the Site and proposal in conjunction with a review of local and national planning policy, giving due consideration to all material planning considerations.

Site Description and History

- 2.1 The Site is located on the southern side of Commercial Street and comprises the former social club and the ground floor of the attached dwelling to the west. The existing social club building is single storey in nature and incorporates a mix of flat and slate pitched roofs. The building has a rendered façade. Vehicular access is located to the eastern end of the site frontage. No.98 was formerly a three storey end terraced house; the ground floor has however been utilised in conjunction with the social club for some considerable time. The upper floors of No.98 are used for residential purposes and they will remain unaffected by this proposal. No.98 is constructed of stone with a slate roof. The existing buildings are position at the back edge of the footway that extends the length of Commercial Street.
- 2.2 The surrounding area contains a mix of domestic, commercial and industrial properties. To the east is a relatively new building with shop units located at ground floor level with flats above. To the west is a domestic property and then a further shop unit with domestic accommodation above. To the south is the Malkins Industrial Estate.

-
- 2.3 Having undertaken a search of the local planning authority's ("LPA's") Public Access system, the Site has only been the subject of one previous planning application. That application (ref: 13/00838/FUL) was for the change of use and alteration of the former social club to form 3 no. industrial units (Use Classes B1 and B8) and this permission included provision for the demolition of flat roofed extensions. This application was approved in December 2013. This permission has not been implemented.

The Application Proposal

- 3.1 It is proposed to demolish the existing social club building, change the use of the ground floor accommodation at No.98. The resultant land and remaining building would be redeveloped for residential purposes.
- 3.2 The proposed new building would be a mix of 3 full storeys and 2 ½ storeys in height. The building would be positioned towards the back edge of the footway and would be attached to No.98 Commercial Street. The new building would accommodate 9 two bedroom flats.
- 3.3 The existing office, store and toilets would be converted to create a further two bedroom flat. Relevant notifications would be undertaken in respect of the Party Wall Etc Act 1996.
- 3.4 Vehicular access would remain located at the eastern end of the site frontage and this would lead to a parking area capable of accommodating nine car parking spaces, a cycle store and bin storage. Similar to adjacent existing developments there would be no provision of outside amenity space for future residents.

Design Assessment

- 4.1 USE: The site lies within the development limit boundary identified for the town within the Ryedale Local Plan (2002). The site falls within the definition of previously developed land ("PDL"). Both local and national planning policy supports the re-development of PDL for residential purposes. The location is also identified by the LPA as being highly sustainable. The principle of development is therefore considered to be policy compliant.

4.2 **SCALE:** The Site covers an area of approximately 0.07ha and at present approximately 75% of the site is occupied by the existing buildings. The proposal would result in less than 50% of the site being occupied by built development. The scale of the ground floor flat contained within No.98 is fixed by its existing external dimensions. Surrounding developments are predominantly 3 storeys in height. The scale of the proposed new build element has been designed to reflect the existing adjacent developments. The scale of the proposed development is therefore considered to be policy compliant.

4.3 **LAYOUT:** The existing buildings cover most of the site with only a small pedestrian access adjacent to the southern boundary and a parking and manoeuvring area located to the east of the building remaining undeveloped. The proposed layout will see the whole of the former social club building removed and a new three storey residential block erected in its place. The new building would be positioned at the back edge of the footway fronting Commercial Street in accordance with the adjacent existing buildings. The frontage of this new building will step back into the site adjacent to the vehicular access to ensure that adequate visibility is available for drivers emerging from the site.

Parking for 9 cars is proposed and this will be located adjacent to the southern boundary. Bin storage would be located adjacent to the eastern site boundary for units 1 to 9 and facilities for Unit 10 would be adjacent to the cycle store, which would be located to the west of the car parking area.

4.4 **APPEARANCE:** The public facade of No.98 will remain unchanged, however to the rear what is currently an internal wall will become a new external wall with entrance door and windows. The new building has been designed to incorporate the proportions and fenestration details of other existing buildings within the locality. Whilst the adjoining properties are constructed in stone, it is proposed erect the proposed building in a Terca Topaz Red Multi Bricks. The justification for utilising brick, as opposed to stone, is so that the development does not appear over dominant next to the existing stone buildings. Furthermore the use of brick would complement the recently constructed development to the east. A full materials schedule is set out on Drawing Number 580/02.

-
- 4.5 **LANDSCAPING:** The site currently has no soft landscaping. The proposed external spaces are predominantly hard landscaped commensurate with similar neighbouring uses, but a number of shrubbery beds are incorporated and will be planted with species selections that will encourage birds, bees and butterflies for the benefit of all. The proposed landscaping scheme is detailed on Drawing Number 580/02.
- 4.6 **COMBATING CLIMATE CHANGE:** This will be addressed through the construction process and will be covered within the Building Regulations application.

Access Assessment

- 5.1 The Application Site is within walking distance of a variety of local shops and services. Employment opportunities are likewise within walking distance on Commercial Street, Westfield Way and along Church Street. Within cycling distance and within Malton town centre, a wider variety of shops, leisure facilities, educational facilities, health facilities and services are available. The railway station is located approximately ½ mile to the west of the site and this provides services to Scarborough, York and beyond.
- 5.2 A regular bus service operates between Malton, York and Leeds; further services are available from Norton to Bridlington and Scarborough. There is also an hourly service between Norton and Malton. More limited services provide access to Pickering, Whitby and Castle Howard. Future residents need not therefore be dependent upon using private vehicles to access services etc.
- 5.3 Each unit would be constructed to meet modern building regulation requirements in terms of disabled access.

Evaluation of the Development Plan and Relevant Policies

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the statutory

development plan consists of the Local Plan Strategy (adopted September 2014) and any saved policies found within the Ryedale District Local Plan. Regard must also be had to the National Planning Policy Framework.

NATIONAL PLANNING POLICY FRAMEWORK ("NPPF")

- 6.2 The NPPF was published by Government in March 2012, immediately replacing Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF delivers the Government's aims of promoting a pro-growth planning system, which has at its core a presumption in favour of sustainable development. The NPPF provides the national planning policy framework of relevance to the determination of this Application.
- 6.3 Section 1 of the NPPF sets out the Government's policy objectives for planning, it is based on the need to integrate and promote the key themes of sustainable development, economic development, social inclusion and environmental protection. The NPPF continues to promote the plan-led system, which means there is a preference for planning applications to be determined against policies within the adopted Development Plan.
- 6.4 Paragraph 14 of the NPPF states that at its heart is **"a presumption in favour of sustainable development"** and in respect of decision-taking this means **"approving development proposals that accord with the development plan without delay"**.
- 6.5 Section 6 deals specifically with the need to provide adequate levels of housing across the country. It stresses the importance of LPAs taking a pragmatic approach to the development of new policies and the handling of residential applications to 'boost significantly' the supply of housing. It goes on to make it clear that residential schemes should be considered in the context of the presumption in favour of sustainable development.
- 6.6 Section 7 sets out the Government's aspirations for the design of new development and states that the Government attaches great importance to the design of the built environment. It places the emphasis back on LPAs to develop policies which advocate good design to ensure the overall quality of an area is upheld.

6.7 Section 10 of the NPPF provides guidance to LPAs and developers on matters of flood risk. It ensures that flood risk is taken into account at all stages of the planning process, thereby avoiding inappropriate development within areas at risk from flooding and to direct development to areas at the lowest level of risk. It also places the emphasis on LPAs to ensure that flood risk is not increased elsewhere.

6.8 The NPPF contains guidance on how local authorities should consider development proposals which may impact upon heritage assets. Paragraph 128 of the NPPF relates to the information requirements for applications for consent affecting heritage assets and states:-

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

6.9 Paragraph 129 of the NPPF is also of relevance to this application, and it states:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."

- 6.10 In respect of decision taking, the NPPF encourages LPAs to look for solutions rather than problems (paragraph 187). LPAs should work proactively to secure developments that improve the economic, social and environmental conditions of an area.

LOCAL PLANNING POLICY

- 6.11 The Ryedale Plan – Local Plan Strategy contains a considerable number of policies; those of relevance to this proposal are listed below:-

- SP1: General Location of Development and Settlement Hierarchy
- SP2: Delivery and Distribution of New Housing
- SP3: Affordable Housing
- SP12: Heritage
- SP16: Design
- SP17: Managing Air Quality, Land and Water Resources
- SP19: Presumption in Favour of Sustainable development
- SP20: Generic Development Management Issues

- 6.12 In terms of Policy SP1, this confirms that the twin towns of Malton and Norton are allocated as the District's Principal Town. The redevelopment of PDL will be prioritised. Policy SP2 goes on to confirm that the redevelopment of PDL for housing within the development limit of the principal town will be supported. The site is within the defined development limit and the site is PDL.

- 6.13 In respect of Affordable Housing, Policy SP3 sets out the LPA's requirements. This is a lengthy policy and it is therefore set out in its entirety over the page. The scheme proposed 10 residential units and therefore, applying Policy SP3, three and half units would be expected to 'affordable'. It is known that Housing Associations will not normally agree to take on-site affordable provision within apartment blocks. The main reason for their lack of interest in such properties is that they would have to contribute to the service charge applicable to every unit for the upkeep of public areas both inside and outside the building. Policy SP3 suggests that a financial contribution could be required where it would not be possible for on-site provision to be delivered, unless this would make the scheme unviable. The Applicant is open to discussion in respect of the provision of an

off-site financial contribution and the impact that such a contribution may have on the financial viability of the scheme.

SP3 Affordable Housing

Where local need exists, the Local Planning Authority will seek the provision of new affordable homes by:

- Negotiating with developers and landowners to secure a proportion of new housing development to be provided as affordable units
- Supporting Registered Social Landlords in bringing forward wholly affordable schemes within Ryedale's towns and villages
- Supporting in principle, the release of 'Rural Exception Sites'

Affordable homes will also be provided in conjunction with landlords through the purchase and repair of existing dwellings, alterations and improvements to the existing affordable housing stock and through the re-use of empty homes.

Affordable Housing from Developer Contributions

The Local Planning Authority will seek the provision of:

35% of new dwellings as affordable housing on-site (in settlements outside West and South West Ryedale*) as part of developments of 5 dwellings or 0.2 ha or more and

35% of new dwellings as affordable housing on-site with a further additional financial contribution equivalent to a further 5% of provision as part of developments of 5 dwellings or 0.2ha or more in West and South West Ryedale* (including Ampleforth, Helmsley**, Hovingham and Sheriff Hutton)

Where the on-site contribution does not equate precisely to whole numbers of units, equivalent financial contributions will be sought.

Below the threshold of 5 dwellings/0.2 ha, a pro-rated financial contribution will be sought from all new residential development, where this is viable.

In negotiating schemes the Local Planning Authority will look to maximise provision to achieve these targets, having regard to the circumstances of individual sites and scheme viability. Developers will be expected to conduct negotiations on an 'open book' basis.

The size, type and tenure of affordable units will be expected to reflect the affordable housing needs in the locality. Affordable housing contributions should comprise both social and affordable rent tenures as well as intermediate tenure types. Off-site provision in lieu of on-site contributions will only be supported where it is agreed that this is preferable in terms of management arrangements or where there are clear advantages or overriding reasons for contributions in lieu of provision on-site.

Proposals which involve the sub division of a site or that propose the development of a site which does not reflect an efficient use of the site or utilise its full potential as a means of avoiding the thresholds in this policy, will be resisted.

Affordable housing contributions will be secured through the use of legal agreements. These will seek to ensure that the units provided are maintained in perpetuity for households in affordable housing need.

Affordable housing contributions will not be sought from residential schemes which will be subject to the Local Needs Occupancy Condition under Policy SP2 of this Plan.

Rural Exception Sites

Proposals for affordable housing schemes outside of the Development Limits of all settlements with a population of 3,000 or less will be supported where

- A scheme will help to meet but not exceed proven local need ***
- The site is contiguous with the Development Limits of the settlement or is physically and visually well connected with the settlement.
- The affordable homes provided are available to households in local housing need in perpetuity

A limited number of market homes will be allowed as part of Rural Exception Sites where it can be demonstrated that:

- These are essential to enable the delivery of the affordable homes by a Registered Provider and the delivery of an appropriate mix of affordable house types and tenures to reflect need in the locality; and
- The market homes proposed are the minimum number required to achieve viability in the absence of public subsidy or reduced public subsidy

* Including post-codes YO62 4; YO62 5; YO60 and YO41:

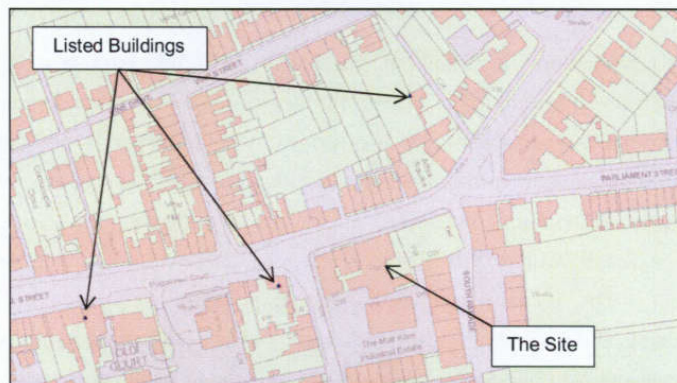
- 6.14 Policy SP12 sets out the LPA's approach to exploiting, protecting and enhancing its heritage assets. Of particular relevance this proposal, the policy advises that proposals for expansion, growth and land use change within and around Norton will be expected to safeguard the historic character and value of the built up area. In this instance part of the site is located within the designated conservation area and the bulk is located outside. The development will be seen in views into and out of the conservation area. The existing part of the building to be retained is located within the conservation area and as it will not be visually affected by the proposal the conservation area will remain unchanged. The replacement of the social club will have a positive impact on views into the conservation area as it will remove an unsightly and inappropriately designed building and replace it with a building that will enhance the character and appearance of the area.
- 6.15 Policy SP16 advises that developments will be expected to create high quality, durable places that are accessible and well integrated with their surroundings in terms of reinforcing local distinctiveness and protecting amenity. This policy goes on to set out a list of criteria that will be considered in respect of all applications. The proposal would have no negative impact upon adjacent residents or commercial uses through loss of privacy, over shadowing, appearing over bearing or noise nuisance or other disturbance. Neither would any adverse highway safety issues arise. The proposal is considered to accord with the requirements of Policy SP16.
- 6.16 Policy SP17 again promotes the redevelopment of PDL in order to effectively reduce the potential for contaminated land. Flood risk will be controlled through the use of sustainable drainage systems. In respect of this proposal the site is located within Flood Zone 1 and the development will result in a net reduction in surface water run-off due to the reduction in built form and the introduction of porous surfaces and soakaway drains. The drainage from the car parking area will be passed through suitable oil interceptors to ensure that the local water environment is not contaminated. Given the sustainable location of the site and the nature of the proposal it is not considered that any significant adverse impact will occur to Air Quality.
- 6.17 Policy SP19 confirms support for sustainable developments as set out in Paragraph 14 of the NPPF. Policy SP20 requires new developments to respect the character of the

locality and to be acceptable in terms of amenity and safety. It has been established above that this will be the case.

- 6.18 In terms of the out of Ryedale Local Plan 2002, this document is considerably out of date. It does however continue to provide the adopted proposals map. The site is located within the defined development limit. It is not considered that this document contains any further saved policies of relevance to this proposal.

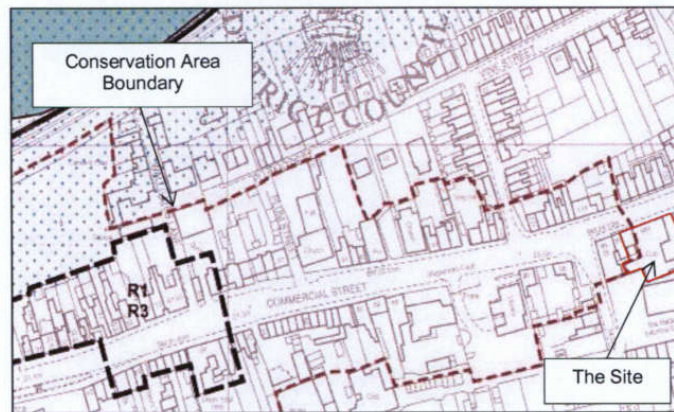
Heritage Assessment

- 7.1 The proposal will not result in the loss of any listed buildings or buildings of local heritage importance. The nearest listed building is 90 Commercial Street which is located a considerable distance to the west of the Application Site. It is not considered that the setting of this building will be affected by the proposal. An extract from the Historic England website, set out below, shows the position of the nearest listed buildings in relation to the application site.



- 7.2 The site straddles the designated Conservation Area boundary as can be seen from the Local Plan extract below. The site is currently occupied by an original end terrace three storey property which is to be retained and a single storey rendered commercial building that has been the subject of a number of flat roofed extensions. It is considered that the removal of the commercial building and its replacement with a three storey building of

traditional fenestration detailing would enhance the appearance of the conservation area and views into and out of it.



- 7.3 The Site is developed. It is not considered that the Site is likely to hold any significant archaeological interest and as such there is no justification for an archaeological desk top study. Furthermore a Geophysical Survey of the Site could not be undertaken as the site is covered by building and hard surfacing.
- 7.4 Historic Maps of the area are included within Appendix A. The earliest of these dates from 1854 and the others date from 1928 and 1969/70. They show that the development on this site has changed over the period that they cover. The continued change to development on this site is therefore considered to be appropriate.

Other Material Considerations

8.1 ECOLOGY

- 8.1.1 The building and site the subject of this application do not lend themselves to providing suitable habitat for any protected species. A search of information available on Natural England's website confirms that there are no recorded protected species on or near the site.

8.2 CONTAMINATION ASSESSMENT

- 8.2.1 The Site has not been used to store oils or other fuels. The existing commercial building will be removed from site and potential for contamination will be removed with the debris.
- 8.2.2 The Environment Agency's website does not identify any issues that would affect the development of Site. There are no abstraction licences or landfill sites within 500 m away of the Site.
- 8.2.3 Given the historic use of the Site and neighbouring land uses the probability of the Site being contaminated or affected by contamination is considered to be low. A cautionary approach to the development would however be taken. There would however be no objection to the imposition of a condition requiring a Phase 1 Contamination survey to be undertaken if the proposal is ultimately approved.

8.3 FLOOD RISK


- 8.3.1 The Site lies within flood zone 1 according to the Environment Agency's flood zones and the Site is less than 1 ha in area. As such there is no requirement for a site specific flood risk assessment to be undertaken.

Conclusion

- 9.1 The proposal is considered to be policy compliant. The proposal would make a significant and positive contribution towards the visual enhancement of the site in close proximity of the designated conservation area. The proposal achieves the aims set out in the NPPF as it would deliver sustainable development, a positive contribution to the local economy, the provision of private rental accommodation will benefit social inclusion and a positive enhancement of the local environment will be provided.
- 9.2 In accordance with the provisions of the NPPF this application should therefore be approved without delay.

**APPENDIX A:
Historic Maps**





 Landmark Historical Map

 County: YORKSHIRE

 Published Date(s): 1854


 Originally plotted at: 1:10,560



Landmark
Information Group

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1928
Originally plotted at: 1:2,500



**Landmark**
Information Group

Landmark Historical Map
Mapping: Epoch 5
Published Date(s): 1969-1970
Originally plotted at: 1:2,500

NORTON-ON-DERWENT TOWN COUNCIL

Town Clerk: Mrs R.Tierney

Tel/Fax: 01653 695348
Council Chamber and Office
The Old Courthouse
84B Commercial Street
Norton-on-Derwent
Malton
North Yorkshire YO17 9ES



22nd March 2016

Head of Planning Services,
Ryedale District Council.
Ryedale House,
Malton.
YO17 7HH

Dear Sir,

PLANNING APPLICATIONS NORTON-ON-DERWENT

I have to inform you that at its meeting on Monday, 21st March 2016 the Town Council made the following recommendations in respect of the applications listed below:-

- 16/00206/MFUL Demolition of existing social club and erection of a three storey building to accommodate 9no. two bedroom flats and change of use and alteration of ground floor of no. 98 to form 1no. two bedroom flat together with associated car parking, cycle spaces and maneuvering space.
98 & 100 Commercial Street, Norton, Malton
For: Redfern Developments Ltd (Mrs M Redfern)
RESOLVED Recommend Approval, subject to the provision of one additional parking space, making one parking space per unit.
- 16/00223/HOUSE Erection of single storey lean-to extension to north elevation to replace existing porch.
44 Scarborough Road, Norton, Malton.
For: Mr D Grayson.
RESOLVED Recommend Approval
- 16/00246/HOUSE Erection of part two storey/part first floor extension to rear elevation.
61 Parliament Street, Norton, Malton.
For: Mr A Sedman.
RESOLVED Recommend Approval
- 16/00237/FUL Erection of a three-bedroom dwelling with attached garage on land south of private road.
Land to rear of 72 Welham Road, Norton, Malton.
For: Mr & Mrs D Whattam.
RESOLVED Recommend Approval

E. Mail: norton.tc@btconnect.com

Item Number: 7
Application No: 16/00229/MFUL
Parish: Flaxton Parish Council
Appn. Type: Full Application Major
Applicant: Mr Jon Charters-Reid
Proposal: Change of use of land to form touring site to include erection of 5no. holiday cabins and shower block, conversion of barn to form reception building, formation of 20no. caravan pitches and children's play area together with formation of vehicular access and car parking spaces
Location: Woodlands Farm York Lane Flaxton YO60 7QZ

Registration Date:
8/13 Wk Expiry Date: 20 September 2016
Overall Expiry Date: 13 September 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Parish Council	Object
Highways North Yorkshire	Recommend conditions and providing a passing place
Natural England	No objection
Foss Internal Drainage Board	Recommend condition
Caravan (Housing)	No views received to date
Countryside Officer	No objection - comments made (verbal)
Environmental Health Officer	No observations - comments made
City of York Council	No objection
Tree & Landscape Officer	No objection
Land Use Planning	Comments made regarding waste water
Lead Local Flood Authority	Comments made with regard to surface water management
Sustainable Places Team (Yorkshire Area)	No objection - comments made

Neighbour responses:

SITE:

The application site is known as Woodlands Farm and lies to the south of York Lane approximately 2 kilometres to the west of Flaxton. The site lies in open countryside, within the Vale of York. The western boundary of the site forms part of the local authority boundary with the City of York.

The site lies directly to the east of Strensall Common, a Special Area of Conservation (SAC) at European level and a Site of Special Scientific Interest (SSSI) at national level.

PROPOSAL:

Planning permission is sought for the change of use of the existing residential amenity land to the west of Woodlands Farm to form a touring site to include the erection of 5 no. holiday cabins and a single storey shower block.

The proposed holiday cabins and the proposed shower block will be detached, single storey buildings of timber construction.

Planning permission is also sought for the conversion of an existing barn to form a reception building, and the formation of 20 no. caravan pitches. Associated development will include the formation of a vehicular access road from the existing vehicular entrance off York Lane, parking spaces (including an area for late arrivals) and also a children's play area.

PUBLIC CONSULTATION RESPONSES:

Flaxton Parish Council were consulted and object to the proposal for the following reasons:

- Concern over a lack of screening to the site, given the open countryside location
- The habitat survey expired in December 2014 and does not refer to the barns
- Concerns over the highways access
- The foul drainage is proposed into a stream bordering the SSSI
- Concern over the bio-treatment which requires regular use to operate efficiently and the site is only proposed to be open part of the year.
- No mention of electricity supply
- Inconsistency regarding the number of pitches
- Inconsistency in the Barn numbering in the drawings
- Increase in traffic to York Lane

The concerns raised are considered as part of the subsequent appraisal.

City of York Council as the neighbouring local planning authority do not object to the proposed development.

No further responses were received to the public consultation.

HISTORY:

3/41/15/PA - Permitted - reclaiming of wasteland by infilling with builders spoil and rubble for agricultural purposes at Woodlands Farm Flaxton York

3/41/21/PA - Permitted - Outline application for the siting of a residential caravan at Woodlands Farm Flaxton

3/41/21A/PA - Permitted - Construction of a tethering house, farrowing house and weaner house at Woodlands Farm Flaxton

01/01235/FUL - Permitted - Erection of a general purpose agricultural building to include housing of livestock

02/00406/73A - Permitted - Renewal of approval 97/00311/FUL dated 23.05.1997 for erection of two-storey extension to side of dwelling

03/00088/FUL - Permitted - Erection of single-storey extension

POLICY:

National Planning Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP8 - Tourism
Policy SP9 - The Land Based and Rural Economy
Policy SP13 - Landscapes
Policy SP14 - Biodiversity
Policy SP16 - Design
Policy SP17 - Managing Air Quality, Land and Water Resources
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues
Policy SP21 - Occupancy Restrictions

APPRAISAL:

The key issues to consider are:

- i. Principle of Development
- ii. Design
- iii. Ecology
- iv. Flood Risk and Drainage
- v. Highways
- vi. Impact on Neighbour Amenity
- vii. Other Matters

i. Principle of Development

The NPPF supports local planning policies that will support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

Policy SP8 (Tourism) of the Ryedale Plan - Local Plan Strategy states that tourism will be supported through the provision of a range and choice of quality tourist accommodation. In the wider open countryside, new static caravan and chalet self catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality will be supported. All year round tourism is supported subject to the occupancy conditions set out within Policy SP21 (Occupancy Restrictions). Policy SP9 (The Land-Based and Rural Economy) supports the conversion of traditional buildings for tourism uses.

The site lies in the open countryside in the Vale of York, to the west of Flaxton and to the east of Strensall Common. The Vale of York is characterised by the flatter, arable landscape of a patchwork of fields and hedgerows.

The planning application proposes the change of use of the existing land from residential amenity space to a tourist accommodation use for 5 holiday cabins and 20 caravan pitches. The site would provide additional tourist accommodation within this part of the Vale of York, a location relatively close to the Howardian Hills AONB and York. In this respect, the location is considered to be suitable for tourist accommodation subject to consideration of the visual impact and the character of the locality.

The site itself lies to the south of York Lane and is well screened from public view by existing trees and vegetation. At the eastern end of the site there are existing buildings in the form of the farmstead and two further dwellings, Oaklands and Woodcroft. The proposed development will be single storey in height and obscured from public view. The Council's Tree and Landscape Officer has been consulted on the application and made the following comments:

The site lies on the southern side of York Lane and is well screened on the northern boundary by a tall native hedge and trees up to 14m in height, and along the and western boundary by a linear belt of mature trees. The eastern boundary is screened by the existing farm buildings, whilst the southern boundary is more open, especially at its western end, although there are no public views of the site from this aspect. I therefore have no objections to this proposal on landscape grounds. None of the existing boundary features are considered to be adversely affected by the development proposals. The planting proposals annotated on the proposed site layout plan are indicative only therefore we would require comprehensive landscaping proposals should this application be approved.

The visual impact of the development is considered to be acceptable. The proposed development will be of a low density and concentrated at the eastern end of the site, towards existing building and away from Strensall Common. A tourist accommodation use in a well screened site such as this, in close proximity to existing residential buildings is not judged to have an adverse impact on the character of the locality.

ii. Design

To accord with Policies SP16 (Design) and SP20 (Generic Development Management Issues) and reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including the topography and landform that shape the form and structure of settlements in the landscape.

The barn numbering was clarified by the applicant in response to consultation comments. The proposed development will be of single storey accommodation and associated development that will be sited in the eastern portion of the site with the caravan pitches closest to the York Lane. This will allow the permanent structures such as the shower block and the cabins to be set back further from the public highway and closer to the existing buildings on the land. The site will use an existing vehicular access to ensure there is no further impact on the existing northern boundary treatment. The western portion of the site will be retained for recreational use, including a playground.

The holiday cabins will be to a 'Norwegian' Log Company specification (Lomond Series) of timber construction with mid tone wood stain walls. The roofs of the cabins will be shallow, dual pitched single ply membrane. The proposed shower block will include an accessible WC/shower and a laundry room. The building will be timber clad with a dual pitch metal roof.

The proposed tourist accommodation will be of a typical design for this type of development, sited within a well screened area on level land. The proposed development is considered to accord with Policies SP16 and SP20 in this respect.

iii. Ecology

The consultation response from Flaxton Parish Council noted that the Ecological Assessment was out of date. This report was updated during the planning application process and was subject to consultation with the Council's Countryside Officer who has no objection in the light of the updated report. Policy SP14 (Biodiversity) of the Ryedale Plan - Local Plan Strategy states that development proposals that would result in a significant loss of, or harm to, biodiversity in the District will be resisted. The application site lies directly to the east of Strensall Common, an area of dry and wet heathland. Due to the designations of the Common (SAC and SSSI), a Habitat Regulation Assessment (HRA) Screening Matrix and an Appropriate Assessment Statement has been undertaken by the Council's Countryside Officer. Planning permission can only legally be granted if it is established that the proposed plan or project will not adversely affect the integrity of the European Site.

The assessment concluded that: the proposed development alone and in combination with other development will not result in significant effects on Strensall Common SAC. The integrity of Strensall Common will not be adversely affected.

Natural England have been consulted on the planning application and have considered the Appropriate Assessment. They are in agreement with the conclusions of the assessment, providing that all mitigation measures are appropriately secured in any permission given.

iv. Flood Risk and Drainage

Policy SP17 (Managing Air Quality, Land and Water Resources) of the Ryedale Plan - Local Plan Strategy states that flood risk will be managed by requiring the use of sustainable drainage systems and techniques, where technically feasible, to promote groundwater recharge and reduce flood risk. National Planning Practice Guidance categorises sites used for holiday or short-let caravans and camping as 'more vulnerable' in terms of flood risk. More vulnerable uses are compatible in Flood Zones 1 and 2. The western end of the site lies within Flood Zones 2 and 3. However, the western end does not include accommodation. The proposed site layout plan and the submitted Flood Risk Assessment show that the proposed development will lie within the area of land designated as Flood Zone 1 (the eastern part of the site). In line with the NPPF and NPPG, the proposed development is considered to be acceptable in terms of flood risk.

The proposals for the drainage of the site have been revised during the application process and will now be through a Sustainable Drainage System (SUDS) for both foul and surface water drainage. The flood risk assessment and the accompanying percolation tests have been considered by the Foss Internal Drainage Board.. No objection has been raised and a condition is recommended regarding the proposed drainage works, if Members decide to grant planning permission. North Yorkshire County Council Flood Risk team, Yorkshire Water, the Environment Agency and Ryedale District Council's Environmental Health team do not object to the application

v. Highways

The site has an existing access from York Lane which meets the required visibility splays for North Yorkshire County Council. Although a traffic survey was submitted, this did not take into account anticipated traffic figures as a result of the proposed development. However, North Yorkshire County Council made the following comments:

Holiday use such as that proposed tends to result in lower numbers of vehicle trips during the normal 12-hour day (than, say, residential development for example), being typically 2 to 3 trips per pitch per day. Consequently, the levels likely to be generated are not of particular concern to the highway authority as far as the overall capacity on York Lane is concerned.

A passing place was recommended to the existing access driveway as it is not possible to widen the highway access. The applicant has revised the site layout plan accordingly to incorporate a passing place. North Yorkshire County Council have also recommended planning conditions relating to parking places and measures to secure the prevention of mud on the highway should planning permission be granted.

vi. Impact on Neighbour Amenity

In accordance with Policy SP20, new development will not have a material adverse impact on the amenity of present and 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.

While the proposed development would be sited within open countryside, there are existing residential dwellings in relatively close proximity to the application site. One of these dwellings, Oaklands, would be directly to the north east. The proposed caravan pitches will be sited at their closest, 25 metres away from the shared boundary with Oaklands. Tree planting is also indicated to the south of Oaklands to provide additional screening. The second house, Woodlands is further to the east and the main impact of the development will be through the vehicular access off York Lane.

It is noted that the existing access is to a farm and it therefore can already be used by substantial vehicles. Furthermore, North Yorkshire County Council Highways Authority have noted that the proposed development is likely to result in only 2 to 3 additional trips per day.

The current occupiers of these dwellings were consulted as part of the planning application process and no responses were received. Therefore, there are not considered to be materially adverse impacts in respect of residential amenity as a result of the proposed development that would result in a conflict with Policy SP20.

vii. Conclusions

The proposed development is considered to be comply with national and local planning policy as is recommended to Members for approval subject to the following conditions.

National Planning Policy Framework
National Planning Practice Guidance
Local Plan Strategy - Policy SP7 Town Centres and Retailing
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP14 Biodiversity
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
Local Plan Strategy - Policy SP21 Occupancy Restrictions

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 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing Number A092/127 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy 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.

3 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.

- 4 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered:

- Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
- Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
- Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
- Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
- A 20% allowance for climate change should be included in all calculations.
- A range of durations should be used to establish the worst-case scenario.
- The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Reason:- To ensure that the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

- 5 The suitability of new soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 to the satisfaction of the Approving Authority, who is generally the Local Authority. If the soakaway is proved to be unsuitable then in agreement with the Environment Agency and/or the Drainage Board, as appropriate, peak run-off must be attenuated to 70% of the existing rate (based on 140 l/s/ha of connected impermeable area). If the location is considered to be detrimental to adjacent properties the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. The suitability of any existing soakaway to accept any additional flow that could be discharged to it as a result of the proposals should be ascertained. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

Reason:- To ensure that the installation of soakaways provide an adequate method of surface water disposal and reduce the risk of flooding.

- 6 No development shall take place until a method statement for the protection and creation of new wildlife features had been submitted to and approved by the local planning authority.

The content of the method statement shall include the following:-

- a) Purpose and objectives for proposed works
- b) Detailed designs/working methods necessary to achieve stated objectives
- c) Extent and location of proposed works
- d) Timetable for implementation
- e) Persons responsible for implementation
- f) Initial aftercare and long term maintenance

The works shall be carried out strictly in accordance with the approved details and shall be

retained in that manner thereafter.

Reason:- To accord with Policy SP14 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

- 7 Notwithstanding the submitted drawings prior to the commencement of the development a drawing indicating existing trees and scrub to be retained, and areas of new planting shall be submitted to the Local Planning Authority for approval in writing. The submitted details shall include a schedule for the new planting areas including details of species, numbers of each species, planting sizes, and details of how the existing planting will be protected during the development phase, and the protection of the new planting following planting. The approved new planting shall be implemented within the first available planting season following completion of the development (Nov-March). Any plant material that, within a period of five years following planting, dies, is removed, or becomes seriously damaged or diseased, shall be replaced with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason:- To ensure appropriate screening and enhancement of the development and in accordance with Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 8 The accommodation hereby permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence.

Reason:- To ensure the holiday units do not become occupied as a permanent dwelling and to comply with the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 9 The accommodation hereby permitted shall be available or commercial let for at least 140 days a year and must not exceed a total of 31 days in any one calendar year.

Reason:- To ensure the holiday units do not become occupied as a permanent dwelling and to comply with the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 10 The owners/operators of the accommodation hereby permitted shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason:- It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use, and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 11 The permission hereby granted shall not authorise the use of the land as a caravan site, except during the period from 1 March to 31 October in each calendar year. No caravans shall be stored on the site outside the approved period.

Reason:- It is considered that the caravans would be an unacceptable visual intrusion into the open countryside during the winter months, and to satisfy the requirements of Policy SP8 the Ryedale Plan - Local Plan Strategy.

- 12 No external lighting shall be installed on any part of the buildings or within the application site, unless precise details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to satisfy the requirements of Policy SP20 of

the Ryedale Plan - Local Plan Strategy.

- 13 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.

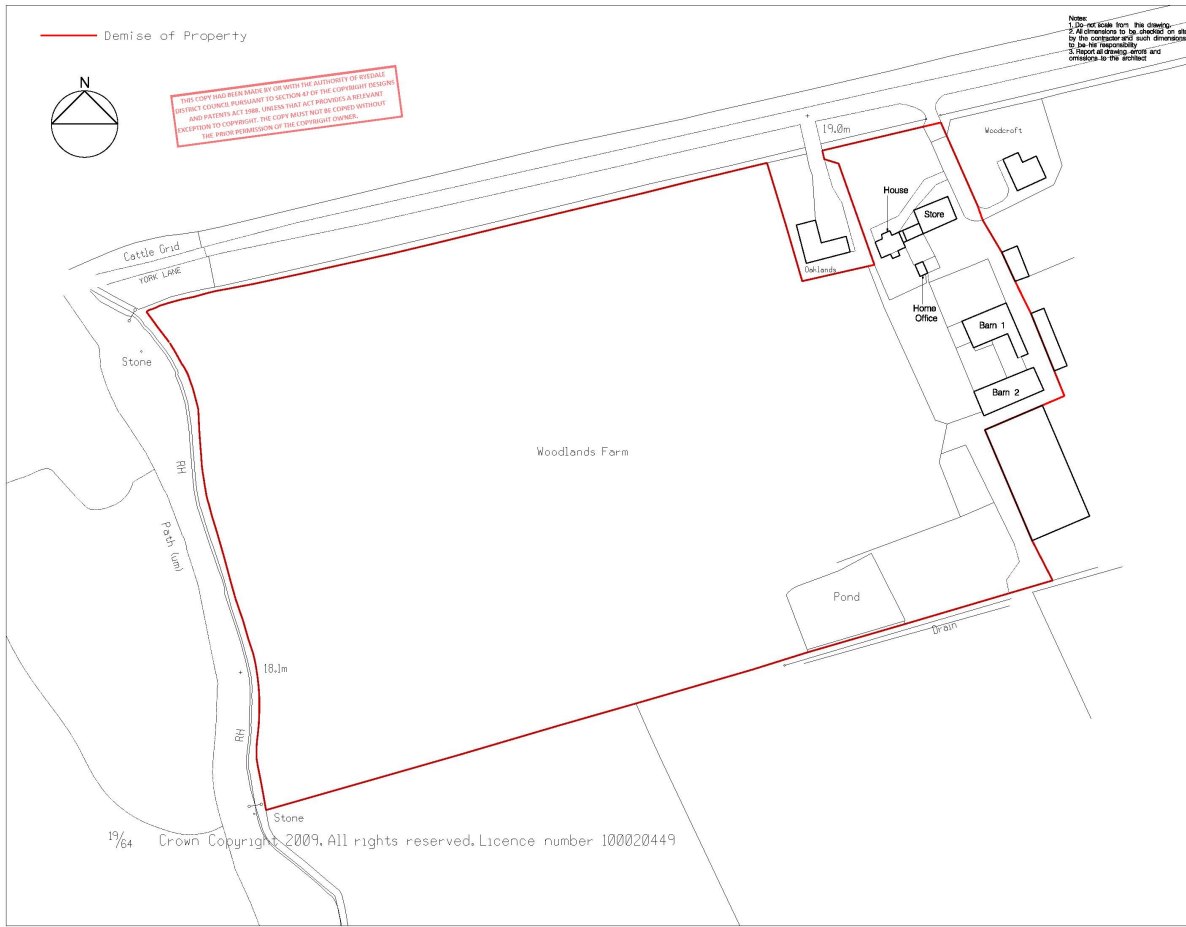
Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, and to protect the integrity of Strensall Common as required by Policies SP14 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 14 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



mass

mass architecture
 54 Blossom Street
 York
 North Yorkshire
 YO24 1AP
 01904 848 888
 info@massarchitecture.com
 www.massarchitecture.com

Project title
 Woodlands Farm

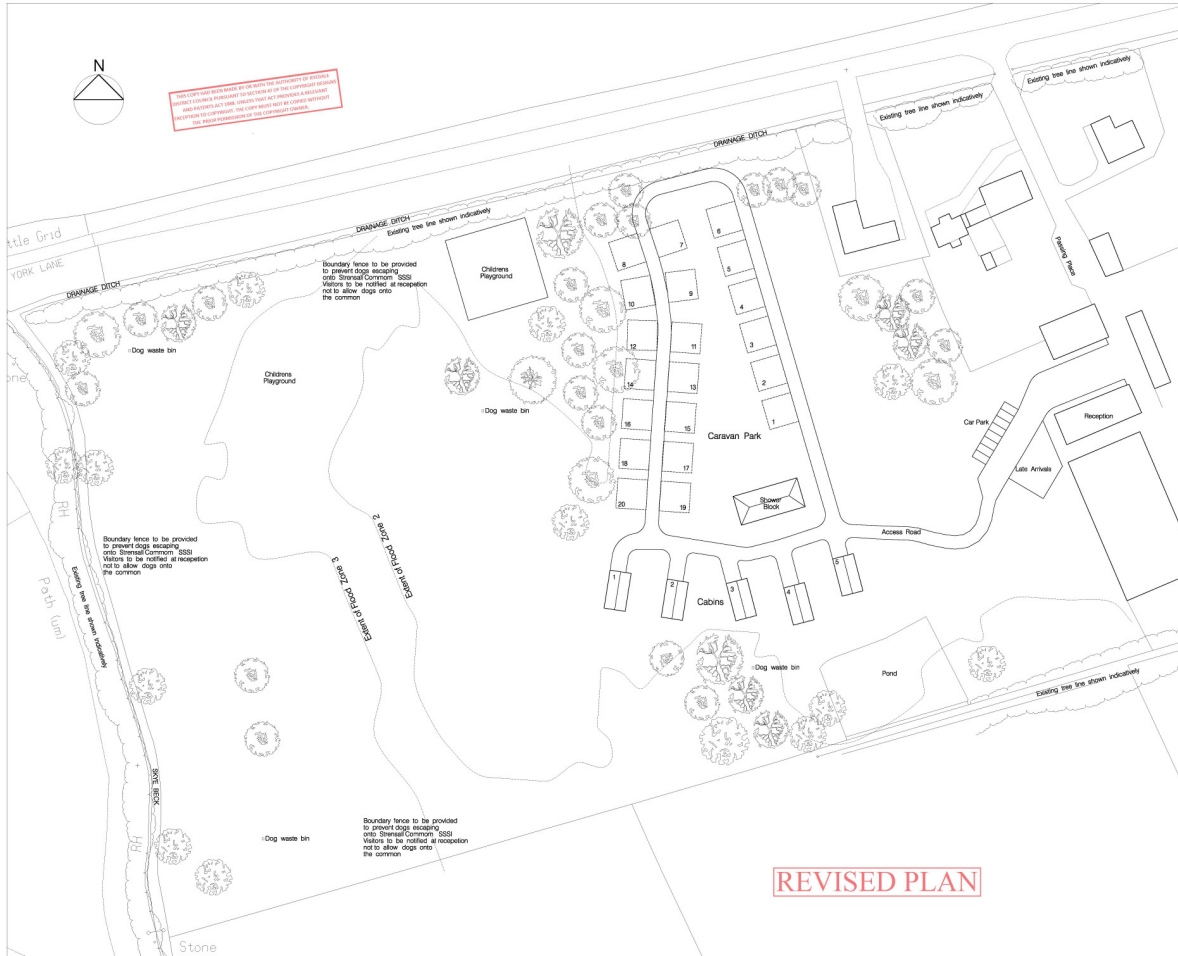
Drawing title/location
 Location Plan

drawn: GM check: CH
 scale: 1:250@A3 date: 1:12/20@A3
 project no: A292
 drawing number: A292_00

status

no.	description	by	date

DATE VALID
 21/06/16



mass

mass architecture
 54 Blossom Street
 North, Yorkshire
 YO24 1AP
 T 01904 848998
 info@massarchitecture.com
 www.massarchitecture.com

Notes:
 1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be the responsibility of the contractor.
 3. Report all drawing errors and omissions to the architect.

project title
Woodlands Farm

drawing title/location
Proposed Site Layout

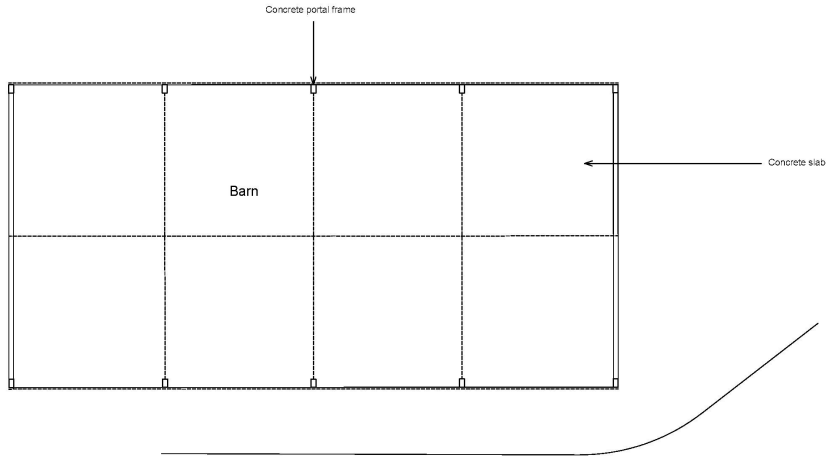
drawn: GM	check: CH
scale: 1:500@A1	date: 25.07.14
project no: A092	
drawing number: A092127	
status: status	

rev	description	by	date
A	Passing place added	GM	06/09/16
B	Boundary fencing and dog waste bins added	GM	14/09/16
C	Existing tree line added	GM	14/09/16

REVISED PLAN

DATE
14/09/16

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THIS COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



Existing Barn Plan

mass architecture
54 Blossom Street
York
North Yorkshire
YO24 1AP
01904 848 898
info@massarchitecture.com
www.massarchitecture.com

- Notes:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
 3. Report all drawing errors and omissions to the architect.

project title
Woodlands Farm, Flaxton

drawing title
Existing Barn Plan

drawn A.R.	check GM
scale 1:100@A3	date 07/04/16

project number A092

drawing number A000140

status Planning

rev	description	by	date

DATE VALID
21/06/16



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYedale DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

mass architecture
 54 Blossom Street
 York
 North Yorkshire
 YO24 1AP
 01904 848 898
 info@massarchitecture.com
 www.massarchitecture.com

Notes:
 1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be met accordingly.
 3. Report all drawing errors and omissions to the architect.

project title
 Woodlands Farm, Flaxton

drawing title
 Proposed Reception Plan

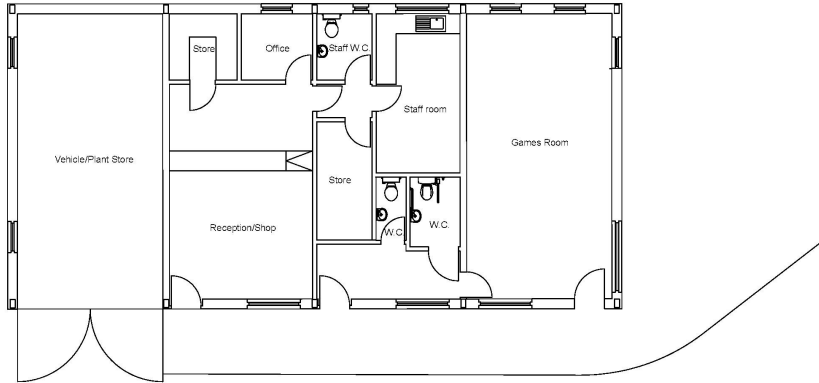
drawn: GM	checked: CH
scale: 1:100@A3	date: 28/03/16

project number: A092

drawing number: A092/130

status: Planning

no.	description	by	date



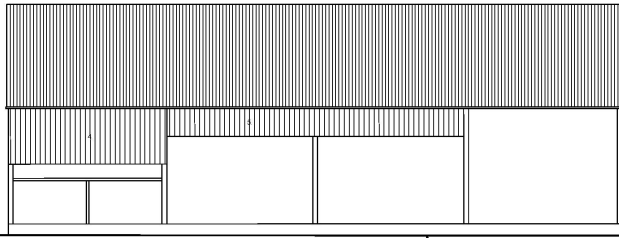
Reception Proposed Plan

DATE VALID
 21/06/16

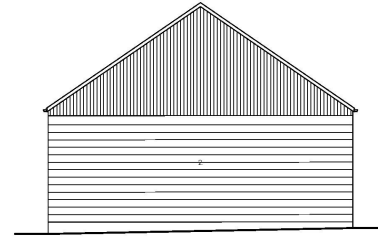


THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF BRIDGEMAN DIRECT COILING PARALLEL TO SECTION 84 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988, UNLESS THAT ACT PROVIDES A DIFFERENT MEANS TO COPYRIGHT. THIS COPY SHALL NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

- KEY
1. FCS sheet
 2. Blockwork
 3. FCS sheet
 4. Corrugated iron
 5. Timber cladding

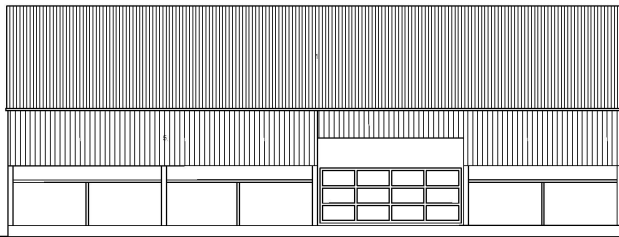


Existing South-East Elevation

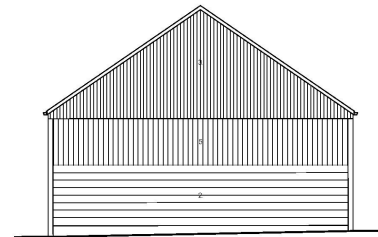


Existing North-East Elevation

Exposed concrete slab



Existing North-West Elevation



Existing South-West Elevation

mass architecture
54 Blossom Street
York
North Yorkshire
YO24 1AP
01904 848 898

info@massarchitecture.com
www.massarchitecture.com

- Notes
1. Do not scale from the drawing
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility
 3. Report all drawing errors and omissions to the architect

project title
Woodlands Farm, Flaxton

drawing title
Existing Barn Elevations

drawn A.R	check GM
scale 1:100@A3	date 07/04/16

project number A092

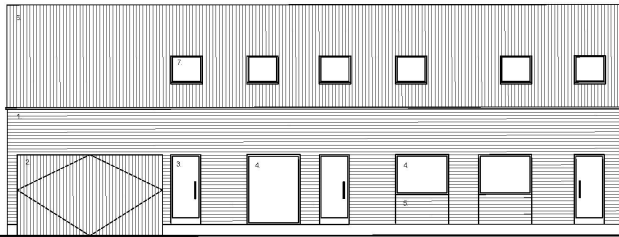
drawing number A092/141

status Planning

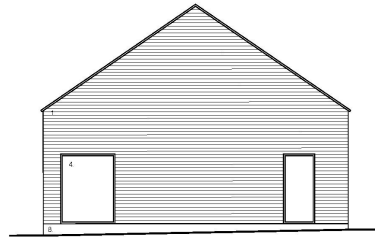
no.	description	by	date

DATE VALID
21/06/16

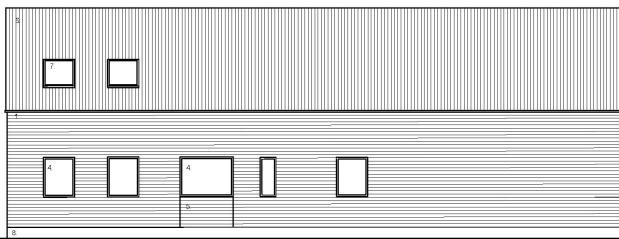
- KEY
- 1 Red clamp brick
 - 2 Timber doors
 - 3 Timber and glass entrance door
 - 4 Timber framed double glazed window
 - 5 Brick panel
 - 6 Clay roof tile
 - 7 Velux roof light
 - 8 Concrete finish



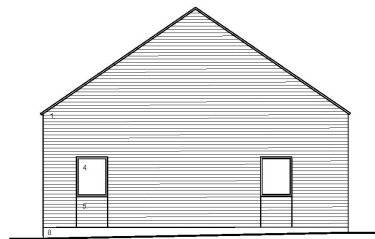
Proposed South-East Elevation



Proposed North-East Elevation



Proposed North-West Elevation



Proposed South-West Elevation

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYedale DISTRICT COUNCIL PURSUANT TO SECTION 41 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

mass architecture
54 Blossom Street
York
North Yorkshire
YO24 1AP
01904 848 898

info@massarchitecture.com
www.massarchitecture.com

Notes
1. Do not scale from the drawing
2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility
3. Report all drawing errors and omissions to the architect

project title
Woodlands Farm, Flaxton

drawing title
Proposed Barn 1 Elevations

drawn GM	checked CH
scale 1:100@A3	date 28/03/16

project number A092

drawing number A092/131

status Planning

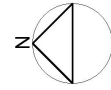
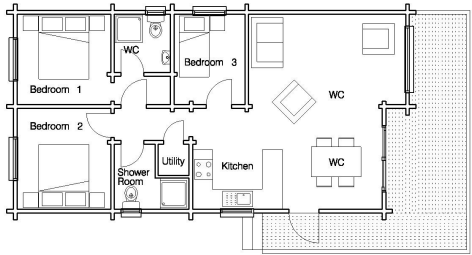
no.	description	by	date
A	Revised Titles	AJR	08/04/16

DATE VALID
21/06/16

Notes:
 1. Do not scale from this drawing.
 2. Dimensions to be checked on site
 by the contractor at all dimensions
 to be his responsibility.
 3. Report drawing errors and
 omissions to the architect



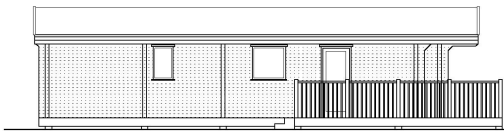
mass architecture
 54 Blossom Street
 York
 North Yorkshire
 YO24 1AP
 01904 848 888
 info@massarchitecture.com
 www.massarchitecture.com



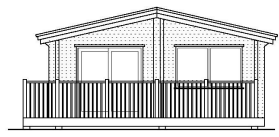
Specification
 Norwegian Log Company – Lemond Series pre-fabricated kit
 to be assembled on site.
 - External walls timber finished with mid tone wood stain
 - All windows and doors timber framed double glazed units
 - Roof to be single ply membrane

Holiday Cabin Proposed Plan

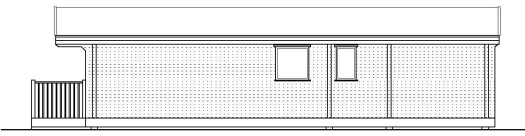
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF THE
 ARCHITECT AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE
 ARCHITECT'S CONTRACT AND AGREEMENTS ACTING AS ARCHITECT.
 ANY REUSE OF THIS COPY WITHOUT THE ARCHITECT'S
 PERMISSION IS PROHIBITED. THE COPY MUST NOT BE COPIED WITHOUT
 THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.



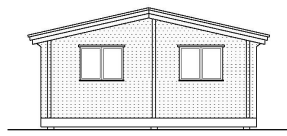
Proposed West Elevation



Proposed South Elevation



Proposed East Elevation



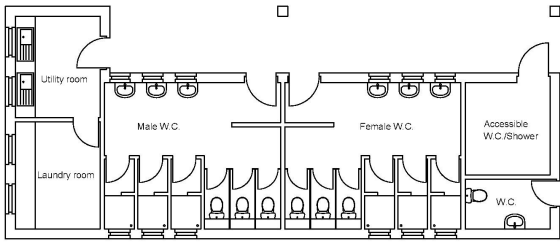
Proposed North Elevation

Project Site
 Woodlands Farm
 Drawing Title/Location
 Proposed Holiday Cabins

drawn	GM	check	CH
scale	1:100@A3	date	13.04.16
project no.	A602		
drawing number	A209123		
status	PLANNING		

no.	description	by	date

DATE VALID
 21.06.16



Shower Block Proposed Plan

- KEY
- 1 Metal profiled roof TBC
 - 2 Horizontal timber cladding, finish TBC
 - 3 Timber stone
 - 4 Timber framed windows with double glazed units.

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF ARCHITECT MASS ARCHITECTURE. ANY REPRODUCTION OR FURTHER PUBLICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

mass architecture
 54 Blossom Street
 York
 North Yorkshire
 YO24 1AP
 01904 848 898
 info@massarchitecture.com
 www.massarchitecture.com

- Notes
1. Do not scale from this drawing
 2. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility
 3. Report all drawing errors and omissions to the architect

project title
 Woodlands Farm, Flaxton

drawing title
 Proposed Shower Block

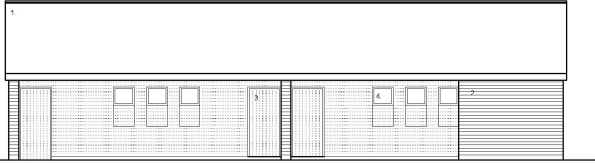
drawn GM	check CH
scale 1:100@A3	date 28/03/16

project number A092

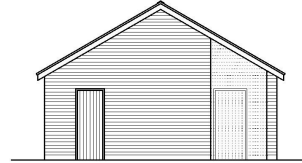
drawing number A092/132

status Planning

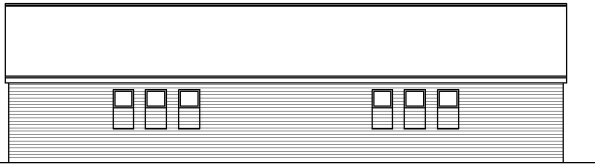
rev	description	by	date
A	Revised east Elevation, annotations amended and key added	AJR	07/04/16



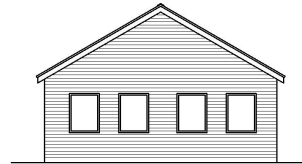
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

DATE VALID
 21/06/16



Woodlands Farm
Caravan Park & Holiday Cabins

Design and Access Statement

February 2016



Contents

- 1.0 Introduction
- 2.0 Context
 - 2.1 Physical
 - 2.2 Existing Buildings
 - 2.3 Planning Policy
- 3.0 Use
- 4.0 Scale
- 5.0 Layout & Access
- 6.0 Appearance
 - 6.1 Barns
 - 6.2 Shower Block
 - 6.3 Cabins
 - 6.4 Landscaping
- 7.0 Conclusion

Date	Revision	By	Checked
28th February 2016	-	GM	CH

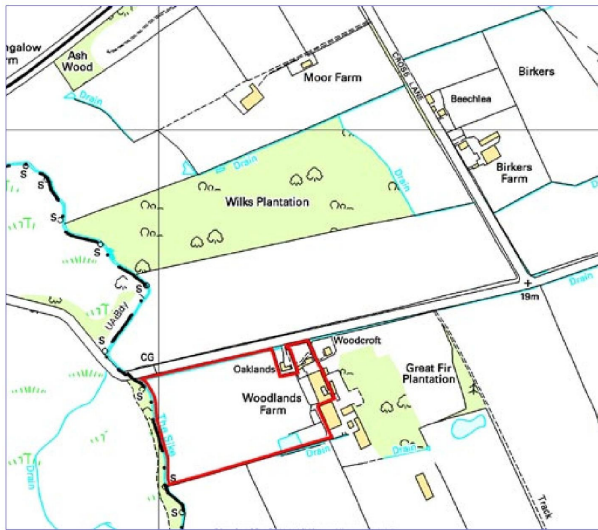


Fig. 1 Location Plan with site outlined in red



1.0 Introduction

This document has been prepared on behalf of Mr. J. Charters-Reid to support his Change of Use Planning Application to develop a touring site for caravans and holiday cabins at Woodlands Farm, York Lane, Flaxton, North Yorkshire.

This statement describes the site and design philosophy in reference to the site layout plan showing a scheme for 20 caravan and motor home pitches in addition to 5 holiday cabins. This statement will also look in detail at the visual impact of the proposal within the landscape. The proposed development will be a significant contributor to tourism in the local area and will meet the objectives of Ryedale's Tourism Strategy.

The proposal was subject to a formal Pre-Application Enquiry in April 2013 and reference is made to the outcome of this process.



View 1. Panoramic of site looking west

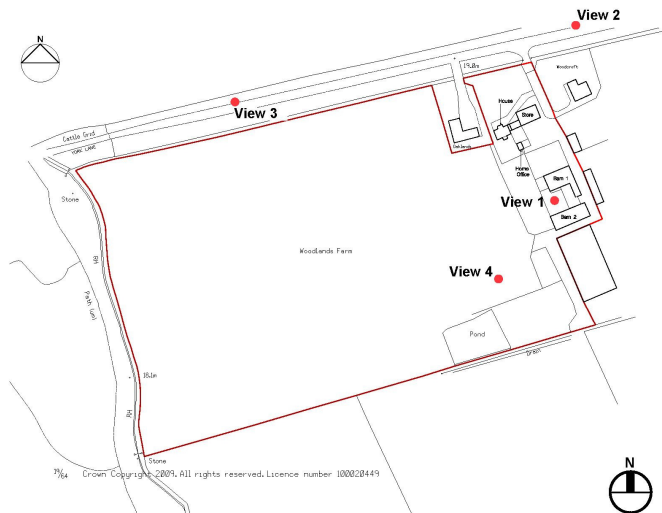


Fig 2. Positions from which photographs taken

2.0 Context

2.1 Physical

The site is a former farm off York Lane, travelling south-west from Flaxton. The site area is approximately 13 acres.

The application site is located within the open countryside, adjacent Strensall Common S.S.S.I, which is noted for its flora. Part of the site is located within Flood Zone 2 and 3.

The north boundary of the site is bordered by York Lane with the impact of the road broken up by mature trees and hedges.

On the western edge of the site is an area of moorland in which Strensall Golf Course is located. The southern boundary of the site borders farmland.

The eastern end of the site contains the former farm house and associated outbuildings.



View 2. View looking west along York Lane



View 3. View looking east along York Lane

2.2 Existing Buildings

The former farmhouse is located at the eastern end of the site. This has a store directly adjacent to it. Opposite the main house is a small outbuilding that is currently used as a home-office.

The two largest buildings on the site are former barns. The first, Barn 1, is closest to the house has an 'L' shaped plan and was used for livestock and crop/feed storage. The second, Barn 2, has a rectangular plan and was for general farm storage.

The remainder of the site is a flat grassed open area.

2.3 Planning Policy

The application proposal was subject to pre-application consultation in February 2013 and a response was issued on 10th April 2013, under reference 13/00243/PREAPP. The response referred to policies TM3 and TM4 of the then Ryedale Local Plan, which broadly encouraged new rural tourism development, provided that it was well landscaped and screened from roads and topographical viewpoints, such that the proposal did not have a material adverse effect on the open countryside.

Advice was also given regarding the location of development within the site, so as to avoid the western half of the applicant's land, which was subject to flood risk zones 2 and 3. Development should be sited on the eastern part of the land to avoid this.

Reference was also made to potential ecological interest, namely: The adjacent SSSI to the west of the site;

- Whether barn owls and bats used the existing buildings proposed for conversion;
- Whether there were any great crested newts on the land;
- Whether any site lighting would disturb bats and moths (the area is well known for the latter).



View 4. View looking east toward farm buildings

Since this advice, the Council has adopted the Ryedale Plan, Local Plan Strategy (in September 2013) and this therefore supersedes that referred to in the pre-application advice. Policy SP8 (Tourism) is relevant but its content is broadly the same as in Local Plan TM3 and 4 when applied to proposals for small new rural caravan sites.

It states that:

"New tourist attractions will be supported where they do not undermine the character of the area or prejudice the quality of the natural or built environment. Attractions that will attract large numbers of visitors should be accessible by a choice of means of transport."

It goes on to state that:

"New touring caravan and camping sites and static caravan and chalet self-catering accommodation. And extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality."

The key planning criterion for assessing this form of development is therefore landscape impact within the site's countryside setting. The focus is therefore on the need for and type of screening proposed, retaining existing trees and hedges and supplementing these, and planting new vegetation where this is absent. The principle aim should be to avoid lines of white caravans becoming prominent in the local landscape. The submitted proposal includes suitable landscape proposals to achieve this aim, the details of which can be submitted at future reserved matters stage.

The pre-application advice referred to the question of flood risk. The Council's concerns have been addressed by locating the proposed development outside the risk areas, in the eastern section of the applicant's land, adjoining the existing building group at Woodlands Farm. The landscape strategy is set out in Section 6.4.

With regard to ecology, a survey has been carried out and the report is submitted. No evidence of owl and bat activity was found in the existing buildings and no great crested newts were found on the land. With regard to the impact of proposed site lighting on nocturnal species, this can be specified at reserved matters stage and should be the subject of a planning condition. Suitable forms of low-rise and low intensity lights are available which should mitigate this particular issue.



Fig 2. Existing site layout (not to scale)

3.0 Use

The area of the proposal site currently forms part of the amenity space of the existing dwelling. The proposed development would provide 20 touring caravan pitches and 5 holiday cabins for seasonal use. In addition, a new block would be created providing shower, VWC and laundry facilities.

Barn 2 would be converted to provide a reception area and information point with a parking area located nearby. Vehicle circulation within the site will be on a one-way loop with speeds limited to 5 mph. Given the scale of the proposal, queuing on York Lane is highly unlikely.

Other on-site facilities would include a children's play area. Visitors to the site will also be able to make use of Strensall Common as an amenity.

4.0 Scale

The 20 touring caravan stands would each provide a landscaped area of 9 metres x 9 metres. This would allow parking of a caravan and attachment of an awning, in addition to an area for external recreation.

The cabins would be single-storey and provide 3 bedrooms with maximum sleeping accommodation for six people.

The shower block would also be single storey and has a floor area of 180m². This would provide male and female facilities.

Barn 2 would provide two storeys of useable floor space.

Overall the scale of the development has been restricted to the area of the site that does not fall within Flood Zones 2 and 3.



Fig 5. Barn 2



Fig 6. Barn 2



Fig 7. Holiday cabins of the style proposed



Fig 8. Holiday cabins of the style proposed

6.0 Appearance

6.1 Barns

Barn 2 is currently clad in ribbed sheeting, this would be removed and a new external brick skin built around the existing concrete portal frames. The brick used would match Barn 1. The roof of both barns would be finished with clay tiles to match other buildings in the locality. All doors and windows will be timber with large areas of glazing.

6.2 Shower Block

The shower block would be brick and timber clad with a tiled pitch roof to create a visual link between the local vernacular and the proposed holiday cabins.

6.3 Holiday Cabins

The cabins are yet to be designed, but it is intended for them to be timber clad and have a pitched roof. Figures 7 and 8 show examples of the style proposed, which include extensive veranda type areas.

6.4 Landscaping

Additional mature trees would be added to provide enhanced privacy and additional screening of the development.

7.0 Conclusion

The application site is ideally suited to the proposed use and would create a positive addition to the local tourism economy. Making use of the existing landscape and vegetation and with new planting there will be no impact on the surrounding S.S.S.I.

mass
mass architecture

54 Blossom Street
York
YO24 1AP

01904 848898

www.massarchitecture.com
info@massarchitecture.com

RIBA 
Chartered Practice


Architects Registration Board


constructionline

 ETHICAL
PROPERTY
FOUNDATION

Subject: 16/00229/FUL Woodlands Farm, Flaxton

From: Hannah Wilson
Sent: 01 September 2016 09:06
To: Development Management
Subject: Fw: 16/00229/FUL Mr J Charters-Reid

Dear Ms Hood

Thank you for your response regarding our concerns for the above named application. Having circulated the response as well as the amendments, the Parish Council have asked me to end the following response on their behalf.

Despite assurances that the screening is deemed adequate for the site, the Parish Council still feel this is not sufficient given that the proposal sits in open countryside. The level of additional traffic which this proposal will generate is still a matter of serious concern and one which the Parish Council as well as villagers are not happy with.

For these reasons the Parish Council stand with their initial objection to the application.

Kind Regards

Hannah

Hannah Wilson
Clerk to Flaxton Parish Council

From: Hannah Wilson
Sent: 15 July 2016 13:10
To: Development Manager
Subject: 16/00229/FUL Mr J Charters-Reid

Dear Ms Hood

Thank you for the above application, the Parish Council have reviewed the application and have the following comments to make:

They have concern around the lack of screening to the entire site especially as this is onto open countryside. There are several similar developments in the area and all of those are within woodland as opposed to open countryside and this is inappropriate.

The habitat survey expired in December 2014, this also doesn't cover the barns and this is likely to be where bats are in habitat.

The Highways access is across common land and therefore it cannot be changed, altered, widened or resurfaced except in loose material. This would only be with granted permission from the Green Gait Owners and it is noted that the Green Gait Owners have not been consulted about this application.

The foul drainage is into a stream bordering SSSI

It is also believed that permission would need to be sought from the environment agency to be able to stock the pond.

They are concerned about the bio-treatment which requires regular use to operate efficiently. The site is only open part of the year and is closed for a long period of time due to seasonality which would not allow this operating effectively.

The site circulates a property owned by Mr Wells whose views will look directly onto the site. Has he been consulted and is he happy?

There has been no mention around electricity and its supply to the touring sites

There are inconsistencies with regard to the number of pitches. One paper says 20 and the other 19.

Barn 2 in the plan which is noted to be the reception is mentioned to be 2 storey however there is no plan in the submission for the second floor.

This application is approved would incur a considerable increase in traffic to York Lane and this is of great concern to the Parish Council.

For all of the above reasons and comments, Flaxton Parish Council object to this application.

Kind Regards

Hannah Wilson
Clerk to Flaxton Parish Council

Subject: 16/00229/FUL Mr J Charters-Reid

From: Hannah Wilson
Sent: 15 July 2016 21:11
To: Development Management
Subject: 16/00229/FUL Mr J Charters-Reid

Dear Ms Hood

Thank you for the above application, the Parish Council have reviewed the application and have the following comments to make:

They have concern around the lack of screening to the entire site especially as this is onto open countryside.

There are several similar developments in the area and all of those are within woodland as opposed to open countryside and this is inappropriate.

The habitat survey expired in December 2014, this also doesn't cover the barns and this is likely to be where bats are in habitat.

The Highways access is across common land and therefore it cannot be changed, altered, widened or resurfaced except in loose material. This would only be with granted permission from the Green Gait Owners and it is noted that the Green Gait Owners have not been consulted about this application.

The foul drainage is into a stream bordering SSSI

It is also believed that permission would need to be sought from the environment agency to be able to stock the pond.

They are concerned about the bio-treatment which requires regular use to operate efficiently. The site is only open part of the year and is closed for a long period of time due to seasonality which would not allow this operating effectively.

The site circulates a property owned by Mr Wells whose views will look directly onto the site. Has he been consulted and is he happy?

There has been no mention around electricity and its supply to the touring sites

There are inconsistencies with regard to the number of pitches. One paper says 20 and the other 19.

Barn 2 in the plan which is noted to be the reception is mentioned to be 2 storey however there is no plan in the submission for the second floor.

This application is approved would incur a considerable increase in traffic to York Lane and this is of great concern to the Parish Council.

For all of the above reasons and comments, Flaxton Parish Council object to this application.

Kind Regards

Hannah Wilson

Clerk to Flaxton Parish Council

Agenda Item 8

Item Number: 8
Application No: 16/00269/MFUL
Parish: Wombledon Parish Council
Appn. Type: Full Application Major
Applicant: Nettworx (Mr Declan Hamill)
Proposal: Change of use of area of concrete hardstanding to a temporary storage compound (retrospective application)
Location: Area Of Hardstanding To East Of Wombledon Caravan Park Moorfields Lane Wombledon Kirkbymoorside

Registration Date:
8/13 Wk Expiry Date: 31 October 2016
Overall Expiry Date: 9 September 2016
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Highways North Yorkshire Parish Council	No objection Object
Highways North Yorkshire	Need to consult with internal colleagues 26.08.2016 - please send additional information re number of traffic movements and types of vehicles involved.

Environmental Health Officer

Neighbour responses: Mr O.P. Lane,

SITE:

The application site (located to the east of Wombledon Caravan Park) previously formed part of Wombledon Airfield. The site is situated in the open countryside.

There is an existing open sided general purpose building sited within the applicants ownership to the south west of the proposed application site.

PROPOSAL:

This application is retrospective. The Local Planning Authority received a compliant late 2014 about an unauthorised compound on the site.

The site is currently being used by Nettworx in the form of a compound whilst they are replacing overhead power lines across northern Ryedale. The applicant is seeking to regularise this development for a further temporary period to enable the scheduled works to be completed.

The compound is used for the storage of the majority of the equipment and materials required for the replacement of the overhead powerline, the telegraph poles are stored outside the compound. In addition to the equipment there are four shipping containers which serve as offices, showers and toilet blocks. The Nettworx workers live on the site in 10 touring caravans.

SITE HISTORY

15/01018/MFUL. Change of use of areas of concrete hardstanding to form a chalet holiday home park consisting of 4no. three-bedroom lodges and 8no. two-bedroom lodges with parking and amenity areas. Approved.

14/00081/UD. Erection of Storage Compound Includes Vehicles and Materials. Received by the Local Planning Authority on the 30 October 2014.

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP8 - Tourism

Policy SP13 - Landscapes

Policy SP14 - Biodiversity

Policy SP19- Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

National Planning Policy

National Planning Policy Framework

National Planning Practise Guidance

APPRAISAL:

The main considerations in assessing this application are;

- i) Principle
- ii) Highways
- iii) Residential Amenity
- iv) Landscape Impact

Principle

The application site is outside the Development Limits of Wombledon (as defined by the 'Saved' Ryedale Plan) and it is therefore in the open countryside as defined by the Ryedale Plan - Local Plan Strategy. Policy SP1 (General Location of Developments and Settlement Hierarchy) of the Ryedale Plan - Local Plan Strategy, supports the principle of development within the open countryside where it is necessary to support a sustainable, vibrant and healthy rural economy and community.

The purpose of the compound is to enable from, a relatively central and easily accessible location, the replacement of overhead power lines across northern Ryedale area. Networx are presently working from Sheriff Hutton to Hovingham. Once this has been completed they will then move onto Pickering to Kirkbymoorside, then Kirkbymoorside to Helmsley and then from Helmsley to the rest of Bilsdale. Previously Networx they have upgraded half of overhead lines in Bilsdale, Bransdale, Rosedale and Farndale to Blackey.

The applicant has stated that they have a contract up to April 2017, although there is scope for this to be extended. Updating and improving the overheard power lines is clearly of benefit to the local communities in question and the proposal is therefore considered to be compliant with the aims of Policy SP1 of the Ryedale Plan - Local Plan Strategy.

Highways

The Parish Council has objected to the retention of the compound, due principally to the volume of traffic it generates and the noise the traffic generates when going through the village.

The applicant has confirmed that on an average day vehicle movements are principally 9 No. one tonne pickups, and 1 No. seven tonne lorry. In addition to these, on average there are about three to four deliveries per month movements associated with bringing materials to the site to be stored.

North Yorkshire County Council Highways officer has raised no objections.

In light of the Highway Officers recommendation, subject to a condition restricting the times of vehicle movements it is not considered that the proposed retention of the compound for a temporary period would adversely effect the safe functioning of the Highway.

Residential Amenity

The proposed development is outside of the Development Limits of Wombledon. The only direct neighbour is Wombledon Caravan Park and Fosters Scrapyard to the west of the application site both accessed from Moor Lane. Policy SP20 (Generic Development Management Issues) seeks to ensure 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.

Shortly after the initial enforcement investigation commenced the Council received further complaints about spot lights and noise from a generator, which was being used to power the lights and the porta cabins. Officers from Planning and Environmental Health attended a meeting with the owner of the site and the project manager. The purpose of the meeting was to immediately address the concerns over noise and light whilst the enforcement investigation was still ongoing. Following on from the meeting the site manger implemented the changes which the Environmental Health Officer had advised such as lowering and re- directing the security lights and creating a sound barrier around the generator. Since these changes were put in place the Local Authority has not received any further complaints in respect of these issues. The Environmental Health Officer has raised no objection subject to a condition requiring all existing mitigation remaining in place.

An objector who lives in Wombledon village has raised concern over the impact of the compound on occupiers of the caravans situated at Wombledon Caravan Park. It is of note, however, that the proportions of the caravan park have not raised any objection Members will note that occupiers of holiday 'units' do not have the same expectations as those persons occupying permanent residential dwellings. However, the Parish Council has also raised concern about the impact of noise from the transport vehicles, through the village. As set out above the vehicle movements tend to take place early in the morning when the workers are going off to site to work and then when they are returning back to the compound at the end of the day. The exception is when deliveries are made. Wombledon is a rural village and whilst there may be large tractors going through the village, one pickup and one 7 tonne vehicle is likely to generate some additional noise. However, given the infrequency of these vehicles, it is not considered that this would have a significant adverse impact on the residents of Wombledon. Notwithstanding this in order to mitigate any harm it is recommended that a condition is attached to an approval stating that no vehicle movements in relations to the operation of the site should take place before 07:00 or after 22:00.

Subject to the above conditions regarding operating hours and the mitigation measures already in place, it is not considered that this temporary use would have a significant adverse impact on either the amenity of the occupiers of the caravans or the nearby residential properties.

Landscape Impact

Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy requires that;
Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities;

The application site as previously set out formed part of Wombleton Airfield. To the west of the application site is Wombleton Caravan Park, which was granted permission for all year round occupation (16/01022/73AM). North of the application site is a 'Fosters Scrap Yard', which has recently been granted planning permission (15/01079/FUL) to be developed for holiday lodges.

The site itself also has planning permission for 12 No. holiday lodges as set out in the History section of this report.

Due to the existing on site screening, existing hedgerows and the surrounding land uses it is not considered that the retention of the compound for a temporary period would adversely effect the visual amenity of the area.

Parish Council Consultation

The full consultation response Wombleton Parish Council has been annexed to this report. A summary has also been provided below;

*"The site is now being used as a base to transport poles further afield, this impacts on the village of Wombleton due to;
an increased amount of heavy traffic,
the noise associated with the traffic movements
the site has become an established commercial industrial site in a non industrial area"*

The Parish Council request that the application is refused.

The relevant material issues raised by the Parish Council has been appraised in this report.

Neighbour Consultation

At the time of writing one letter of objection has been received by the Local Planning Authority. A summary has been provided below, the full version of the objection letter can be viewed on the public access.

The objector, who lives in Wombleton Village, objects to the principle of the scheme in the open countryside in line with the 2002 version of The Ryedale Local Plan citing landscape impact, highway safety and undue noise disturbance.

The relevant material issues raised by the objector has already been appraised in this report.

In light of the above assessment, It is recommended to Members that temporary planning permission is granted for a period of 1 year, expiring on 3rd September 2017. If the overhead line upgrading units continue beyond this time it is open to the operator to seek to extend the period further with the submission of a further application.

RECOMMENDATION: Approval

- 1 The compound hereby permitted shall be removed and the land restored to its former condition on or before 30 September 2017 unless an extension of the period shall first have been approved in writing by the Local Planning Authority.

Reason:- The development permitted would be unacceptable on a permanent basis because of its location within the open countryside.

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

Site Plan, received 1 August 2016

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

- 3 No vehicle movements in relation to the temporary compound hereby approved shall take place before the hours of 07:00 and after 22:00, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of preserving the neighbouring properties residential amenity

- 4 The mitigation measures which have already been agreed and implemented shall be maintained in their entirety during the temporary planning permission.

Reason: In the interest of preserving the neighbouring properties residential amenity and in compliance with Policy SP20 of the Ryedale Plan - Local Plan Strategy

Background Papers:

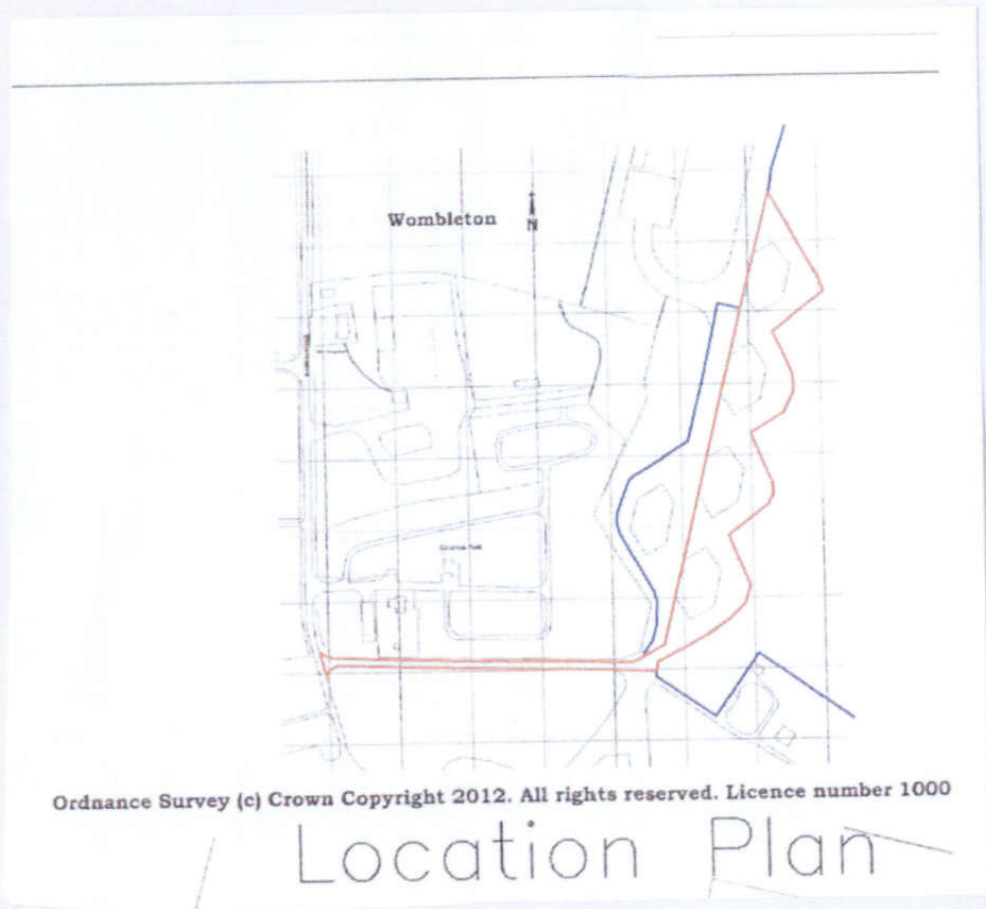
Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

RYEDALE DM

- 1 AUG 2016

DEVELOPMENT
MANAGEMENT

16/00269/MTL



RYEDALE DM

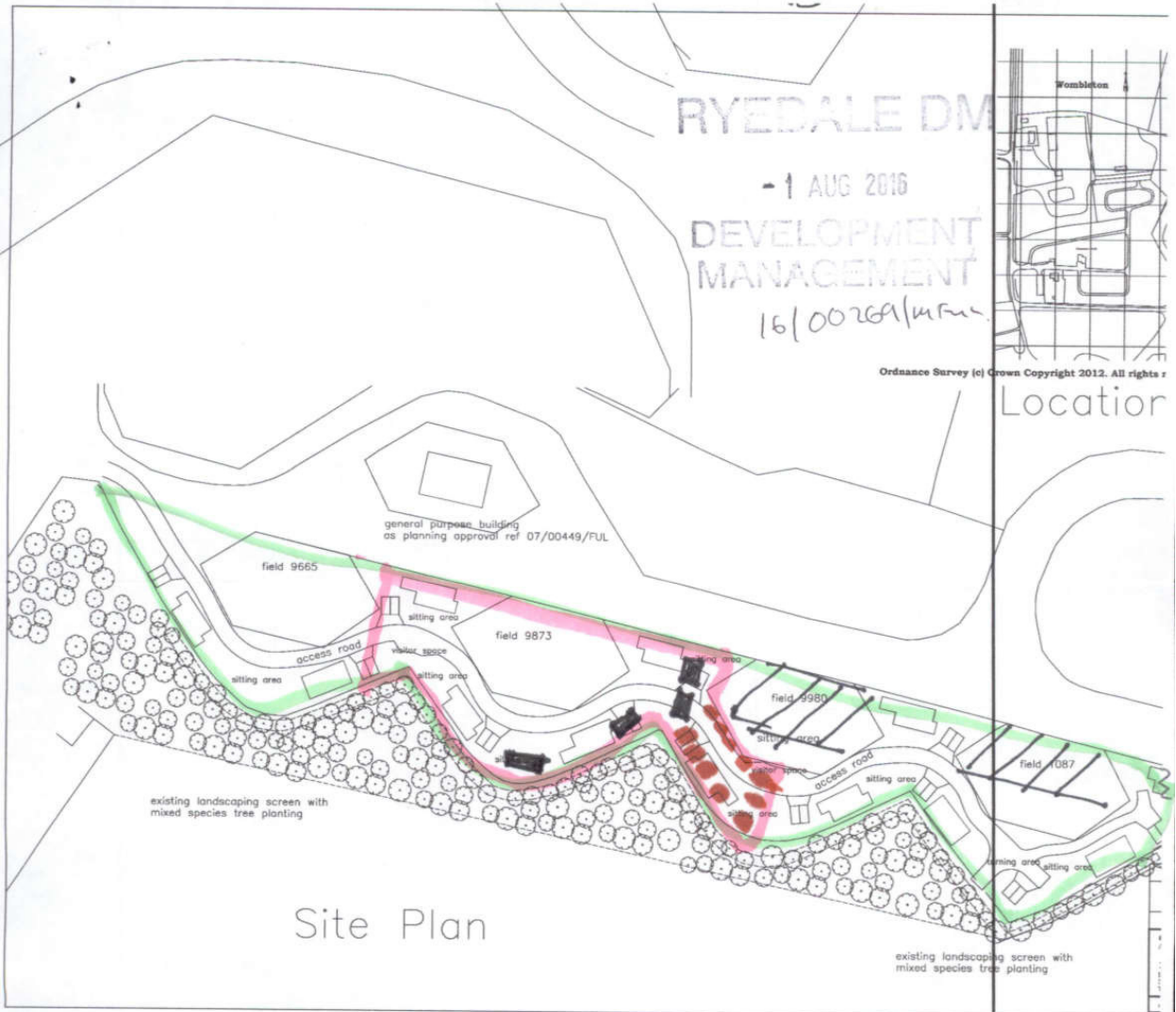
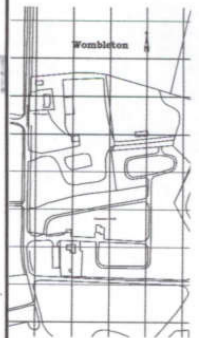
-1 AUG 2016

DEVELOPMENT
MANAGEMENT





16/00269/14/1/1

Ordnance Survey (c) Crown Copyright 2012. All rights reserved

Location



Site Plan

-  AREA of compound. 6FT Fenced in
-  - siting of four 30^{FT} x 8^{FT} x 8^{FT} shipping containers
-  - 10 mobile caravans.
-  pole storage.

Subject: 16/00269/MFUL Hardstanding to East of Wombleton Caravan Park

From: Paul Ashley
Sent: 07 September 2016 10:14
To: Development Management
Cc: Paul Ashley
Subject: Planning Application

Application 16/00269/MFUL Nettworx (Mr Declan Hamill)

Wombleton Parish Council strongly object to this planning application.

The original proposals some time ago were for an 80 day period to store telegraph poles to be used in the local area. This is no longer the case as this has turned into a wider commercial venture with poles being transported much further afield.

As such, the effects on the village are:

1. There is an increased amount of heavy traffic associated with the site passing through a small village.
2. An increase in noise pollution has resulted from the above.
3. The site has become an established commercial, industrial site in a 'non' industrial area, as has been demonstrated by previous applications which have been refused.

As a result, the Council request that this application is rejected and that the original planning terms are enforced.

Paul Ashley
Clerk to Wombleton Parish Council

Agenda Item 9

Item Number: 9
Application No: 16/01133/MFUL
Parish: Scampston Parish Council
Appn. Type: Full Application Major
Applicant: Environment Agency (Mr Roger Martin)
Proposal: Works to a 300m section of the River Derwent near Yedingham to undertake river restoration and habitat creation in a flood plain field to the south of the current river course to include lowering of land levels and formation of breaches in the flood bank
Location: Land To East Of Ings Farm Malton Road West Knapton Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 20 October 2016
Overall Expiry Date: 19 September 2016
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Parish Council	No views received to date
Parish Council	No views received to date
Tree & Landscape Officer	No objection
Countryside Officer	No views received to date
Vale Of Pickering Internal Drainage Boards	No objection
Sustainable Places Team (Yorkshire Area)	No objections
Natural England	No objection
Lead Local Flood Authority	No objection - comments made
Archaeology Section	Recommend conditions

Neighbour responses: Professor Dominic Powlesland,

SITE:

The application site is located in an arable field on the southern bank of the River Derwent approximately 600 metres west of the Development Limits of Yedingham. The southern boundary to the site has an existing mature hedgerow.

The site is within Flood Zone 2&3.

PROPOSAL:

Planning permission is sought for works to a 300 metre section of the River Derwent near Yedingham. It is proposed to undertake river restoration and habitat creation in the flood plain field to the south of the current river course to include lowering of land levels and formation of breaches in the flood bank.

Members should note that the application as submitted would ordinarily constitute 'Permitted Development' under Schedule 2 Part 13 Class D of The Town and Country Planning (General Permitted Development) Order 2015. However, as the Environment Agency (the applicant) does not have an 'interest in the land' as defined by Parra 263 of the Town and Country Planning Act 1990, planning permission is required.

HISTORY:

There is no planning history.

This application is brought to Members for determination because the size of the application site means that the development constitutes 'major development'.

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP14 - Biodiversity

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP20 - Generic Development Management Issues

National Planning Policy Framework

National Planning Practice Guidance

APPRAISAL:

The main considerations are:

- i. Impact on Flood Zones 2 & 3
- ii. Impact on archaeology
- iii. Landscape
- iv. Biodiversity

Impact on Flood Zone 2 & 3

The application site is located in Flood Zone 2 & 3. However the proposed development represents infrastructure works being carried out by the Environment Agency. Given the nature of the works proposed by definition, it has to take place within the Flood Zone.

The submitted Flood Risk Assessment has concluded that the proposed development would result in minor localised improvements for the risk of flooding upstream and also through the application site. Down stream the proposed development would not have an effect of flood risk.

The Environment Agency has raised no objection in terms of flood risk, providing that the development is to be carried out strictly in accordance with the submitted Flood Risk Assessment. It is therefore recommended such a condition is applied to an approval if planning permission is granted.

The Vale of Pickering Internal Drainage Board, have confirmed that they have been actively involved in this project. They consider the proposed development would provide a valuable asset to biodiversity research and the IDB raises no objection to the application.

The North Yorkshire County Council SuDs and Development Officer has also raised no objections.

Archaeology

The site is within the prehistoric archaeological landscape of the Vale of Pickering. Policy SP12 seeks to assist in protecting the District's Historic assets and features by working with partners and landowners to encourage sensitive land management in the Vale of Pickering.

North Yorkshire County Council's Archaeologist has confirmed that the proposed development lies within an archaeologically sensitive landscape. There are known sites of interest in close proximity to the development site include Bronze Age and Iron Age burial mounds, enclosures and field systems. The archaeology within the Vale of Pickering is of national significance and includes the internationally important, early Mesolithic wetland landscape at Star Carr.

The development site is of particular interest as it is close to the former course of the River Derwent and it is possible that well-preserved palaeoenvironmental deposits survive, particularly peats and other organic sediments. These serve as an excellent medium for the preservation of not only archaeological remains but also encode information about changes in climate and the local environment.

Whilst the NYCC Archaeologist has raised no objection to the proposed development, a condition is recommended requiring a Written Scheme of Investigation to be submitted prior to the commencement of works on site. The purpose of which is to 'advance our understanding of the archaeology and palaeoenvironment of the area'. This advice is in accordance with the Historic Environment policies within Section 12 of the National Planning Policy Framework 2012 (paragraph 141).

Subject to the recommended conditions it is considered that the proposed development would comply with the aims of Policy SP12 of the Ryedale Plan - Local Plan Strategy and Section 12 of the NPPF.

Landscape

Policy SP13 (Landscapes) requires that development proposals should contribute to the protection and enhancement of distinctive elements of landscape character. This includes the pattern and presence of distinctive landscape features and natural elements including woodland, habitat types, landforms, topography and watercourses.

The proposed lowering of land levels and formation of breaches in the flood bank would be virtually hidden from public vantage points. However, where views onto the site can be obtained it is considered that due to the design and nature of the proposed development, would sit well in terms of the existing land forms and landscape features.

The Council's Tree and Landscape Officer considers that:

the development is screened from public views by hedges and prevailing land forms. The proposed alteration in land form also appears to retain most of the existing trees and scrub therefore I have no objections to this proposal.

Biodiversity

Policy SP14 supports investment in the conservation, restoration and enhancement of biodiversity in Ryedale, including the Vale of Pickering.

The application site is in close proximity to a European designated site and it is functionally connected to the Humber Estuary Special Area of Conservation (SAC) and the River Derwent SAC.

Regulation 61 and 62 of the Habitats Regulations requires that a Habitats Regulations Assessment (HRA) must be carried out to ascertain whether the development proposed has the possibility of having a significant effect on the designated site.

In assisting the Local Planning Authority Natural England has carried out its own assessment, in which they conclude:

The proposal is not necessary for the management of the European site; and furthermore

That the proposal is unlikely to have a significant effect on any European site and can therefore be screened out from any requirement for further assessment

Natural England in reaching these conclusions with regard to the likelihood of 'significant effect' conclude:

This stretch of the river has been identified as unsuitable for spawning lamprey;

The works include a check on removed sediment to ensure any lamprey ammocoetes, transformers or spawn is returned to the river.

Natural England also conclude that in relation to the Wildlife and Countryside Act 1981(as amended) despite the close proximity of the site to the River Derwent SSSI, *this does not represent a constraint in determining this application.*

Consequently Natural England has raised no objections to the proposed development.

The Councils Countryside Officer has completed a HRA. *The District Council, as a competent authority under the relevant legislation has considered information provided by the applicant and has concluded that the proposed development (alone and in combination with other new development) will not have a significant effect on the River Derwent SAC. Furthermore the integrity of the River Derwent SAC would not be adversely effected.*

The Council's Countryside officer has raised no objection to the proposed development subject to the recommended conditions.

At the time of writing no written representation has been received from the Parish Council.

A consultation response has been received from The Landscape Research Centre (LRC). Whilst the full version of their response can be viewed on the public access a summary has been provided. The LRC wish to draw attention to the fact that the site is situated within an archaeologically sensitive landscape and as such, they consider a condition is necessary in relation to a watching brief.

In light of the above assessment, 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 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

- Drawing Number 1, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 2, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 3, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 4, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 5, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 6, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 7, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 8, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 9, received by the Local Planning Authority on the 21 July 2016
- Drawing Number 10, received by the Local Planning Authority on the 21 July 2016

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

- 3 No development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. Community involvement and/or outreach proposals
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: This condition is imposed in accordance with Section 12 of the NPPF as the site is of archaeological interest.

- 4 No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 03 .

Reason: This condition is imposed in accordance with Section 12 of the NPPF as the site is of archaeological interest.

- 5 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 03 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This condition is imposed in accordance with Section 12 of the NPPF as the site is of archaeological interest.

- 6 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessments (FRA) received by the Local Planning Authority on the 21 July 2016.

Reason: In order to reduce the potential risk of flooding.

- 7 No removal of hedgerows, trees or shrubs shall take place between 1st of March and 16th of August inclusive, unless a competent ecologists has undertaken a careful, detailed check of vegetation for active birds nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority and a follow up breeding bird survey 12 months after the completion of the works should be undertaken and submitted to the Local Authority.

INFORMATIVE:

- 1 any resulting reports from the archaeology fieldwork should be forwarded to the Historic Environment Record Officer at North Yorkshire County Council for inclusion in the North Yorkshire Historic Environment Record.

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

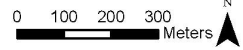
Straightened Derwent Project - Site Location Map, SE 8857 7882

Legend

- Site boundary
- Adjacent land owned by landowner

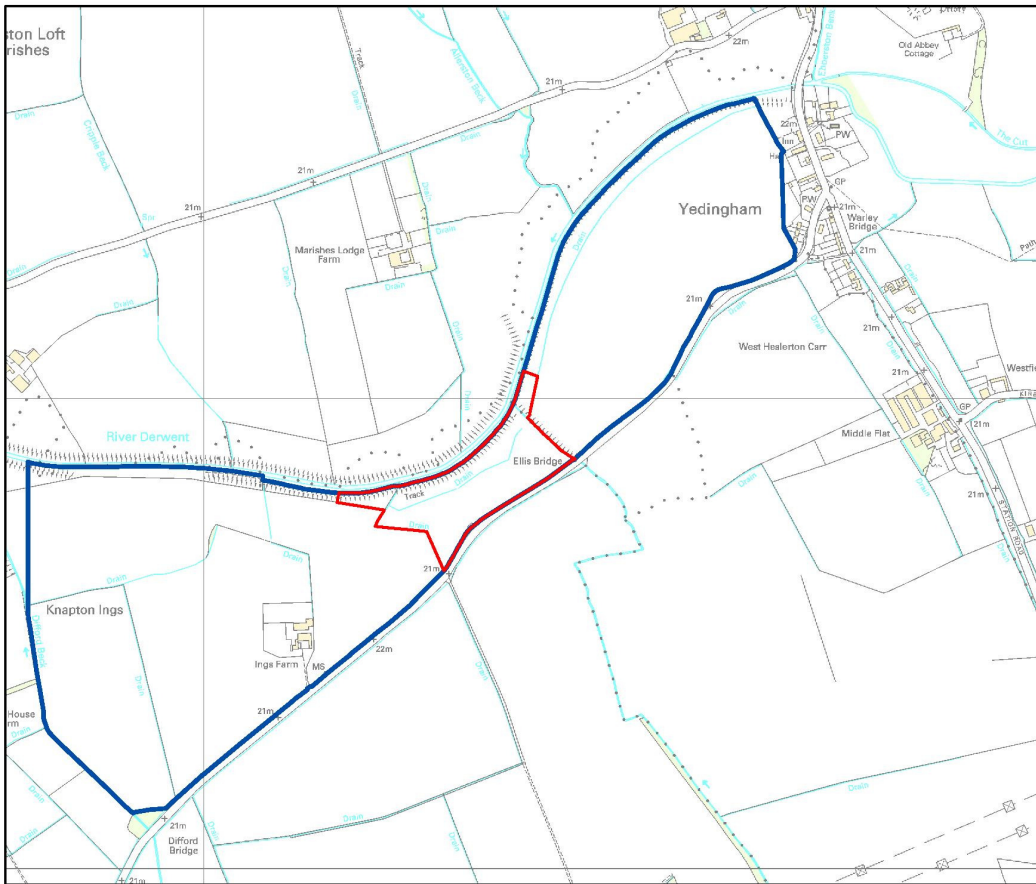
THIS COPY HAS BEEN MADE BY OR UNDER THE AUTHORITY OF PLEASANT DISTRICT COUNCIL IN PURSUANCE OF SECTION 40 OF THE COPYRIGHT, DESIGN AND PATENTS ACT 1988. UNLESS STATED OTHERWISE, ALL RIGHTS ARE RESERVED. THIS COPY SHOULD NOT BE COPIED WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT OWNER.

1:10,000



© Crown copyright and database rights 2011
 Ordnance Survey 100024198
 Aerial imagery is copyright Getmapping plc,
 all rights reserved. Licence number 22047.
 © Environment Agency copyright and/or
 database rights 2011. All rights reserved

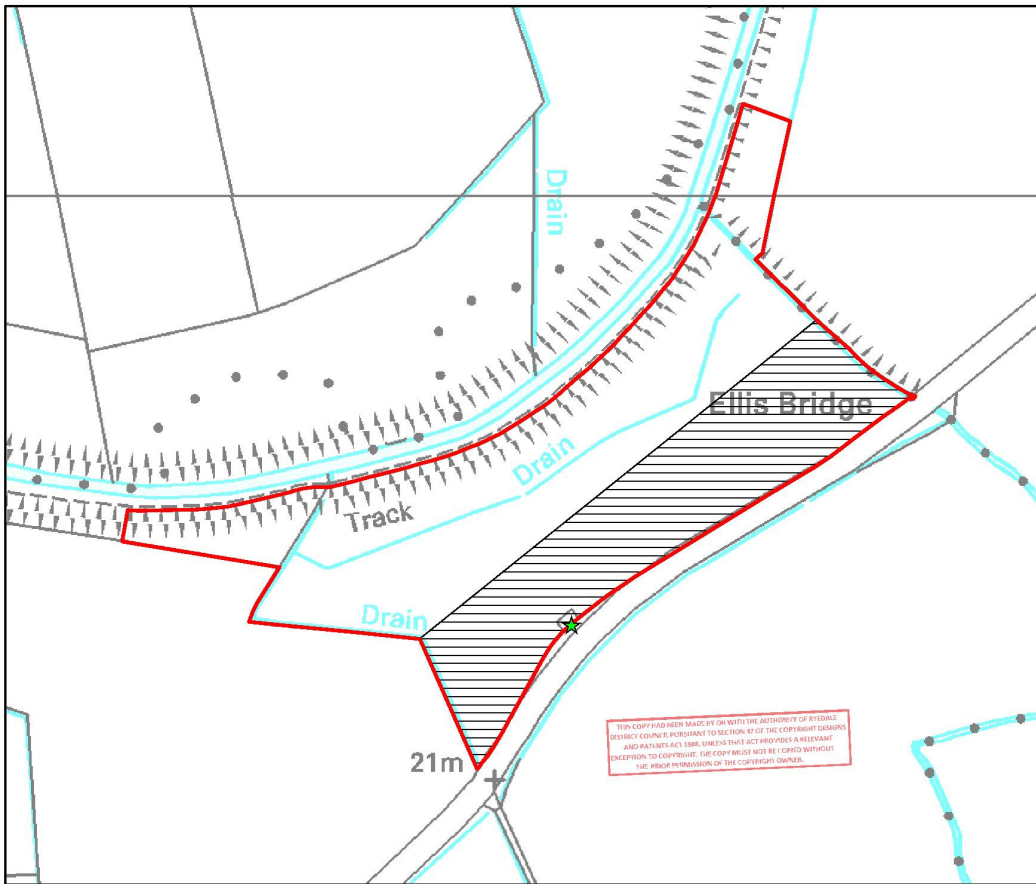
DATE VALID
21/07/16



**Straightened Derwent Project -
Access & Waste Disposal Map,
SE 8857 7882**

Legend

-  Access gate
-  Site boundary
-  Spoil disposal



1:3,000

DATE VALID
21/07/16

0 20 40 60 80
Meters

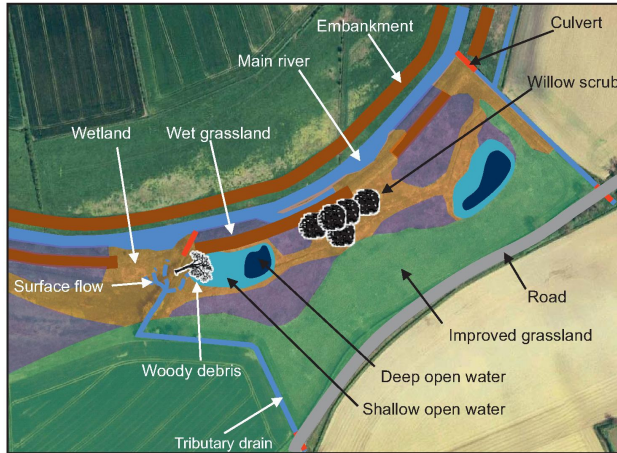


© Crown copyright and database rights 2011
Ordnance Survey 100024198
Aerial imagery is copyright Getmapping plc,
all rights reserved. Licence number 22047.
© Environment Agency copyright and/or
database rights 2011. All rights reserved

This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

1a. Restoration plan overview



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF THE LOCAL GOVERNMENT OF THE DISTRICT COUNCIL AND IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DISTRICT COUNCIL.

Notes
Further details are provided in the Method Statement and Safety in Design documents

Safety Health and Environmental information

In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

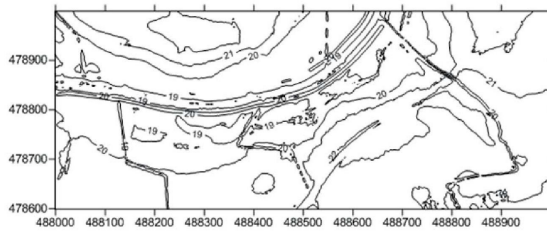
- Construction
1. Underground services are present (gas and sewer – refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services); private or unchartered services must be anticipated.
 2. Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank – use of temporary fencing or banksmen is recommended.
 3. Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational instruction 897 11 (Managing and working safely on machine mats).
 4. Site personnel to be aware of Lyme Disease and Leptospirosis; causes and treatment.
 5. Working in and adjacent to watercourse could release sediment and pollute river – adopt suitable controls such as heather bauld dams and silt booms.
 6. Protected species may be present – refer to surveys.
 7. Non-native invasive species (such as Japanese Knotweed) may be present – refer to survey.

Maintenance/cleaning/operation

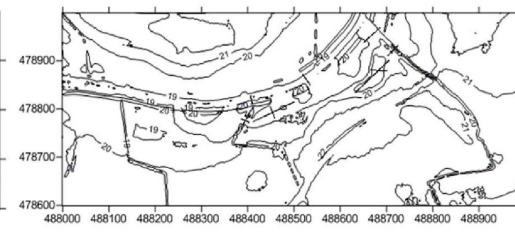
1. Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
2. Livestock could become trapped in wetland zone, therefore fencing should be maintained.

Decommissioning/demolition
Not applicable

1b. Baseline topography before restoration



1c. Topography after restoration



Client: Environment Agency
Project: Derwent Straightening
Title: Restoration plan and expected changes in bed topography

AECOM House
179 Moss Lane
Altrincham
WA15 8FH

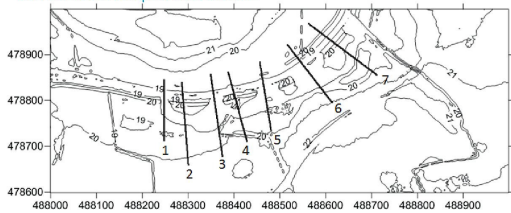
AECOM
Tel: +44 (0) 161 927 8200
Fax: +44 (0) 161 927 8299
www.aecom.com

Design: GH
Check: KS
Drawing Number: 1

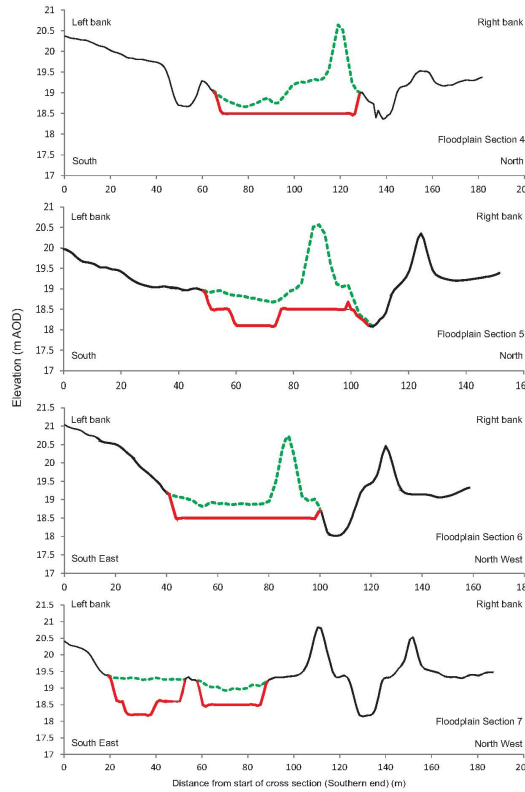
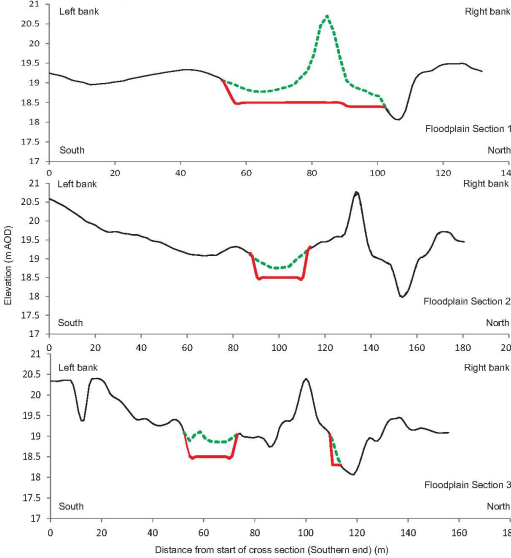
Drawn: GH
Appr: OS
Version Number: 1
DATE VALID 21/07/16

This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

2a. Plan view of floodplain cross sections



2b. Derwent floodplain cross sections



Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

- Legend**
- Unmodified
 - - - Existing section (pre-restoration)
 - Modified section (post-restoration)

Notes
Further details are provided in the Method Statement and Safety in Design documents.

THIS DOCUMENT IS BASED UPON THE AUTHORITY OF THE CLIENT'S ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO CONSTITUTE THE CONTRACT DOCUMENTS AND FOR OBTAINING THE APPROVAL OF THE CONTRACTOR'S CONSULTANTS.

Safety Health and Environmental information

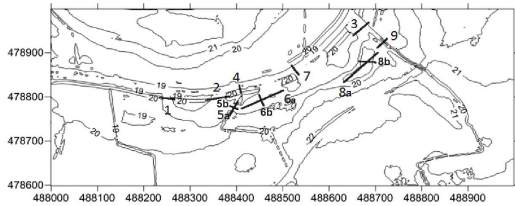
In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction**
1. Underground services are present (gas and sewer – refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services); private or unchartered services must be anticipated.
 2. Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank – use of temporary fencing or bankmen is recommended.
 3. Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational instruction 897 11 (Managing and working safely on machine mats).
 4. Site personnel to be aware of Lyme Disease and Leptospirosis; causes and treatment.
 5. Working in and adjacent to watercourse could release sediment and pollute river – adopt suitable controls such as heather bale dams and silt booms.
 6. Protected species may be present – refer to surveys.
 7. Non-native invasive species (such as Japanese Knotweed) may be present – refer to survey.
- Maintenance/cleaning/operation**
1. Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
 2. Livestock could become trapped in wetland zone, therefore fencing should be maintained.
- Decommissioning/demolition**
Not applicable

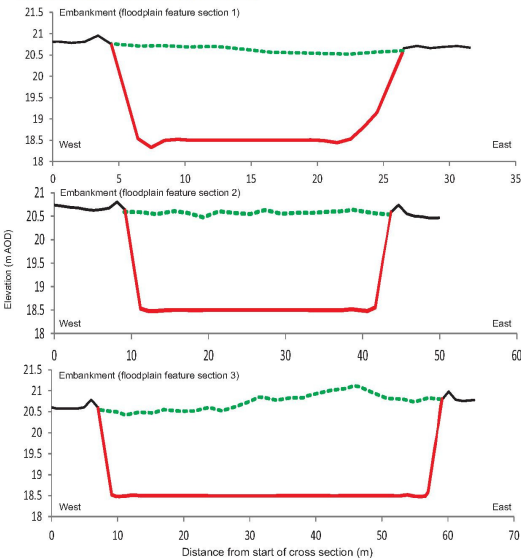
<p>Client: Environment Agency Project: Derwent Straightening</p>	<p>AECOM House 179 Moss Lane Altrincham WA15 8FH</p>	<p>Design: GH Check: KS Drawing Number: 2</p>	<p>Drawn: GH Appr: OS Version Number: 1 DATE VALID 21/07/16</p>
<p>Title: Floodplain cross sections</p>		<p>Tel: +44 (0) 161 927 8200 Fax: +44 (0) 161 927 8299 www.aecom.com</p>	

This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

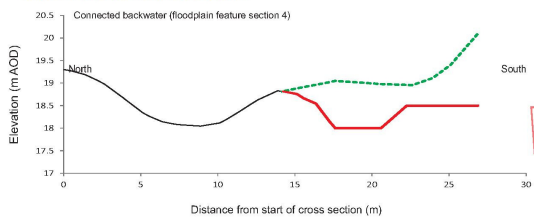
3a. Plan view of floodplain features cross sections



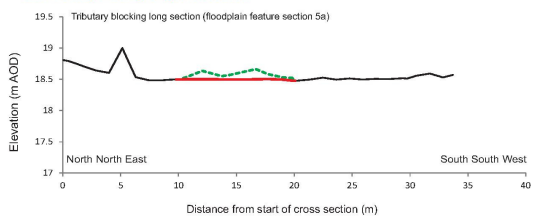
3b. Embankment breaches cross sections



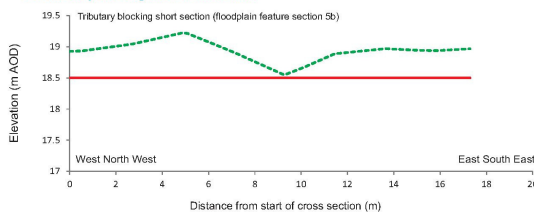
3c. Connected backwater cross section



3d. Tributary blocking long cross section



3e. Tributary blocking short cross section



Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

- Legend
- Unmodified
 - - - Existing section (pre-restoration)
 - - - Modified section (post-restoration)

Notes
Further details are provided in the Method Statement and Safety in Design documents.

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF AECOM (SIGNED) EXCEPT WHERE SHOWN TO BE OTHERWISE. ANY PATENTS ACT OR PATENTS ACT SHALL, UNLESS THAT ACT PROVIDES OTHERWISE, EXCEPT TO THE EXTENT THAT THE COPY BEING MADE WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

Safety Health and Environmental information

In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction
1. Underground services are present (gas and sewer – refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services); private or uncharted services must be anticipated.
 2. Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank – use of temporary fencing or bankmen is recommended.
 3. Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational Instruction 897 11 (Managing and working safely on machine mats).
 4. Site personnel to be aware of Lyme Disease and Leptospirosis; causes and treatment.
 5. Working in and adjacent to watercourse could release sediment and pollute river – adopt suitable controls such as heather bale dams and silt booms.
 6. Protected species may be present – refer to surveys.
 7. Non-native invasive species (such as Japanese Knotweed) may be present – refer to survey.

- Maintenance/cleaning/operation
1. Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
 2. Livestock could become trapped in wetland zone, therefore fencing should be maintained.

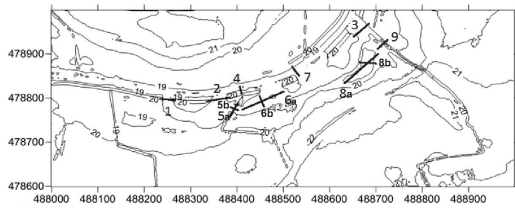
Decommissioning/demolition
Not applicable

Client: Environment Agency	AECOM House 179 Moss Lane Altrincham WA15 8FH	Design: GH	Drawn: GH
Project Derwent Straightening		Check: KS	Appr: OS
Title: Floodplain features cross sections		Drawing Number: 3	Version Number: 1

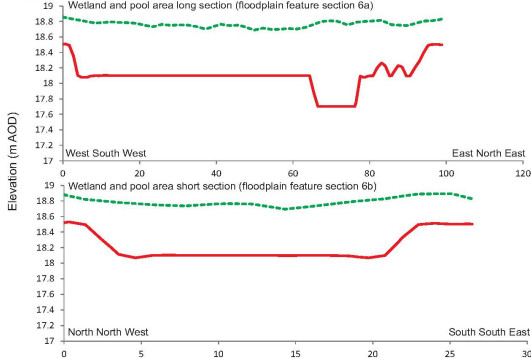
DATE VALID
21.07.16

This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

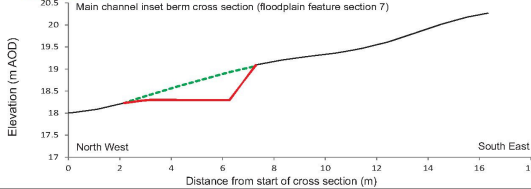
4a. Plan view of floodplain features cross sections



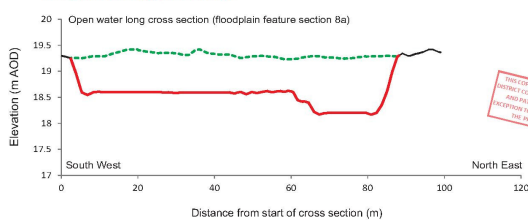
4b. Wetland and pool area cross sections



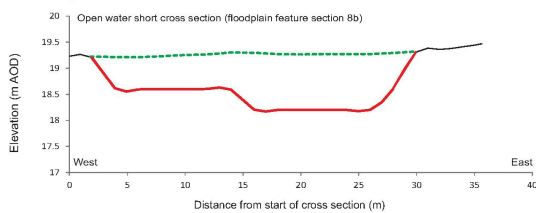
4c. Main channel inset berm cross section



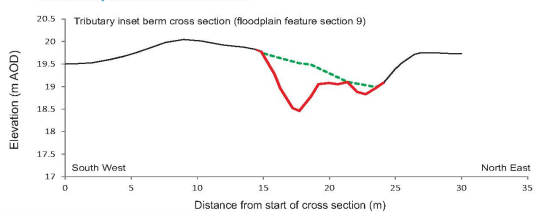
4d. Open water long cross section



4e. Open water short cross section



4f. Tributary inset berm cross section



Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

- Legend
- Unmodified
 - - - Existing section (pre-restoration)
 - Modified section (post-restoration)

Notes
Further details are provided in the Method Statement and Safety in Design documents.

Safety Health and Environmental information

In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction
- Underground services are present (gas and sewer – refer to service plans) and the contractor should follow H5047 (Avoiding danger from underground services); private or uncharted services must be anticipated.
 - Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank – use of temporary fencing or barriers is recommended.
 - Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational instruction 897 11 (Managing and working safely on machine mats).
 - Site personnel to be aware of Lyme Disease and Leptospirosis; causes and treatment.
 - Working in and adjacent to watercourse could release sediment and pollute river – adopt suitable controls such as heather bale dams and silt booms.
 - Protected species may be present – refer to surveys.
 - Non-native invasive species (such as Japanese Knotweed) may be present – refer to survey.

- Maintenance/cleaning/operation
- Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
 - Livestock could become trapped in wetland zone, therefore fencing should be maintained.

Decommissioning/demolition
Not applicable

Client: Environment Agency	AECOM House 179 Moss Lane Altrincham WA15 8FH
Project Derwent Straightening	
Title: Floodplain features cross sections 6 - 9	

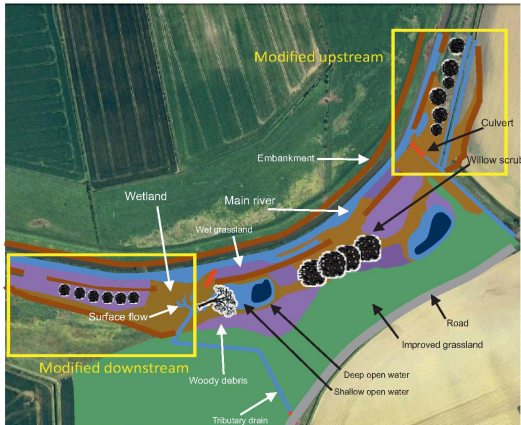
AECOM	
Tel: +44 (0) 161 927 8200 Fax: +44 (0) 161 927 8299 www.aecom.com	

Design: GH	Drawn: GH
Check: KS	Appr: OS
Drawing Number: 4	Version Number: 1
	DATE VALID 21/07/16

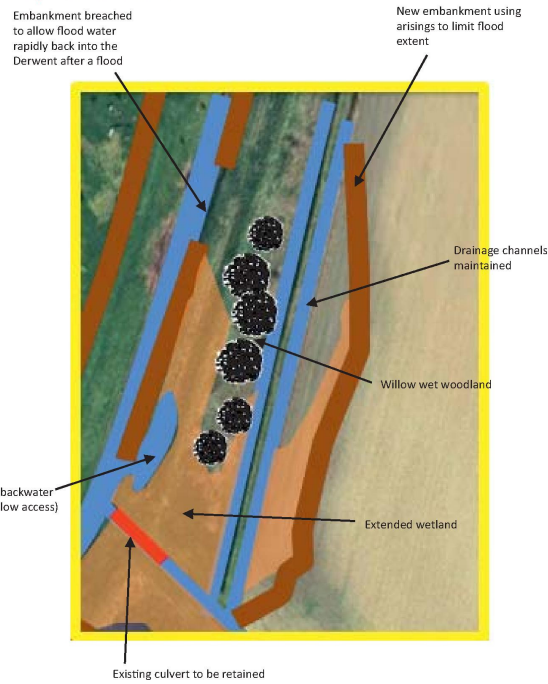
This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

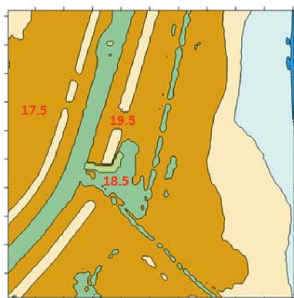
5a. Restoration plan overview



5c. Upstream restoration overview



5b. Topography changes for upstream restoration



Notes
Further details are provided in the Method Statement and Safety in Design documents.

THIS COPY HAS BEEN MADE BY ME WITH THE AUTHORITY OF THE PROJECT DIRECTOR. I AM NOT RESPONSIBLE FOR THE CONTENTS OF THIS DOCUMENT. ANY CHANGES TO THIS DOCUMENT MUST BE MADE WITHOUT THE WRITTEN APPROVAL OF THE PROJECT DIRECTOR.

Safety Health and Environmental information

In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction
1. Underground services are present (gas and sewer - refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services); private or uncharted services must be anticipated.
 2. Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank - use of temporary fencing or barriers is recommended.
 3. Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational instruction 897 11 (Managing and working safely on machine mats).
 4. Site personnel to be aware of Lyme Disease and Leptospirosis; causes and treatment.
 5. Working in and adjacent to watercourse could release sediment and pollute river - adopt suitable controls such as heather bale dams and silt booms.
 6. Protected species may be present - refer to surveys.
 7. Non-native invasive species (such as Japanese Knotweed) may be present - refer to survey.

- Maintenance/cleaning/operation
1. Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
 2. Livestock could become trapped in wetland zone, therefore fencing should be maintained.

Decommissioning/demolition
Not applicable

Client: Environment Agency
Project: Derwent Straightening
Title: Upstream restoration overview

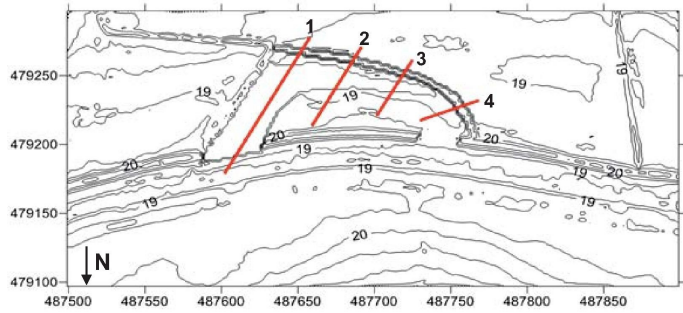
AECOM House 179 Moss Lane Altrincham WA15 8FH	AECOM Tel: +44 (0) 161 927 8200 Fax: +44 (0) 161 927 8299 www.aecom.com
--	---

Design: GH	Drawn: GH
Check: KS	App'd: OS
Drawing Number: 5	Version Number: 1
	DATE VALID 21/07/16

This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

6a. Plan view of downstream floodplain features cross sections



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT ACTS 1988 AND PATENTS ACT 1988. UNLESS THIS ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THIS COPY MUST NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

Notes

Further details are provided in the Method Statement and Safety in Design documents.

Safety Health and Environmental information

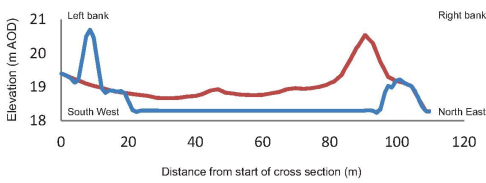
In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction**
1. Underground services are present (gas and sewer - refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services); private or uncharted services must be anticipated.
 2. Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank - use of temporary fencing or barriers is recommended.
 3. Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational instruction 897-11 (Managing and working safely on machine mats).
 4. Site personnel to be aware of Lyme Disease and Leptospirosis; causes and treatment.
 5. Working in and adjacent to watercourse could release sediment and pollute river - adopt suitable controls such as header bale dams and silt booms.
 6. Protected species may be present - refer to surveys.
 7. Non-native invasive species (such as Japanese Knotweed) may be present - refer to survey.
- Maintenance/cleaning/operation**
1. Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
 2. Livestock could become trapped in wetland zone, therefore fencing should be maintained.

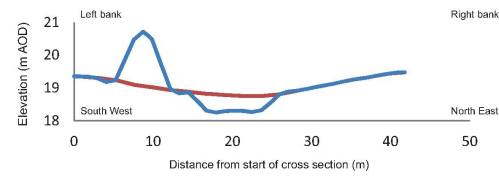
Decommissioning/demolition

Not applicable

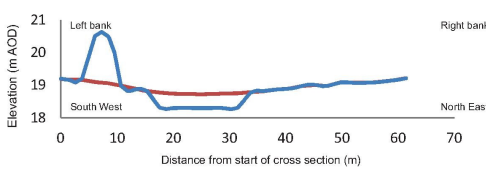
6b. Floodplain features cross section 1



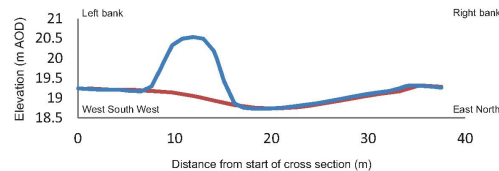
6d. Floodplain features cross section 3



6c. Floodplain features cross section 2



6e. Floodplain features cross section 4



Client: Environment Agency	AECOM House 179 Moss Lane Altrincham WA15 8FH
Project Derwent Straightening	
Title: Downstream floodplain features cross sections	

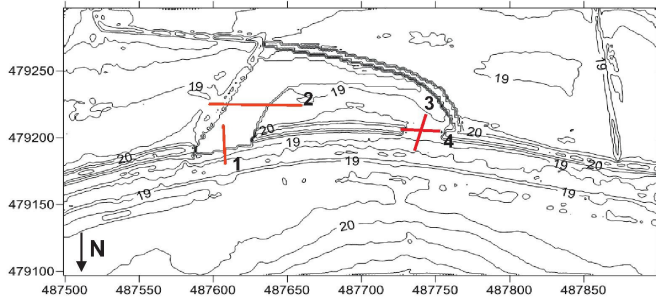
AECOM	
Tel: +44 (0) 161 927 8200 Fax: +44 (0) 161 927 8299 www.aecom.com	

Design: GH	Drawn: GH
Check: KS	App'd: OS
Drawing Number: 6	Version Number: 1
DATE VALID 21/07/16	

This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

7a. Plan view of downstream floodplain features cross sections

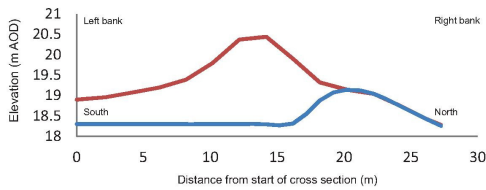


THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

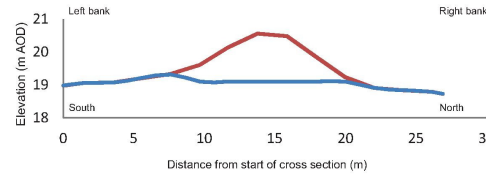
Notes

Further details are provided in the Method Statement and Safety in Design documents.

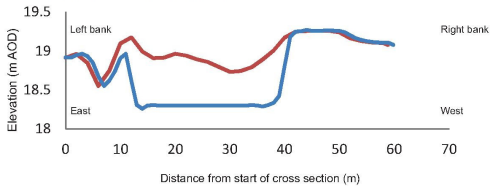
7b. Floodplain features cross section 1



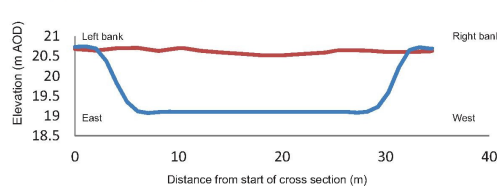
7d. Floodplain features cross section 3



7c. Floodplain features cross section 2



7e. Floodplain features cross section 4



Safety Health and Environmental information

In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction**
1. Underground services are present (gas and sewer – refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services); private or uncharted services must be anticipated.
 2. Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank – use of temporary fencing or bankwork is recommended.
 3. Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational instruction 897 11 (Managing and working safely on machine mats).
 4. Site personnel to be aware of Lyme Disease and Leptospirosis; causes and treatment.
 5. Working in and adjacent to watercourse could release sediment and pollute river – adopt suitable controls such as heather bale dams and silt booms.
 6. Protected species may be present – refer to surveys.
 7. Non-native invasive species (such as Japanese Knotweed) may be present – refer to survey.
- Maintenance/cleaning/operation**
1. Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
 2. Livestock could become trapped in wetland zone, therefore fencing should be maintained.
- Decommissioning/demolition**
Not applicable

Client: Environment Agency
Project: Derwent Straightening

Title: Downstream floodplain features cross sections (2)

AECOM House
179 Moss Lane
Altrincham
WA15 8FH

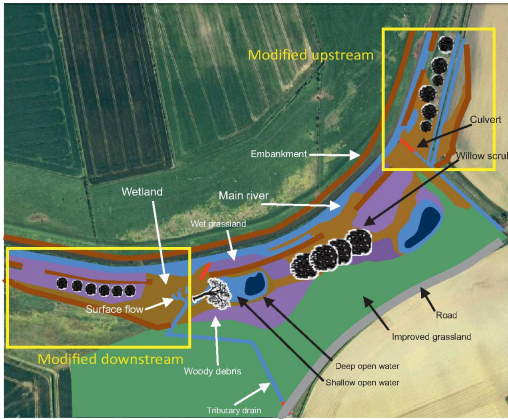
AECOM
Tel: +44 (0) 161 927 8200
Fax: +44 (0) 161 927 8299
www.aecom.com

Design:	GH	Drawn:	GH
Check:	KS	Appr:	OS
Drawing Number:	7	Version Number:	1
			DATE VALID 21/07/16

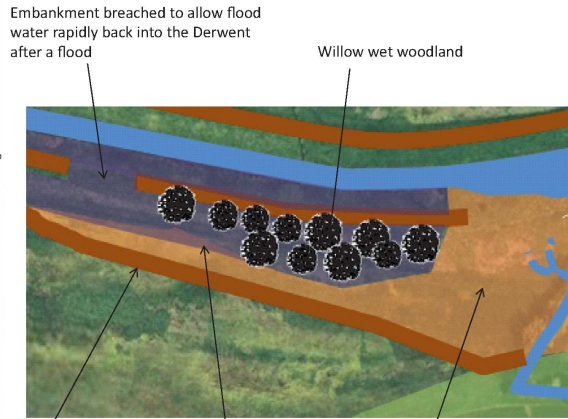
This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

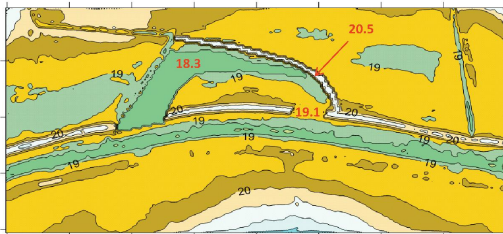
8a. Restoration plan overview



8b. Downstream restoration overview



8c. Topography changes for downstream restoration



Note: This image has been rotated 180 degrees.

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF PEEBLES DISTRICT COUNCIL PURSUANT TO SECTION 87 OF THE COPYRIGHT ACT 1988 AND EXEMPT FROM SECTION 17(2) OF THE COPYRIGHT ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THIS COPY MUST NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

Notes
Further details are provided in the Method Statement and Safety in Design documents.

Safety Health and Environmental information

In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction
1. Underground services are present (gas and sewer - refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services); private or uncharted services must be anticipated.
 2. Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank - use of temporary fencing or barriers is recommended.
 3. Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational instruction 897 11 (Managing and working safely on machine mats).
 4. Site personnel to be aware of Lyme Disease and Leptospirosis; causes and treatment.
 5. Working in and adjacent to watercourse could release sediment and pollute river - adopt suitable controls such as heather bale dams and silt booms.
 6. Protected species may be present - refer to surveys.
 7. Non-native invasive species (such as Japanese Knotweed) may be present - refer to survey.

Maintenance/cleaning/operation

1. Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
2. Livestock could become trapped in wetland zone, therefore fencing should be maintained.

Decommissioning/demolition

Not applicable

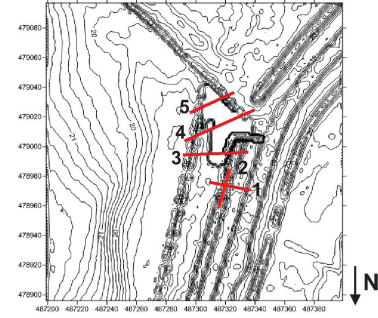
Client: Environment Agency	AECOM House 179 Moss Lane Altrincham WA15 8FH
Project Derwent Straightening	
Title: Downstream restoration overview	

	Design: GH	Drawn: GH
	Chk'd: KS	App'd: OS
	Drawing Number: 8	Version Number: 1
		DATE VALID 21.07.16

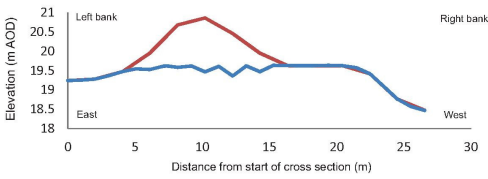
Design: GH	Drawn: GH
Chk'd: KS	App'd: OS
Drawing Number: 8	Version Number: 1
	DATE VALID 21.07.16

This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

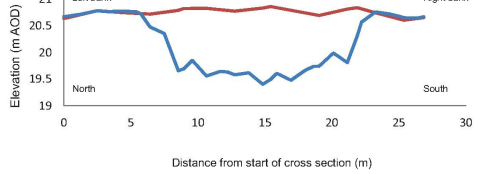
9a. Plan view of upstream floodplain features cross sections



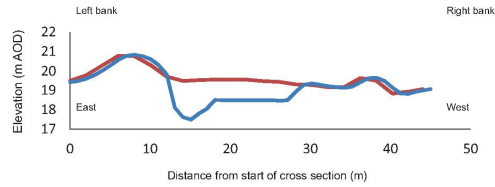
9b. Floodplain features cross section 1



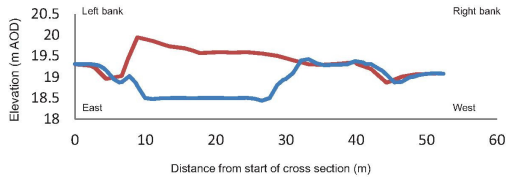
9c. Floodplain features cross section 2



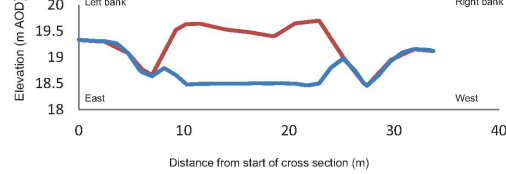
9d. Floodplain features cross section 3



9e. Floodplain features cross section 4



9f. Floodplain features cross section 5



Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

Notes

Further details are provided in the Method Statement and Safety in Design documents.

THIS COPY HAS BEEN PREPARED BY OR WITH THE AUTHORITY OF SEVERAL OTHERS. CONSULTATION WITH THE CLIENT OR THE CONTRACTOR IS REQUIRED AND PARTIES ARE ADVISED THAT ACCEPTANCE OF THIS DOCUMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT DOCUMENTS.

Safety Health and Environmental information

In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction**
- Underground services are present (gas and sewer – refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services), private or uncharted services must be anticipated.
 - Public access on north (right) bank will be maintained throughout works, low risk of unauthorised public access on south bank – use of temporary fencing or bankmen is recommended.
 - Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river, refer to EA Operational instruction 897_11 (Managing and working safely on machine mats).
 - Site personnel to be aware of Lyme Disease and Leptospirosis, causes and treatment.
 - Working in and adjacent to watercourse could release sediment and pollute river – adopt suitable controls such as heather bale dams and silt booms.
 - Protected species may be present – refer to surveys.
 - Non-native invasive species (such as Japanese Knotweed) may be present – refer to survey.
- Maintenance/clearing operation**
- Riverbanks may become unstable following construction with potential to cause injury to public and livestock, banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
 - Livestock could become trapped in wetland zone, therefore fencing should be maintained.
- Decommissioning/demolition**
Not applicable.

Client: Environment Agency
Project: Derwent Straightening
Title: Upstream floodplain features cross sections

AECOM House
179 Moss Lane
Altrincham
WA15 8FH

AECOM
Tel: +44 (0) 161 927 8200
Fax: +44 (0) 161 927 8299
www.aecom.com

Design: GH
Check: KS
Drawing Number: 9

Drawn: GH
Appr: OS
Version Number: 1
DATE VALID
21/07/16

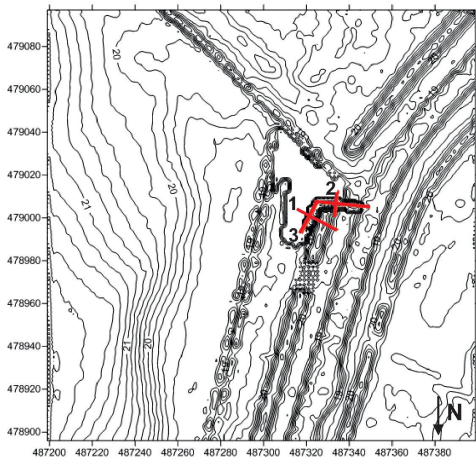
This document has been prepared by AECOM for the sole use of our Client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and terms of reference agreed between AECOM and the client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon the document without the prior and express written agreement of AECOM.

Note: The limits, including the height and depths of the Works, shown in the drawing, are not to be taken as limiting the obligations of the contractor under Contract

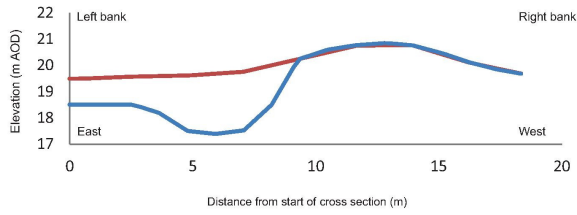
Notes
Further details are provided in the Method Statement and Safety in Design documents

THIS DRAWING HAS BEEN PREPARED BY OR UNDER THE SUPERVISION OF AN INDIVIDUAL WHOSE CURRENT REGISTRATION WITH THE COMPETENT AUTHORITY APPLICABLE TO THIS TYPE OF WORK IS AS FOLLOWS: NAME: [Redacted] NUMBER: [Redacted] CATEGORY: [Redacted] THE CONTRACT NUMBER FOR THIS PROJECT IS: [Redacted]

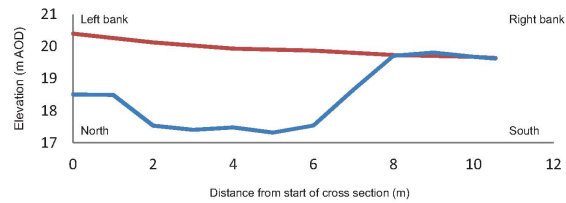
10a. Plan view of upstream floodplain features cross sections



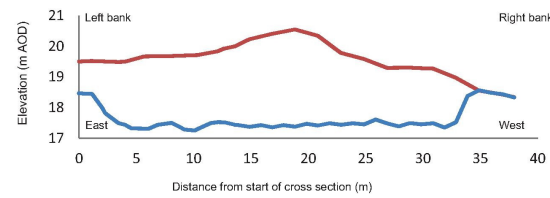
10b. Floodplain features cross section 1



10b. Floodplain features cross section 2



10c. Floodplain features cross section 3



Safety Health and Environmental information

In addition to the hazards/risk normally associated with the types of work detailed on this drawing, note the following

- Construction
- Underground services are present (gas and sewer – refer to service plans) and the contractor should follow HSG47 (Avoiding danger from underground services); private or unauthorised services must be anticipated.
 - Public access on north (right) bank will be maintained throughout works; low risk of unauthorised public access on south bank – use of temporary fencing or bankmen is recommended.
 - Risk of plant slipping or overturning into watercourse if working on wet or weak ground and when crossing the river; refer to EA Operational instruction 897-11 (Managing and working safely on machine mats).
 - Site personnel to be aware of Lyme Disease and Leptospirosis, causes and treatment.
 - Working in and adjacent to watercourse could release sediment and pollute river – adopt suitable controls such as heather bale dams and silt booms.
 - Protected species may be present – refer to surveys.
 - Non-native invasive species (such as Japanese Knotweed) may be present – refer to survey.
- Maintenance/clearing operation
- Riverbanks may become unstable following construction with potential to cause injury to public and livestock; banks should be inspected by a competent engineer following construction and working areas should be fenced off until vegetation is established.
 - Livestock could become trapped in wetland zone, therefore fencing should be maintained.
- Decommissioning/demolition
Not applicable.

Client: Environment Agency
Project: Derwent Straightening
Title: Upstream floodplain features cross sections (2)

AECOM House
179 Moss Lane
Altrincham
WA15 8FH

AECOM
Tel: +44 (0) 161 927 8200
Fax: +44 (0) 161 927 8299
www.aecom.com

Design: GH	Drawn: GH
Check: KS	Appr: OS
Drawing Number: 10	Version Number: 1

DATE VALID
21/07/16

Agenda Item 10

Item Number: 10
Application No: 16/01238/FUL
Parish: Slingsby Parish Council
Appn. Type: Full Application
Applicant: Mr & Mrs P Ormrod
Proposal: Erection of 3 bedroom detached dwelling with detached garage.
Location: Land North Of Yew Tree Cottage Railway Street Slingsby Malton YO62 4AL

Registration Date:
8/13 Wk Expiry Date: 16 September 2016
Overall Expiry Date: 31 August 2016
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Environmental Health Officer	No views received to date
Land Use Planning	No views received to date
Tree & Landscape Officer	No views received to date
Parish Council	Object
Highways North Yorkshire	Recommend conditions
Building Conservation Officer	No objection

Neighbour responses: G & K Bishop, Mrs C Murray, Nicola Thomson, Dr Katherine Giles, Mr & Mrs Thackray, Mr And Mrs S Prest, Mr Simon Massey, M Mackinder,

SITE:

The application site comprises the side garden of Yew Tree Cottage, a semi-detached dwelling located on Railway Street, Slingsby. The site approximately measures 11m in width by 30m in depth. The site is located within both the development limit of Slingsby and its Conservation Area. The property to the north, Grange House, is a Grade 2 listed building.

PROPOSAL:

Planning permission is sought for the erection of a 3 bedroom dwelling.

The proposed dwelling will have a footprint of 8m in width by 6.65m in depth at 2 two-storey level and measures 3.7m at eaves height and 5.9m at ridge height. A single storey rear projecting wing is also proposed that approximately measures 9.4m in length by 5.3m in width and approximately measures 2.7m at eaves and 4.3m at ridge height. The proposed dwelling is sited at the back edge of the footpath, and features a shared access, located on the northern side to serve both the proposed dwelling and Yew Tree cottage. The shared access is approximately 3m wide for the first 8m, before it widens to 5.6m to allow two separate vehicular accesses to the proposed dwelling and Yew Tree Cottage.

The proposal is for the dwelling to be constructed of natural coursed stone under a clay pantile roof with timber windows and doors.

The proposed garage is to be located to the rear of the property and it will approximately measure 5.6m by 4.2m and be 2.3m at eaves height and 3.6m at ridge height.

The garage is to be constructed of stone on the southern and eastern sides with the northern and western sides being finished in painted render.

HISTORY:

2016: Planning application withdrawn for the erection of a 3 bed dwelling

POLICY:

National Policy

National Planning Policy Framework (NPPF) 2012

National Planning Policy Guidance (NPPG) 2014

Local Plan Strategy

Policy SP1 – General Location of Development and Settlement Hierarchy

Policy SP2 – Delivery and Distribution of New Housing

Policy SP3 – Affordable Housing

Policy SP4 – Type and Mix of New Housing

Policy SP11 – Community Facilities and Services

Policy SP12 - Heritage

Policy SP16 – Design

Policy SP17 – Managing Air Quality, Land and Water Resources

Policy SP19 – Presumption in favour of sustainable development

Policy SP20 – Generic Development Management Issues

Policy SP22 – Planning Obligations, Developer Contributions and the Community Infrastructure Levy

Slingsby, South Holme and Fryton Village Design Statement (SPD) Adopted 2016

APPRAISAL:

The main considerations in relation to this application are:

- The principle of developing this site for a single residential dwelling;
- The scale and design of the proposal;
- Whether the proposal will preserve or enhance the character and appearance of the Slingsby Conservation Area;
- The impact of the proposals upon the setting of nearby listed buildings
- The impact of the proposals upon the residential amenity of surrounding properties;
- Loss of trees on site;
- Developer Contributions;
- Drainage; and,
- Highway safety;

The principle of residential development

The application site is located within the development limits of Slingsby, which is identified as a sustainable settlement and a 'Service Village' in the Local Plan Strategy (LPS). Policy SP2 of the Local Plan Strategy supports infill development of small sites within a 'continually built-up frontage' in such settlements. In this case, the application site is located between two existing frontage properties.

In addition, Yew Tree Cottage is considered to retain a satisfactory level of residential amenity space and sufficient off-street parking.

The principle of the proposed development of the site for a single dwelling is therefore considered to be acceptable.

The proposed siting, scale, design and materials for the proposed dwelling

Policy SP16 of the Local Plan Strategy states:

'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..'*

The Council recently adopted the Slingsby, South Holme and Fryton Village Design Statement (SPD). A comprehensive document that details the character and local vernacular of the village and provides advice on new development in the village.

In this case the proposed dwelling is sited on the similar building line to Yew Tree Cottage (0.3m behind the line of Yew Tree Cottage). It has a relatively low eaves and ridge height (3.7m and 5.9m respectively) and is no higher than Yew Tree Cottage. Its front elevation is designed to respect the appearance of Yew Tree Cottage, in terms of the materials, window and dormer window details. The adjoining pair of semi-detached cottages have a depth of 6.5m, which is similar to the proposal in question (6.65m). The proposed dwelling is wider, and features two bays, however it is detached. It is considered that the scale of the proposed property is acceptable and not out of keeping in the locality.

The rear wing at 9.4m is relatively long, however it is single storey only. Furthermore, the Local Planning Authority has also allowed similar sized single storey extensions to the rear of Yew Tree Cottage and Fisher Cottage. The proposal is slightly wider than the extension approved for Yew Tree Cottage. However, the proposed single storey element is considered to relate well to the main part of the dwelling in terms of its design and scale in this context.

The proposed garage is located to the rear of the dwelling, which is representative of other similar structures to the rear of properties along Railway Street.

It is therefore considered that the proposed dwelling and garage is designed in a form that can be regarded as locally distinctive pursuant to Policy SP16 of the Local Plan Strategy. It is also considered that the proposed development is consistent with the Village Design Statement.

Heritage Assets

The Buildings Conservation Officer has stated:

'In my opinion the principle of development in this location is acceptable. Although gaps within the built frontage are important to the character of the Slingsby conservation area in giving glimpsed views through to the sides and backs of properties, I am of the opinion that this gap is not of prime importance as it is of a medium quality and gives views of a development that detracts from the character of the conservation area. A gap will still be maintained by the vehicular access and there are gaps present both to the north and south of the development site that give a spacing and a rural quality to the conservation area. The green roadside verge will be maintained in this development.

The design, scale and materials of the development are characteristic of the surrounding properties and reflect the village vernacular. The significant components that contribute to the setting of the listed building will be largely maintained in that its domestic curtilage is unaffected.

The listed building is part of a village street and this development is characteristic of that village street. The conservation area will be preserved for the reasons set out above and in addition, the position of the proposed dwelling will obstruct public views of the inappropriate bungalow behind the proposed development site. '

The site is located within the Slingsby Conservation Area and to the north of Grange House, a Grade 2 listed building. Policy SP12 of the LPS and NPPF also requires an assessment of the proposed developments impact upon heritage assets. S66 of the Planning (Listed Buildings and Conservation Areas) 1990 requires Local Planning Authorities to have special regard to the desirability of preserving the setting of Grange House. In addition, S72 of the 1990 Act also requires the Local Planning Authority to have special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

The site forms an open area to the side of Yew Cottage. Open areas within the Conservation Area are important. In this case there is a substantial hedge along the rear boundary and a substantial single storey property immediately beyond the rear boundary. So the importance of this area is already to a degree compromised. By virtue of this, together with the size of the application site it is considered that the site could be developed for a single dwelling. The siting, design, and scale of the proposed dwelling is considered to preserve the character and appearance of the Conservation Area. The detail of the design is also considered to reflect the traditional vernacular of properties in the area. In terms of Policy SP12, the harm identified is considered to be less than substantial, and the public benefits associated with the introduction of an appropriately designed dwelling in this sustainable location is considered to outweigh the harm.

The proposed dwelling will have a side-by-side relationship with Grange House, with a 9m separation. It is not considered that its scale of the proposed dwelling is out of character with Grange House and the proposed dwelling is designed and detailed in an acceptable manner. The rear projecting wing is single storey only. It is therefore considered that the proposed development will not have an adverse effect upon the setting of the Listed Building.

In terms of Policy SP12, the harm upon both heritage assets has been identified as 'less than substantial'. The public benefits associated with the introduction of an appropriately designed dwelling in this sustainable location is considered to outweigh the less than substantial harm.

Residential Amenity impacts

The proposed dwelling is considered to have a satisfactory level of private residential amenity space to the rear and side of the proposed dwelling.

The proposed dwelling is 9m from the side of Grange House to the north. On the ground floor there are windows serving the following rooms, lounge (secondary window), utility, kitchen and toilet. On the first floor there is a bathroom window (obscure glazed). To the rear there is a distance of 21m to the rear boundary from the first floor bedroom window. On the northern elevation there is a door into a hall, with a small window and kitchen window (all on the ground floor). Subject to suitable boundary treatment there is considered to be no unacceptable level of potential overlooking.

There is not considered to be any adverse effect upon the adjoining properties in terms of loss of sun lighting, privacy or the buildings being overbearing.

In summary the proposals are not considered to have an adverse effect upon the amenity of the adjoining neighbours.

Impact upon trees

There are two trees on the site, the Tree and Landscape Officer has been consulted and his views are awaited. Members will be updated on the Late Pages or at the meeting.

Developer Contributions

The proposed development is chargeable to CIL at £12,580.

In accordance with the Policy Report to Planning Committee in July 2016, no Affordable Housing contribution pursuant to Policy SP3 can be sought due to a successful legal challenge to Government policy earlier this year in relation to contributions from small sites.

Highway Safety

The local Highway Authority has considered the highway safety implications of the proposal and stated:

'Although the siting of the proposed dwelling will mean the loss of the turning area for Yew Tree Cottage, the visibility onto the highway is acceptable for a reversing vehicle. In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters: The design standard for the site is Manual for Streets and the required visibility splay is 2.4 metres by 45 metres. The available visibility is in excess of this distance.

Normally there would be a requirement to widen the driveway access to serve as a shared access, over at least the first six metres measured from the carriageway edge. However, I am conscious that a new vehicular crossing has now been installed just to the south of the site, and that the existing grass verges may be regarded as an important visual feature along Railway Street. Given that the carriageway is quite wide at this location, I would be prepared to retain the existing vehicular crossing width to avoid further verge loss. The crossing should be reconstructed to support construction access etc whilst the dwelling is being built, should planning consent be subsequently granted. It is considered essential to retain at least two car parking spaces for Yew Tree Cottage within the retained land. An appropriate condition has been included below.'

There is a requirement for a minimum of two car parking spaces per dwelling. This will ensure that there is sufficient on-site vehicle parking. It is not possible for the Local Planning Authority to control on-street parking, this is a matter for the Highway Authority. In view of the above there are considered to be no sustainable highway objections to the proposed development.

Drainage

Foul water is proposed to drain the mains and surface water to a soakaway. No objections are raised to these arrangements.

Other issues

The Parish Council has objected to the size of the proposed dwelling for this infill plot. There have also been 8 letters of objection raising the following issues:

- Overdevelopment of the site;
- That the proposal is detrimental to the character of the area
- The increased potential for on-street parking;
- The impact of the proposal upon heritage assets; the Slingsby Conservation Area and Grange House (Grade II listed)
- The loss of the open space within the Conservation Area;
- That the extension as approved for Yew Tree Cottage makes off-street parking difficult for that property.
- The impact of trees on site;
- The use of block paving as a ground surfacing material
- Insufficient information has been submitted in terms of the relationship of the proposed dwelling to other properties nearby; no exact measurements of the eaves and ridge heights

- That natural coursed stone and clay pantiles will not be appropriate
- Approval of the application would set a precedent for the development of other side gardens in Slingsby
- The proposed development is for greed/profit;
- That there is limited residential amenity space for the proposed dwelling;
- The scheme is contrary to the Village Design Statement; and
- In addition conditions are suggested regarding working hours, materials, siting, heights and tree protection measures.

The appraisal above has considered the development of the plot in principle, its impact upon Heritage assets, parking and highway safety, residential amenity impacts, and the level of amenity space available for the proposed dwelling. It is agreed that block paving is not a preferred ground surfacing material, and a condition is recommended to be imposed in this respect to retain control over the finished surface.. The views of the Tree and Landscape Officer are awaited. The plans are drawn to scale and show the proposed dwelling in relation to Yew Tree Cottage. Officers consider that there is sufficient information to consider and assess the application. Whether the application is for profit is not a material planning consideration. The proposed development is not considered to be contrary to the Village Design Statement. The approval of this application is not considered to set an undesirable precedent for the development of other areas in Slingsby. Each application has to be considered on its own merits against the Development Plan unless there are other material planning considerations that indicate otherwise. The Block Plan submitted shows the proposed single storey rear extension for Yew Tree Cottage, which demonstrates to the satisfaction of the Highway Authority that sufficient off-street parking is available for both Yew Tree Cottage and the proposed dwelling.

The conditions suggested by a local resident are noted. However, Officers have to ensure to any conditions imposed meet the tests set out in NPPF. The conditions Officers consider to meet the tests contained in the NPPF are set out below. Conditions relating to hours of work for construction are not generally imposed by the Local Planning Authority, particularly on small developments such as single dwellings. An Informative is however recommended to advise the applicant/developer to adhere to the Considerate Construction Scheme.

Conclusion

The proposed development is considered to be acceptable in terms of its siting, scale and design and to ensure the character and appearance of the Conservation Area is preserved. The recommendation is therefore 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 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 Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 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. 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.

- 5 Prior to the commencement of the development, 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 Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 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:

(c) The existing access shall be improved by upgrading of construction specification in accordance with Standard Detail number DC/E9A.

(g) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with details that shall be submitted and agreed with the Local Planning Authority in consultation with the local Highway Authority in advance of the commencement of the development and maintained thereafter to prevent such discharges.

(h) The final surfacing of any private access within ... 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.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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.

- 7 No dwelling shall be occupied until the related parking facilities (including 2no. spaces each being a minimum 4.8 metres long x 2.4 metres wide being provided within the retained land of Yew Tree Cottage as shown in blue as being under the applicants control) have been constructed in accordance with the approved drawing 16-1127-6. 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.

- 8 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development.

- 9 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.

- 10 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:

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

(b) On-site materials storage area capable of accommodating all materials required for the operation of the site

(c) The approved areas shall be kept available for their intended use at all times that construction works are in operation.

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.

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

Drawing No. 16-1127-5

Drawing No. 16-1127-6

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

- 12 Notwithstanding the submitted information and prior to the commencement of the development hereby approved, precise details of the ground surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

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

INFORMATIVES:

1. An explanation of the terms used above is available from the Highway Authority.
2. You should satisfy yourself, prior to commencement of any work related to this project, that no part of the works hereby approved (including foundations and/or guttering) extended onto or over adjoining land unless you have first secured the agreement of the appropriate landowner(s).
3. The applicant/developer is advised to adhere to the Considerate Construction Scheme.

Background Papers:

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



This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2016. Ordnance Survey 0100051873

Scale: 1:1250, paper size: A4

16-1127

Plot North of Yew Tree Cottage, Railway Street, Slingsby.

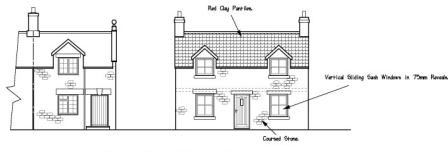
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

DATE VALID
22/07/16

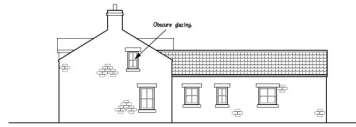
plans ahead by emapsite™

Prepared by: Mike Punchard, 01-02-2016

Check All Dimensions on Site.



Proposed East Elevation/Street scene.



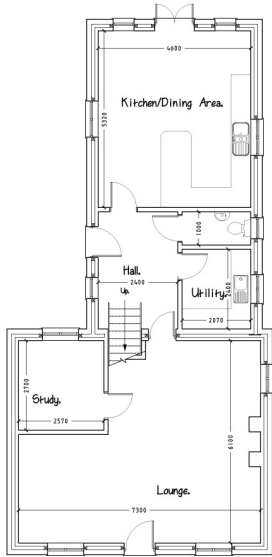
Proposed North Elevation.



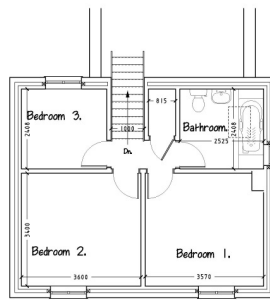
Proposed West Elevation.



Proposed South Elevation.



Proposed Ground Floor Layout.



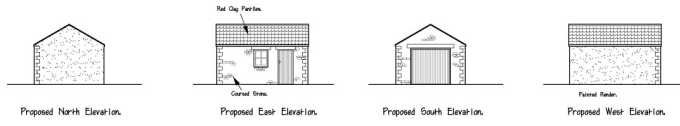
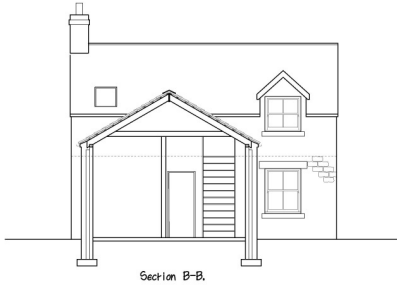
Proposed 1st Floor Layout.

DATE FILED
22/07/16

TITLE :- Proposed Detached Dwelling.	AT :- Plot to the North of Yew Tree Cott, Railway St, Slingsby, York.	FOR :- Mr & Mrs P. Ormrod.
SCALE :- 1/100, 1/50.	DATE :- July 2016.	DRAWING No. :- 16-1127-5.

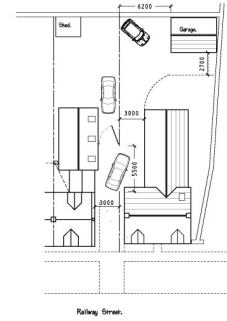
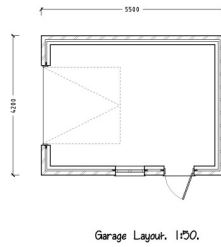
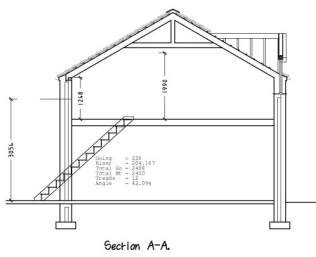
MIKE PUNCHARD
PLAN DRAWING SERVICE
 9 THE AVENUE, NORTON, MALTON,
 N. YORKS. YO17 9EF
 TEL:- 01653 694276

Check All Dimensions on Site.



Garage Elevations. 1:100.

THIS DRAWING HAS BEEN MADE BY THE ARCHITECT AND APPROVED BY ARCHITECTS
 AND I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR FOR THE CONSEQUENCES
 OF ANY SUCH ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 THE ACCURACY OF ALL DIMENSIONS AND FOR THE CONSTRUCTION OF THE WORK.



DATE VALID
2016/16

TITLE :- Proposed Detached Dwelling.
 SCALES :- 1:100, 1:50, 1:200.

AT :- Yew Tree Cottage, Railway Street, Slingsby, York.
 DATE :- July 2016.

FOR :- Mr & Mrs P. Ormrod.
 DRAWING No. :- 16-1127-6.

**MIKE PUNCHARD
 PLAN DRAWING SERVICE**
 9 THE AVENUE, NORTON, MALTON,
 N. YORKS. YO17 9EF
 TEL:- 01653 694276

MIKE PUNCHARD Assoc R.I.C.S.
Plan Drawing Service

9 The Avenue
Norton
Malton
North Yorkshire
YO17 9EF

Telephone 01653 694276
Email; mikepunch2@btinternet.com

21 July 2016

Development Management
Ryedale DC
Ryedale House
Malton

Dear Sir/Madam

**Re;- Design & Access Statement in respect of the Proposed Erection
of a Detached Three Bedroomed Dwelling with a Detached Garage
on Land North of Yew Tree Cottage, Railway Street, Slingsby.**

Please find attached a Full Planning application in respect of the above proposal. This is effectively a re-submission following the withdrawal of a previous application (16/00323/FUL) for a more bulky structure & which would have been served by a separate vehicular access.

In a letter dated 18th April 2016 your department identified elements of that design which were considered to conflict with the character of the Slingsby Conservation Area. This revised application hopefully addresses the points of concern.

In 2015 a pre-application enquiry was submitted to your Department in order to establish if Residential Development on the application site would be viewed favourably. In a letter dated 14th May 2015 the Department confirmed that as Slingsby is designated as a Service Village it would be viewed favourably as being a sustainable settlement for new residential development and that the site could be regarded as an 'Infill Plot'.

The key changes to the design are in line with the advice given in the Councils letter dated 18th April 2016 & namely;-

- a) The Dwelling will be served by & share the existing vehicular access of Yew Tree Cottage.
- b) The size of the Dwelling has been reduced.
- c) A detached Garage at the rear of the Site is now proposed instead of an attached Garage.
- d) The Council have confirmed that the Site is not within a zone that is at risk of flooding so the height of the Dwelling has been reduced.

The Dwelling will be built of Natural Coursed Stone set under a Roof of Red Clay Pantiles and with Double Glazed Timber Vertical Sliding Sash Windows & Timber Doors. Dormer Windows will feature in the design to reflect Local vernacular.

It is considered that this revised application has addressed the previous points of concern & that the development will meet with the relevant criteria set out in the National Planning policy Framework & the following Policies in the Ryedale Local Plan.

Policy SP1 - General Location of Development & Settlement Hierarchy.

Policy SP2 - Delivery & Distribution of New Housing.

Policy SP16 - Design.

Policy SP20 - Generic Development Management Issues.

Yours faithfully

M Punchard

Object

AH

DATE
08/08/16

Subject: 16/01238/FUL

From: A and C Adnitt

Sent: 06 August 2016 16:40

To: Development Management

Subject: Planning Application 16/01238/FUL

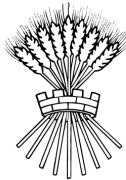
Morning

Planning application ref: 16/01238/FUL has been reviewed by the Parish Council. Councillors are of the view that the proposed building is unsuitable for the size of the location, particularly as this is an infill site. It is the view of the Parish Council that planning permission should be refused for this application.

Regards

Chris Adnitt

Clerk to Slingsby Parish Council



PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	PLANNING COMMITTEE
DATE:	27 SEPTEMBER 2016
REPORT OF THE:	HEAD OF PLANNING AND HOUSING GARY HOUSDEN
TITLE OF REPORT:	THE RYEDALE PLAN SITES DOCUMENT – VISUALLY IMPORTANT UNDEVELOPED AREAS (VIUAs)
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

1.1 To consider proposed revisions to existing VIUAs and additional VIUAs for consultation as part of the production of the Local Plan Sites Document.

2.0 RECOMMENDATIONS

2.1 It is recommended that consultation on VIUAs should include the following proposals:

- (i) That the sites listed in Table 1 paragraph 6.9 should no longer be identified as VIUAs
- (ii) Clarification of the extent of the boundaries of the existing VIUAs listed in Table 2 in paragraph 6.11
- (iii) Proposed new VIUA sites which are listed in Table 3 paragraph 6.15

3.0 REASON FOR RECOMMENDATIONS

3.1 VIUAs are site-specific protection policies in the Development Plan. It is considered that some limited changes to existing VIUAs need to be made to ensure that the Sites Document is based on up to date evidence and to address a limited number of mapping anomalies. It is also considered that there is some merit in identifying a limited number of additional VIUA sites. Any changes to land defined as a VIUA needs to be taken forward through the development plan process and this includes consultation on proposals prior to policies being finalised.

4.0 SIGNIFICANT RISKS

- 4.1 There are no significant risks associated with this report. The proposed changes to the VIUA sites will be subject to consultation before members agree the Sites Document. All VIUA proposals will be tested through the Development Plan process when the Local Plan Sites Document is submitted for independent examination.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 Visually Important Undeveloped Areas (VIUAs) are a long-standing policy tool which have been used in Ryedale to identify areas that contribute to settlement form and character. They were originally identified in the 2002 Ryedale Local Plan and were designed to operate in conjunction with the Development Limit policy. All of the VIUAs were retained in principle and carried forward through the adoption of the Ryedale Plan - Local Plan Strategy. Policy SP16 of the Local Plan Strategy states that:

"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."

- 5.2 The preparation of the Local Plan Sites Document provides the opportunity to consider any detailed revisions VIUAs. The major consultation undertaken in 2009 to develop the Ryedale Plan was used to gather site specific information, including views and opinions on site-specific protection policies. This work has informed the proposals in this report in conjunction with wider work undertaken to inform the selection of development sites.
- 5.3 Consultation on the proposed changes to VIUAs outlined in this report would be undertaken immediately and to allow responses to be considered and VIUA proposals finalised when Members are asked to agree the Local Plan Sites Document.

6.0 REPORT

- 6.1 The purpose of the VIUA policy has been to:

- protect the character and amenity of settlements
- protect the setting of Listed Buildings and other historic and architecturally important buildings and the character of Conservation Areas
- To prevent town and village cramming
- To retain green areas, open space and trees

- 6.2 Areas of land were designated as VIUAs for one or more of the following reasons:

- The site makes a significant contribution to the character or setting of the settlement;
- The site provides an attractive setting for buildings within it;
- The site is of importance in terms of the historical form and layout of the settlement

- 6.3 Traditionally, six criteria have been used to identify VIUAs. These are as follows:
- Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
 - Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
 - Contribution the space makes to the overall form and character of the settlement
 - Extent to which the space provides a vista/viewpoint into the surrounding countryside
 - Extent to which trees, boundary hedges or walls contribute to the character of the space
 - The archaeological or historic interest of the space
- 6.4 It is considered that these remain relevant reasons to identify/protect specific sites as VIUAs.
- 6.5 Currently, the designation covers approximately 150 separate parcels of land and these consist of a range of land uses, including for example, village greens, wide verges, agricultural land, churchyards and playing fields. All existing VIUAs were identified following a comprehensive survey and assessment of settlements as part of the previous Ryedale Local Plan process and for these reasons, it is considered that there is no requirement to undertake a comprehensive district-wide assessment to identify further VIUAs. It is considered however, that there is a need to:
- Update the Development Plan in order to reflect the fact that a limited number of existing VIUAs have permission for development;
 - Confirm the boundaries of some existing VIUAs to address mapping anomalies associated with the existing Proposals Map/ Inset Map boundaries; and
 - Consider the designation of a limited number of additional VIUAs.

Review of Existing VIUAs

- 6.6 In view of the fact that VIUAs were established following a comprehensive District-Wide assessment, a 'light touch' review of the existing designated sites has been undertaken. This has focussed on the extent to which a site/VIUA area continues to contribute to the purpose of the designation and the designation criteria. This is documented in Appendix 1. It should be noted that VIUA's at Helmsley are not included in this review. The two VIUAs at the town were reviewed and included in the recently adopted Helmsley Plan.
- 6.7 Although the VIUA designation aims to protect sites from development, it has always operated on the basis that under some circumstances, development of a VIUA in whole or in part could be acceptable. This is in situations where it can be demonstrated that the economic or social benefits of the development would significantly outweigh the loss of land designated as a VIUA or, where a development would not have a material adverse effect upon the character or appearance of the area. In this respect, planning permission has been granted for the development of a

small number of VIUA sites since these sites were first designated and as such, the sites no longer contribute to the purpose of the VIUA designation.

- 6.8 Previous consultation undertaken to progress the new Ryedale Plan did seek comments on existing VIUAs. These are responses are summarised in Appendix 2. The general consensus is that such areas should be retained, with a small number of representations (largely from those with an interest in the development of specific sites) which sought to remove the designation on specific sites. In the intervening period some of these sites have been the subject of planning permission and are either under construction or completed. It is considered that one objection to a VIUA site at Pickering has some merit. The site is now full of very mature trees and surrounded by development. It is considered that it is no longer apparent that it is an undeveloped area and therefore its contribution as an undeveloped site to the character of the area is now questionable.
- 6.9 Following this review, it is considered that the following sites should no longer be identified as VIUAs on the Local Plan Policies Map for the reasons outlined:

Table 1

Location	Reason
The Showfield, Malton	Planning Permission has been granted for residential use of the site and the site is under construction.
Land south of Coronation Farm, Old Malton	Planning Permission has been granted for residential use of the site.
Nawton (land to east of Beckett Close and west of Station Road)	The site has been developed for housing.
The Lodge 103 Middleton Road, Pickering	This relatively small curtilage site is situated within modern residential development. The site frontage is narrow, and the site is covered with now very mature trees which mask any sense that the site is undeveloped in nature. Whilst the trees themselves undoubtedly contribute to the character and amenity of the locality and make a positive contribution to the street scene, they are subject to a Tree Preservation Order, which, it is considered is the appropriate mechanism to ensure their protection.

- 6.10 Members will be aware that one small site on the edge of the Kirkbymoorside VIUA was included as a potential development site in the sites consultation which was undertaken at the end of 2016. If the decision is made to allocate this land for development then the site would not be included as a VIUA on the Proposals Map.

Amendments to Existing VIUAs

- 6.11 In a small number of cases, the review of existing VIUA designations has highlighted that the extent of some VIUAs has been limited by the boundaries of the existing Local Plan Inset Maps - a by-product of the way in which the mapping was undertaken for the 2002 Local Plan. Members will be aware that a new Proposals/Policies Map will be prepared in tandem with the Sites Document and in the interests of clarity, it is considered that the boundaries of the following sites need to be clarified using boundary features which provide a distinctive physical/visual boundary. This is relevant to the following VIUA sites:

Table 2

Location	Reason
Land surrounding Old Malton, to the north and east and south and west	To provide clarity between the 2002 Local Plan Proposals Map and Inset Maps. Boundary extent defined by features which provide a distinctive physical/visual boundary.
Grass verge to west of Thornton le Clay	Clarity to 2002 Local Plan Map. Extent currently ends with edge of inset map, and would continue well beyond the settlement. Propose to truncate to relate better to the settlement
Ebberston, land to north of A170	Clarity to 2002 Local Plan Map. Extent currently ends with edge of inset map. Continue site until trees, to better reflect the landscape contribution.
Flaxton, land to east of Cricket Pitch	Clarity to 2002 Local Plan Map. Extent currently ends with edge of inset map. Continue site until field boundary, including ponds
Staxton, Land to south of Old Malton Road	Clarity to the 2002 Local Plan Map which only identified a small part of the site. VIUA Designation to extent across the full field. Meets following criteria: <ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths; • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest; • the extent to which the space provides a vista or viewpoint into the surrounding countryside; • the extent to which trees, boundary hedges or walls contribute to the character of the space;

Additional VIUAs

- 6.12 The preparation of the Sites Document has also provided the opportunity to consider whether further VIUAs should be designated. In this respect and for consistency, it is appropriate that the criteria used to identify the existing VIUAs are used as a way of identifying additional sites. The criteria are listed in paragraph 6.3 above.
- 6.13 The sources of information that have been used for the purposes of considering new VIUAs include:
- RDC's Site Selection Methodology (SSM) - where sites that have been put forward by landowners for development but which have been identified in the SSM as being significant to the character of a settlement.
 - The Ryedale Special Qualities Study, which has identified areas which contribute to the character and setting of some settlements.
 - Up-to-date Conservation Area Appraisals (e.g. Ampleforth)
 - Up-to-date Village Design Statements and Parish Plans (e.g. Slingsby)

- Sites suggested following Local Plan consultation since 2009 (these are outlined In Appendix 2.)

6.14 Additionally, in considering whether it is appropriate to identify further VIUA sites, it is important to emphasise that the designation is not in itself, a landscape protection policy or a policy designed to provide 'blanket' protection to all / the majority of undeveloped land around settlements.

6.15 Against this context, it is considered that the further areas of land which meet one or more of the designation criteria and which would merit consideration as VIUAs are as follows:

Table 3

Location	Reason
<p>Welburn: Wedge of Land to west of Church of St. John</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • the extent to which the space provides a vista or viewpoint into the surrounding countryside • the extent to which trees, boundary hedges or walls contribute to the character of the space <p>The wedge of land which is open, and lies between the Church and open fields. The land is also identified within the Conservation Area, has mature trees on its boundary. The open land contributes to the setting of the Church, which is Grade II Listed, and affords views out into the wider countryside from a publically accessible site. The site also has a seat within it.</p>
<p>Slingsby: Land to north of Slingsby Castle and west of the Lawns</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest <p>These two fields in combination provide open, undeveloped views to Slingsby Castle Scheduled Monument and the Listed Church. They provide a frame to the settlement from the west. The northernmost field also contains the Mowbray Oak, which is an Ancient Tree, and is part of a collection of trees which provide an important vista from the public footpath which extends along the eastern extent.</p>
<p>Amotherby: Single field between Amotherby and</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from

<p>Swinton south of the B1257</p>	<ul style="list-style-type: none"> • approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest <p>This field is the only undeveloped land between the villages of Amotherby and Swinton, on the southern side of the B1257. It is also within the Area of Outstanding Natural Beauty.</p> <p>It ensures that both Swinton and Amotherby maintain their separate identities. There is also a Grade II Listed Farmhouse to the immediate north of the site, on the opposite side of the road. The setting of this farmhouse would as a lone feature would be preserved. Wider views of the countryside (AONB) is achieved.</p>
<p>Hovingham: Land to the north of the Worsley Arms and south east of the Village Hall and Tennis Courts</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • the contribution the space makes to the overall form and character of the village • the extent to which the space provides a vista or viewpoint into the surrounding countryside <p>In order for the contribution of the area to the setting of the Worsley Arms complex, the landform extends out from the settlement. Consequently views are achieved of the cart entrance, with archway, and the imposing walls which enclose the area. The land would also adjoin two pre-existing VIUA areas: land to the north of Worsley Arms and garden to the north of Stone House.</p>
<p>Ampleforth: Land known as Knoll Hill, and land to the west of The Bungalow. Land to the south east and west of Brookfield.</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest <p>Knoll hill is viewable both from within Ampleforth, and from wider views to the south and west. The site's open undeveloped qualities and the elevated topography</p>

	<p>provides a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and open views. This is recognised in the Conservation Area Appraisal. Land to the east of Knoll Hill makes a significant contribution to the setting of Ampleforth Conservation Area, and the Listed Building 'Fern Villa'. They include the collection of fields to the east of Knoll Hill, four linear fields to the west of the Conservation Area boundary (south western) and the field to the south of these fields which is to the north of modern estate development. The northern fields provide a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and aspect, from within Ampleforth. The fields to the south when viewed from the lower elevations to the south of the village, provide context to the evolution of the morphology of Ampleforth.</p>
<p>Ampleforth: Land to the south of St. Hilda's Church</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
<p>Ampleforth: Land to the rear of Ludley house</p>	<ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village <p>Identified as important open space within the Conservation Area</p>
<p>Ampleforth: Green verges along main street, between the White Swan Public House and Ford End House</p>	<ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village <p>Verges within the main street of Ampleforth contribute to a sense of space in what is otherwise a tight-knit form of development.</p>
<p>Ampleforth: Land west of St. Benedict's School and east of properties of St. Hilda's Walk</p>	<ul style="list-style-type: none"> • the extent to which the space provides a vista or viewpoint into the surrounding countryside <p>Land consisting of a field, to the south of Back Lane, Ampleforth, situated between St. Benedict's RC School and a collection of dilapidated outbuildings at the start of Back Lane (east of St. Hilda's walk). The land affords open views of the valley, and gently falls away from the road. As such it contributes to the setting of this part of the Conservation Area.</p>

<p>Pickering: Undeveloped area of a collection of Strip Fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Rogers Nursery</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths; • the contribution the space makes to the overall form and character of the town; • the extent to which the space provides a vista or viewpoint into the surrounding countryside; • the extent to which trees, boundary hedges or walls contribute to the character of the space; • the archaeological or historic interest of the space. <p>This collection of strip fields is particularly prominent, being on the southern entrance to Pickering. The open, lateral strip fields afford views of the gently rising land of Mickle Hill. The rising land of Mickle Hill is both a prominent landform, and it is this topography which contributes in the ability to read the strip field systems, which extend over the hill.</p>
<p>Norton: Land between Welham Road and Langton Road, north of Whitewall and Bazeley's Lane</p>	<ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space <p>The collection of fields allow the ability of both Malton and Norton to be viewed. They provide a buffer between the built edge of Norton, with an aligned use of horse grazing with the Listed 'Whitewall' and Whitewall Cottages. The field patterns are more diverse than those which surround the rest of Norton. The fields afford views of Norton and Malton, and the important area of Mill Beck.</p>
<p>Old Malton: Triangular shaped area of land to the west of Old Malton, north of Westgate Lane, and south of the A64</p>	<ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

	<ul style="list-style-type: none"> • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space <p>The mosaic patchwork of hedgerows and trees, and the open nature of the space provides an attractive setting for Old Malton and views to Old Malton, including views of Grade I Listed St. Mary's Church. Particularly when viewed from the A64.</p>
--	---

Visually Important Undeveloped Areas and Local Green Space

6.16 The National Planning Policy Framework (NPPF) paragraphs 76 and 77 provides for the designation of land as 'Local Green Space' in either Local or Neighbourhood Plans. It is important to note that whilst there are some similarities between the designations, they both serve different purposes. VIUAs are a locally-derived policy approach to protecting the undeveloped spaces that make a significant contribution to the character of a settlement. Local Green Space is a policy to protect green areas which are demonstrably special to local communities for a range of reasons. The approach to considering development within Local Green Space is also significantly more stringent than that of Visually Important Undeveloped areas. National Policy makes it clear that managing development within a Local Green Space should be consistent with the policy for Green Belts. Although areas of Local Greenspace can be defined in Local Plans, it is considered that because of the emphasis on such sites being demonstrably significant to local communities, that Neighbourhood Plans will be the most appropriate place to designate land as Local Green Space in Ryedale.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

- a) Financial
The production of the Sites Document and Policies Map is included within existing budgetary provisions
- b) Legal
VIUAs will form part of the Development Plan for decision making purposes
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
No direct implications.

8.0 NEXT STEPS

8.1 Subject to Member's approval, the proposed amendments to existing VIUAs and proposed additional VIUAs will be consulted upon immediately. Any comments received will be reported to Members in order for proposals to be finalised as part of the Local Plan Sites Document. It is anticipated that Members will be asked to agree the Sites Document and accompanying Policies Map in December of this year

although this remains subject to the completion of several technical studies.

Gary Housden
Head of Planning and Housing

Author: Rachael Balmer, Forward Planning Officer
Telephone No: 01653 600666 ext: 357
E-Mail Address: rachael.balmer@ryedale.gov.uk

Background Papers:
Ryedale Local Plan Proposals Map (2002)

Background Papers are available for inspection at:
<http://www.ryedaleplan.org.uk>

Appendix 1 Existing VIUAs

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
Acklam CP	Acklam	1	<ul style="list-style-type: none"> • South of High Street from east of Ainsty View to west of village hall Review: The space continues to contribute to designation criteria 3,4 in particular.
Allerston CP	Allerston	3	<ul style="list-style-type: none"> • Grass verge to east of The Shires to Beckside Review: The space continues to contribute to designation criteria 3 in particular. • Land to west of Mulberry Lodge and north of Lockey Close Review: The space continues to contribute to designation criteria 3 and 2 in particular, its open aspect affords wider views, including those of the Church (II* Listed) • green area to west of St John's Church Review: The space contributes to designation criteria 3 and 2 in particular (II* Listed Church)
Amotherby CP	Amotherby	1	<ul style="list-style-type: none"> • western parts of gardens of The Old Vicarage, Manor House and Manor Bungalow Review: The space continues to contribute to designation criteria 3 and 5 in particular
Appleton-le-Street with Easthorpe CP	Appleton-le-Street	2	<ul style="list-style-type: none"> • Southern part of garden of Appleton House between West Grange and Manor House Review: The space continues to contribute to designation criteria 3 and 5 (Trees?) in particular. • Grass verges to south of High Street north of All Saints Church to Willow Bank Review: The space continues to contribute to designation criteria 3 in particular.
Barton-le-Street CP	Barton-le-Street	1	<ul style="list-style-type: none"> • all of The Green and grass verges on the Green from the village hall to Mouse House and Barton House Cottage to Laurel Barn Cottage Review: The open, central space continues to contribute to designation criteria 3 and 5 (Trees to the north of the VIUA) in particular, which are not subject to TPO, but are within the Conservation Area.
Barton-le-Willows CP	Barton-le-Willows	2	<ul style="list-style-type: none"> • The Green including land north of Lodge Cottage and the Chapel Review: The space continues to contribute to designation criteria 3 in particular. • Grass verges along the Main Street from Lucerne and Willow End to Anglesee and Prospect House Review: The space continues to contribute to designation criteria 3 in particular.
Barugh (Great and Little) CP	Little Barugh	2	<ul style="list-style-type: none"> • The Green and grass verges from Westfield Farm to Prospect Farm and Stone Gables Review: The spaces continue to contribute to designation criteria 2 and 3 in particular.

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			<ul style="list-style-type: none"> • grass verge south of South View Review: The space continues to contribute to designation criteria 3 in particular.
Birdsall CP	North Grimston	3	<ul style="list-style-type: none"> • land east of The Bungalow and east of Stud Farm including the grass verges south of Stud Farm to the ford Review: The space continues to contribute to designation criteria 3 in particular. • field east of the Old Post Office Review: The space continues to contribute to designation criteria 3 and 5 in particular. • small field west of the Middleton Arms PH Review: The space continues to contribute to designation criteria 3 in particular.
Broughton CP	Broughton	1	<ul style="list-style-type: none"> • east of Broughton House and Oak Farmhouse Review: The spaces continue to contribute to designation criteria 3 in particular.
Bulmer CP	Bulmer	3	<ul style="list-style-type: none"> • Garden south of the Old Rectory and east of the Old Blacksmiths Shop Review: Space contributes to the setting of the Grade I St. Martin's Church and Grade II The Rectory (Criteria 2). The space also continues to contribute to designation criteria 3, and 5 with the presence of trees. • verges south of High Street from St Martin's Churchyard to Slothwood Farm Review: The spaces continue to contribute to designation criteria 3 in particular. • triangle of traffic island west of Oak Cottage Review: The space continues to contribute to designation criteria 3 in particular.
Burythorpe CP	Burythorpe	3	<ul style="list-style-type: none"> • playground at Church View Review: The space continues to contribute to designation criteria 3 in particular. • Garden north of Hillside Cottage Review: The space continues to contribute to designation criteria 3 in particular. • field south of Public House Review: The space continues to contribute to designation criteria 3 in particular.
Buttercrambe with Bossall CP	Buttercrambe?	1	<ul style="list-style-type: none"> • NW part of field west of St John's Church between Home Farm and Church Walk Review: The space continues to contribute to designation criteria 2 and 3 in particular.
Cawton CP	Cawton	1	<ul style="list-style-type: none"> • Area around pond east of Carr Lane

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			Review: The space continues to contribute to designation criteria 1,5 in particular
Claxton CP	Claxton	1	<ul style="list-style-type: none"> • grass verge east of Springwood House and 1 Whinny Lane Review: The space continues to contribute to designation criteria 3 in particular
Coneysthorpe CP	Coneysthorpe	1	<ul style="list-style-type: none"> • village green, war memorial and grass verges Review: The space continues to contribute to designation criteria 3 in particular
Crambe CP	Crambe	1	<ul style="list-style-type: none"> • The Town Green including grass traffic island north of Beck Farm and Pond Farm Review: The space continues to contribute to designation criteria 1,3,4 in particular
Cropton CP	Cropton	1	<ul style="list-style-type: none"> • verge to east of Laurel Lodge including traffic triangle Review: The spaces continue to contribute to designation criteria 3 in particular
Ebberston and Yedingham CP	Ebberston	1	<ul style="list-style-type: none"> • Field known as Netherby Dale Gate, to north of High Street Review: The space continues to contribute to designation criteria 4 in particular. The field boundary will be contiguous to the forest.
Edstone CP	Great Edstone	3	<ul style="list-style-type: none"> • Land to west of Mount Pleasant Farm • Open Land at Marr Side to west of Grey Horse Cottage • garden to south of 4 Pond Cottages Review: The space continues to contribute to designation criteria 2 and 3 in particular.
Fadmoor CP	Fadmoor	1	<ul style="list-style-type: none"> • Fadmoor Green and all grass verges from Laburnum Cottage to Old Post Office Review: The spaces continue to contribute to designation criteria 2,3 in particular
Flaxton CP	Flaxton	4	<ul style="list-style-type: none"> • all grass verges between Draft Farm and Willowdene, and land from Sweetbriar to The Bungalow and The Green • St Lawrence's Churchyard Review: The spaces continue to contribute to designation criteria 1,2,3 in particular Review: The space continues to contribute to designation criteria 2,3 in particular.

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			<ul style="list-style-type: none"> • eastern part of Cricket Ground Review: The space continue to contribute to designation criteria 1 and 3 in particular Proposed review to provide clarification regarding the extent, as the inset map 'cut' the western.
Foston CP	Foston	1	<ul style="list-style-type: none"> • churchyard west of All Saints Church to garden east of Foston House Review: The space continues to contribute to designation criteria 2,3 and 4 in particular.
Foxholes CP	Foxholes	3	<ul style="list-style-type: none"> • east of St Mary's Church and west of Kirkroyd • south and east of Foxholes Manor and north of Manor Cottages • north of Manor Rise ad Manor Farm Court Review: The space continues to contribute to designation criteria 2, in particular. Review: The space continues to contribute to designation criteria 3 and 5 in particular. Review: The space continues to contribute to designation criteria 3, 4 and 5 in particular.
Gilling East CP	Gilling East	2	<ul style="list-style-type: none"> • Roman Catholic Churchyard and grass verge to the Club House west of Willow House and north of Spring House • Land to east of Village Hall Review: The space continues to contribute to designation criteria 3 in particular. Review: some play equipment has been installed, with a model railway. Does not affect the ability of the site to contribute to designation criteria 3 and 4.
Habton CP	Great Habton	1	<ul style="list-style-type: none"> • garden to west of Manor House and west and south of The Beeches Review: The space continues to contribute to designation criteria 2 and 3 in particular.
Harome CP	Harome	3	<ul style="list-style-type: none"> • grass verges south of Main Street from Rutland House to Chapel Garth • land between Greystones and Orchard House • land to north of laurels Farm Review: The spaces continue to contribute to designation criteria 2 and 3 in particular. Review: The spaces continue to contribute to designation criteria 2 and 3 in particular. Review: The spaces continue to contribute to designation criteria and 3 in particular.
Harton CP	Harton	2	<ul style="list-style-type: none"> • all grass verges from Harton Hills Farm to west of village including The Green and land between Orange

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			Barn and The Elms Review: The space continues to contribute to designation criteria 3, and 4 in particular. <ul style="list-style-type: none"> • pond east of Cherry Tree Cottage Review: provides views through, to treed area, continues to contribute to designation criteria 3.
Helmsley CP Page 128	Helmsley	2	<ul style="list-style-type: none"> • Ryedale - the field south of the town Review: The space continues to contribute to designation criteria 1, 3 in particular. The space continues to be defined as a VIUA in the Helmsley Plan. • field east of Riccall Drive and south of A170 Review: The space continues to contribute to designation criteria 1,3,4 in particular. The space continues to be defined as a VIUA in the Helmsley Plan.
Hovingham CP Page 128	Hovingham	7	<ul style="list-style-type: none"> • land east of Mount Pleasant Review: The space continues to contribute to designation criteria 3 in particular. • garden north of Worsley Arms Hotel Review: Extend the area extent eastwards and northwards, to link to the garden with Stone House. • The Green Review: The space continues to contribute to designation criteria 2 and 3 in particular. • Hall Green north of Primary School Review: The spaces continue to contribute to designation criteria 2 and 3 in particular. • garden to north of The Stone House Review: Extend the area extent eastwards and southwards, to link to the garden of the Worsley Arms. • the green north of Coronation Cottage Review: The space continues to contribute to designation criteria 2 and 3 in particular • Market Square Review: The space continues to contribute to designation criteria 2 and 3 in particular
Howsham CP	Howsham	1	<ul style="list-style-type: none"> • Churchyard to west of Church - between house numbers 12 and 13 Review: The space continues to contribute to designation criteria 2 and 3 in particular.
Huttons Ambo CP	Low Hutton	2	<ul style="list-style-type: none"> • The Village Green west of The Hollies

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			<p>Review: The space continues to contribute to designation criteria 3 in particular</p> <ul style="list-style-type: none"> • grass verges and war memorial from Rose Cottage to 8 Derwent Avenue <p>Review: The spaces continue to contribute to designation criteria 3 in particular.</p>
Kirkbymoorside CP	Kirkbymoorside Keldholme Kirby Mills	1	<ul style="list-style-type: none"> • Large VIUA between Kirkbymoorside, Keldholme and Kirby Mills - from the field north of the sewage works at Kirby Mills, across the A170 to the Sports Ground including land west of Alderson House and St Ceadda, but around White Lodge to the Ambulance Station, then north of road to Manor Cottage and Manor House, west of Priory Cottage and then south of the road to field west of 1 Keldholme Cottages, Keldholme. Following the western side of the drain northwards to include 1&2 Swineherd Lane and following western side of the drain to Howl Knoll before following sw field boundaries to Vivers Hill and northwards to spring nw along Park Lane. Following southern side of Park Lane to The Manor and around Sunnyside following eastern boundaries of properties along Castlegate, High Market Place, Crown Square and Ravis Square to then include All Saints Church, Churchyard, The Green and The Grange, but excluding the Vicarage. Following a southerly line to the east of 21 Howe End the VIUA includes the Kildare Plantation, Hill Plantation, skate park and playground as well as Southcot, Woodlands and White Lodge, The Bungalow and Keldholme poultry farm. The boundary excludes those properties on the southern side of Swineherd Lane from Anchor House to Woodleigh and runs along the eastern boundaries of the properties of Stuteville Close, Kildare Garth and Duna Way to include the Sports Ground and pumping station. <p>Review: Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane. To the south, the VIUA extends to open land between Kirby Mills and Kirkbymoorside on the A170 to protect from coalescence. As such the broad extent of the VIUA continues to contribute to designation criteria 1,2,3,4,5 and 6.</p>
Langton CP	Langton	2	<ul style="list-style-type: none"> • grass verges including The Green and St Andrew's Church and churchyard from the school and Ivy

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			<p>Cottage to Post Office at Langton Hall entrance Review: The spaces continue to contribute to designation criteria 2 and 3 in particular.</p> <ul style="list-style-type: none"> • field between Milestone Cottage and Whittam Cottage Review: The space continues to contribute to designation criteria 3 and 4 in particular.
Luttons CP	Helperthorpe	1	<ul style="list-style-type: none"> • grass verges to south of main street Review: The space continues to contribute to designation criteria 3 and 5 in particular
	East Lutton	1	<ul style="list-style-type: none"> • Manor House Farm to west of Paddock House Review: The space continues to contribute to designation criteria 2 and 3 in particular.
	West Lutton	2	<ul style="list-style-type: none"> • fields north of The Shires, south of sewage works and west of Peterlea Review: The space continues to contribute to designation criteria 3 and 4 in particular. • Land around Church Farm, Manor House Farm and St Mary's Church, churchyard. Review: The spaces continue to contribute to designation criteria 2 and 3 in particular.
Malton CP and Norton CP	Malton / Norton	1	<ul style="list-style-type: none"> • north of railway line and Riverdale View, Norton, along river corridor from sewage works south of York Road Industrial Estate, Malton along southern boundaries of properties along York Road to 41 York Road, including the field between York Road Ind Estate and the youth hostel Review: The space continues to contribute to designation criteria 1, 3 and 4 in particular.
	Malton	1	<ul style="list-style-type: none"> • Southern part of showground west of Showfield Lane Ind Estate Review: Housing development is currently under construction. The space can no longer be designated as a VIUA.
	Malton / Old Malton / Norton	1	<ul style="list-style-type: none"> • north of Railway Line in Norton including River Derwent from the Bowling Centre to west of A64, including Castle Garden, Derwentio Roman Fort, Lady spring Wood, Cricket Ground, Rugby Ground, southern part of Old Malton including the Doodales. Review: The broad extent of the VIUA continues to contribute to all of the designation criteria. Some clarification provided to provide a link between the inset map and proposals map
	Old Malton	4	<ul style="list-style-type: none"> • fields north of Old Malton including The Flats, 2x allotment gardens and Cemetery Review: The broad extent of the VIUA continues to contribute to designation criteria 1,2,3 and 4 in particular. • grass verges south of / in front of The Royal Oak Public House to 63/65 Town Street Review: The space continues to contribute to designation criteria 3 in particular. • grass verges south of / in front of 97-109 Town Street

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • grass verges south of / in front of Brook House Farm to Willow Farm Review: The space continues to contribute to designation criteria 1, 2, 3 in particular.
Marton CP	Marton	2	<ul style="list-style-type: none"> • grass verges south of Marton Bridge to the north of Ashview Review: The spaces continue to contribute to designation criteria 3 in particular. <ul style="list-style-type: none"> • grass verges from east of Marton Bridge to Rivergarth and The Pines Review: The spaces continue to contribute to designation criteria 3 in particular.
Middleton CP	Middleton	1	<ul style="list-style-type: none"> • Land to south of the Old Rectory and St Andrews Church Review: The space continues to contribute to designation criteria 2, 3 and 6 in particular.
Newton CP	Newton	2	<ul style="list-style-type: none"> • west of Station Road Review: The site has been developed for housing. The site can no longer be designated as a VIUA. <ul style="list-style-type: none"> • east of Station Road to Snape Hill Review: The space continues to contribute to designation criteria 3 in particular
Newton CP	Newton on Rawcliffe	1	<ul style="list-style-type: none"> • The Green, pond and grass verges from Oak Dene to church hall Review: The spaces continue to contribute to designation criteria 3 and 6 in particular.
Normanby CP	Normanby	3	<ul style="list-style-type: none"> • grass verge to west of Willow House and St Andrew's Church Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • Land to north of Yew Tree Cottage to Roseville Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • garden to east of Normanby House Review: The space continues to contribute to designation criteria 2 (Normanby House is Listed) designation criteria 3 and 5 (trees)
Nunnington CP	Nunnington	2	<ul style="list-style-type: none"> • land east and west of the Avenue, south east of Nunnington Bridge and south west of Nunnington Hall Review: The spaces continue to contribute to designation criteria 1,2 and 3 in particular <ul style="list-style-type: none"> • land west of 2 Low Street to 1 Rectory Lane Review: The spaces continue to contribute to designation criteria 1 and 3 in particular.
Oswaldkirk CP	Oswaldkirk	4	<ul style="list-style-type: none"> • grass verge north of The Steps to Manor Field Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • north west corner of Ledbrooke House garden

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			<p>Review: The space continues to contribute to designation criteria 3 in particular</p> <ul style="list-style-type: none"> • Sunnysholme and land to west of The Terrace <p>Review: The space continues to contribute to designation criteria 3 in particular</p> <ul style="list-style-type: none"> • land between The Terrace and West Barn <p>Review: The space continues to contribute to designation criteria 3 in particular</p>
Page 132 Pickering CP	Keld Head	2	<ul style="list-style-type: none"> • land north of Keld Head Farm, and Keld Head House, and south of Middleton Road and south of Keld Head Hall <p>Review: The space continues to contribute to designation criteria 1, 2 and 3 in particular</p> <ul style="list-style-type: none"> • land west of main road north west of Keld Head Cottages <p>Review: The space continues to contribute to designation criteria 1, 3 and 5 in particular</p>
	Pickering	13	<ul style="list-style-type: none"> • 103 Middleton Road <p>Review: the land is surrounded by modern development, with a narrow frontage. The site is dense with mature trees which are subject of a tree preservation order. The site does not strictly meet any of the designation criteria.</p> <ul style="list-style-type: none"> • large open space to north of Pickering, to East of Swainsea Lane, to the former trout fishery to west of Pickering Beck, including to Rookers Lodge and east of Mount Terrace to Beck Isle in the south <p>Review: The broad extent of the VIUA continues to contribute to designation criteria 1,2, 3, 4, 5 in particular</p> <ul style="list-style-type: none"> • Fields between Pickering County Infants and Lady Lumleys School playingfields, including Beacon Hill Scheduled Monument, to east of Swainsea Lane. <p>Review: The broad extent of the VIUA continues to contribute to designation criteria 1,2, 3, 4, 5 and 6 in particular</p> <ul style="list-style-type: none"> • Open space to south of Beck Isle Museum <p>Review: The space continues to contribute to designation criteria 2, 3 and 5 in particular</p> <ul style="list-style-type: none"> • grass verges to south of 37-47 Potter Hill <p>Review: The space continues to contribute to designation criteria 2, 3 and 5 in particular</p> <ul style="list-style-type: none"> • Open space to west of Stonethwaite to Fagus House <p>Review: The space continues to contribute to designation criteria 3, and 5 (trees) in particular</p> <ul style="list-style-type: none"> • Open space west of Herisson Close to Diate Hill Tower <p>Review: The space continues to contribute to designation criteria 2, 3, 5 and 6 in particular</p> <ul style="list-style-type: none"> • Open space on corner of Rosamund Avenue north of No.7

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
Page 13			<p>Review: The space continues to contribute to designation criteria 3 in particular, the site also contains trees subject to a Tree Preservation Order</p> <ul style="list-style-type: none"> • Open space on junction of Whitby Road and High Back Side <p>Review: The space continues to contribute to designation criteria 3 in particular</p> <ul style="list-style-type: none"> • The Old Rectory and The Coach House (curtilage) <p>Review: The space continues to contribute to designation criteria 2, 3, 5 and 6 in particular</p> <ul style="list-style-type: none"> • Grassed area, intersected by paths, with trees, Smiddy Hill, Old Cattle Market <p>Review: The space continues to contribute to designation criteria 2, 3, 5 and 6 in particular</p> <ul style="list-style-type: none"> • either side of Pickering Beck from Vivis Bridge to Mill Fields <p>Review: The space continues to contribute to designation criteria 1, 3 and 5 in particular</p> <ul style="list-style-type: none"> • large area of strip fields to east of Pickering between Ruffa Lane and A170 from Bumble Bee Hall and 31 Thornton Road to Sunnyside, Ruffa Lane <p>Review: The broad extent of the VIUA continues to contribute to designation criteria 1, 3, 4, 5 and 6 in particular</p>
	Pockley CP	Pockley	1
Salton CP	Salton	2	<ul style="list-style-type: none"> • Land to the north west of St. John of Beverley's Church <p>Review: The space continues to contribute to designation criteria 2 (Church is Grade I Listed, and there are other grade II Listed Buildings) and 3 in particular.</p> <ul style="list-style-type: none"> • Triangular open area south of Lockwood Cottage to The Green, north of Main Street <p>Review: The space continues to contribute to designation criteria 3 in particular.</p>
Sand Hutton CP	Sand Hutton	2	<ul style="list-style-type: none"> • primary school playing fields between primary school and 18 Main Street <p>Review:</p> <p>Review: The spaces continue to contribute to designation criteria 3 and 4 in particular.</p> <ul style="list-style-type: none"> • Village Green and adjacent open area around St Mary's church and Chestnut Farm <p>Review: The spaces continue to contribute to designation criteria 2 and 3 (and 5) in particular.</p>
Scagglethorpe CP	Scagglethorpe	1	<ul style="list-style-type: none"> • grass verges/banks between Dovecote Cottage, Prospect House and Brow Farm <p>Review: The spaces continue to contribute to designation criteria 3 in particular.</p>
Scampston CP	Scampston	1	<ul style="list-style-type: none"> • Land to east of Plains Farm and west of Church Cottages <p>Review: The spaces continue to contribute to designation criteria 3 in particular.</p>

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
Scrayingham CP	Scrayingham	2	<ul style="list-style-type: none"> • field south of Village Farm and north of Mullins Cottage Review: The space continues to contribute to designation criteria 3 in particular • the garden to east of Old Rectory Review: The space continues to contribute to designation criteria 3 in particular
Settrington CP	Settrington	3	<ul style="list-style-type: none"> • Chapel Garth and grass verges from 16 Chapel Garth to Elm Tree Barn Review: The spaces continue to contribute to designation criteria 3 in particular. • land to north of Chapel Road from west of the school to east of 17 Chapel Road Review: The spaces continue to contribute to designation criteria 3 in particular • Settrington Beck through the village from south of Chapel Road to Mill House including the garden south west of Greystones Review: The spaces continue to contribute to designation criteria 2 , 3 in particular
Sherburn CP	Sherburn	2	<ul style="list-style-type: none"> • grass verge east of 33 St Hildas Street to the school Review: The space continues to contribute to designation criteria 3 in particular • Field south of High Street and west of The Pastures Review: The space continues to contribute to designation criteria 3 in particular
Sheriff Hutton CP	Sheriff Hutton	2	<ul style="list-style-type: none"> • Little Green, between East End and Church End Review: The space continues to contribute to designation criteria 2,3 • The Green including Castle Hill and grass verges from East View to Castlegate, RoseDene to Holly Tree Cottage, and Sunny View to Dene le Ville Review: The space continues to contribute to designation criteria 3
Sinnington CP	Sinnington	1	<ul style="list-style-type: none"> • the Village Green northwards from the Shelter to the west of Wentworth House Review: The spaces continue to contribute to designation criteria 3,6 in particular
Slingsby CP	Slingsby	5	<ul style="list-style-type: none"> • The verge and trees on the western side of The Balk Review: The space continues to contribute to designation criteria 3,5,6 in particular • The Green Review: The space continues to contribute to designation criteria 3,6 in particular • All Saints church and churchyard to the garden of The Old Rectory Review; The space continues to contribute to designation criteria 1,2,3,5,6 in particular • garden to the west of Toby's Cottage Review: The space continues to contribute to designation criteria 3 in particular • garden east of Slingsby Hall

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			Review: The space continues to contribute to designation criteria 3 in particular
Stonegrave CP	Stonegrave	1	<ul style="list-style-type: none"> • verge south east of Stonegrave Minster and verge east of Griffin House and north of Stonegrave House Review: The spaces continue to contribute to designation criteria 2,3 in particular
Terrington CP	Terrington	2	<ul style="list-style-type: none"> • grass verges from Goodlands to School House, and The Yews to Coney Cottage • triangle traffic island with pump at west of main street Review: The spaces continue to contribute to designation criteria 3 and 6 in particular.
Thornton-le-Clay Page 135	Thornton le Clay	4	<ul style="list-style-type: none"> • grass verges along both sides of the High Street • paddocks to the rear of properties fronting High Street and Low Street. • field south of Wood Cottage • Open space north of Smithy Review: The spaces continue to contribute to designation criteria 3 in particular Clarify the western end, provide a cut off at end of Thornton le Clay- see map, to keep relationship to the settlement strong.
Warthill CP	Warthill	5	<ul style="list-style-type: none"> • triangular traffic island and grass verges on eastern side of Common Lane • playing field between The Meadows and Ash Tree Lodge • Pond and adjacent land west of West View • pond and land south of Hill Farm House • land between Sycamore Cottage and Wisteria Lodge Review: The spaces continue to contribute to designation criteria 3 in particular. Review: The space continues to contribute to designation criteria 3 in particular. Review: The space continues to contribute to designation criteria 3 and 5 in particular. Review: The space continues to contribute to designation criteria 3 and 5 in particular. Review: The space continues to contribute to designation criteria 3 in particular.
Weaverthorpe CP	Weaverthorpe	2	<ul style="list-style-type: none"> • grass verges south of Main Road Review: The spaces continue to contribute to designation criteria 3,5 in particular

Parish/ Settlement	Settlement	Number of VIUAs	VIUA Description Review of VIUA against designation criteria: <ol style="list-style-type: none"> 1. Contribution to setting of the settlement 2. Contribution to the setting of Listed buildings or buildings of historical/architectural interest 3. Contribution to form and character of the settlement 4. Provision of a vista/viewpoint into the surrounding countryside 5. Contribution of landscape features to the character of the space 6. Historic/archaeological interest of the space
			<ul style="list-style-type: none"> • field to north of Manor Farm and south of the school Review: The space continues to contribute to designation criteria 1 in particular
Welburn CP	Welburn	1	<ul style="list-style-type: none"> • grass verges from Jasmine Cottage and Water Lane to The Crown and Cushion PH and Point Grey Review: The spaces continue to contribute to designation criteria 3 and 6 in particular.
	Crambeck	1	<ul style="list-style-type: none"> • Traffic triangle in front of 1-26 Review: The space continues to contribute to designation criteria 3,5 in particular
Wharram CP	Wharram le Street	1	<ul style="list-style-type: none"> • field south of Manor Farm between Rose Cottage and Corner House, and Manor Farm Cottage and Darway Review: The space continues to contribute to designation criteria 3 in particular.
Whitwell-on-the-Hill CP	Whitwell on the Hill	1	<ul style="list-style-type: none"> • St John's Church, churchyard and the paddock to the south including the grass verge Review: The spaces continue to contribute to designation criteria 2 and 3 in particular.
Willerby CP	Willerby	1	<ul style="list-style-type: none"> • field east of Church Hall and west of Vicarage Review: The space continues to contribute to designation criteria 3 and 4 in particular
	Staxton	1	<ul style="list-style-type: none"> • field to the west of Staxton Methodist Chapel Review: This site was incorrectly mapped on the Inset Map. As such the site has been reviewed, and it meets the following designation criteria: 2,3 and 4 in particular
Wrelton CP	Wrelton	2	<ul style="list-style-type: none"> • green to west of Foundry Cottages Review: The space continues to contribute to designation criteria 3 in particular <ul style="list-style-type: none"> • traffic triangle at junction of High Street south west of Appletrees Review: The space continues to contribute to designation criteria 3 in particular

Appendix 2 New, Amended and Discounted VIUAs

There are three primary sources of sites for evaluation as being an area of land which meet the purposes of being Visually Important Undeveloped Area. These are: sites being considered through:

- The Site Selection Methodology;
- Conservation Area Appraisals;
- Sites Issues and Options Consultation in 2009 and subsequent consultation

It should be noted that there is a degree of overlap between these sources, depending on the settlement, and the point at which sites were submitted for consideration as potential development sites.

Site Selection Methodology

The Site Selection Methodology is a comprehensive assessment of sites in those locations where the Development Plan is seeking to allocate land for new development in principle. All of the sites included in the assessment have been put forward by landowners and/or developers, and therefore represent sites/areas of land which are subject to development pressure/interest. The application of the Site Selection Methodology has identified a number of sites which contribute to the character or setting of individual settlements or buildings within them. These sensitivities may be capable of being given further policy recognition through being identified as Visually Important Undeveloped Areas (VIUAs).

Sites that have been identified as contributing to one or more of the reasons for the identification of VIUA's are outlined below. It is important to note that this does not include sites that the Site Selection Methodology has identified as having natural landscape qualities/ sensitivities. This is because the protection of landscape character *per se* is not the purpose of the VIUA designation.

In evaluating the ability of the site to correspond with one or more of the above assessment criteria:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space
- the archaeological or historical interest of the space

A table is provided below which sets out whether or not the site should be identified in the Local Plan Sites Document as a VIUA.

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
Ampleforth site 616 and wider Knoll Hill	This field is on a hill to the west of Ampleforth. The hill is viewable both from within Ampleforth, and from wider views to the south and west. The site's open undeveloped qualities contribute to the setting of the settlement, and the Conservation Area.	Provides a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and open views. This is recognised in the Conservation Area Appraisal.	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
Ampleforth site 111, fields to west of Ampleforth, and western field of	This collection of fields makes a significant contribution to the setting of Ampleforth Conservation Area, and the Listed Building 'Fern Villa'. They include the collection of fields to the east of knoll Hill, four linear fields to the west of	The northern fields provide a strong end-stop to the village, and contributes to the character of the Conservation Area. Development would be particularly prominent due to topography and aspect,	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
site submission 224	the Conservation Area boundary (south western) and the field to the south of these fields which is to the north of modern estate development.	from within Ampleforth. The fields to the south when viewed from the lower elevations to the south of the village, provide context to the evolution of the morphology of Ampleforth.	<p>points within the settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
Amotherby and Swinton Site 636	This field is the only undeveloped land between the villages of Amotherby and Swinton, on the southern side of the B1257. It is also within the Area of Outstanding Natural Beauty.	It ensure that both Swinton and Amotherby Maintain their separate identities. There is also a Grade II Listed Farmhouse to the immediate south of the site, on the opposite side of the road. The setting of this farmhouse would as a lone feature would be preserved. Wider views of the countryside (AONB) is achieved.	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
Slingsby Site 444 and Site	These two fields in combination provide open, undeveloped views to Slingsby Castle Scheduled	They provide a frame to the settlement from the west. Site 444 also contains the	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
427	Monument and the Listed Church.	Mowbray Oak, which is an Ancient Tree, and is part of a collection of trees which provide an important vista from the public footpath which extends along the eastern extent.	<p>settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths</p> <ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
Staxton and Willerby Site 177	Historic England -concerns about the site's situation in relation to the setting of the Church		Do not consider that the site specifically contributes to the setting of the Church due to the intervening fields
Norton Various sites between Welham and Langton Roads	Listed buildings of Whitewall and cottages. Distinctive, more historic, atypical field patterns	The collection of fields allow the ability of both Malton and Norton to be viewed. They provide a buffer between the built edge of Norton, with an aligned use of horse grazing with the Listed 'Whitewall' and Whitewall Cottages. The field patterns are more diverse than those which surround the rest of Norton. The fields afford views of Norton and Malton, and the important area of Mill Beck.	<ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Extent to which the space provides a vista/viewpoint into

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
			<p>the surrounding countryside</p> <ul style="list-style-type: none"> • Extent to which trees, boundary hedges or walls contribute to the character of the space
<p>Pickering Land of Mickle Hill, covering site submission 117,360, 659, 512, 590 and 589 with the fields to the south site IDs 640,641 and 642</p>	<p>Undeveloped area of a collection of Strip Fields known as Mickle Hill, and land to the south of Mickle Hill extending south to land to the north of Rogers Nursery, on the entrance to Pickering</p>	<p>This collection of strip fields is particularly prominent, being on the southern entrance to Pickering. The open, lateral strip fields afford views of the gently rising land of Mickle Hill. The rising land of Mickle Hill is both a prominent landform, and it is this topography which contributes in the ability to read the strip field systems, which extend over the hill.</p>	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths; • the contribution the space makes to the overall form and character of the town; • the extent to which the space provides a vista or viewpoint into the surrounding countryside; • the extent to which trees, boundary hedges or walls contribute to the character of the space; • the archaeological or historic interest of the space.
<p>Old Malton Triangular shaped area of land to the west of Old Malton, north of</p>	<p>Field patterns, topography and open views</p>	<p>The mosaic patchwork of hedgerows and trees, and the open nature of the space provides an attractive setting for Old Malton and views to Old Malton, including views of Grade I Listed St. Mary's Church. Particularly when viewed from the A64.</p>	<ul style="list-style-type: none"> • Contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths

Site / Settlement	Identified Sensitivity	How it contributes to the settlement (s)	Relationship to VIUA criteria
Westgate Lane, and south of the A64.			<ul style="list-style-type: none"> • Contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest • Contribution the space makes to the overall form and character of the settlement • Extent to which the space provides a vista/viewpoint into the surrounding countryside • Extent to which trees, boundary hedges or walls contribute to the character of the space

Conservation Area Appraisals

Ampleforth

A Conservation Area appraisal for Ampleforth has been completed since VIUA's were first defined. This identifies areas of open space which contribute to the character of the Conservation Area and which frame significant views into and out of the Conservation Area. Given that these spaces have been identified as being of significance to the character and appearance of the Conservation Area, it follows that they are considered for inclusion in as new VIUAs.

Location and description of land	Reason for inclusion as a VIUA
Land consisting of a field, to the south of Back Lane, Ampleforth, situated between St. Benedict's RC School and a collection of dilapidated outbuildings at the start of Back Lane (east of St. Hilda's walk). The land affords open views of the valley, and gently falls away from the road. As such it contributes to the setting of this part of the Conservation Area.	<ul style="list-style-type: none"> the extent to which the space provides a vista or viewpoint into the surrounding countryside;
View of the Footpath running along the western edge of the village, which points to the land of Knoll Hill and the land to the south of The Bungalow (site 111 and 616) (including land to north, south and east of Brookfield)	See above table for site 616 and 111. The VIUA would cover the whole of Knoll Hill, as opposed to the site submission of 616.
The view out of north of the Knoll Hill, looking to the an elevated area of land to the west of the village (site 616)	See above table for site 616 and 111
The rear garden of Ludley House, running down the eastern side of Station Road	Identified as important open space within the Conservation Area <ul style="list-style-type: none"> the contribution the space makes to the overall form and character of the village

Land with the Church yard of St. Hilda's Church, fields to the south of it, the Vicarage, and land west, extending to the edge of the Conservation Area	<ul style="list-style-type: none"> • the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths • the contribution the space makes to the overall form and character of the village • the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
Green verges along main street, between the White Swan Public House and Ford End House	<ul style="list-style-type: none"> • the contribution the space makes to the overall form and character of the village

The Ampleforth Conservation Area includes land which falls with the planning area of the North York Moors National Park. The National Park Authority is responsible for planning policies for land within its area. On that basis, the significant open spaces that are located within the National Park are not included within this assessment. Although indicated in the Conservation Area Appraisal, Ryedale District Council cannot introduce planning policies covering land within the National Park area of Ampleforth. This specifically covers:

- the land to the north of the Road, particularly between Swallow House, and High Bank (Road) and the properties of Hill Top, and Stone Garth;
- land to the south of Hill Top
- Land to the south of South View Farm
- Land to the west of Inch Cottage
- Road side grassed verges to the north of Main Street (the ones to the south are much more intermittent)
- the banked and wooded land on the north side of the Main street between Manor House and Peartree Cottage
- the banked and wooded land on the north side of the Main Road on the north east boundary of the Conservation Area
- Land to the west of Nettle Meadow

Sites Issues and Options Consultation in 2009

Since the principle of retention of VIUAs a policy has been established through the production of the Local Plan Strategy, this section looks at the consultation responses received on a settlement and site specific nature.

Summer 2009 consultation

The consultation document set out that VIUAs are identified in the Ryedale Local Plan (2002). A list of sites (to the 2009 consultation date) that had been submitted for development which affected VIUAs was presented for comment. This included sites in:

- Malton
- Norton
- Pickering
- Kirkbymoorside
- Nawton
- Sherburn
- Burythorpe
- Barton-Le-Street
- Flaxton
- Harton
- Settrington
- Thornton-Le-Clay
- West Lutton

Views were sought regarding the VIUA designations especially:

- *Do you think that there are other areas which should be identified as a VIUA?*
- *Are there any existing VIUAs that should be no longer identified?*

Areas of Land to be Considered for Inclusion under the VIUA Designation (2009)

- “Allotments”

- “River corridors”
- “Toft land is an important distinguishing feature of many Ryedale villages. The pattern of narrow plots contributes to the village’s visual amenity and should be a protected VIUA where it is still undeveloped”

Response

Regarding such an approach, allotments are considered under their own policy, and would not necessarily fit within the assessment criteria.

River Corridors are also unlikely to be area where there is significant pressure for development.

Toft land is land which is associated with historic farming practices, where there is land associated with specific farms, could be considered, but not on the sole basis of it being toft land.

Malton / Norton

- Keep a greenbelt between Malton and Old Malton (J Ingham)
- Whitewall and Scots Hill. Sites 103, 187, 302, 319, 320, 321, 322 to be VIUA (M Bates and C Knott)
- Sites around Whitewall, Welham Rd. Norton to be VIUA (D Cartman)
- Norton – Propose that Whitewall Corner/Whitewall/Bazleys Lane should be a VIUA. Scotts Hill (which is a designated dog-walking area and very popular) overlooks it and there are always people walking along the lane admiring the view. Many of the buildings are Listed and have historic interest, at both ends, and it should be preserved. Whitewall Stables was one of the first public racing stables in the country and is part of racing history. (F Champion)
- Releasing the land within site 184 is a VIUA, which is not as visible, for development will ensure a sustainable location is released while retaining more VIUA to the southwest and northeast. (The Land and Development Practice)
- VIUAs should be extended to include areas such as Site 372 for the reasons given above. Site 372 may not have a grand vista, but it affords light and amenity space to many homes, very efficiently. (P Shipley)
- Sites 103, 187, 302, 319, 320 to be considered as a VIUA. It could be argued that these fields are as much a part of the character of the area as the listed buildings associated with Whitewall Stables and as such should be protected in the similar manner. (D Cartman)
- 136 should be added to VIUA (E Blyth)
- We would like to support the allocation of Site 184. The northern part of the site 184, located in close proximity to the river and the north of the railway line, is designated as a VIUA. This land is designated as a VIUA as it forms a finger of open space which is close to the town centre of Malton and is visible when driving into the town on the B1257. However the area of land which forms part of the allocation 184 is not visible due to the banks of the river as it meanders directly adjacent the B1257. Views from the south are also blocked by the railway line and its embankment. Releasing this land for development will ensure a sustainable location is released while retaining more VIUA to the southwest and northeast. (The Land and Development Practice)
- VIUAs should be extended to include areas such as Site 372 (P Shipley)

Response

The field between site 324 and Old Malton is already a VIUA.

The Land which is to the north of Whitewall, and the land to the west (sites above with new references 645, 646, 647, 648, and 478) is being examined as a potential VIUA.

The land within 148 which is within a VIUA is land which strongly contributes to the setting of Old Malton Conservation Area and the Grade I Listed St. Mary's. Whilst not being reasons for VIUA designation in themselves, there is also a high level of flood risk and the SAC designation of the River Derwent. There was a need for clarification between the inset maps, and proposals maps, this has been undertaken.

Site 372 is now subject of planning permission and is being built out.

Site 136 (Became 573 and 572) are also subject to planning permission and is under construction

Pickering

- A number of the sites in Pickering submitted for consideration for housing development were designated as visually important undeveloped areas (VIUAs) in the Local Plan. We would not want to see these sites, save submitted site no 130 (subject to a restriction), developed because they were intrinsically attractive and provided necessary breaks in the built environment. (Pickering Town Council)
- The buffer zone between the industrial estate at Pickering and Outgang Lane/Hugden Close/Thornton Road should be included as VIUA. It is undeveloped, it provides visual amenity to the local residents and it forms a valuable point of definition between industry and housing as you enter Pickering from the East. (A&V Collinson)
- 138 should be added to VIUA (E Blyth)
- Sites 497, 500 and 504 found no support whatsoever. The Town Council thinks its essential to preserve the countryside between the eastern boundary of the built environment of Middleton and the western boundary of the built environment of Pickering and has already objected to sites adjoining Alba Rose, Keld Head which are close to site 500. (Pickering Town Council)
- Site 504 falls within an area of high landscape value and is an essential part of the rising ground to the north east. It is already identified as being VIUA and in an area of high landscape value and should be preserved as such. (Pickering Town Council)
- The (Town) Council decided that submitted site no 130 (The Lodge, Middleton Road) could be developed as long as development was on the footprints of the buildings already there. The Council was against the development of the site as a whole. This was because 130 was a VIUA and adjoined a line of

gardens which, with two narrow interruptions, formed a substantial area of biodiverse green space between Middleton Road and Westgate. (Pickering Town Council)

Response

Site 130 is currently identified as a VIUA, and it has been re-evaluated on the lack of open qualities. The site's key feature is the presence of mature trees which contribute significantly to the area, and which are subject to a Tree Preservation Order.

138 is already subject to a VIUA designation, which through the site assessment process has been determined to be appropriate for the sensitivity of the land and its contribution to the setting of Keld Head Conservation Area.

The land between the existing built edge of Pickering, and the Industrial Estate is land which provides an important buffer space, as identified in an appeal decision in 2014, it also contains identified strip fields. However, the site is not viewable from wider areas. As such its ability to meet the tests of VIUAs is limited.

Site 497 and 504 are already subject to VIUA designation, which through the site assessment process has been determined to be appropriate for the sensitivity of the land and its contribution to the setting of Pickering Conservation Area (497) and the entrance to the town (504).

Site 500 (and 604) are sites which provide an important open space between Keld Head (and Pickering) and Middleton, and their Conservation Areas. In Particular 604 is close to the Scheduled Monument of St. Nicholas's Hospital. In undertaking a site visit, it was not considered to specifically meet the criteria for designation of VIUA. Never the less, the open fields do ensure that settlements remain distinct, and that is identified in the SSM.

Kirkbymoorside

- The view of the Sports field should remain open from the road - it should never be fenced or walled off. (J Coughlan)
- sites 10 (plus 156), 58, 411, 436, 437 40 and 56 would 'join' Kirby Mills/Keldholme to Kirkbymoorside, eliminating the green spaces that separate the communities and the VIUA's. (C Tinkler)
- Keldholme: The character setting and appearance of Keldholme were significant criteria in the refusal by the Planning Inspectorate of a local planning appeal circa 1994/95. These qualities remain, and considered for designation as a Conservation Area. To avoid merging Keldholme with Kirkbymoorside (B Hughes)
- Site 102 be designated as a Visually Important Undeveloped Area. It is equally deserving of this status as any of the other VIUAs listed in Kirkbymoorside that have been submitted for possible development, and should be protected. (B Hewitt)

- Site 102 - Should be identified as a VIUA:
 - It is already a link via footpaths to the wider countryside and should be preserved.
 - I prefer (G) policy approach 'protecting character and value of all landscapes'
 - I do not consider development appropriate for site 102, either residential or mixed use.
 - Landscape towards Robin Hood's Howl from West Pasture is a sensitive area, valued by myself and others.
 - Any proposal to build on the land will strongly be opposed.
 - Quotes from you documentation - 'support and based economic activity, manage the landscape', 'part of the special qualities of the place' (B12 & B13)
 - 'Balance importance of these spaces with the need to provide development', 'avoid merging Kirkbymoorside with Keldholme' (B26). (B Hewitt)

Response

Site IDs 87, 162 and 265, relate to the Brick works. Whilst the lower level part of the site (site submission 265) could represent a positive redevelopment of the site, the larger site submissions refer to land which is elevated, and more prominent.

Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane. To the south, the VIUA extends to open land between Kirkby Mills and Kirkbymoorside on the A170 to protect from coalescence.

- 145-retain as part of VIUA- contributes to setting of Conservation Area
- 162-retain as part of VIUA- disparate elevated site
- 87 - retain as part of VIUA- disparate elevated site
- 212- could be viewed as an infill site, but offers a break in what would be near continuous ribbon development.
- 411 - Rural, distanced form the settlement remains relevant as a VIUA
- 10 - Contributes to settlement separation, and could be used for recreational purposes. VIUA remains relevant.
- 56 - Important space between Keldholme and Kirkby Mills. VIUA remains relevant.
- 40 - retain as a VIUA, wedge of land between A170 and old road which leads to Keldholme, would be a prominent, visible site.
- 436 - Rural, distanced form the settlement remains relevant as a VIUA 437 is not within the VIUA but is within open countryside, would not wish to perpetuate ribbon development this far along the road.
- 102 - is now subject to Planning Permission.

Helmsley

- All land in Helmsley to be VIUA except the South East corner earmarked for industry (Helmsley Town Council)

Response

The Development Principles and allocations have now been considered through the Helmsley Plan Development Plan Document. Over 3/4 of the town is surrounded by National Park designation, with National Nature Reserve, and Helmsley Castle, there is also to the south the boundary with the Howardian Hills Area of Outstanding Natural Beauty. These give areas outside the allocations around Helmsley a level of protection regarding their special qualities which are more stringent than that of a local-level designation of the VIUA. There are two Visually Important Undeveloped Areas, one to the south of the town, on the land between the River Rye (north) and road (A170) which is also within the Howardian Hills AONB. The Other is to the east, and forms an important entrance to the town, and is within the Area of High Landscape Value.

Ampleforth

- “Ampleforth Main Street should be a VIUA”
- “Sites 111, 224, 288 and 160 should be VIUAs”
- “the fields of Ampleforth should be protected already as within the AONB, but this is a “phoney” protection. Exception Sites should be scrapped and all rural villages protected”

Response

The AONB designation is a national-level landscape designation, afforded great weight in decision-making. The site 288 was considered acceptable and did not harm the AONB, and provided a plan compliant level of housing and met affordable housing need.

Exception sites is a national policy approach.

Site 288 has now been subject to a development proposal which has now been completed, site 160 is to the south and is not considered to meet any of the tests required.

See above site assessment table for site 111, which is considered to merit designation as a VIUA.

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Sheriff Hutton

- “Around” Sheriff Hutton to be VIUA.

Response

The purpose of VIUAs is to define particular areas of land (of wildly varying scales) which meet one or more the particular tests (as identified at the start of this appendix). Sheriff Hutton already contains a collection of VIUAs which are focussed around the Green, which is an area of land which was used for markets in the Mediaeval period. Further areas of land include verges which contribute to the character of the settlement. Sheriff Hutton has a number of Scheduled Monuments, and those areas are subject to particular protection. The eastern, and older build area of Sheriff Hutton is also subject to a Conservation Area. In considering both where there is development pressure exists, which is discrete sites adjacent to the settlement, these sites would not change the overall character of Sheriff Hutton. Furthermore the village is not subject to coalescence issues. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Slingsby

- “Site 444, a sports field next to the Castle should be a VIUA” (That would suggest site 427)

Response

Please refer to the above section concerning Site Selection Methodology, as sites submitted in Slingsby have been considered through the SSM.

Hovingham

There were no comments made regarding VIUAs in Hovingham.

Response

Please refer to the above section concerning Site Selection Methodology, as sites submitted in Hovingham have been considered through the SSM. The land to the north east of the Worsley Arms is considered to meet the following tests:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest
- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside

In order for the contribution of the area to the setting of the Worsley Arms complex, the landform extends out from the settlement. Consequently views are achieved of the cart entrance, with archway, and the imposing walls which enclose the area. The land would also adjoin two pre-existing VIUA areas: land to the north of Worsley Arms and garden to the north of Stone House.

Amotherby / Swinton

- Between Swinton and Amotherby to be VIUA
- Between Malton to Broughton to Swinton to Amotherby to be VIUA

Response

Site 636 is a site which has been put forward as a potential allocation to the south of the B1257. It has been assessed through the Site Selection Methodology, and is discussed above in the SSM table.

Nawton / Beadlam

There were no comments made regarding VIUAs in Nawton / Beadlam

Response

Land to the east of Beckett Close, site ID 55 was a VIUA, is became developed on the basis of housing need, and the fact that the site's ability to be viewed as an area of open space had become degraded with the development of Beckett Close.

Site 105 was assessed as a potential site for development, it was considered that the site still represented its attributes in terms of:

- the contribution the space makes to the setting of the settlement viewed either from publicly accessible view points within the settlement or from approach roads or paths
- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

Thornton-le-Dale

There were no comments made regarding VIUAs in Thornton-le-Dale.

Response

There are no VIUAs within the relatively small area of Thornton le Dale that is within Ryedale District Local Planning Authority. A number of sites submitted within the Parish are not capable of meeting the tests required to be a VIUA. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Staxton / Willerby

There were no comments made regarding VIUAs in Staxton / Willerby.

Response

The Council has evaluated the existing VIUA, and consider it continues to remain relevant as a VIUA. Sites 217 and 177 have been assessed as being important open spaces, but which do not meet the criteria . A further VIUA in Staxton was identified in the 2002 Local Plan Inset map which was not correctly identified. This land is to be indentified as a VIUA in its full extent because it meets the following criteria:

- the contribution the space makes to the overall form and character of the village
- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

Rillington

There were no comments made regarding VIUAs in Rillington.

Response

No VIUAs are within this settlement. No new VIUAs have been identified through the Site Selection Methodology.

Sherburn

There were no comments made regarding VIUAs in Sherburn.

Response

Existing VIUAs are within this settlement were reviewed and considered to be relevant. No new VIUAs have been identified through the Site Selection Methodology.

General Response to requests for VIUAs within Other Villages

Based on the adopted spatial approach of the Local Plan Strategy, there is no allocations proposed to the other villages. As such, there is no compelling pressure on land in and around such villages, and an assessment as been undertaken of the comprehensive existing VIUA coverage from the 2002 Local Plan. However, there are some instances where the Council has reappraised VIUA designations, and these are discussed below or in the SSM section:

Burythorpe

- There is no overriding need to provide additional land for housing in Burythorpe and the sustainability of the settlement in terms of providing for anything more than very limited local needs housing is considered questionable. It seems that the LDF intends concentrating residential development in the market towns and there would appear to be no justification to consider formal housing allocations for general housing purposes in Burythorpe. The merits of this site have been carefully evaluated in the extant Local Plan and have been assessed in more detail through the Village Design Statement. Nothing that has happened since the Local Plan was first produced to detract from the importance of the site so that it still merits retaining its status as a Visually Important Undeveloped Area. It is respectfully requested that the site 377 be retained as a Visually Important Undeveloped Area or some similar protection be maintained as an integral part of the emerging LDF (Edwardson Associates)
- Plot 377 has been put forward for the LDF. This site has ENV5 status and has already been refused planning permission by the Planning Committee. The reason given for refusal is below: Any proposed development on such a site should be tenuously discouraged and ENV5 status retained. (J A Brown)
- We have an automatic objection to this land (site 377) because it has been designated as V.I.U.A as stated in the Village Design Statement and ratified by Ryedale Council. Any development of this land should be in accordance with this statement. (RS Wilson)

Response

No policy principle to release site. VIUA remains relevant.

Ebberston and Yedingham

- Site 17 should be a VIUA (Ebberston with Yedingham Parish Council)

Response

Much of Ebberston is within the Fringe of the Moors Area of High Landscape Value. There is a VIUA to the north of the A170, to the east of Chestnut Cottage, this remains a very prominent and distinct open space, which reflects the rising land of the Moors.

Site 17 is a large field out with the AHLV, to the south of the village. Ebberston is a very linear village, the site is viewed as an entrance to the settlement from the south. The field is no longer capable of being viewed from within the settlement. It is considered that the field makes no specific contribution to the entrance of the village. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Harome

- We consider that toft land is an important distinguishing feature of many Ryedale villages' heritage. The pattern of narrow plots contributes to the villages' visual amenity and should be protected as a VIUA where it is still undeveloped. In particular we would propose that the area between the rear of buildings fronting on Main Street Harome and Chapel Back Lane should be designated as a VIUA because this is an ancient feature dating back at least to the 13th century. (K and S Hall)

Response

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives. This area of land identified in this response is already recognised as being of particular sensitivity, it is part of the Conservation Area of Harome, recognising the historic character of the site, and the contribution it makes to the character and appearance of the Conservation Area. Both Back Lane and Chapel Lane have the Development Limits drawn close to the settlement, with the Conservation Area extending back. On examining these areas it is clear that historic and more modern development has taken place within those areas, and so that they are not undeveloped. It is appreciated that such sites have a historic contribution to the settlement, and the Conservation Area extent recognises that.

Newton-on-Rawcliffe

- Newton on Rawcliffe and Stape should be a VIUA (B. Garrett)
- Newton upon Rawcliffe should be a VIUA (Anon.)
- Entrance on Newton on Rawcliffe, Newton Dale (Newton, Rawcliffe and Stape Parish Council)

Response

The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives. Much of Newton-on-Rawcliffe is within the National Park, which is subject to a separate authority for planning designations and decisions . The part of the settlement which is out with the Park is within a Area of High Landscape Value, and is subject to very tight Development Limits. Furthermore, there is a open area within the centre of the village, which is transected by paths and roads. This area is identified as a Visually Important Undeveloped Area, and it has been considered in appendix 1 to still be relevant in its designation.

Settrington

- Settrington should be a VIUA (Mr and Mrs Kunkel)

Response

Existing VIUA s have been reviewed, and remain relevant in their continued designation. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Thorpe Bassett

- We are not aware of other areas which should be identified as VIUAs, but any that are identified should not be developed if they alter the character of towns and villages in any significant way. (Mrs G Revis, Dr G Malan and Thorpe Bassett Parish Meeting)
- The view from Bassett Wold looking down over Thorpe Bassett towards the Vale of Pickering. (P A Richardson, N Simpson,)

Response

Thorpe Bassett is a settlement which is not subject to an VIUA designations. The role of the Visually Important Undeveloped Area designation is not to protect wider landscapes, which are subject to other evaluation measures and policies which evaluate their contribution. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular

sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

Welburn

- If the landscape around Castle Howard is not classified as a AHLV then it should be a VIUA, (Welburn Parish Council)
- If the area around Castle Howard is not designated as an area of High Landscape Value, then it should be classified as a Visually Important Undeveloped Area instead. (A Robinson, K and J Warner, P and E Brown, Mr and Mrs T J Scott, Mr and Mrs A Hewitt, M Bell, A Bell, J Hopkins, A Cox, Mr E and Mrs E Gathercole,)
- Land around Castle Howard from the ridge of hills to the north of Coneysthorpe to the wooded ridge south of Welburn, and from the A64 to the cross-roads east of Welburn should be afforded VIUA status, because of its importance to the special character of the environment approaching and surrounding the Castle Howard Estate. (P Benham)
- Area of land the west of St John's Church and Church Lane Welburn to be designated as a VIUA (Mrs EM Gathercole)

Response

Wider landscape issues are not the remit of VIUA designations, whose purpose is to look at discrete areas of land which contribute to settlement character, and have other site-specific sensitivities. The land surrounding Castle Howard is subject to nationally significant landscape designation AONB, and the Grade I Listed Castle Howard, and the various Listed structures within the Registered Park and Garden mean that the land around this area is particularly stringent. The VIUA designation needs to be applied judiciously with specific criteria, to ensure that it remains of value, and provides robust policy protection to areas which are subject to particular sensitivities. Using such a designation in a more generalised approach would be a dilution and consequential devaluation of the designation, which would make it harder to resist applications for development of the site, when balanced against social and economic objectives.

However, whilst the area of land which is to the west of Church of St. John and Welburn Lane has not been identified on a map. Officers have viewed the site and there is a wedge of land which is open which lies between the Church and open fields. The land is also identified within the Conservation Area, has mature trees on its boundary. The open land contributes to the setting of the Church, which is Grade II Listed, and affords views out into the wider countryside from a publically accessible site. The site also has a seat within it. As such, it is considered that this parcel of land meets the following designation criteria for a VIUA:

- the contribution the space makes to the setting of a building or groups of buildings either listed or of historical or architectural interest

- the extent to which the space provides a vista or viewpoint into the surrounding countryside
- the extent to which trees, boundary hedges or walls contribute to the character of the space

VIUAs to be Removed from the VIUA Designation on the Policies/Proposals Map

Malton / Norton

- Site 282 should no longer be identified as VIUA. Such as designation is now obsolete; sensitive development incorporating open space can achieve the same aims. It is also considered that now one of the reasons for designating the Showfield as a VIUA in the first place, to protect its historic use as Malton Showfield, has ceased, the designation of this land, which is little more than a featureless open field, should cease. (Smiths Gore obo Fitzwilliam Trust Corporation)
- Release sites 388, 282, 186 (D Townsend)

Response

Sites 282, 388 have now been granted planning permission. 186 (which became 581) was removed from the sites consultation. The site has however, with site 282 being granted planning permission. Site 325 (land to the south of Coronation Farm, Old Malton) also has planning permission now.

Pickering

2009

- Requires studying. In principal, private gardens should not become VIUAs. Yes site 130 Pickering, should be no longer identified this way.

2012

- Specific concern regarding the request for the removal of the VIUA designation from property in Pickering (site 130)

Response

This relatively small curtilage site is situated within modern residential development. The site frontage is narrow, and the site is covered with now very mature trees which mask any sense that the site is undeveloped in nature. Whilst the trees themselves undoubtedly contribute to the character and amenity of the locality and make a positive contribution to the street scene, they are subject to a Tree Preservation Order, which, it is considered is the appropriate mechanism to ensure their protection.

Kirkbymoorside

- Site 87 (Kirkbymoorside) the old Brickworks is a brownfield site currently being used as a builder's yard so may not be appropriate as a VIUA? (P Varley)
- 265 removed from VIUA (E Blyth)
- For removal of KMS-based VIUA status sites:
 - 145-develop
 - 162-develop
 - 87 - develop
 - 212-develop
 - 411 - develop alongside road but not further down
 - 156 - develop alongside arteries, not into bulk of green space which should be protected.
 - 10 - if this is alongside the Sports field, only for Sports field extension!
 - 40 - I see no problem with low-intensity development sensitive to site and proximity of Sports field.
 - 436 & 437 - alongside road, OK. Protect extended green space
 - 265-retain VIUA (J Coughlan)

Response

Site IDs 87, 162 and 265, relate to the Brick works. Whilst the lower level part of the site (site submission 265) could represent a positive redevelopment of the site, the larger site submissions refer to land which is elevated, and more prominent.

Kirkbymoorside is subject to one of the most extensive VIUA designations in the District. Its role was multi-fold. To protect the eastern edge of Kirkbymoorside to the north to preserve the setting of Vivers Hill Scheduled Monument, the Church and Conservation Area. The mid section includes the strip field systems and mosaic of field patterns contribute to the setting of the town and provide separation between Kirkbymoorside and Keldholme, it also included land which could be subject to development pressure along Swineherd Lane. To the south, the VIUA extends to open land between Kirkby Mills and Kirkbymoorside.

As such each of sites has been considered through the SSM, the following sites (265 and 156) have been consulted upon as potential options for allocation. If the decision is made to allocate this land for development then these sites would not be included as a VIUA on the Proposals Map.

- 265- Brownfield site, lower level could be subject to small scale development, with gaps to ensure that it did not create a concentrated form of development.
- 156 - This field is part of the wider strip field system, its loss cannot be mitigated. The site is, however, of the submissions made in the Kirkbymoorside area, on balance this site has the strongest relationship with the settlement, and it is adjacent to modern, estate development.

Nawton

The VIUA to the west of Station Road (and also identified as Site 55) has been lost to the development of 21 dwellings. (08/00530/MOUT, 11/01233/MOUT, 12/00699/MREM). It was accepted in 2008 with the granting of outline planning permission for development that since the designation of the site as part of a wider VIUA, that the character of this site had changed significantly with further estate housing immediately adjacent to two of the site boundaries. When approaching the site from the A170, it was the housing on Beckett Close and the planting fronting the A170 that was dominant. Conversely, the main parcel of the VIUA on the eastern side of Station Road still serves its original purpose and is an important open area on the edge of the settlement. As such, the development of the site was considered appropriate in visual terms.

Agenda Item 13

RYEDALE DISTRICT COUNCIL

APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS

PERIOD 22 AUGUST 2016 TO 16 SEPTEMBER 2016

1.

Application No: 16/00250/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Rangeford Pickering Ltd
Location: Land At OS Field 9525 Crossgate Lane Pickering North Yorkshire
Proposal: Erection of 3no. additional residential units and revision to house types of plots 54 and 58 together with alterations to site layout and associated parking and landscaping (revised details to approval 14/00976/MREM dated 09.12.2014).

2.

Application No: 16/00338/FUL **Decision: Approval**
Parish: Broughton Parish Meeting
Applicant: B C Wilson (Mr Bruce Wilson)
Location: Land To The Rear Of 4 Flowery Bank Broughton Road Broughton Malton North Yorkshire
Proposal: Change of use of part of the existing domestic garden to allow the erection of a replacement storage building on an alternative part of the site for agriculturally related equipment for existing agricultural contracting business to include removal of existing storage buildings

3.

Application No: 16/00813/FUL **Decision: Approval**
Parish: Welburn (Malton) Parish Council
Applicant: CTIL And Telefonica UK Ltd
Location: Land West Of Greets House Road Welburn Malton North Yorkshire
Proposal: Erection of a 12.5m high slim-line column to include 3no. antennas and 3no. RRUs together with installation of 2no. ground based equipment cabinets all within a compound formed from a 1.6m high timber post and rail fence.

4.

Application No: 16/00973/FUL **Decision: Refusal**
Parish: Broughton Parish Meeting
Applicant: Mr M Blakeley
Location: Land Adj To Dhekalia Moor Lane Broughton Malton North Yorkshire
Proposal: Erection of a 2 no. bedroom detached dwelling with garden shed and formation of vehicular access

5.

Application No: 16/01015/FUL **Decision: Approval**
Parish: Kirby Misperton Parish Council
Applicant: Mr Stuart Bulmer
Location: Ashfield Caravan Park Main Street Kirby Misperton Malton North Yorkshire YO17 6XL
Proposal: Replacement of 14no. existing touring caravan pitches with 14no. static caravan pitches and change of use of the rally field to 12no. static caravan pitches and formation of new sections of 3.7m wide access road with turning circle

6.
Application No: 16/01084/FUL **Decision: Approval**
Parish: Aislaby, Middleton & Wrelton Parish
Applicant: Mr Philip Taylor
Location: Land At Cropton Lane Wrelton Pickering North Yorkshire
Proposal: Erection of an agricultural building for general purpose

7.
Application No: 16/01087/FUL **Decision: Approval**
Parish: Buttercrambe With Bossall Parish Meeting
Applicant: The Trustees Of G W Darley 1971 Settlement
Location: Land At 3 Church Walk Buttercrambe Malton
Proposal: Erection of a two bedroom end of terrace dwelling with parking and amenity area and alteration to existing vehicular access serving the four dwellings

8.
Application No: 16/01109/FUL **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr A Raines
Location: Buildings At Bridge House Farm Riggs Road Ryton Malton North Yorkshire
Proposal: Change of use and alterations to existing detached outbuilding to form 2no. semi-detached two-bedroom dwellings with associated parking spaces

9.
Application No: 16/01113/CLEUD **Decision: Approval**
Parish: Foston Parish Council
Applicant: Messrs Jones And Godliman
Location: Gravel Pit Farm Thornton Le Clay Malton YO60 7QE
Proposal: Certificate of Lawfulness in respect of the alteration and use of the building known as The Sty as ancillary residential one bedroom annexed accommodation to the Farm House in excess of four years before the date of this application, the use of the land identified by the Blue line on Plan1 as access drive, parking and domestic garden in excess of 10 years before the date of this application and the erection of the detached garage and store to serve the Farm House in excess of four years before the date of this application

10.
Application No: 16/01114/CLEUD **Decision: Approval**
Parish: Foston Parish Council
Applicant: Messrs Jones And Godliman
Location: The Granary Gravel Pit Farm Thornton Le Clay Malton
Proposal: Certificate of Lawfulness in respect of alteration and use of the building known as The Granary as a three bedroom residential dwelling to include erection of a conservatory in excess of four years before the date of this application with use of the surrounding domestic garden in association with the occupancy of The Granary

11.
Application No: 16/01115/CLEUD **Decision: Approval**
Parish: Foston Parish Council
Applicant: Messrs Jones And Godliman
Location: The Byre Gravel Pit Farm Thornton Le Clay Malton
Proposal: Certificate of Lawfulness in respect of the alteration and use of the building known as The Byre as a one bedroom residential dwelling in excess of four years before the date of this application

12.
Application No: 16/01117/FUL **Decision: Approval**
Parish: Scagglethorpe Parish Council
Applicant: Mr M Hutchinson
Location: Low Moor Farm Scagglethorpe Lane Scagglethorpe Malton YO17 8EA
Proposal: Retention of agricultural building to allow change of use and alterations to form 3no. bedroom holiday cottage

13.
Application No: 16/01121/HOUSE **Decision: Refusal**
Parish: Sherburn Parish Council
Applicant: Mr & Mrs A Oldroyd
Location: 12 Elm Grove Sherburn Malton North Yorkshire YO17 8PF
Proposal: Erection of part two storey/part single storey extension to rear and side elevations to include internal link to existing detached garage

14.
Application No: 16/01122/HOUSE **Decision: Approval**
Parish: Flaxton Parish Council
Applicant: Kate Dunham & Natalie Hewitt
Location: Chase Cottage Main Street Flaxton Malton YO60 7RJ
Proposal: Erection of single storey extension to rear elevation to include replacement porch following partial demolition of existing attached fuel store and wash house

15.
Application No: 16/01127/FUL **Decision: Approval**
Parish: Sand Hutton Parish Council
Applicant: Mr & Mrs Alan & Rosemary Black
Location: Buildings Adjacent Chestnut Farm Main Street Sand Hutton Malton
Proposal: Change of use, alterations and partial demolition of existing agricultural buildings to form a semi-detached two-bedroom dwelling with attached garage and a detached ancillary storage building with four-bay garage

16.
Application No: 16/01132/HOUSE **Decision: Approval**
Parish: Harome Parish Council
Applicant: The Greystones Trust (Ms Kerry Scholes)
Location: Greystones Main Street Harome Helmsley YO62 5JF
Proposal: Installation of an LPG tank to serve Greystones with associated screening

17.
Application No: 16/01135/HOUSE **Decision: Approval**
Parish: Nawton Parish Council
Applicant: Mr And Mrs Coldbeck
Location: 1 Station Road Nawton Helmsley YO62 7RG
Proposal: Erection of single storey extension to front elevation to form entrance lobby and additional garage space

18.
Application No: 16/01136/HOUSE **Decision: Approval**
Parish: Marton Parish Meeting
Applicant: Mr Jamie Souter
Location: 3 Meadowfield Marton YO62 6RD
Proposal: Formation of vehicle access with gravelled parking area

19.

Application No: 16/01178/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Television House
Location: 19 Market Place Pickering North Yorkshire YO18 7AE
Proposal: Erection of a three storey linking extension to provide additional retail space, workshop and store to replace existing timber workshop/storage building

20.

Application No: 16/01218/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr & Mrs Brewster
Location: 108 Eastgate Pickering North Yorkshire YO18 7DW
Proposal: Rebuilding and extension of existing outbuilding to form additional domestic accommodation to include raising of roof height

21.

Application No: 16/01212/ADV **Decision: Approval**
Parish: Pickering Town Council
Applicant: Rangeford Pickering Ltd .
Location: Land At OS Field 9525 Crossgate Lane Pickering North Yorkshire
Proposal: Re-location of the 2.4m high non-illuminated advertising hoardings from the left side of the site entrance to the right side with the same graphics to be used

22.

Application No: 16/01213/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Rangeford Pickering Ltd .
Location: Land At OS Field 9525 Crossgate Lane Pickering North Yorkshire
Proposal: Erection of a permanent stone gateway feature to the left side of the main site entrance with a maximum wall height of 1.675m and intermediate stone piers of 2.4m maximum height

23.

Application No: 16/01217/HOUSE **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Ms Janet Murphy
Location: 69 West End Kirkbymoorside YO62 6AD
Proposal: Replacement of 2no. first floor windows to front elevation with double-glazed timber sliding sash windows.

24.

Application No: 16/01222/HOUSE **Decision: Approval**
Parish: Scrayingham Parish Council
Applicant: Mr & Mrs Lawton
Location: The Barn Main Street Scrayingham Malton YO41 1JD
Proposal: Erection of two storey rear extension following demolition of existing attached garage and erection of detached garage

25.
Application No: 16/01223/FUL **Decision: Approval**
Parish: Gilling East Parish Council
Applicant: Mr Rob Fawcett
Location: Fairfax Arms Main Street Gilling East Helmsley YO62 4JH
Proposal: Erection of orangery extension to south elevation to form restaurant

26.
Application No: 16/01225/FUL **Decision: Approval**
Parish: Oswaldkirk Parish Meeting
Applicant: Mr W Derby
Location: Bridge Farm Station Road Gilling East Helmsley YO62 4JW
Proposal: Erection of a block of 3no. timber stables and retention of an existing mobile field shelter for private use

27.
Application No: 16/01228/HOUSE **Decision: Approval**
Parish: Barton-le-Street Parish Meeting
Applicant: Mr Thomas Mainwaring
Location: 1 High Street Barton Le Street Malton North Yorkshire YO17 6PH
Proposal: Formation of vehicular access with parking/turning area

28.
Application No: 16/01233/FUL **Decision: Approval**
Parish: Thorpe Bassett Parish Meeting
Applicant: Mr Clarkson
Location: Rowgate Farm Keld Lane Thorpe Bassett Malton YO17 8LU
Proposal: Change of use of agricultural paddock to form an all-weather equestrian manege with 1.5m high timber boundary fence together with formation of crushed stone parking and turning area.

29.
Application No: 16/01234/ADV **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr Rory Queen
Location: Chapter Two Bar 5 Market Place Malton North Yorkshire YO17 7LP
Proposal: Display of a non-illuminated hand painted front name sign

30.
Application No: 16/01235/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr Rory Queen
Location: Chapter Two Bar 5 Market Place Malton North Yorkshire YO17 7LP
Proposal: Display of a non-illuminated hand painted front name sign

31.
Application No: 16/01266/LBC **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Mr Simon Woodhams
Location: 32 Howe End Kirkbymoorside YO62 6BD
Proposal: Replacement of existing timber framed rear patio doors with aluminium framed folding patio doors.

32.
Application No: 16/01269/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr R Court
Location: Two Ways Swainsea Lane Pickering North Yorkshire YO18 8AR
Proposal: Installation of replacement dormer window to south elevation roofslope.

33.
Application No: 16/01272/HOUSE **Decision: Approval**
Parish: Ampleforth Parish Council
Applicant: Mr Richard Wedgwood
Location: 17 Birdforth Way Ampleforth YO62 4BY
Proposal: Erection of a single storey rear extension

34.
Application No: 16/01281/HOUSE **Decision: Approval**
Parish: Welburn (Kirkbymoorside) Parish Meeting
Applicant: Mr Peter Fambely
Location: North Lodge Welburn Hall Back Lane Welburn Kirkbymoorside North Yorkshire YO62 7HG
Proposal: Erection of detached garage (revised details to refusal 15/00775/HOUSE dated 26.08.2015 as dismissed on appeal 03.02.2016)

35.
Application No: 16/01307/HOUSE **Decision: Approval**
Parish: Hovingham Parish Council
Applicant: Mrs Helen Newby
Location: Coatesworth House Main Street Hovingham YO62 4LF
Proposal: Erection of replacement rear conservatory type entrance porch

36.
Application No: 16/01308/LBC **Decision: Approval**
Parish: Hovingham Parish Council
Applicant: Mrs Helen Newby
Location: Coatesworth House Main Street Hovingham YO62 4LF
Proposal: Erection of replacement rear conservatory type entrance porch following removal of existing timber structure

37.
Application No: 16/01319/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: The Co-op Funeralcare
Location: 18 Wheelgate Malton North Yorkshire YO17 7HP
Proposal: Internal and external works to facilitate the use of the building as a funeral parlour to include replacement of shop front

38.
Application No: 16/01320/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: The Co-op Funeralcare
Location: 18 Wheelgate Malton North Yorkshire YO17 7HP
Proposal: External and internal alterations to shop to allow conversion to a funeral parlour to include replacement of shopfront

39.

Application No: 16/01326/HOUSE **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr Johnathon Huntsman
Location: 62 Orchard Road Malton North Yorkshire YO17 7BG
Proposal: Erection of two storey extension to side elevation following demolition of existing conservatory

40.

Application No: 16/01327/HOUSE **Decision: Approval**
Parish: Westow Parish Council
Applicant: Mr Ricky Francis
Location: Manor Rise Chapel Lane Westow Malton YO60 7ND
Proposal: Erection of single storey extension and dormer window to east elevation
