



PLANNING COMMITTEE

Tuesday 25 October 2016 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

- 1 **Apologies for absence**
- 2 **Minutes of meeting held on 27 September 2016** (Pages 3 - 6)
- 3 **Urgent Business**
To receive notice of any urgent business which the Chairman considers should be dealt with at the meeting as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.
- 4 **Declarations of Interest**
Members to indicate whether they will be declaring any interests under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.
- 5 **Schedule of items to be determined by Committee** (Pages 7 - 8)
- 6 **16/01238/FUL - Land North Of Yew Tree Cottage, Railway Street, Slingsby, Malton** (Pages 9 - 23)
- 7 **16/00965/MFUL Peckets Yard, East End Sheriff Hutton** (Pages 24 - 127)
- 8 **16/01368/MFUL - Dalby's Nurseries, Common Lane, Warthill** (Pages 128 - 139)

- 9 **16/00072/OUT - Land At Golden Square, Low Marishes, Malton** (Pages 140 - 172)
- 10 **16/01229/FUL - Barclays Bank, 23 Market Place, Kirkbymoorside** (Pages 173 - 182)
- 11 **16/01337/73A - 5 Church Street, Norton, Malton** (Pages 183 - 187)
- 12 **Any other business that the Chairman decides is urgent.**
- 13 **List of Applications determined under delegated Powers.** (Pages 188 - 195)
- 14 **Update on Appeal Decisions** (Pages 196 - 199)

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 27 September 2016

Present

Councillors Joy Andrews (Substitute), Burr MBE, Cleary, Cussons (Substitute), Farnell, Frank (Vice-Chairman), Maud, Shields and Windress (Chairman)

Substitutes: Councillor J Andrews and Councillor D Cussons

In Attendance

Rachael Balmer, Helen Bloomer, Samantha Burnett (Clerk), Tim Goodall, Ellis Mortimer (Clerk), Jill Thompson and Anthony Winship

Minutes

70 **Apologies for absence**

Apologies were received from Councillors Thornton and Hope.

71 **Minutes of meeting held on 31 August 2016**

Decision

That the minutes of the Planning Committee held on 31 August 2016 be approved and signed as a correct record.

[For 7 Against 0 Abstain 2]

72 **Urgent Business**

There was no urgent business.

73 **Declarations of Interest**

Councillor	Item
Farnell	10
Burr	11

74 **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.

75 **16/00206/MFUL - 98 & 100 Commercial Street, Norton, Malton**

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 manoeuvring space.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

76 **16/00229/MFUL - Woodlands Farm, York Lane, Flaxton**

16/00229/MFUL - 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.

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

77 16/00269/MFUL - Area Of Hardstanding To East Of Wombleton Caravan Park, Moorfields Lane, Wombleton, Kirkbymoorside

16/00269/MFUL - Change of use of area of concrete hardstanding to a temporary storage compound (retrospective application).

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

78 16/01133/MFUL - Land To East Of Ings Farm, Malton Road, West Knapton

16/01133/MFUL - 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

Decision

PERMISSION GRANTED - Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

79 16/01238/FUL - Land North Of Yew Tree Cottage, Railway Street, Slingsby

16/01238/FUL - Erection of 3 bedroom detached dwelling with detached garage.

Decision

SITE VISIT

[For 7

Against 0

Abstain 2]

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

80 **Part A Report - The Ryedale Plan Sites Document - Visually Important Undeveloped Areas (VIUA's)**

Decision

To approve the recommendation that consultation on VIUA's should include the following proposals:

1. That the sites listed in Table 1 paragraph 6.9 of the report should no longer be identified as VIUA's;
2. Clarification of the extent of the boundaries of the existing VIUAs listed in Table 2 paragraph 6.11 of the report;
3. Proposed new VIUA sites which are listed in Table 3 paragraph 6.15 of the report together with an extension to the proposed VIUA at Langton Road to cover the area of land comprising the recent appeal sites and that consideration is given to consulting on land at Tontine Barn in Kirkbymoorside as a potential VIUA.

[For 9

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.

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

There was no urgent business.

82 **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.

Meeting closed at 8.05pm

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 25/10/16

6

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.

7

Application No: 16/00965/MFUL

Application Site: Peckets Yard East End Sheriff Hutton

Proposal: Erection of 1no. five bedroom dwelling, 6no. four bedroom dwellings, 1no. three bedroom dwelling and 4no. two bedroom dwellings with associated garaging, parking, amenity areas and landscaping

8

Application No: 16/01368/MFUL

Application Site: Dalby's Nurseries Common Lane Warthill Sand Hutton North Yorkshire YO19 5XW

Proposal: Erection of a greenhouse

9

Application No: 16/00072/OUT

Application Site: Land At Golden Square Low Marishes Malton North Yorkshire

Proposal: Erection of an agricultural workers dwelling

10

Application No: 16/01229/FUL

Application Site: Barclays Bank 23 Market Place Kirkbymoorside YO62 6AA

Proposal: Erection of single storey rear extension following demolition of existing single storey rear extensions together with alterations to shop front to include replacement of 3no. ground floor windows with 2no. display windows

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 25/10/16

11

Application No: 16/01337/73A

Application Site: 5 Church Street Norton Malton North Yorkshire YO17 9HP

Proposal: Variation of Condition 05 of approval 15/00848/FUL dated 25.09.2015 to allow use between 08:00 hours and 19:00 hours on Mondays to Saturdays

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: 16/01238/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: 22 July 2016 **8/13 Week Expiry Date:** 16 September 2016
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Tree & Landscape Officer	No objection
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,
Overall Expiry Date: 19 September 2016

This application was deferred from the September 2016 Committee meeting, for a Site Inspection. For information a copy of the earlier Officer report (updated to reflect the Tree and Landscape Officer's comments) is appended below:

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 no objection to the application and has stated:

'With the exception of two semi-mature picea abies (Christmas trees) growing close to the northern boundary wall and a thin tall birch along the western boundary the remaining vegetation consists of garden shrubs and spindly saplings.

In my opinion the picea are likely to affect the boundary wall as they further enlarge and therefore their long-term retention is not viable, and the birch is considered to be of low amenity value owing to its small stature. I therefore have no objections to this application on arboricultural grounds.'

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 note. 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 2 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.

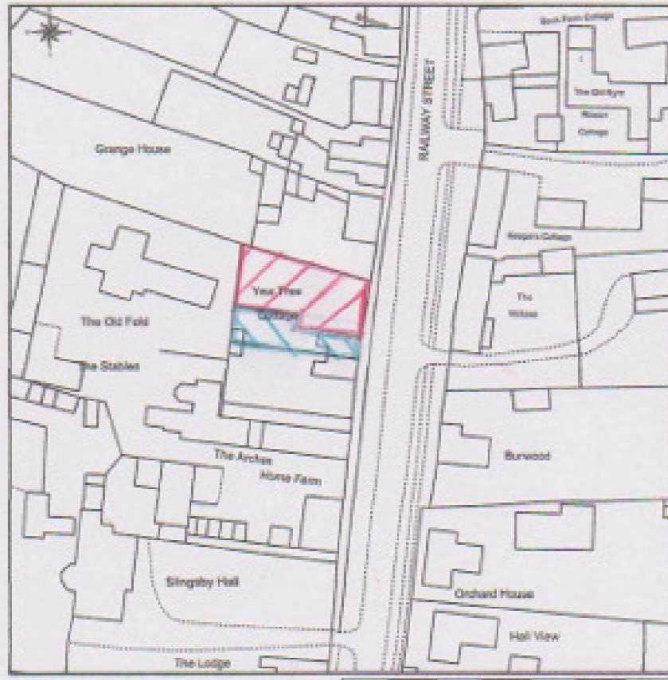
Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties



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16-1127

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

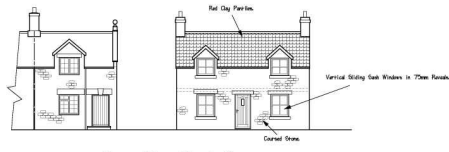
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DATE VALID
22/07/16

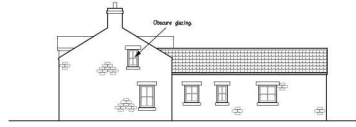
plans ahead by emapsite™

Prepared by: Mike Punchard, 01-02-2016

Check All Dimensions on Site.



Proposed East Elevation/Street scene.



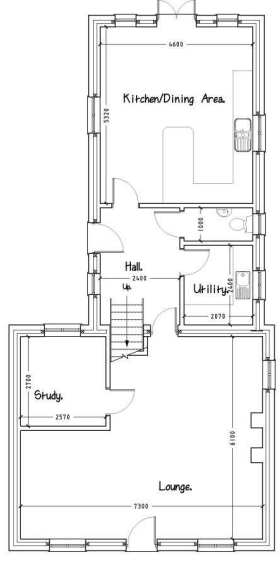
Proposed North Elevation.



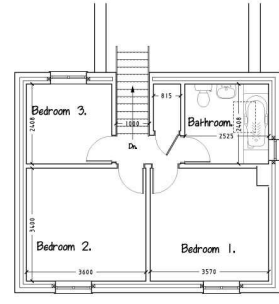
Proposed West Elevation.



Proposed South Elevation.



Proposed Ground Floor Layout.



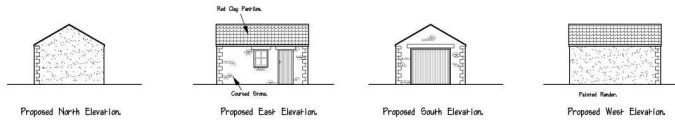
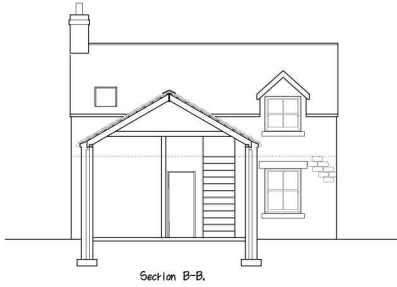
Proposed 1st Floor Layout.

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.

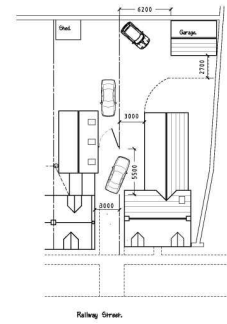
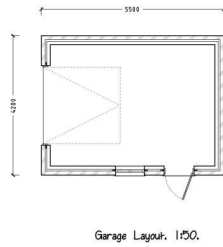
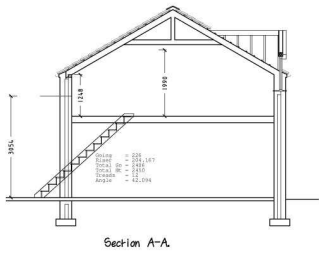
MIKE PUNCHARD
PLAN DRAWING SERVICE
 9 THE AVENUE, NORTON, MALTON,
 N. YORKS. YO17 9EF
 TEL:- 01653 694276

Check All Dimensions on Site.



Garage Elevations. 1:100.

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DATE VALID 2017/16

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

9 The Avenue
Norton
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North Yorkshire
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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

Agenda Item 7

Item Number: 7
Application No: 16/00965/MFUL
Parish: Sheriff Hutton Parish Council
Appn. Type: Full Application Major
Applicant: Daniel Gath Homes Limited (Mr D Gath)
Proposal: Erection of 1no. five bedroom dwelling, 6no. four bedroom dwellings, 1no. three bedroom dwelling and 4no. two bedroom dwellings with associated garaging, parking, amenity areas and landscaping
Location: Peckets Yard East End Sheriff Hutton

Registration Date: 1 June 2016 **8/13 Week Expiry Date:** 31 August 2016
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Archaeology Section	Advise scheme of archaeological evaluation - further comments awaited
Housing Services	Support
Land Use Planning	Comments made - received 28 June 2016
Environmental Health Officer	No views received to date
Building Conservation Officer	No objection in principle - some design concerns
Historic England	Comments made - refer decision to Council's BCO
Countryside Officer	Recommend condition
North Yorkshire Police Architectural Liaison Officer	Recommend condition
Tree & Landscape Officer	Objection to some aspects on original plans - now revised
Public Rights Of Way	Recommend informative
Lead Local Flood Authority	Objection withdrawn but conditions added re soakaways
Building Control	No views received to date
Foss Internal Drainage Board	Conditions to be included
Parish Council	Object - Further views awaited on amended plans
Highways North Yorkshire	Comments received, conditions recommended, further comments on Construction Vehicle Management Plan awaited

Neighbour responses: Mr Michael Feather, Mr And Mrs D Pattison, Mr Ian McLeod, Mr John Whitworth, Mr James Knock, Mrs Pauline Morson, Mr Neil Hodges, E De Berrie, Ms Pauline McLeod, Mr Timothy Morrison, Mr John Bennett, Mrs Frances Widdowson, Penny Marrows, Mary Brant, Mr Michael Lawson, Ms Catherine Jones, Ms Susan A Perkins, Mrs Margaret Fisher, Jo Harrison, Mrs Sarah Douglas, Mr Richard Masefield, Mr Ian Foxley, Roy Thompson, Mr And Mrs R J Oliver, William Marrows, Gill Sandall,

Overall Expiry Date: 24 October 2016

SITE:

The application site is located at the eastern extremity of the village of Sheriff Hutton. The site is located immediately adjacent to the existing village development limits as identified on the inset map of the Ryedale Plan adopted in 2002. The site contains a joinery workshop which is currently not in active use and the Yorkshire Water pumping station.

The site abuts open country side on its east and northern boundaries. The southern boundary abuts the churchyard of The Church of St Helens and the Holy Cross. The Church yard marks the northernmost extent of the designated conservation area, the church is a Grade I listed building. A Public Right of Way (PROW) also passes through the site in a west to east direct which then turns north adjacent to the eastern site boundary

The vehicular access to the site is obtained via an unclassified county highway known as East End. A number of other residential properties are served by this highway. The nearest residential properties to the site abut the western boundary. Howard Cottage, Howards End and Hartley all have curtilages that are adjacent to the western boundary of the site.

Members will recall that this application was reported to Planning Committee on 5th July 2016 when it was resolved to carry out a Site Inspection. The Committee site visit took place on 19th July 2016.

PROPOSAL:

This application is a full submission and proposes the erection of 12 No. dwellings on the site. These are comprised of 1 No. 5 bedroom dwelling, 6 No. four bedroom dwellings, 1 No. three bedroom dwelling and 4 No. two bedroom dwellings with associated garaging, parking amenity areas and landscaping.

The application is accompanied by several detailed technical reports which can be viewed on the Council's website and these include:

Planning statement,
Flood Risk assessment,
Tree Survey,
Heritage Assessment,
Extended Phase 1 Habitat Survey,
Great Crested Newt Survey,
Desk Top and Geo Environmental Report,
Geophysical Survey,
Highway Statement,
Surface Water Drainage Scheme.

The application drawings have been amended during the processing of the application in order to take account of the views of consultees and the case officer. These are appended to report for members information together with the accompanying Planning Statement. A further letter from the agent dated 26th September 2016 is also attached for ease of reference.

RELEVANT HISTORY:

15/00736/MFUL: Erection of 8 no. four bedroom, 4 no. three bedroom and 7 no. two bedroom dwellings together with associated road layout and landscaping following demolition of existing workshop/storage building

This was a full application for the erection of 19 No. dwellings on the site which was withdrawn following receipt of comments from Heritage England, the Council's Conservation Officer and NYCC Highways.

POLICY:

National Planning Policy NPPF
Planning Policy Guidance

Local Planning Policy

Adopted Development Plan- Ryedale Plan - Local Plan Strategy Adopted September 2013

Policy SP 1 - General Location of Development and Settlement Hierarchy

Policy SP 2 - Delivery and Distribution of New Housing

Policy SP 3 - Affordable Housing

Policy SP 4 - Type and Mix of New Housing

Policy SP 12 - Heritage

Policy SP 13 - Landscapes

Policy SP 14 - Biodiversity

Policy SP 16 - Design

Policy SP 19 - Presumption in Favour of Sustainable Development

Policy SP 20 - Generic Development Management Issues

Policy SP 22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

APPRAISAL:

The main considerations in relation to this application are:

The principle of the development

The layout, mix and scale of the proposed scheme

Affordable Housing Provision

Design

Impact on heritage assets

Impact on landscape

Highway safety

Drainage and Flood Risk

Ecology

Contaminated Land

Archaeology

Principle of Development

The Council has a 5-year supply of housing as of 31 March 2016. The current figure is 5.8 years of housing supply. The application site is located outside of the development limits of Sheriff Hutton, as such it lies within the open countryside. In accordance with Policy SP2 of the Local Plan Strategy the proposed dwellings would not meet any of the normal open countryside exceptions.

Para. 14 of NPPF states:

‘ For decision-taking this means:

-Approving development proposals that accord with the development plan without delay; and

-Where the development plan are absent, silent, or relevant policies are out-of-date, granting planning permission unless:

-Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or

-Specific policies in the Framework indicate development should be restricted.

Therefore, this application should be granted planning permission unless the impacts of the proposed development significantly or demonstrably outweigh the benefits or specific NPPF policies indicate development should be restricted.

In this case, the application site has been submitted as a possible site for residential development and indeed is a 'preferred site' (Site51) for circa 15 units within the Housing Sites Document 2015, which was approved by Planning Committee for consultation in March 2015. Furthermore the site is located in Sheriff Hutton, which is identified as a 'Service Village' and therefore in general terms it is a sustainable settlement with local services and facilities.

It is therefore considered that the principle of developing this site is consistent with national and emerging Local Plan Policy as set out in Policies SP1, SP2 and SP19 above. The appraisal below will address whether there is conflict with other NPPF policies or any significant or demonstrable harm is identified that could outweigh the benefits of the scheme.

The layout, mix and scale of the proposed scheme

Members will be aware that an earlier scheme for 19 No. dwellings was submitted on this site.

The earlier scheme was based around a suburban layout which was not considered to be locally distinctive and which failed to pay due regard to its setting close to the designated conservation area. The scheme was also more uniform and was considered by officers to deliver a limited choice of housing on the site contrary to the requirements of Policy SP4 of the adopted plan.

The current scheme has evolved following meetings and discussions with technical consultees and is now considered to provide a much better mix and range of housing types. The submission adopts a differing design approach which is considered to be more appropriate to its surroundings on this edge of village site.

Indeed the northern portion of the site is designed in a linked farmstead style (plots 9-12 inc.) whereas the southern part of the site is considered to be laid out in a more conventional form around the estate road (which is a continuation of East End into the application site). A wider mix of house types of differing scales and sizes is proposed in this area which is considered to be more reflective of the varying scale of existing dwellings found elsewhere in East End.

Affordable Housing

The proposal is for the erection of 12 dwellings in total on site. Four of these would be affordable - on Plots 1, 2, 7 and 8. A recent parish survey has identified there is a local need in the parish for mainly 2 bedroom accommodation. In addition to the provision of the properties on site an additional affordable housing commuted sum will also be required in this instance. Negotiations are on going in relation to this matter and Members will be updated at the meeting. It is anticipated that three of the on site units would be for rent with the fourth provided as an intermediate unit. Subject to securing the affordable housing through a Section 106 Agreement, Policy SP3 is considered to be satisfied.

Design

Members will note that the earlier scheme submitted in 2015 was withdrawn after being criticised by a number of consultees in respect of the design approach and number and type of dwellings proposed.

In the intervening period, a revised approach has been negotiated with officers and external consultees resulting in a much revised submission.

The layout now presents two different character types in order to better integrate the new development into the village.

The thrust of the design approach is set out in sections 4.3 to 4.14 inclusive of the attached Planning Statement. The design is partly based around a 'farmstead' on the northern-most plots with the commencing plots designed to represent an extension of the street (East End) further to the west.

The palette of materials proposed is limited to reflect those materials used elsewhere in the locality. Terracotta pantiles and slate roofs are proposed with a mix of high quality facing bricks and render proposed. Timber windows are also proposed.

The detailed designs are appended to this report from Members proposal. The detailing of the individual house types is varied, however, the key is simplicity. Subject to control of materials by condition, the design approach is considered to be acceptable and Policy SP 16 is satisfied.

Impact on heritage assets

The impact on heritage assets is considered to be inextricably linked to the form and layout of the units proposed. The application is accompanied by a comprehensive Heritage Assessment which identifies the significance of the assets and which has been used to inform the evolution of the design proposed. It is of note that Heritage England have no objection to the scheme, recommending that detailed considerations are dealt with by the Council's Building Conservation Officer.

The Council's BCO similarly raises no objection in principle making the following detailed comments.

Comments relating to the importance of retaining the southern boundary hedge are noted together with the concern over the introduction of open park railings alongside part of the eastern boundary. A revised plan has been received which replaces this with a new hedgerow. The bay window proposed on Plot 4 has also been deleted and new indigenous hedgerow is shown to be planted along the entire length of the eastern boundary.

Subject to the imposition of conditions, Policy SP 12 is considered to be satisfied.

Impact on landscape

The site is located on the edge of the village and is traversed by a PROW. It is sensitive in this respect and the amended proposals showing additional planting along the boundary are welcomed.

The site does not abut any local or nationally designated landscape. The Council's Tree and Landscape officer is happy with the revised proposals which are considered to be appropriate for this edge of village site.

Subject to the imposition of appropriate landscaping conditions, Policy SP 13 is considered to be satisfied.

Highway matters

The highway considerations have given rise to a significant number of objections locally based primarily around the nature of the highway network within the village leading to the site, together with the number and size of dwellings proposed and parking arrangements. The proposal has been considered in detail by officers at NYCC highways who have not objected to the scheme.

The highway officer makes the following detailed comments:

Since the withdrawal of the previous planning application (for 19 dwellings) at this site, the agents for the applicant have been in discussion with the highway authority in order to offer some mitigation measures for East End as a consequence of developing the site.

This looked at providing additional car parking for existing residents clear of the carriageway, and widening of the carriageway along a section in the vicinity of Church View in order to achieve a minimum overall width of 4.5 metres.

However, the car parking area proposed (generally opposite Lavender Cottage and Harcourt Lodge) would seem to fall onto an area of Registered Village Green (despite 3 car parking spaces already provided for within the Green area), the limits of which appear to extend right to the carriageway edge (ie. no area of highway verge can be utilised to offer additional car parking).

The carriageway widening could be provided for within highway verge limits on the south side of East End (being as there is a banked area to the north). However, Conservation concerns have been raised of the impact this would have on the adjacent hedgerow roots and trees beyond.

Consequently, both these mitigation measures have had to be discounted, and the scheme therefore needs to be assessed without any improvements save for what is being proposed within the actual application site.

It is noted the submitted scheme gives a housing reduction of around 37% against the previous, withdrawn application. Whilst there seems to be a difference of opinion between the applicant and objectors over how the traffic levels for 12 new dwellings compare with the present/latest use of the site, it is clear they would be less than that advocated for 19 new dwellings.

Given that activities allied to the existing building could be operated at a potentially higher level under a different owner without the need for planning consent, this needs to be taken into consideration when assessing the overall traffic situation along East End.

I conclude that, on balance, the traffic generated once the development is brought into use (if approved) and on the basis of the layout proposed, would not cause a situation whereby highway safety would be compromised to an unacceptable level in the immediate vicinity.

Having accepted the principle of the submitted development, the situation during the construction period, albeit a temporary period, needs to be considered carefully. The applicant, through its' Highway Statement has offered to provide this by way of a Construction Traffic Management Plan. Whilst a suitable planning condition can cover this with a requirement to submit full details that typically define such a plan, special attention needs to be given to this particular site, and additional clauses should be written into the condition. Overall, it needs to enable reasonable 'give and take' between the developer and residents, particularly during the working day, in order that the disruption and inconvenience is kept to a minimum, for the benefit of safety, amenity and project timescale.

It is also necessary to ensure the existing highway is monitored for any damage and immediately rectified as necessary.

Within the site, I would wish to see the initial section of extended carriageway widened to a minimum of 4.5 metres (and especially as the existing field right of way is specified as that), and the section showing the service vehicle turning swept path being included as part of the new adoptable highway network. The proposed planting around the pumping station compound may obscure the visibility for vehicles exiting the adjacent parking spaces, and would therefore need to be restricted in height by way of a sight-line condition.

The PROW officer also has no objection subject to there being no obstruction to the PROW.

A construction traffic management plan has also been received which is receiving further consideration from NYCC highways. It is anticipated that a response will be circulated with the late pages. In the light of the formal response from NYCC Highways, it is considered that an objection on highway grounds cannot be substantiated and the proposal is considered to satisfy Policy SP20.

Drainage and Flood Risk

Consultation has been carried out with Yorkshire Water , The Foss IDB and the Lead Local Flood Authority. No objections are raised although conditions are recommended if Members are minded to grant permission top this application. Additional information has been received on the proposed drainage arrangements for the site which shows details of soakaways, their location and proposals for maintenance. The LLFA has requested additional information on exceedance routes and this has been requested from the developer. Members will be updated at the meeting. It is anticipated, however, that this matter will ultimately also be controlled by a planning condition, if planning permission is granted.

Ecology

The Council's Countryside Management Officer has appraised the submitted information and recommends conditions relating to the clearance of the site, timings to avoid nesting birds and compliance with the recommendations set out in the Habitat Survey.

Subject to the mitigation proposed, Policy SP14 is considered to be satisfied.

Contaminated Land

The submitted report has been appraised by the Council's EHO who notes that the site is uncontaminated aside from one trial pit which has a slightly elevated level of lead. Also one of the buildings could have contained asbestos and further information has been requested on these two points. Again Members will be updated at the meeting although it is expected that this will ultimately be controlled by a planning condition and verification report if permission is granted.

Archaeology

NYCC Heritage Services have raised a requirement for further evaluation in the form of a Geo Physical investigation. This has been carried out and the formal response awaited. The assessment identifies low archaeological potential for the site and it is therefore anticipated that Heritage Services will have no objection to the scheme.

Other Matters

The Police Designing Out Crime Officer has no objection and overall commends the scheme. A condition is recommended if permission is granted to full details of security measures to be provided and agreed before development commences.

Parish Council

The Parish Council have strongly objected to the application. Their full comments are appended to this report. In summary the Parish Council object on the grounds of inadequate access to serve the development , concerns over construction traffic, the housing mix (too many large houses), impact on the adjacent church and churchyard, impact on trees and loss of PROW.

The PC has been re consulted on amended plans showing minor design changes and drainage details.

Members will be updated on any further response from the PC on the late pages or at the meeting.

Third Party Comments

28 local residents have written objecting to the application (some objectors have written multiple letters/emails)

The points raised cite.

- Serious concerns/objections over the site access, road network, congestion, traffic and parking issues;
- Concerns over adequacy of PAH highway report;
- Concerns over adequacy of sewerage system;
- Construction Traffic;
- Too many large houses /not enough affordable;
- Removal of trees; and
- Archaeological sensitivity/impact on church.

All of these issues have been dealt with in the appraisal section above and subject to the imposition of appropriate conditions, their impacts are considered to be capable of mitigation.

Summary

The proposal is considered to be in accordance with the thrust of both national and local planning policy. These are set out in the NPPF and the Ryedale Plan - Local Plan Strategy which are both considered to be complied with when read as a whole.

RECOMMENDATION: Approval subject to views of outstanding consultees and completion of a S106 agreement relating to affordable housing.

1 Conditions to follow

Background Papers:

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



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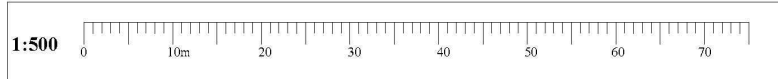
<p>APPROPRIATE</p> <p>DATE: 10.10.2016</p>	
<p>BRIAN SCOTT DESIGNS LLP</p> <p>Blackburn Cottage, Station Rd, Aldon, Salford, Greater Manchester, M6 7JG</p> <p>0161 275 1260</p> <p>info@brianscottedesigns.co.uk</p>	
<p>Client: DANIEL GATH: HOMES</p>	
<p>Project: 12 plots at Pockettle Yard & Sheriff Hutton</p>	
<p>Drawing: site plan 1:200</p>	
<p>Drawn: JET118</p>	<p>Checked: JET118</p>
<p>Date: 1:200</p>	<p>Sheet: A1</p>





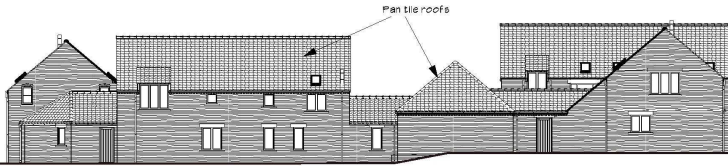
Amendments	
a)	Jan 16 various amendments
b)	Feb 16 various Historic England revisions
c)	March 16 radius shown to courtyard
d)	May 16 planning amendments
e)	May 16 minor highway amendments
f)	Sept 16 1 to moved east, 11 amended
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Wistow, Selby North Yorkshire YO8 5UZ Tel: (01757) 260054 email: info@brianscottedesigns.co.uk	
Client:	DANIEL GATH HOMES First Floor 5 Radnor Court, Axwell Close, Clifton Moor, York, YO20 4RB Tel: 01904 479776, Fax: 01904 473406 Email: info@danielgathhomes.co.uk
Project:	12 plots at Pecketts Yard, Sheriff Hutton
Drawing:	siteplan 1:500
Date:	Jan 16
Scale:	1:500
Drawing No:	1663 site 12 plots 500/ff
Sheet size:	A3

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DATE:
10.10.2016

- Generally
- cream timber window frames
- stained softwood lintels
- Airstone cills
- Clay pantile roofs
- Black PVC rainwater goods
- Red/brown rustic bricks
- Timber up and over garage doors



External north elevation

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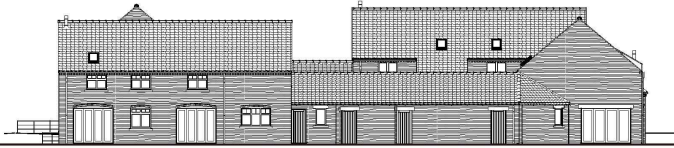
Internal north elevation

Amendments	
At Jan 16 plots 4, 10 and 11 amended	
At May 16 plans amended	
At May 16 planting amended	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Aislous, Selby, North Yorkshire YO8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIEL GATH HOMES First Floor, 5 West Court, High Cross, Colton Road, York, YO20 2BE Telephone: 01904 477070 Email: info@danielgathhomes.co.uk	
Project 12 plots at Peckets Yard, Sheriff Hutton	
Drawing North elevations	
Date	Jan 16
Scale	1:200
Plotting No	1163 200007 12 plots 4/10 to 12 north elevs/c
Sheet No	A3

DATE VALID
01/06/16

- Generally
- cream timber window frames
- stained softwood lintels
- Artstone cills
- Clay pantile roofs
- Black PVC rainwater goods
- Red/brown rustic bricks
- Timber up and over garage doors

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External East elevation



Internal East elevation

Amendments	
At Jan 16 plots 4, 10 and 11 amended	
At May 16 plans amended	
At May 16 planting amended	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Aislaby, Selby, North Yorkshire YO8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIELGATHHOMES <small>First Floor, 5 West Court, High Cross, Cedar Road, York, YO2 8BE Telephone: 01904 478770; Fax: 01904 478447 Email: info@danielgathhomes.co.uk</small>	
Project 12 plots at Peckets Yard, Sheriff Hutton	
Drawing East elevations	
Date Jan 16	Revised by 12 plots 4/10 to 12 east elevations
Scale 1:200	Sheet size A3

DATE VALID
01/06/16

Generally
 cream timber window frames
 Stained softwood lintels
 Artstone cills
 Clay pantile roofs
 Black PVC rainwater goods
 Red/brown rustic bricks
 Timber up and over garage doors



External South elevation

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Internal South elevation

Amendments	
at Jan 16 plots 4, 10 and 11 amended	
at May 16 plans amended	
at May 16 planting amended	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alston, Siding, North Yorkshire, CB8 5JZ. Tel: (01517) 268054 email: info@brianscottedesigns.co.uk	
Client DANIEL GATH HOMES 191701, 2, Bessie Court, South Chine, Colton Road, York, YO20 2EG Telephone: 477870, Email: info@danielgath.com	
Project 12 plots at Peckets Yard, Sheriff Hutton	
Drawing South elevations	
Date	Jan 16
Scale	1:200
Plotting No	1963 268054 of 12 plots at Sheriff Hutton
Sheet No	A3

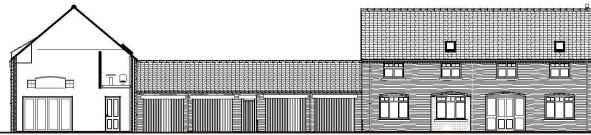
DATE VALID
 01/06/16

- Generally
- cream timber window frames
- stained softwood lintels
- Airstone cills
- Clay pantile roofs
- Black PVC rainwater goods
- Red/brown rustic bricks
- Timber up and over garage doors



External West elevation

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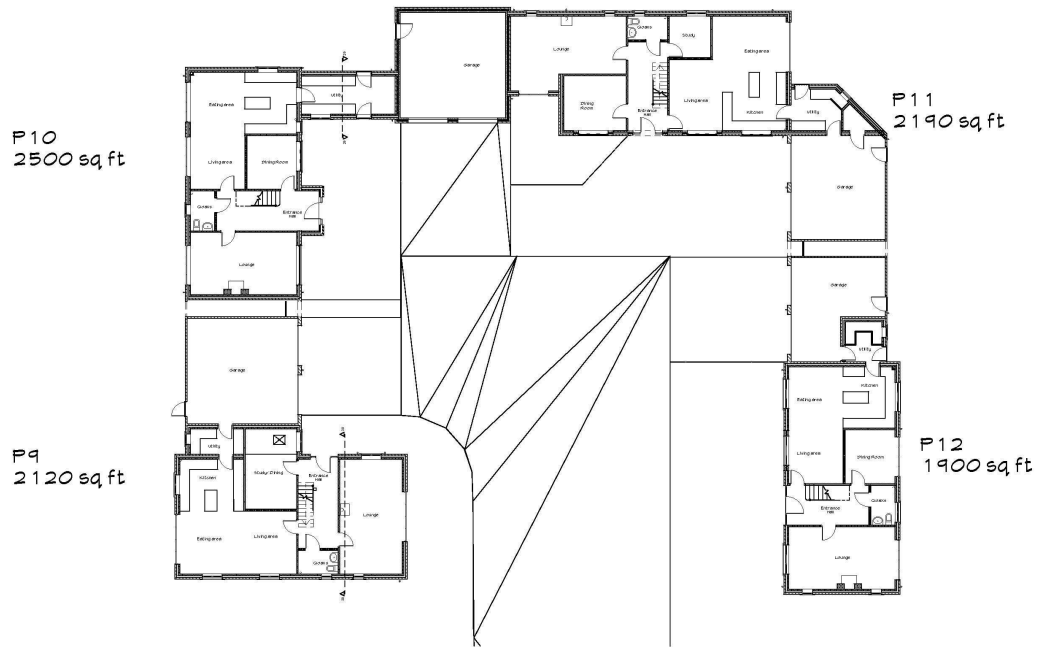


Internal West elevation

Amendments	
At Jan 16 plots 4, 10 and 11 amended	
At May 16 plans amended	
At May 16 planting amended	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Nissoley, Selby, North Yorkshire YO8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIELGATHHOMES <small>First Floor, 5 West Court, High Street, Colton Road, York, YO20 2BE Telephone: 01904 47970; Fax: 01904 47840 Email: info@danielgathhomes.co.uk</small>	
Project 12 plots at Peckets Yard, Sheriff Hutton	
Drawing Nest elevations	
Date	Jan 16
Scale	1:200
Plotting No	1643 2007 12 plots A1 to 12 west elevations
Sheet No	A3

DATE VALID
01/06/16

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P10
2500 sq ft

P11
2190 sq ft

P9
2120 sq ft

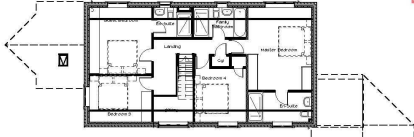
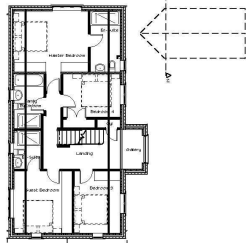
P12
1900 sq ft

Amendments	
at Jan 16 plots 9, 10 and 11 amended	
to refer to users amendments	
to May 16 planning amendments	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alisdon, Sidon, North Yorkshire YO8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIEL GATH HOMES First Floor, 5 Main Street, Huddersfield, Calder Road, Huddersfield, West Yorkshire Huddersfield, West Yorkshire HD1 2JF Email: info@danielgathhomes.co.uk	
Project 12 plots at Peckets Yard, Sheriff Hutton	
Drawing Plots 9 to 12 ground floor plans	
Date	Jan 16
Prepared by	1:200 for 12 plots 9 to 12 2016
Scale	1:200
Sheet size	A3

DATE VALID
01/06/16

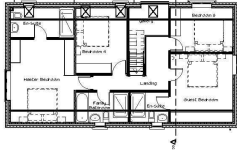
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P10



P11

P9



P12

Amendments	
at June 16 plots 9, 10 and 11 amended	
at May 16 plans amended	
at May 16 planning amendments	
at June 16 plan description changed	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Ailstone, Selby, North Yorkshire YO8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIELGATH HOMES First Floor, 5 Market Court, High Street, Colton Road, York, YO20 2BE Telephone: 01904 47870; Fax: 01904 414647 Email: info@danielgathhomes.co.uk	
Project 12 plots at Peckets Yard, Sheriff Hutton	
Drawing Plots 9 to 12 First floor plans	
Date	Jan 16
Drawn by	11643 Derry 12 plots 9-12
Scale	1:200
Sheet size	A3

DATE VALID
01/06/16

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South Elevation



West Elevation



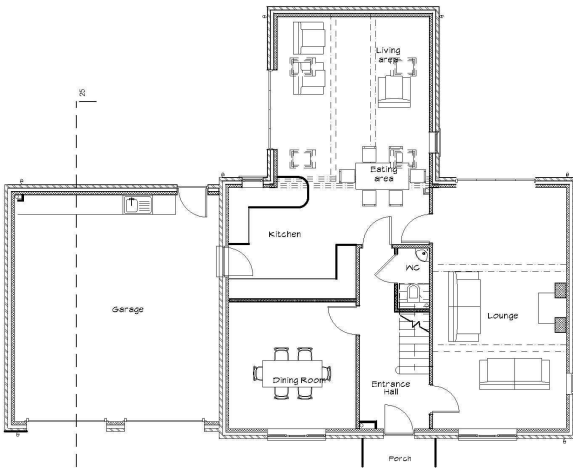
North Elevation



East Elevation

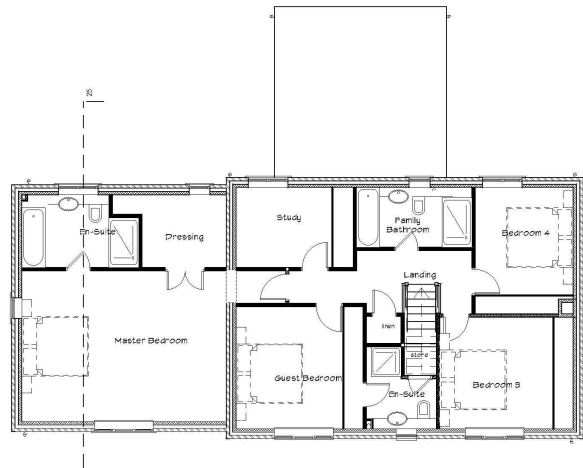
Amendments	
a) Feb 16 client amendments	
b) May 16 Bed 1 roof lowered	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alisou, Sedge, North Yorkshire YO8 3UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIELGATHHOMES <small>Plot 6, Peckets Yard, Sheriff Hutton</small> <small>Plot 6, Peckets Yard, Sheriff Hutton</small> <small>Plot 6, Peckets Yard, Sheriff Hutton</small> <small>Plot 6, Peckets Yard, Sheriff Hutton</small>	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 6 Elevations	
Date	Dec 15
Scale	1:100
Drawing No.	1500
Sheet No.	A3

DATE VALID 01/06/16



Ground floor plan

Plot 5
2300 sq ft 213m2



First floor plan

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Amendments	
a)	Feb 16 client amendments
b)	May 16 Bed 1 roof lowered
c)	May 16 client minor amendment
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alisdon, Selby, North Yorkshire YO8 5UZ Tel: (01517) 268054 email: info@brianscottedesigns.co.uk	
Client DANIELGATHHOMES <small>Plot 5, Peckets Yard, Sheriff Hutton, York YO21 2JG 01904 477777, info@danielgath.com Email: info@danielgath.com</small>	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 6 plans	
Date	Dec 15
Scale	1:100
Project No.	1603 Planning proposals
Sheet No.	A3

DATE VALID
01/06/16

1:100

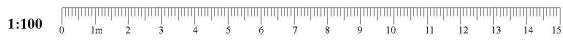




North Elevation

East Elevation

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Amendments	
a) Jan 16 plot 1 amended	
b) Part 10 client amendments	
c) Major minor planning amendments	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Ailston, S80G, North Yorkshire YO8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIEL GATH HOMES <small>Plot 1 to 3, 1000-1001, 1002-1003, 1004-1007, 1008-1009, 1010-1011 E-mail: info@danielgathhomes.co.uk</small>	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 1 to 3 elevations 1	
Date	Dec 15
Scale	1:100
Drawing No.	1503-0001-1 to 3 elevations 1/c
Sheet No.	A3

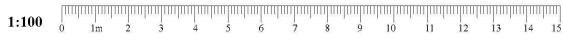
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01/06/16



South Elevation

West Elevation

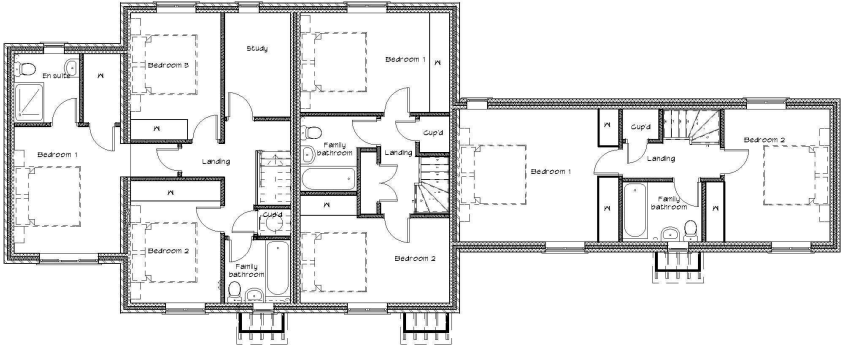
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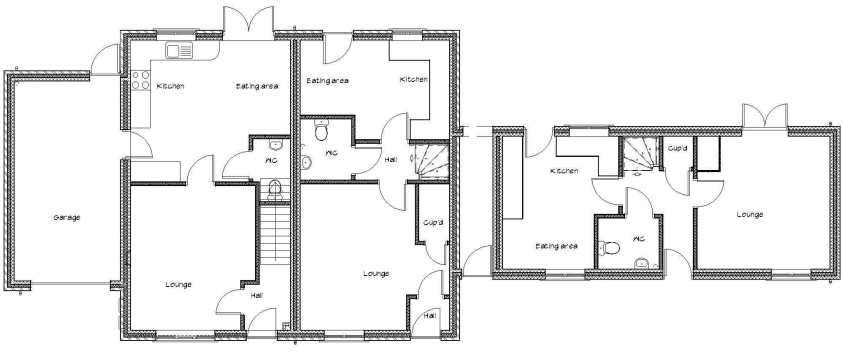
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<input type="checkbox"/>	16 Plot 16 - revised elevations
<input type="checkbox"/>	16 Major 16 minor planning amendments
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Ailscow, Balding, North Yorkshire YO26 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client	
DANIEL GATH HOMES <small>First Floor, 2 Wakefield Road, Wakefield, City of Wakefield, WF1 4PF Telephone: 01924 479770, 01924 479747 Email: info@danielgathhomes.co.uk</small>	
Project	
Peckets Yard, Sheriff Hutton	
Drawing	
Plot 1 to 3 elevations 2	
Date	Dec 15
Scale	1:100
Project No.	1602 Sheriff Hutton elevations 2/c
Sheet No.	A3

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First floor plans



Ground floor plans

Plot 3
1130 sq ft

Plot 2
850 sq ft

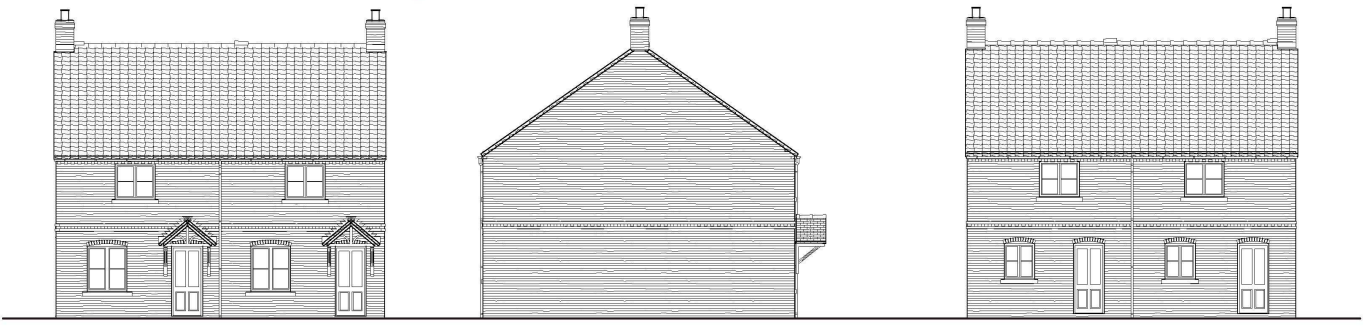
Plot 1
850 sq ft

Amendments	
1	Plot 1 & 2 amended
2	Plot 1 & 2 amended
3	Plot 1 & 2 amended
4	Plot 1 & 2 amended
5	Plot 1 & 2 amended
6	Plot 1 & 2 amended
7	Plot 1 & 2 amended
8	Plot 1 & 2 amended
9	Plot 1 & 2 amended
10	Plot 1 & 2 amended
11	Plot 1 & 2 amended
12	Plot 1 & 2 amended
13	Plot 1 & 2 amended
14	Plot 1 & 2 amended
15	Plot 1 & 2 amended
16	Plot 1 & 2 amended
17	Plot 1 & 2 amended
18	Plot 1 & 2 amended
19	Plot 1 & 2 amended
20	Plot 1 & 2 amended
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alislow, Selkirk, North Yorkshire, G8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIELGATHHOMES Plot 1, 2 & 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 1000047070, 1000047070 Email: info@danielgathhomes.co.uk	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 1 to 3 plans	
Date Dec 15	Project No. 1622 Sheriff Hutton plans/c
Scale 1:100	Sheet No. A3

DATE VALID
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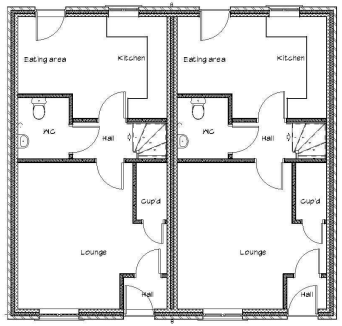
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South Elevation

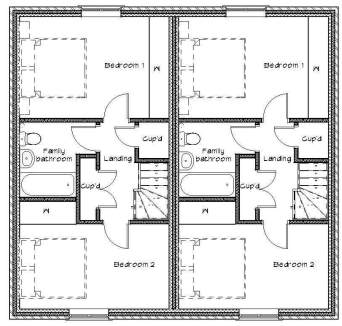
West Elevation

North Elevation

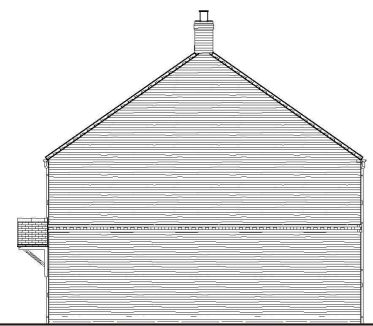


Ground floor plans

Plot 1 and 2
850 sq ft 79m2



First floor plans



East Elevation

Amendments	
a) Feb 16 client amendments	
b) May 16 2 chimneys shown	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alston, Sedge, North Yorkshire CB8 3UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client	
DANIELGATHHOMES <small>First Floor, 5 West Court, High Close, Coton, Huddersfield, West Yorkshire WF11 1BN Tel: (01484) 478770; Fax: (01484) 478770 Email: info@danielgathhomes.co.uk</small>	
Project	
Peckets Yard, Sheriff Hutton	
Drawing	
Plot 1 and 2	
Date	Drawn by
Dec 15	T.S.C. / J.H.
Scale	Sheet size
1:100	A3

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South Elevation



West Elevation

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Amendments	
a)	Feb 16 client amendments
b)	Feb 16 garage repositioned
c)	May 16 minor planning amendments
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Aislous, Selby, North Yorkshire YO8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIEL GATH HOMES <small>Plot 5, Peckets Yard, Sheriff Hutton, York YO10 3JG Tel: 01904 47870; 01904 47840 Email: info@danielgathhomes.co.uk</small>	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 5 Elevations sheet 1	
Date	Dec 15
Scale	1:100
Drawing No.	18-00-Planning-2 elevations 1/c
Sheet size	A3

DATE VALID
01.06.16

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North Elevation



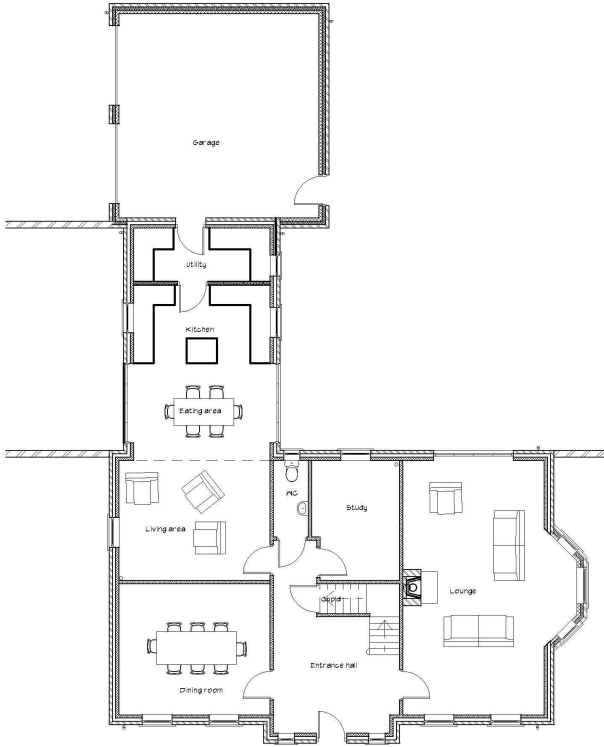
East Elevation

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Amendments	
a)	Feb 16 client amendments
b)	Feb 16 garage repositions
c)	May 16 minor planning amendments
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alston, S60, North Yorkshire, CB 3UJ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIEL GATH HOMES 11111111, 11111111, 11111111, 11111111 11111111, 11111111, 11111111, 11111111 11111111, 11111111, 11111111, 11111111 Email: info@danielgathhomes.co.uk	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 5 Elevations sheet 2	
Date	Dec 15
Scale	1:100
Drawing No.	18-00-Planning 2/elevations 2/c
Sheet No.	A3

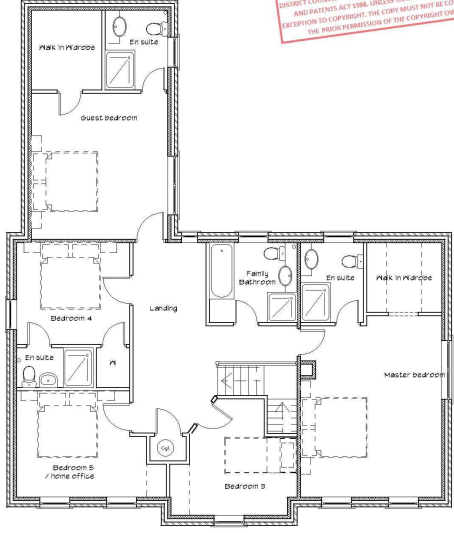
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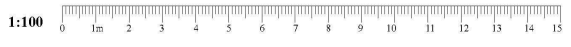


Ground floor plans

Plot 5
2150 sq ft 254m2



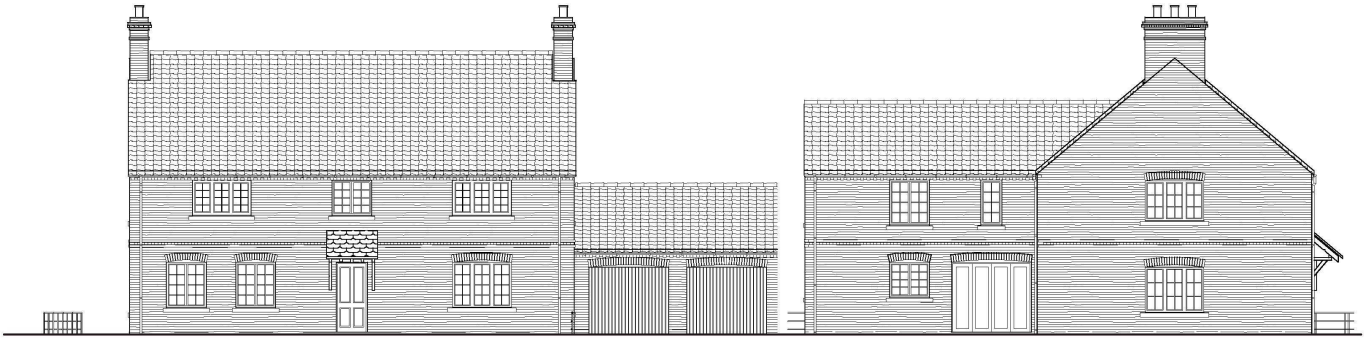
First floor plans



DATE VALID
01/06/16

Amendments	
a) Feb 16 client amendments	
b) Feb 16 garage repositioned	
c) May 16 minor planning amendments	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alislow, Selby, North Yorkshire YO8 5UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIELGATH HOMES Plot 5, Peckets Yard, Sheriff Hutton, Selby, North Yorkshire YO8 5UZ Tel: (01757) 268054 Email: info@danielgathhomes.co.uk	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 5 plans	
Date	Dec 15
Scale	1:100
Prepared by	1:100 Planning 1/16 plans/16
Sheet size	A3

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North Elevation

East Elevation

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Amendments	
a) Feb'16 client amendments	
b) Feb'16 garage amended	
c) May'16 porch amended & bay removed	
d) May'16 client minor amendment	
e) Sept'16 chimneys changed	
f) Sept'16 bay removed	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Aislough, Bally, North Yorkshires, CB 30Z, Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIEL GATH HOMES Plot 4, Peckets Yard, Sheriff Hutton, York, YO21 2JG Tel: 01904 479770, 01904 479770 Email: info@danielgathhomes.co.uk	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 4 Elevations sheet 1	
Date	Dec 15
Scale	1:100
Drawing No.	16-00-Planning-2-01 elevations 1 of 1
Sheet Size	A3

DATE:
10.10.2016

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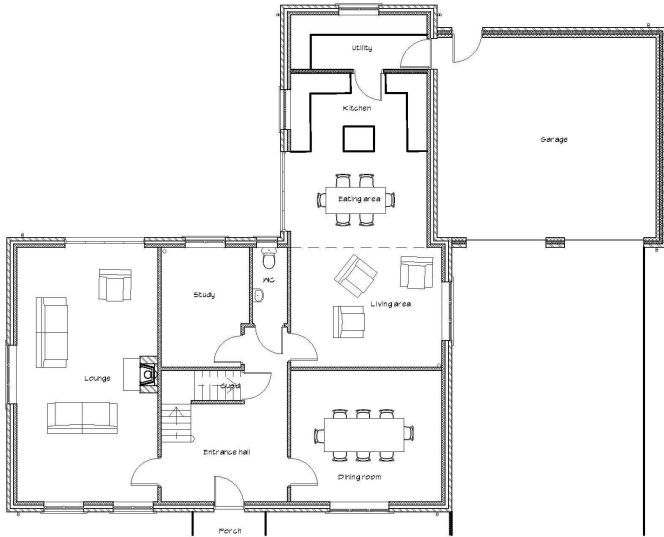
South Elevation

West Elevation

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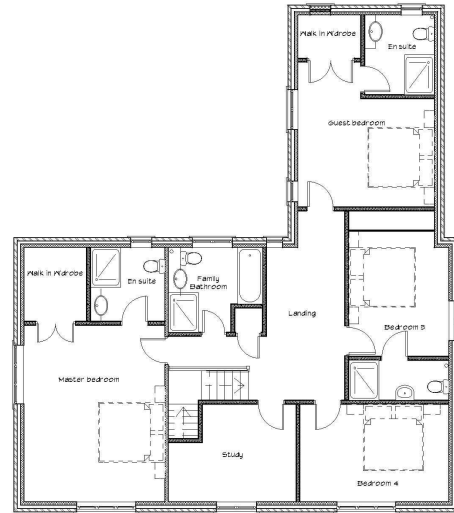
DATE:
10.10.2016

Amendments	
a) Feb '16 client amendments	
b) Feb '16 garage amended	
c) May '16 porch amended P11 bay removed	
d) May '16 client minor amendment	
e) Sept '16 chimneys changed	
f) Sept '16 bay removed	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Nisicos, Sedge, North Yorkshire YO8 3UZ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIELGATHHOMES Flat 101, 110-112, High Street, York YO1 1AA, UK Tel: 01904 479770, 01904 479770 Email: info@danielgathhomes.co.uk	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 4 Elevations sheet 2	
Date	Dec 15
Scale	1:100
Drawing No.	16-01-Plots 4 elevations 2.r
Sheet Size	A3



Ground floor plans

Plot 5
2790 sq ft 254m2

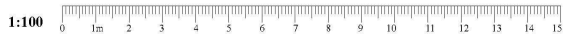


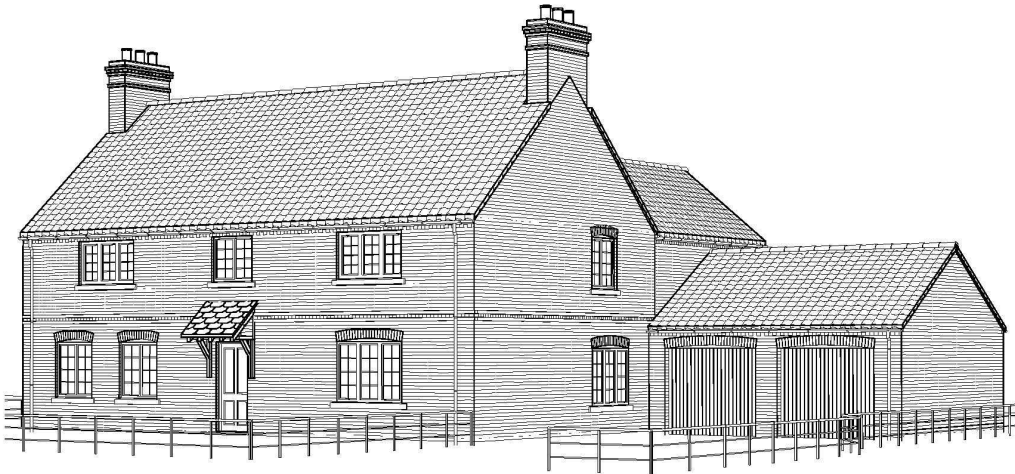
First floor plans

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Amendments	
a) Feb 16 client amendments	
b) Feb 16 garage amended	
c) May 16 porch amended P11 only removed	
d) May 16 client minor amendment	
e) Sept 16 chimneys changed	
f) Sept 16 bay removed	
BRIAN SCOTT DESIGNS LLP Blacksmiths Cottage, Station Rd., Alston, S60, North Yorkshire, CB 5UJ Tel: (01757) 268054 email: info@brianscottedesigns.co.uk	
Client DANIEL GATH HOMES Plot 5, Peckets Yard, Sheriff Hutton, York, YO20 2BQ Tel: 01753 470770, 01753 470442 Email: info@danielgathhomes.co.uk	
Project Peckets Yard, Sheriff Hutton	
Drawing Plot 4 plans	
Date	Dec 15
Scale	1:100
Project No.	1503
Sheet No.	A3

DATE:
10.10.2016





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Amendments

- a) Feb'16 client amendments
- b) Feb'16 garage amended
- c) May'16 porch amended, 4FF bay removed
- d) May'16 client minor amendment
- e) Sept'16 chimneys changed
- f) Sept'16 bay removed

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 Blacksmiths Cottage, Station Rd,
 Wistow, Selby, North Yorkshire, YO8 3UZ
 Tel: (01757) 260054
 email: info@brianscottedesigns.co.uk

Client
DANIEL GATH HOMES
 First Floor, 5 Aulxley Court, Aulxley Close,
 Clifton Moor, York, YO30 4PB
 Tel: 01904 479770, Fax: 01904 479420
 Email: info@danielgathhomes.co.uk

Project
 Peckets Yard, Sheriff Hutton

Drawing
 Plot 4 perspective

Date:	Dec'15	Drawing No:	1663 Planning P4, 3D/f
Scale:		Sheet size:	A4

DATE:
 10.10.2016



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Amendments

- a) Feb 16 client amendments
- b) May 16 2 chimneys shown

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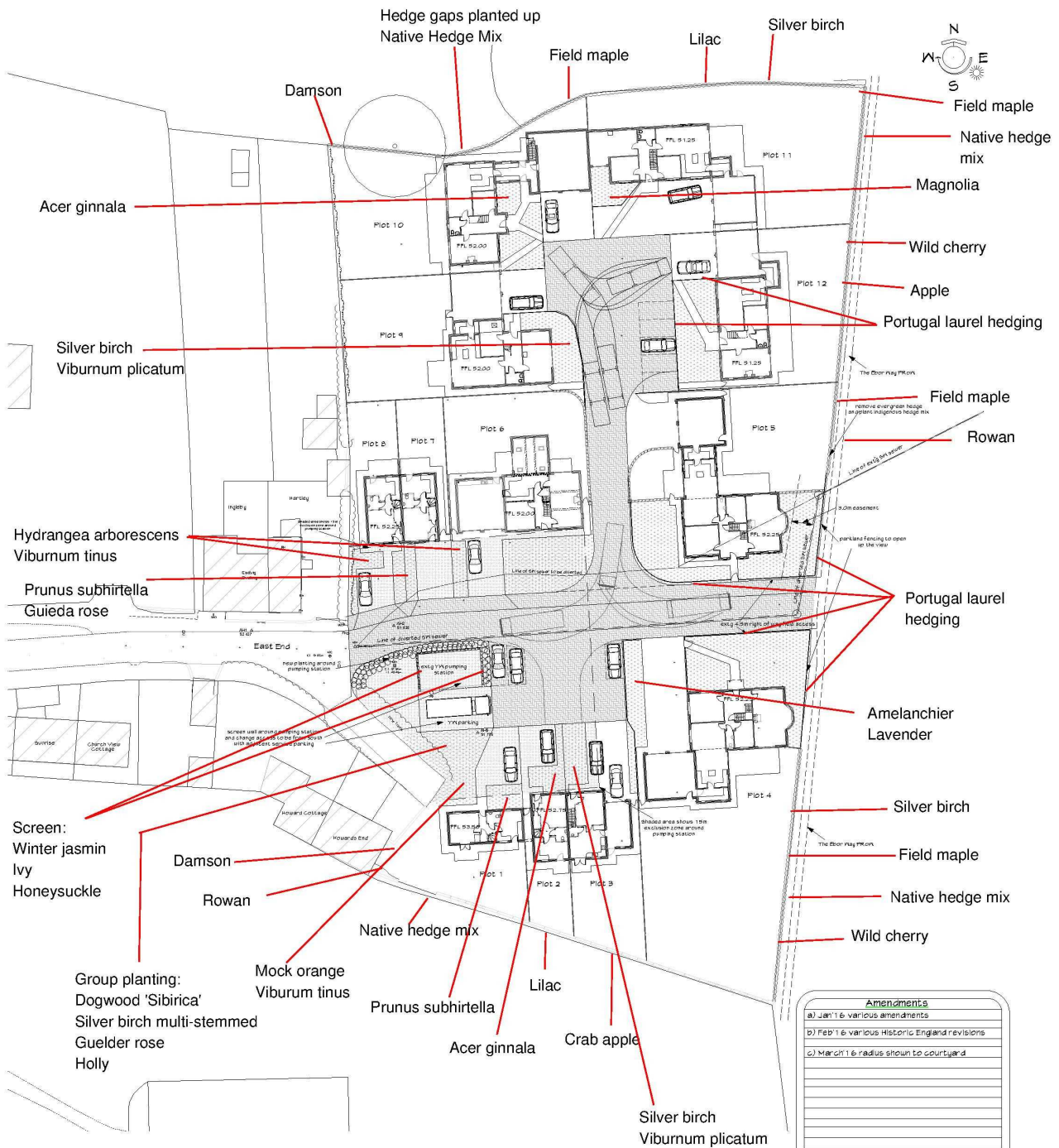
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Project
 Peckets Yard, Sheriff Hutton

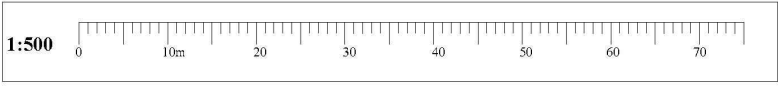
Drawing
 Plot 7 and 8 perspective

Date: Dec 15	Drawing No: 1663 Planning P7 and 8 SD/B
Scale:	Sheet size: A4

DATE VALID
 01/06/16



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DATE VALID 01/06/16

Amendments

a) Jan 16 various amendments
 b) Feb 16 various Historic England revisions
 c) Mar 01 radius shown to courtyard

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Project: **12 plots at Pecketts Yard, Sheriff Hutton**

Drawing: **siteplan 1:500**

Date	Jan 16	Drawing No.	1:663 site 12 plots 500/c
Scale	1:500	Sheet size	A3

Peckets Yard, Sheriff Hutton

Heritage Assessment

Historic Buildings and Archaeological Desk-Based Assessment



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Peckets Yard, Sheriff Hutton

Heritage Assessment

Historic Buildings and Archaeological Desk-Based Assessment

EXECUTIVE SUMMARY

Site Name: Pecket's Yard, Sheriff Hutton

Address: Pecket's Yard, East End, Sheriff Hutton, North Yorkshire

Grid Reference: SE6578166381

Local Planning Authority: Ryedale District Council

County: North Yorkshire

Statutory Listing: N/A

Conservation Area: N/A

Scheduled Monument: N/A

Report Production: Liz Humble

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Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England.

Humble Heritage Ltd undertook this heritage assessment of Pecket's Yard and its surroundings during November 2015-May 2016 on behalf of Daniel Gath Homes. This assessment is intended to accompany the application for planning permission for the erection of twelve residential units with associated infrastructure, services and access at Pecket's Yard, Sheriff Hutton.

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This report examines the potential for below-ground archaeology to survive at the site and also assesses the heritage impact of the proposed development upon any below-ground archaeology and upon the significance of designated heritage assets within a 500m radius due to changes to their settings.

Documentary and cartographic materials were consulted in order to provide a summary of the historical and archaeological development and significance. The material held at North Yorkshire Historic Environment Record, Heritage Gateway, and Pastscape and on-line sources was also consulted prior to a site visit.

The proposed development has been carefully designed and is considered to respond positively to the distinctive qualities of the village and respects the settings of nearby designated heritage assets, preserving or enhancing those attributes considered significant in terms of setting. The development will integrate with the established village and will enhance the setting of the conservation area in this locality as the existing site negatively impacts upon the appearance of the conservation area.

The proposed development is not considered to fall within the setting, or impact upon the significance, of Sheriff Hutton ringwork, castle and registered park and garden as these are sufficiently distant to be unaffected, particularly given the existing topography.

The presence of buried archaeological remains in the wider study area from the prehistoric to Romano-British period and ridge and furrow of medieval date indicate that buried archaeological remains may be present on the site, although there is no direct evidence for this despite a number of nearby archaeological investigations, and the likelihood is considered to be low. However, if present, it is likely that any below-ground remains will have been partly impacted upon by the construction of the current pumping station and previous development shown on historic maps and are thus likely to have been damaged. Any below ground archaeological remains may range in significance from negligible to low-local or medium/regional.

Sustainable residential development such as this can have important positive impacts on heritage assets and their settings. In this case, the benefits flow from regenerating an unkempt site and thus improving the setting of the conservation area in this locality and the setting of the Grade I listed church while providing additional residents to increase the parish community.

The proposed development is considered to accord with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the guidance provided in The Ryedale Plan – Local Plan Strategy.

INTRODUCTION

1.01 This heritage assessment has been prepared by Liz Humble (MA, MA, MCIFA, IHBC), Director, Humble Heritage Ltd, on behalf of Daniel Gath Homes during November 2015-May 2016. This assessment considers the land and buildings that fall within the boundary of the proposed development at Peckel's Yard and a 500m radius

1.02 The aims of this report are to:

- Inform the planning application to provide a tool to help the planning authority and Historic England to understand the potential for below-ground archaeology and the significance of the known or possible heritage assets.
- Help inform the client with respect to the nature, likelihood and significance of any archaeology and heritage assets.
- Assist those in the planning system advise and assess future plans for change.

PLANNING CONTEXT

- 2.01 There are no designated heritage assets, such as listed buildings or scheduled monuments, within the site boundary and the site does not fall within a conservation area. However, the site lies immediately adjacent to the Sheriff Hutton Conservation Area and there are several designated heritage assets in the village within a 500m radius of the site. The planning legislation, policy and guidance described below is therefore considered to be relevant.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.02 The desirability of preserving listed buildings and their settings is enshrined within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which states (in part):

'In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting'.

- 2.03 With regards to Conservation Areas, section 72(1) of the Act requires that:

'In the exercise, with respect to any buildings or other land in a conservation areas, of any powers under the provision mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

- 2.04 In primary legislation, the setting of conservation areas is not a statutory duty. However, the National Planning Policy Framework states that the setting of a designated heritage asset can contribute to its significance and this includes conservation areas.

National Planning Policy Framework

- 2.05 National Planning Policy for cultural heritage is provided within the National Planning Policy Framework (NPPF) published in March 2012. The opening remarks in the Framework set out the primary objectives to achieve sustainable development, a principal that all development should accord with. The NPPF identifies three dimensions to sustainable development; economic, social and environmental. Paragraph 7 identifies that an environmental role includes, *'contributing to protecting and enhancing our historic environment'.*
- 2.06 In the NPPF, paragraph 17 sets out the 12 core land use principles that should underpin decision making, this includes, *'conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations'.*
- 2.07 Paragraph 128 of the NPPF states, *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting...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'.*
- 2.08 Elsewhere within the NPPF, it is considered that the most relevant paragraphs to this application are paragraphs 56, 57, 60 and 61 requiring good design and the integration of new development into existing development and paragraphs 131,132, 135 and 137 regarding conserving and enhancing the historic environment.

Ryedale Local Plan

- 2.09 In September 2013 The Ryedale Plan – Local Plan Strategy was approved with amendments made in January 2015. It is considered that the most relevant policies and their fundamental requirements are SP12 Heritage, SP16 Design and SP20 Generic Development Management Issues.

The Setting of Heritage Assets

- 2.10 The Historic England document *Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets*, advocates a five step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting of which the first four steps are relevant to this report:

- Step 1: identify which heritage assets and their setting are affected;
- Step 2: assess whether, how and to what degree these setting make a contribution to the significance of the asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm.

METHODOLOGY

- 3.01 In accordance with Government guidance on archaeology and also guidance produced by the Institute for Archaeologists, this assessment draws together relevant existing information from written, graphic, photographic and electronic sources in order to identify the likely character, extent, date, state of preservation and quality of the known or potential archaeological resource at the site and its significance. It includes all relevant information gathered from a search of the North Yorkshire Historic Environment Record (HER) covering a radius of 500m around the site, published and unpublished secondary sources, the online archaeological catalogues archived by the Archaeology Data Service and the Historic England Archives. The history of the site, and wider area, has also been compiled with reference to historic maps. The locations of the data points which fall within a 500m radius, which are largely derived from the HER, are listed in the gazetteer in Chapter 5 and presented on the associated map.
- 3.02 A site visit was made in November 2015 and again on 21 March 2016 to establish the current land use within the site and its surroundings, identify any visible evidence relating to potential archaeological remains, and assess the significance of nearby designated heritage assets and how their settings contribute to that significance. This assessment of the settings of designated heritage assets has been written in accordance with the five-step methodology set out in the Historic England *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (2015). However, Step 5 (make and document the decision and monitor outcomes) has been omitted, as this is a matter for the decision maker.

SITE LOCATION, LANDUSE, TOPOGRAPHY AND GEOLOGY

- 4.01 The site is located at the east end of the village of Sheriff Hutton within North Yorkshire. The proposed development will be situated in Pecket's Yard, a plot with two main uses at present: a Yorkshire Water pumping station and a workshop. Both generate some activity on the site and associated traffic. The plot is sited to the north of the church of St Helen and Holy Cross. The village of Sheriff Hutton is situated on a long low ridge running east-west between the Vale of York and the

Howardian Hills approximately 10 miles north northeast of York and south and west of the Howardian Hills Area of Outstanding Natural Beauty.

- 4.02 The underlying geology of the site is mudstone of the Redcar Mudstone Formation with with superficial deposits of clays, sands and gravels of the Vale of York Formation (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).



Location map

GAZETTEER OF HERITAGE ASSETS

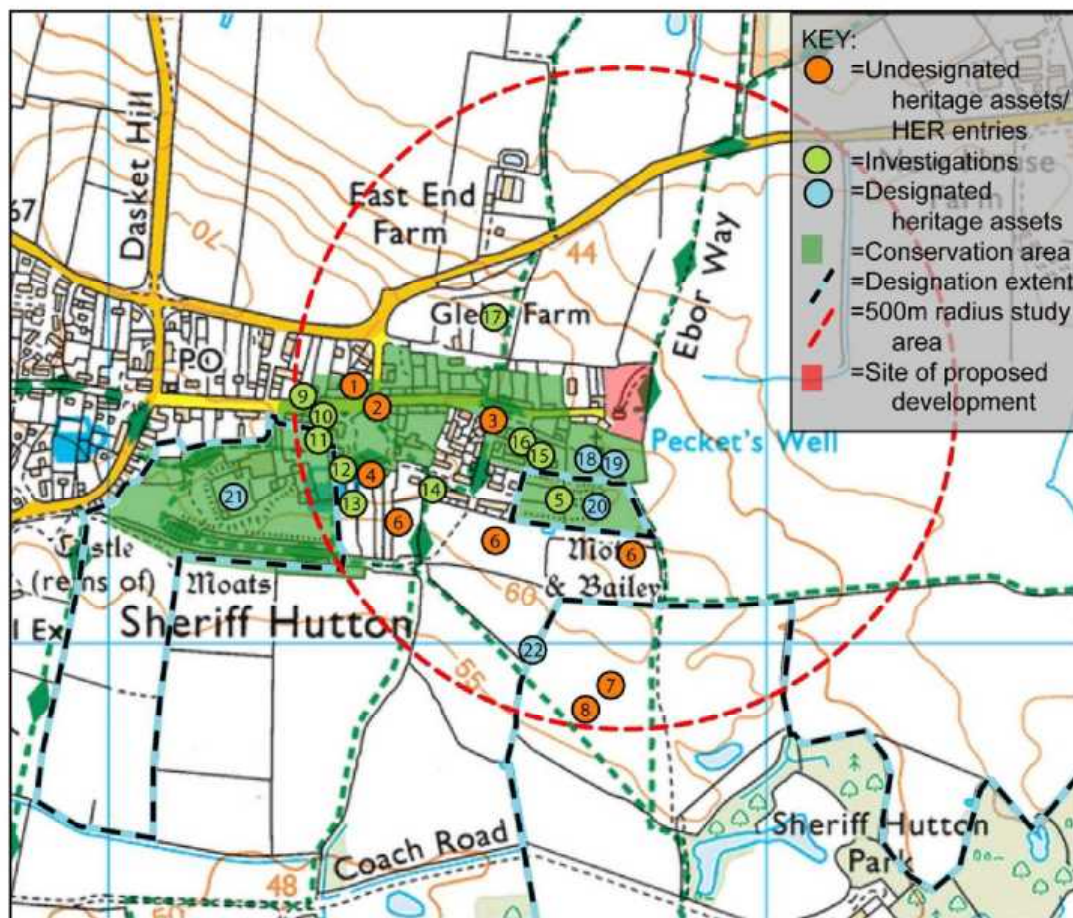
- 5.01 This chapter lists the archaeological investigations and heritage assets (sites, findspots and buildings/structures of archaeological or historical interest) recorded in the HER and in other sources that are likely to contribute to the heritage significance of the site being studied and its surroundings. These comprise the records within a c.500m radius of the approximate centre of the site. Where possible the relevant HER or other identifying number is given. The location of the recorded sites are plotted on the figure below the table.

Map No.	Name of Known Sites, Findspots or Interventions	Date: Origins	HER/ Other Number	Description
Undesignated Heritage Assets				
1	Post medieval stone lined Pit, Police House, Main Street	Post-medieval	MNY36196 ENY6669	<p>MNY36196: A stone-lined pit was encountered during a watching brief at Police House, Main Street, Sheriff Hutton. The excavators report the following:- it had ceased function during the post-medieval period. The material found in the backfill being of 17th-19th century date. It was thought to be either a garden feature or a refuse pit. It had been cut by a later refuse pit containing domestic artefacts of 18th/19th century date. Both these features appear to be indicative of domestic habitation in the vicinity of Police House during the post-medieval period</p> <p>ENY6669: On 19 November, 6 and 7 December 2012 AOC Archaeology carried out an archaeological watching brief as a planning condition. No medieval remains were encountered during the watching brief, a few sherds of residual late medieval or early post-medieval pottery were found in later deposits. A stone-lined pit was recorded close to the north wall of the existing house. Its purpose was unclear but it may represent an 18th-19th century garden feature or a refuse pit. A number of post-medieval dumped deposits were recorded of probable 19th century date, possibly top consolidate wet ground.</p>
2	Sheriff Hutton village	Medieval	MNY17999	Sheriff Hutton village.
3	Roman road, from Thirsk to the River Tees	Romano-British	MNY190	A Roman road is traceable in hedgerows place names and parish boundaries from Thirsk to the River Tees. NYM4 may also be associated. It has been suggested that this road may be based on an earlier route.
4	Castle Hill, medieval pottery	Medieval	MNY38215 ENY7717	An assemblage of 12 sherds of green glazed, jug like medieval pottery recovered from the topsoil during a watching brief, thought to be 14 th century.
5	Ringwork and bailey immediately south of St Helen and Holy Cross Church	Medieval	MNY21065 ENY2496 ENY2605	<p>MNY21065: Anomalies representing possible wall footings, a well, ridge and furrow, and possible dwelling areas were identified during a geophysical survey.</p> <p>ENY2496: In December 2004, GSB Prospection carried out a magnetometry survey as part of a program of research. Areas of ridge and furrow were recorded, as well as possible dwelling areas. An area of 0.75 hectares was surveyed.</p> <p>ENY2605: In December 2004, GSB Prospection carried out a resistivity survey as part of a program of research. Anomalies thought to represent possible wall footings and a possible well were recorded. An area of 0.75 hectares was surveyed.</p>
6	Ridge and furrow	Medieval	MNY18023	No detail recorded in HER [areas of ridge and furrow were observed during site visit].
7	Mesolithic and Neolithic flints	Mesolithic and Neolithic	MNY38139 ENY7585	MNY38139: Flints of Mesolithic and Neolithic date were recovered during field walking in Sheriff Hutton Park. The

	from Sheriff Hutton Park			<p>flints were found within a possible Roman enclosure previously identified as a crop mark around the 50-60m contour line. The Mesolithic flints were mainly found to be in the south eastern part of the enclosure and the Neolithic flints in the north and east of the enclosure, with some overlap. Fourteen flints were reported to the Portable Antiquities Scheme. Since that time further fieldwalking has produced considerably more flints.</p> <p>ENY7585: Sometime before 9 December 2013 Mr Pitman carried out a field walking exercise for the collection of flints in Sheriff Hutton Park. The area of interest was a Roman enclosure known from aerial photographs. An assemblage of Neolithic and Mesolithic flints were collected. Fourteen flints were reported to the Portable Antiquities Scheme. Since that time further fieldwalking has produced considerably more flints. Field walking also took place at Dudley Hill Farm, also see ENY7586 and at 'a known Mesolithic site across the valley at Birkdale Farm, Terrington' however, no further details were given.</p>
8	Double ditched square enclosure, of possible Roman date	Romano-British	MNY18022	<p>A possible Roman enclosure was recorded by RCHME in 1993 and mapped as part of the Howardian Hills Project. It was visible as an earthwork on historic air photographs and as a cropmark on more recent photographs. The enclosure lies within Sheriff Hutton Park around the 60m contour, and appears as a double ditched enclosure with curved corners. It was interpreted as a Roman enclosure on morphological grounds although another explanation is that it was an ornamental garden feature associated with Sheriff Hutton Hall. A second possible garden feature is recorded as an avenue in MNY18024 but there does not appear to be any relationship between the two.</p>
Investigations (unless referenced above)				
9	Holly Lodge, Main Street. Archaeological Watching Brief	N/A	ENY6058	<p>During June 2011 MAP Archaeological Consultancy Ltd carried out an archaeological watching brief to fulfil a planning condition. No archaeological features, deposits or finds were encountered during the work.</p>
10	Main Street, Finkle Street & The Green	N/A	ENY2111	<p>In February 2004, Northern Archaeological Associates carried out a watching brief on 18 launch and reception pits around Sheriff Hutton associated with scrape-and-line renewal of water mains, and also a 100m open cut trench in Main Street. No archaeological features, deposits or artefacts were encountered. Full route shown on map in report.</p>
11	Land Adjacent to Stone Lodge, Main Street. Desk Based Assessment	N/A	ENY7220	<p>Sometime before 9 September 2013 MAP Archaeological Consultancy Ltd prepared an Archaeological Desk Based Assessment to support a planning application. The study found that the proposed development would have no impact on cultural heritage that would prevent development. The proposed building will use a raft foundation and it was recommended that a watching brief be conducted on the limited excavation proposed.</p> <p>A WSI for a watching brief was prepared and approved (ENY7221).</p>

12	Stile House	N/A	ENY1 ENY3825 ENY3862	ENY1: A watching brief was carried out during excavations of foundations for a greenhouse and the re-positioning of a domestic oil tank. ENY3825: watching brief with no detail recorded. ENY3862: duplicate of above(?).
13	Longacre, The Green	N/A	ENY4675	In July 2009, MAP Archaeological Consultancy Ltd carried out a Recording Brief at Longacre The Green Sheriff Hutton to fulfill a planning condition. No archaeological features or finds were located during the works.
14	23 The Croft	N/A	ENY3078	In February 2006, Chris Fern of Fern Archaeology carried out a watching brief during the construction of a dwelling adjacent to 23 The Croft, Sheriff Hutton. The watching brief comprised monitoring of the stripping of topsoil, the removal of an earth bank, ground reduction and the digging of foundations. The works revealed a single east-west aligned linear feature, probably a plough furrow, and a buried plough soil. No dating evidence was recovered.
15	Heather Grange, Church End	19 th century	ENY863	In May 2002, MAP Archaeological Consultancy Ltd carried out a watching brief during the construction of an extension and associated drainage works at Heather Grange, Church End, Sheriff Hutton. Groundworks within the yard area revealed the top of a brick-capped cistern, which is depicted on a plan of 1863. Works within the existing kitchen revealed a previously unrecorded capped well. No earlier archaeological features or finds were uncovered during the works.
16	Land adjacent to Church Cottage, The Croft and Church End	N/A	ENY4576	In June 2009, MAP Archaeological Consultancy Ltd carried out a strip, map and record at Land adjacent to Church Cottage, Sheriff Hutton as part of a planning condition. No archaeological features, deposits or finds were encountered.
17	Earthwork Surveys	20 th century	ENY6036	Sometime between March and April 2008 Ed Dennison Archaeological Services undertook two measured earthwork surveys at Sheriff Hutton. One at Lodge Farm to the south of the village and the other to the east of Glebe Farm on the northern edge of the village.
Designated Heritage Assets				
18	Tomb to Atlay family in churchyard approximately 10 metres to south of south chapel of church of St Helen and Holy Cross	Post-medieval	1295661	Grade II listed Tomb to Atlay family. Earliest date 1779 with inscriptions continuing to mid-19 th century. Sandstone. Square on plan with inscriptions on each face under coved cornice surmounted by ball finial on stepped base.
19	Church of St Helen and Holy Cross	N/A	1149591	Grade I listed Church. 12 th century nave and lower part of tower, 13 th century chancel with substantial rebuilding in 15 th century, 14 th century aisles, 15 th century chapels, vestry and upper part of tower, early 16 th century clerestory, late 18 th century porch. Limestone and sandstone rubble and ashlar, Welsh slate and lead roofs. West tower with porch,

				<p>3-bay nave with aisles clasping tower, 2-bay chancel with chapels to north and south and vestry to north. West front: porch contains pointed doorway of 3 roll-moulded orders with headstops. Tower: small round-headed window to left of porch roof, and blocked central round-headed window. Upper stage has twin belfry openings on string course to each face, and battlemented parapet with pinnacles and gargoyles. Aisles: pointed doorways to first bay and 2-light square-headed windows throughout. Clerestory: 2-light basket-arched windows. North chapel: 2-light square-headed window and re-used 3-light window with Reticulated tracery. South chapel: two 3-light cusped windows. East end: 5-light window with Perpendicular tracery to chancel flanked by 3-light re-used windows with Reticulated tracery to chapels. The interior contains a 14th century tower arch, 14th century foliate capitals and a single lancet in the north wall of the chancel. Brass in north-east end of nave to Dorothea and John Ffenys, dated 1491 and depicting 2 swaddled children. North chapel contains brass to its benefactor, Thomas Wytham, died 1481. An alabaster tomb with effigy of a child, generally regarded to represent Edward, Prince of Wales, son of Richard III, died 1484, but now more convincingly identified as early/mid-15th century, possibly Ralph Neville, died c.1436. Stone effigy of Sir Edmund Thweng of Cornborough Manor, died 1344. Probable 15th century door into vestry. 17th century altar rail. Box pews, from 17th century to 19th century. Some 14th century stained glass in north aisle window. Pevsner "Yorkshire: The North Riding" 1966. Routh P. and Knowles R. "The Sheriff Hutton Alabaster Reconsidered" 1982.</p>
20	Ringwork and bailey immediately south of St Helen and Holy Cross Church	Medieval	1017484	<p>Scheduled monument The monument includes the substantial remains of a ringwork, a Norman earthwork castle, sited immediately to the south of the Church of St Helen and Holy Cross. It also includes part of the associated bailey to the west, together with earthworks relating to the later use of the area to the south and east. The date of the castle is not known for certain.</p>
21	Sheriff Hutton quadrangular castle and early garden earthworks	Medieval	1019593	<p>Scheduled monument The monument includes the standing, buried and earthwork remains of a late 14th century quadrangular castle and associated features including the earthworks of a 16th century garden. It is prominently located on the southern side of Sheriff Hutton, overlooking the Vale of York. John Lord Neville of Raby was granted a licence to build a stone castle in 1382 by Richard II.</p>
22	Sheriff Hutton Park	Post-medieval	1001462	<p>Grade II* listed park and garden Only the very northwest corner of the registered park or garden is within the study area.</p> <p>Early 17th century formal gardens created to accompany a contemporary country house, with a landscape park created in the 18th century or early to mid-19th century, the whole set in the remains of a medieval deer park.</p>



Location of gazetteer entries

1 - Post medieval stone lined pit, Police House, Main Street; 2 - Sheriff Hutton village; 3 - Roman road, from Thirsk to the River Tees; 4 - Castle Hill, medieval pottery; 5 - Ringwork and bailey immediately south of St Helen and Holy Cross Church; 6 - Ridge and furrow; 7 - Mesolithic and Neolithic flints from Sheriff Hutton Park; 8 - Double ditched square enclosure, of possible Roman date; 9 - Holly Lodge, Main Street, watching brief; 10 - Main Street, Finkle Street & The Green, watching brief; 11 - Land Adjacent to Stone Lodge, Main Street, Desk Based Assessment; 12 - Stile House, watching brief; 13 - Longacre, The Green, recording brief; 14 - 23 The Croft, watching brief; 15 - Heather Grange, Church End, watching brief; 16 - Land adjacent to Church Cottage, The Croft and Church End, strip, map and record; 17 - Lodge Farm and land to the east of Glebe Farm, Earthwork Surveys; 18 - Tomb at Church of St Helen and Holy Cross; 19 - Church of St Helen and Holy Cross; 20 - Ringwork and bailey; 21 - Quadrangular castle and early garden earthworks; 22 - Sheriff Hutton Park

CARTOGRAPHIC EVIDENCE

- 6.01 Ordnance Survey mapping of the site is available from 1856 to the present. A number of changing features and points of interest are revealed by the map regression.
- 6.02 Prior to 1912, the southern boundary of the site did not coincide with the boundary of the churchyard as it does today. The churchyard was expanded between the 1890s and 1912 to take in land that had previously been a building, small field and part of a larger field to the east. The application site boundaries have also changed, reaching their current extent only recently.
- 6.03 A single, long building – or more likely a range of buildings – is shown at the southern tip of the site in 1856, bisected by the site boundary. Thereafter, the range of buildings appears to have been reduced to a single building, which lay outside the site boundary. The space previously taken by the longer range of buildings became an enclosed yard or paddock. The nature of the various former buildings at and beyond the southern boundary of the site is unknown, but they were probably agricultural buildings of little significance. The c.1912 map shows the single early building to have been demolished and a further building built, this time within the site boundary. In the present day there is no trace of this feature.
- 6.04 Two buildings, presumably dwellings as they have attached gardens, also appear within the site boundary on the 1856 map. By the 1893 Ordnance Survey map the building and garden to the north had been removed. A public footpath is also recorded from 1856 and this runs through the site connecting to fields within and beyond the site boundary.
- 6.05 From 1893 until the construction of the Yorkshire Water pumping station (first shown on the 1970s map, and extant today) a building, possibly a semi-detached pair of cottages, is shown in the central-south part of the site. From the c.1912 Ordnance Survey map a small building appears within the yard (this had gone by the 1952 map).
- 6.06 'Pecket's Well' is marked on every map from 1856 to the present-day, although its position varies slightly. On some maps it lies within the eastern site boundary, on others it is just beyond. There is no visible sign of the feature in the present-day, although given the dumping of stone and building materials in this area any ephemeral traces may be buried.



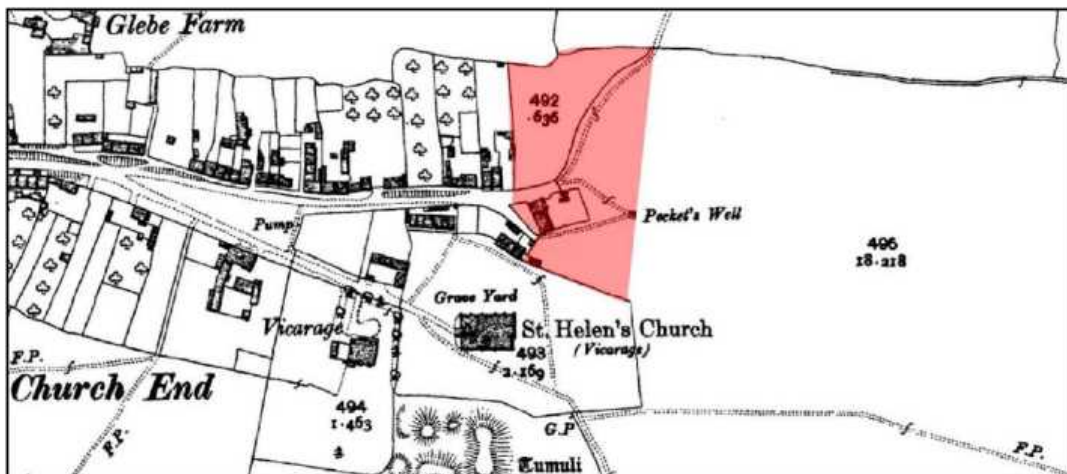
1856 Ordnance Survey map



1890s Ordnance Survey map

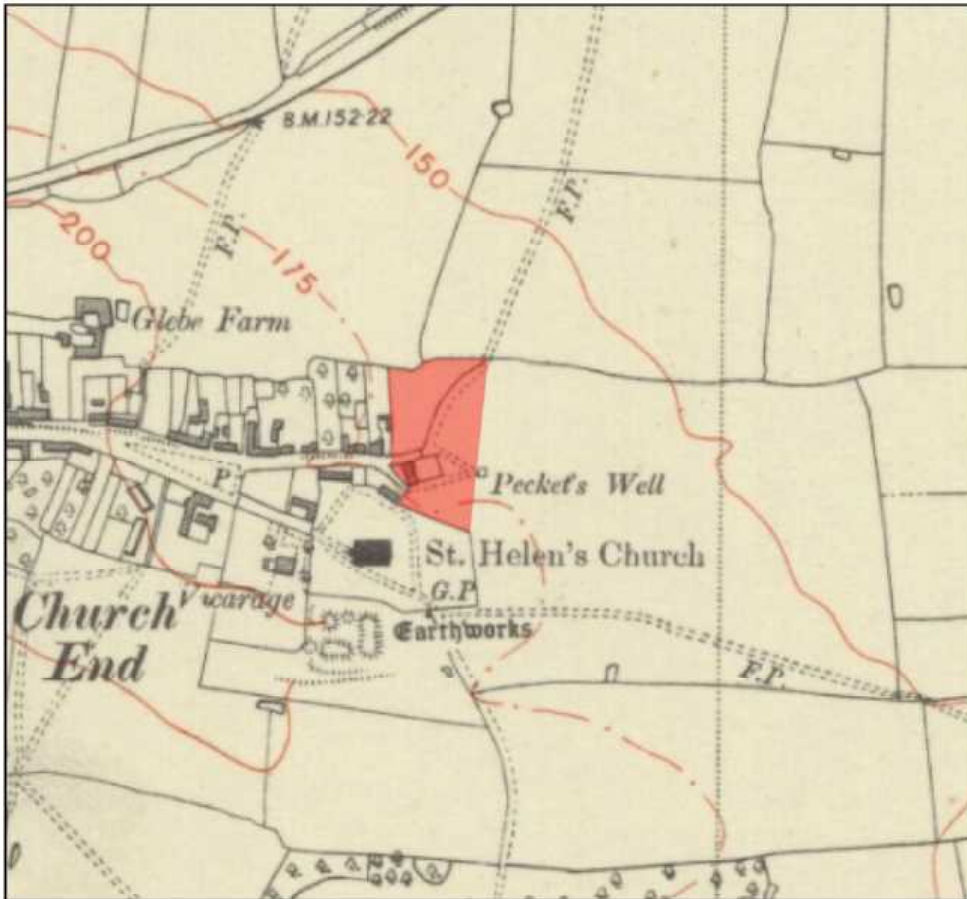


1893 Ordnance Survey map

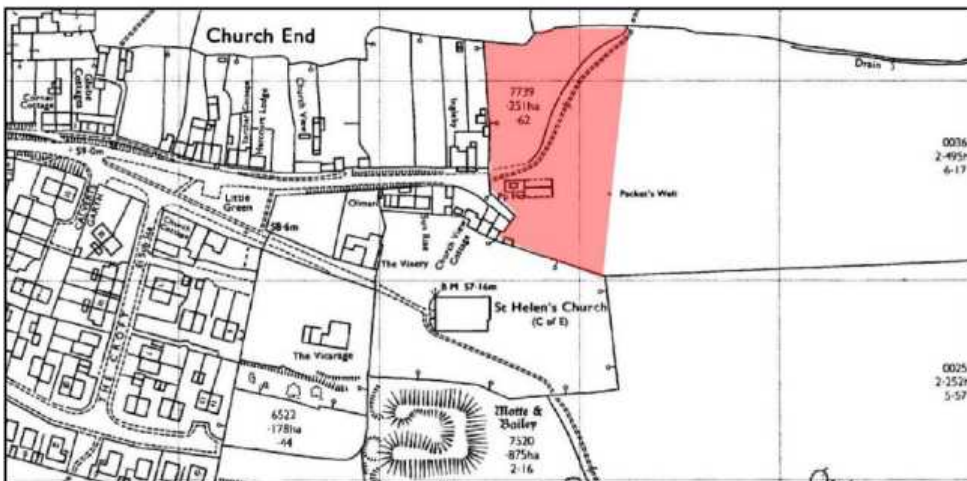


Circa 1912 Ordnance Survey map

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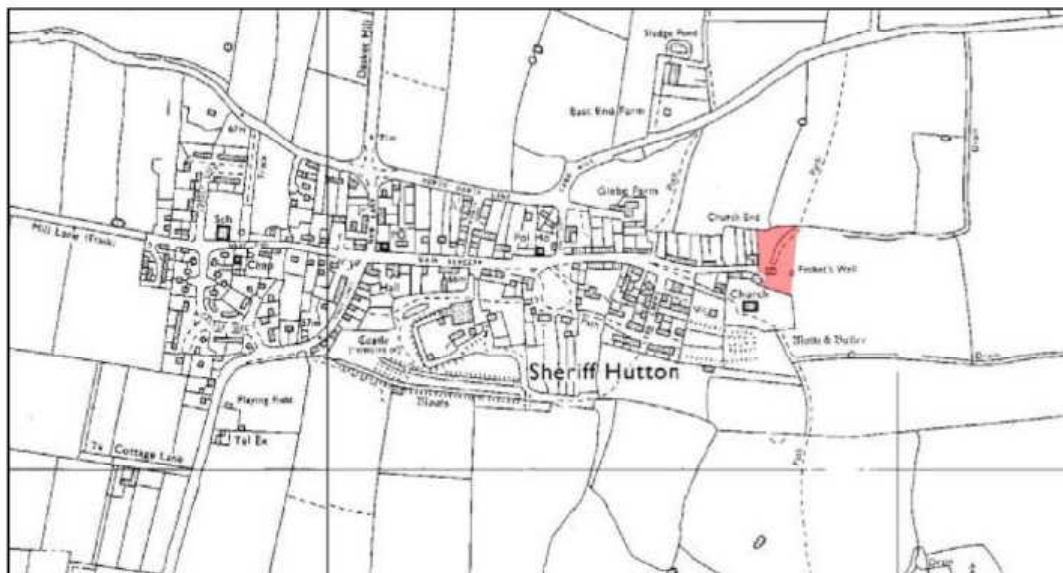


1952 Ordnance Survey map



1970s Ordnance Survey map

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1980s Ordnance Survey map

THE SITE TODAY

- 7.01 The site is approached via East End. It consists of an overgrown largely undeveloped area of land at the eastern edge of the village of Sheriff Hutton, at the termination of the lane known as East End. It is currently laid out to rough grass with the exception of the large shed with a pitched roof (Yorkshire Water pumping station and workshops) and surrounding hard standing and access track.
- 7.02 To the north and east the boundary of the site is defined by a conifer tree lined hedgerow planted within the last twenty years or so atop a bank (possibly a collapsed wall due to the presence of intermittent stone blocks). Beyond this is open countryside with arable fields and a public footpath running from the east boundary of the site, across the field to the road (Carr Hill) to the north. The southern boundary of the site is marked with a further tree lined hedge behind which is the brick churchyard wall and churchyard and church of St Helen and the Holy Cross. The western and southwestern boundary abuts existing residential properties, to the south these consist of a row of cottages and to the north, 'Hartley' and its rear garden.
- 7.03 The character of the site is currently compromised by overgrown vegetation and the presence of dumped material – seemingly building material and household waste – which gives the site a rather forlorn and unkempt appearance.
- 7.04 No evidence of archaeological earthworks or of any structures associated with Pecket's Well was observed within the site, although dumped material and high grass may mask low lying features and the ground was a little uneven.



The site today, looking south towards the pumping station. Note the upper stage of the crenellated church tower is just visible behind a tree

ARCHAEOLOGICAL AND HISTORICAL SUMMARY

- 8.01 Based upon the gazetteer in Chapter 5 and secondary sources, the following is a summary of the general archaeological and historical background of activity within the search area around the site and wider area. The associated gazetteer entry numbers are referred to in square brackets []. There are no features of heritage significance within the site boundary, with the possible exception of the demolished remains of various buildings shown within the site on various 19th and 20th century maps. The area to the south and southwest of the site is sensitive due to the presence of a number of designated and undesignated heritage assets.

Prehistoric Period and Romano-British Period

- 8.02 A Roman road is thought to run through the centre of Sheriff Hutton village [3], c.200m west of the site. However no firm evidence for the route exists and its orientation has been deduced from hedgerows, place-names and parish boundaries. Two possible roads are shown in this area according to the Roman Roads Research Association (<http://www.romanroads.org/yorkshireproject.html>), although neither fit with the HER description 'from Thirsk to the River Tees'. The road from Barmby on the Moor to Durham (Margary 80A) may run northwest to southeast but the section of the road in this area is conjectural, and a road may run northeast from Strensall to Sheriff Hutton, although this is conjectural also and was not classified by Margary.
- 8.03 A double-ditched square enclosure of possible Roman date [8] has been recorded from aerial photographs in Sheriff Hutton Park, 500m south of the site. It is possible that the feature is an ornamental garden feature. Fieldwalking in the vicinity of the feature has produced a quantity of worked flint (over fourteen pieces) of Neolithic and Mesolithic date [7]. Despite a number of small-scale archaeological interventions in the village within 500m of the site [9-17], no further evidence from the Romano-British period or earlier has been found.

Medieval Period

- 8.04 Sheriff Hutton village [2] is mentioned in the Domesday Book (as Hotone and Hotun) ('Parishes: Sheriff Hutton', in *A History of the County of York North Riding: Volume 2*, ed. William Page (London, 1923), pp. 172-187 <http://www.british-history.ac.uk/vch/yorks/north/vol2/pp172-187> [accessed 4 March 2016]).

- 8.05 The remains of two medieval castles are found within the village. The scheduled earthwork remains of a Norman ringwork [20] lie to the south of St Helen's Church, around 100m south of the site. Earthworks of part of the bailey survive and geophysical survey in 2004 located possible wall footings, a well, dwelling areas and ridge and furrow [5]. According to the Victoria County History, *'the early castle is said to have been built here by Bertram de Bulmer in 1140'*. The partially standing scheduled remains of a stone castle [21], built originally in the 14th century, are located 500m southwest of the site on the south side of the village. In 1331 the Neville family received overlordship of Sheriff Hutton and in 1382 John Neville started to build a second castle on a new site in the village. It was completed in 1398 (<http://www.sheriffhutton.co.uk/history1>). The Neville's were largely responsible for the growth of the village that we see today. Richard Duke of Gloucester (the future Richard III) was placed in the household of Richard Neville. It is likely that Richard III visited Sheriff Hutton several times and in 1485 he created The Council of the North which used to meet in York or Sheriff Hutton. From 1547 the castle seems to have been occupied only spasmodically by the Council and declined since then (<http://www.sheriffhutton.co.uk/history1>). An assemblage of twelve sherds of medieval pottery were found close to the castle during a watching brief [4].
- 8.06 The Church of St Helen and the Holy Cross [19] is grade I listed and stands just beyond the southwest boundary of the site. Parts of the church are of 12th century date.
- 8.07 The existence of ridge and furrow, indicative of medieval agricultural practices, has been recorded to the south of the earthwork remains of the ringwork castle, although no detail is recorded [6]. Further ridge and furrow was observed in fields to the south of the village during a site visit in March 2016.
- 8.08 It is noteworthy that two archaeological interventions [15,16] (a watching brief and a strip map and record exercise) carried out c.200m southwest of the site, and in close proximity to the church and the ringwork castle remains, failed to recover any medieval artefacts or features.

Post-Medieval and Early Modern Periods

- 8.09 Although the village clearly existed throughout the period, there are relatively few specific heritage assets in the study area. A post medieval stone-lined pit [1] was found during a watching brief on Main Street, c.300m west of the site. There is a grade II listed 18th century memorial in the churchyard [18] and c.300m south of the site, beyond the church and the remains of the ringwork castle, is the northwest boundary of the grade II* listed Sheriff Hutton Park. This was a 17th century formal garden in origin, contemporary with Sheriff Hutton Hall, which lies further south. The house associated with the park was built by Sir Arthur Ingram in 1621, Sir Arthurs's main house being Temple Newsom near Leeds. In 1637 the hall went to his third son Sir Thomas who removed large quantities of stone from the castle to build stables and a brewhouse (the Rangers House). Thus began the final decline of the castle. In the reign of Charles II the house was sold to the Thompson family. Originally the house was Jacobean in its architecture. This house still survives but about one foot inside the present Queen Anne exterior built in 1732 (<http://www.sheriffhutton.co.uk/history1>).
- 8.10 As noted above, historic maps show the existence of a feature labelled 'Pecket's Well' either within or just beyond the eastern boundary of the site from 1856. No trace of the feature was found during a site visit. Also shown on historic maps were a number of buildings that formerly lay within the site. From 1893 to the 1970s a building (possibly a pair of semi-detached dwellings) lay in the central part of the site, subsequently replaced by the present-day electricity sub-station. Earlier buildings in a similar location but with different configurations were shown on earlier maps. The southern part of the site boundary straddles the former site of a range of buildings, subsequently reduced to a single building, which itself was demolished by 1912. The date of origin and nature of these latter buildings is uncertain, but they are likely to have been agricultural in nature.

ASSESSMENT OF SIGNIFICANCE

Policy Framework

- 9.01 In Annex 2 of the *National Planning Policy Framework (NPPF)* 'significance' is defined as '*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*'.
- 9.02 Annex 2 of the NPPF defines a 'heritage asset' as '*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 9.03 The importance of identifying the significance of a site is highlighted in the NPPF as this is essential in informing future change to heritage assets. The aim of conservation is to sensitively manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity.
- 9.04 This assessment of significance has been informed by non-intrusive site investigation combined with a review of historic mapping and secondary source material. This appraisal considers the significance of the heritage assets and the role played by the site (if any) in contributing to their significance as part of their setting. The appraisal makes use of the five-step methodology set out in the *Historic England Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (2015). However, Step 5 (make and document the decision and monitor outcomes) has been omitted, as this is a matter for the decision maker.

Step 1 – Identify the heritage asset

- 9.05 This section assesses those heritage assets that have the potential to be affected by the development proposal by virtue of a change to their setting. If the development is '*capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting*' (Historic England 2015, 8). Setting is defined as '*the surroundings in which a heritage asset is experienced*' (Historic England 2015, 2). The following heritage assets have been identified within a 500m radius of the site and the site may therefore fall within their setting and contribute to their significance:
- Sheriff Hutton Conservation Area (see Gazetteer entry 2 covering the village).
 - Sheriff Hutton Ringwork (see Gazetteer entry 20).
 - Sheriff Hutton Castle (see Gazetteer entry 21).
 - Church of St Helen and the Holy Cross (see Gazetteer entry 19). The Grade II listed tomb within the churchyard has been excluded from further analysis as its setting is primarily considered to be the church and churchyard, and the proposed development does not form part of its setting.
 - Sheriff Hutton Park and Hall (see Gazetteer entry 22).

Step 2 – Assessment of whether, how and to what degree these settings make a contribution to the significance of the monument

- 9.06 Setting is not a heritage asset, rather its importance lies in what it contributes to the significance of the heritage asset and therefore the paragraphs below identify the factors that contribute to the significance of the designated heritage assets, what the settings are (in which they are experienced), how these contribute to their significance and whether the application site falls within the setting(s).

The Application Site: Pecket's Yard

- 9.07 The site is not a designated heritage asset and does not contain any such heritage assets. Indeed in its current overgrown state with evidence of dumping of household waste and litter, this site negatively impacts upon the character and appearance of the adjacent conservation area. At present, it does not positively contribute to any other designated heritage asset. It is not known whether any features were ever associated with Pecket's Well or whether it was a purely natural feature. Pecket's Well has not been identified above ground, although there remains archaeological potential for this to survive below ground and the potential for below-ground archaeology within the site boundary is discussed in paragraphs 9.23-9.25 below.



Pecket's Yard

Sheriff Hutton Conservation Area

- 9.08 Sheriff Hutton Conservation Area was designated in November 1978. There is no current conservation area appraisal other than a short written text accompanying Inset 73 of old local planning guidance/policy. Relevant sections of this read: *'The village has a very rich history and the remains of The Castle, built in 1382, still dominate views of Sheriff Hutton. The older part of the village consists of brick (occasionally stone) cottages under either pantile or slate roofs, developed along the road frontage of Main Street and Church End. Older dwellings are also clustered in a horseshoe pattern around The Green, a remnant of the village market which was formed in 1377. These areas, together with The Castle, form the basis of the Conservation Area. Also included are the splendid Grade I listed St Helen's Church, the Georgian Vicarage and the site of an earlier Castle built in the 12th Century (now managed, along with the Churchyard, for wildlife purposes). The village has accommodated a significant amount of modern development, particularly in estate form at the western end of the village. These developments typically comprise of 2-storey brick dwellings.'*
- 9.09 The following are considered to contribute to the character and appearance of the conservation area:
- Designated heritage assets - within the conservation area are considered to strongly contribute to its historic character and appearance.
 - Undesignated heritage assets - such as evidence of ridge and furrow medieval agriculture also contribute to this special character.
 - Morphology - as noted by Historic England (letter dated 6 August 2015 to Helen Bloomer, Ryedale District Council), the origins of the village from around the church and castle with expansion and planned medieval settlement towards and including the later castle and then contemporary development. The east to west running spine of the village retains evidence of a pattern of tofts and crofts (i.e. houses, yards and gardens with adjoining plots used for pasture or arable) on a north-south grid pattern along the northern edge of East End. Although this report notes that this pattern has in places been eroded by later development and is not intact. The informal

character and narrow lane qualities of East End are important qualities, although this nature has again eroded at the lane termination towards the application site where the raised verges drop level with the road which also loses its previously enclosed character.

- Heterogeneity, formal design and historic materials – within the conservation area a range of building types and periods are represented. Ornamentation is kept to a minimum and typically includes decorative bands between the ground and first floor and timber porches. Ridge chimneys are prevalent throughout the village. Prevailing building materials include red brick, clay pantile roofs with some slate roofs. There are also examples of render applied to buildings. Given the diversity of periods and types of architecture, the fenestration throughout the village ranges from multi paned sashes and casements to later simpler four and two light casements.
- Definition, scale and grain - the buildings themselves along the street scene are primarily residential and two storey in height and create a strong sense of enclosure. Having said that, properties are often set back from the road within front gardens which, in addition to the distinctive deep grassed verges, encourage a sense of rurality which is emphasised by occasional glimpses through the building line to the countryside beyond.
- Green space, trees and vegetation – the Green and surrounding open areas such as the churchyard have a visual importance and provide “green lungs”. Ponds within the village have a visual and wildlife importance.
- Integrity - later development while of lesser historic interest, still sometimes contributes to the character and appearance of the conservation area as heterogeneity is important. However, some later development along East End within the conservation area has degraded the traditional character, for example with instances of inappropriate conservatory and window designs. Some 20th century buildings also intrude onto the boundaries of the churchyard and bailey of the ringwork (see discussion of this heritage assets below).

9.10 The conservation area includes the settings of designated and undesignated heritage assets within it (some of which are discussed further below) and has its own setting. The setting of Sheriff Hutton Conservation Area is afforded by the neighbouring elements of the settlement which are not included within the designation and the surrounding countryside which is primarily used for agricultural purposes. The following qualities of the setting contribute to the significance of the conservation area:

- Topography – the location of the village in relation to the cutting which runs along the village and the ridge upon which it is located reinforces the lineal character and change in levels from north to south and creates, frames and masks kinetic views as one moves through the landscape.
- Land use – the agrarian character of the surrounding land and the defined limits of the settlement edge, including surviving remnants of medieval agricultural activity in the form of ridge and furrow to the south.
- Functional relationships – historically and today there is a relationship between the village and the surrounding countryside in terms of economic use.
- Views – the brief conservation area appraisal does not include an assessment of views to, from or through the conservation area. Key views are here considered to include those towards the two scheduled castle monuments and the Grade I listed church, particularly those from public spaces and footpaths and vantage points (mainly to the south of the village) which visually link these assets in a panoramic view. Although not a key view, there is a view towards the northern edge of the conservation area, the church, (and the application site), from a footpath running through the field to the north of the application site by Carr Hill road. There are also linear views along East End of some interest in showing the village morphology and glimpses of open countryside beyond the housing putting the conservation area in its wider physical context.
- Accessibility – the number of public footpaths around the castle sites, church and through the village and surrounding fields enhance the permeability of the conservation area and appreciation of it and the designated heritage assets within.



View along East End to the application site with the pumping station and glimpsed views of open countryside beyond



Views from the entrance to the footpath from Carr Hill that leads to the application site reveal that the development would be difficult to see from passing traffic but glimpses are likely, especially of the rooftops, in particular for walkers using the footpath. The church is just visible from the footpath across agricultural fields. The development site is located on lower ground and reaches a much lower level in height and so is less visible. Moving along the footpath the views are of course kinetic and vary depending upon the rise in the topography. This sometimes precludes any views of the application site. Any visual impingement from the proposed development is therefore expected to be very limited with no loss of views to any heritage assets. Given the hedge line screening the site, any houses will be considerably less visible than those existing ones adjacent to the west along East End

9.11 The application site is considered to fall within the setting of the conservation area. Given the condition and presence of dumped material, modern workshops and a neglected overgrown appearance, the present-day site is considered to negatively impact upon the eastern part of the character and appearance of the adjacent conservation area.

Sheriff Hutton Ringwork

9.12 Sheriff Hutton ringwork (a Norman earthwork castle and scheduled monument) is, according to the scheduled monument description for the ringwork, scheduled on the basis of:

- History - as a medieval fortification built and occupied in the 12th century. In common with other ringworks, it acted as a stronghold for military operations and may have defended aristocratic or manorial settlements. There is evidence of later medieval agricultural activity in the form of ridge and furrow to the south.

- **Rarity** - ringworks are rare nationally with only 200 recorded examples and less than 60 with baileys. As such, and as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period.
- **Integrity** - Sheriff Hutton ringwork is well preserved and is a rare example of one with an associated bailey.
- **Topography and location** - a classic location for a ringwork, adjacent to the church on an area of high ground overlooking a village.
- **Other heritage assets** - importance is further heightened by the nearby location of the later stone built castle with intentional intervisibility.
- **Views** - commanding views across the Vale of York to the south and would thus have been an effective symbol of the local Norman lord's authority. Today it can be viewed from the churchyard and from public footpaths through and adjacent to the heritage asset, although longer range views are more limited due to surrounding tree growth.
- **Formal design** - notable for being rectangular rather than the more common circular design.
- **Openness, enclosure and boundaries** - important green space with a defined perimeter of trees separating it from the wider rural surroundings and from the churchyard to the north. To the west modern housing has encroached upon the land around the monument by the bailey and provides the western boundary.
- **Tranquillity and accessibility** - sense of tranquillity, a quiet green lung in the village but one with good accessibility due to a public footpath.



View north towards the church with application site beyond this looking from the northern part of the ringwork earthworks (left) and view west from the ringwork across the bailey to modern village housing

9.13 Given the group value with the later castle and physical relationship with adjacent evidence of medieval agriculture (ridge and furrow) and the medieval church, these elements are considered to fall within, and positively contribute to, the setting of the ringwork as does the agricultural and parkland landscape to the south and mature trees. The 20th century housing to the west also falls within the setting, although the impact upon the ringwork is not beneficial. The application site is separated from the ringwork by a band of trees, the church and churchyard and a further line of trees. There may be glimpses towards the site from the northern edge of the ringwork (on the highest point of the earthwork) but these glimpses are not considered to contribute to the significance of the ringwork and given the lack of physical, spatial or historical associations, the application site at Pecket's Yard is not considered to fall within the setting of the ringwork.

Sheriff Hutton Castle

9.14 This stone castle replaced the earlier earthwork castle at Sheriff Hutton ringwork and is listed Grade II* in addition to forming a scheduled monument. The listing description is brief and does not include reasons for designation, however, the reasons for designation given in the scheduling description are:

- **Rarity and formal design** - quadrangular castles such as this are rare nationally with only 64 recorded examples of which 44 are of southern type and 20 are of northern type. They are major medieval monument types which, belonging to the highest levels of society, frequently acted as major administrative centres and formed the foci for developing settlement patterns.
- **Communal values** - castles generally provide an emotive and evocative link to the past and can provide a valuable educational resource, both with respect to medieval warfare and defence, and to wider aspects of medieval society. All examples retaining significant remains of medieval date are considered to be of national importance.
- **History** - important place in English history with its associations with Warwick the Kingmaker and Richard III, and its use as a seat of provincial government via the Council of the North up until 1537. From c.1489 the castle periodically hosted the Council of the North and in 1525 was granted by Henry VIII to his illegitimate son Henry Fitzroy, the Duke of Richmond and Warden-General of the Marches. Used as a seat of provincial government, at this time the castle had a staff of 142 in addition to the 100 servants in the Duke's retinue.
- **Visual prominence** - the standing ruins still form a prominent landmark and the associated surrounding earthworks, especially those of the early gardens, add significantly to the monument's national importance.
- **Group value** - the associated garden provides a valuable insight into contemporary aesthetics and views about how the landscape could be modified to enhance the surroundings of a residence and symbolise the social hierarchy. In view of the rarity of surviving examples, great variety of form, and importance for understanding high-status residences and their occupants, all examples of early date retaining well-preserved earthworks or significant buried remains will be identified to be nationally important.
- **Green space and land use** - important green space. Medieval villages were supported by a communal system of agriculture based on large, unenclosed open arable fields. Well-preserved ridge and furrow, especially in its original context adjacent to village earthworks, is both an important source of information about medieval agrarian life and a distinctive contribution to the character of the historic landscape.
- **Artistic representations** - depicted in a number of historic illustrations.



Views of Sheriff Hutton Castle looking northwest (left) and east towards the application site (right). The application site is not visible from any publically accessible vantage points at or around the castle and is separated from it by a section of the village along East End

- 9.15 In addition to the points raised in paragraph 9.14, it is the view of this report that the standing ruins are listed by virtue of their historical heritage values with the age of the standing ruins (begun in 1382 and with a 15th century gatehouse), association with the seat of John, Lord Neville of the powerful baronial Neville family and state of preservation of the corner towers, gatehouse and interior with some surviving tunnel vaulting, windows and fireplaces being important considerations. Research by Ed Dennison (for example *Within the Pale: the Story of Sheriff Hutton Park*) and the

author of this report (*Yorkshire Courtyard Castles*) further reveal the extent of surviving earthworks around the castle, with evidence of former gardens and landscape features.

- 9.16 The setting of the castle encompasses a wide area, including the castle gardens and landscape features nearby, the historic core of the village, evidence of medieval agricultural activity in adjacent fields, the church and ringwork castle and the later development of an "elite landscape" i.e. Sheriff Hutton Park and country house. As demonstrated in the photographs above, the site is not visible from the castle (nor can the castle be experienced from the site) and there is no historical, physical or contextual connection between the two and therefore the application site is not considered to fall within the setting of the castle.

Church of St Helen and the Holy Cross

- 9.17 The church has been designated Grade I, which recognises it being a building of exceptional interest as only 2.5% of listed buildings are this grade. The main factors which contribute to its significance are likely to be:

- Design and historic interest - as derived from its age, with a 12th century nave and lower part of tower, 13th century chancel with substantial rebuilding in the 15th century, 14th century aisles, 15th century chapels, vestry and upper part of tower, early 16th century clerestory and late 18th century porch. There are historical associations with the Neville family as a prominent family both regionally and nationally.
- Interior - with a variety of medieval and post-medieval monuments (including a possible tomb to a member of the Neville family), 14th century tower arch, 14th century foliate capitals and a single lancet in the north wall of the chancel, a probable 15th century door into the vestry, 17th century altar rail, box pews from the 17th - 19th centuries and some 14th century stained glass in the north aisle window.
- Communal values - with a social relationship between the church and the inhabitants of the village, providing a social and religious focus which was (and continues to be) the primary reason for its existence. The status and role of the church within the village.
- Openness, enclosure and boundaries - the setting of the church includes the churchyard and wider village context, however, notably the church marks the most eastern extent of the village and provides the termination of Church End road.
- Sense of enclosure and seclusion - the enclosure provided by the soft landscaping and adjacent properties has resulted in limited visibility beyond the immediate boundaries with mainly glimpsed views towards rooftops and open countryside. This experience provides a sense of seclusion for the asset with regards to the wider village.
- Views - of the open countryside to the east.
- Visual prominence - although fairly squat, the church tower is nevertheless a prominent feature in the village and in its surroundings.



Church of Helen and the Holy Cross set in its churchyard (left) and partial view of site visible through the housing lining part of the northern boundary of the churchyard (right)

- 9.18 The castle, ringwork and historic core of the village contribute most strongly to the setting of the church. There is a strong group value with long historical associations including the Neville family, the power bases of the village and the political, religious and community hub for the village over centuries provided by these landmark features. Indeed the village grew around and between the castle, ringwork and church. There is also a spatial relationship, particularly between church and ringwork due to a shared boundary. The castle, ringwork and church were sited within sight of each other along the raised ridge running through the village. Sheriff Hutton Park and the hall may provide part of the wider setting of the church as does the open countryside while the immediate setting of the church is provided by the churchyard, which includes a Grade II listed tomb.
- 9.19 The application site is largely screened from the church by a tree lined hedge. There are glimpses of the site through these trees in winter, albeit these are from the late 19th century eastern extension to the churchyard rather than the older part of the churchyard given the presence of existing housing forming the northern boundary of the older churchyard which largely screens the application site from view. The application site is, however, considered to fall within the setting of the church as it is part of the village context, both today and historically, and the church can be experienced from the site. It cannot be ruled out that Pecket's Well was once associated with the church, although no direct evidence has been found to support this.
- 9.20 Views towards the application site from the church and from the application site to the church are not considered to strongly contribute to the significance of the church because the views are very partial, (glimpses only), the views are not part of any known historical associations nor are the compositions within the views a fundamental (or even important) aspect of the design or function of the church. They do, however, make some contribution as the public route through the site means that there may be some communal appreciation of the views for those residents who use the footpath and the church was intended to be seen from the wider landscape setting.



View from the churchyard looking north towards the application site. Note existing housing lining part of the churchyard but with some views possible of the application site as the roof of the existing Yorkshire Water pumping station can be glimpsed through the tree lined hedge

Sheriff Hutton Park and Hall

- 9.21 The Grade II* registered park and associated Grade I listed hall (outside the search area) likely derive significance from the following:
- Historic interest - age and association with Sir Arthur Ingram, a notorious London financier and secretary to the Council of the North. There is also association with the medieval deer park visited by James I who hunted there with Ingram in 1617. The current park was created in the 18th or early-mid 19th century by the then owners, the Thompson family.
 - Group value and relationship between its various components - Sheriff Hutton Hall and associated buildings, formal gardens, pleasure grounds and a kitchen garden with associated designed

layout, parkland trees, ancient oaks, some Grade II listed statuary and enclosures and a lake, and structures such as the 19th century park lodge, a mid-19th century Grade II listed icehouse, Grade II listed early 17th century former stable block and brewhouse (built for Ingram from stone re-used from Sheriff Hutton Castle).

- Location and views - to the Sheriff Hutton castle and ringwork with the southern edge of the village of Sheriff Hutton visible on the skyline to the north-west and views of the large ruined castle. The park also derives some significance from the deserted village of East Lilling (also a scheduled monument) and due to long distance views extending north-east across the Plain of York. The park may have been sited to take advantage of these features i.e. as 'borrowed' landmarks and landscapes beyond the park boundary and are therefore significant as they are designed views.
- Green space, trees and vegetation – as discussed above.
- Formal design – see group value and views above.

- 9.22 Those aspects of the setting which contribute to the significance of the park and hall are discussed in paragraph 9.21 above. There are no views to the application site from the park due to the rising topography in the location of the ringwork and church and several bands of tree cover. The site is hidden from view on lower lying ground to the north of these features. There are no known historical or visual connections between the site and the park and the site is not therefore considered to fall within the setting of the park.



View towards the park (left) and from the park towards the ringwork and bailey behind the line of trees (right)

Archaeological potential

- 9.23 Despite the possibility of a Roman road in the vicinity and the discovery of prehistoric flint artefacts to the south, numerous small-scale archaeological interventions in the village have failed to uncover any traces of Roman remains or further prehistoric evidence. It is therefore unlikely that Roman or prehistoric archaeological remains will be present.
- 9.24 Given the close proximity of the site to the medieval church and the earthwork remains of the early ringwork castle, there is the potential for remains of medieval date to be present as below ground features. However, two archaeological interventions in the vicinity (one of which was a strip map and record exercise) failed to recover any remains or artefacts from this, or any other, period. The likelihood of significant structural features is therefore low-moderate, and if present any such remains would most likely range in significance from low/local to medium/regional. There is a moderate chance of the remains of medieval agriculture in the form of the below ground traces of ridge and furrow, but these will be of low/local significance at most due to poor preservation.
- 9.25 It is possible that the remains of the various buildings shown on historic maps may be present as below-ground traces (foundations), although those shown in the south central part of the site are

likely to lie below the present-day water pumping station. The building/s that once stood on the southern boundary of the site known as Pecket's Yard on early ordnance survey maps are likely to have been early modern in date, agricultural and of low significance. It is possible that the remains of any structure associated with 'Pecket's Well' may be present, although it is also quite possible that this was a natural feature with no associated structure. Overall there is a low to moderate chance of remains from this period, but the significance of any such remains is likely to range from neutral to low/local only. No use connections relating to the church have been established, although this historical possibility cannot be ruled out.

HERITAGE IMPACT ASSESSMENT

- 10.01 This section assesses the impact of the proposed development, continuing to employ the five-step process recommended by the Historic England guidance in identifying the range of effects the development may have on the settings of the designated heritage assets and below ground archaeology and to evaluate the resultant degree of harm or benefit to the significance of the heritage assets. The previous chapter found that the application site did not fall within the setting of the scheduled ringwork, scheduled castle or registered park and garden with its associated listed buildings. As no impact has been identified to their significance due to this development they are not considered further. Furthermore, as there are no direct impacts to above ground heritage assets the following assessment regards potential heritage impacts to the conservation area, Grade I listed church and below-ground archaeology within the site boundary at Pecket's Yard.

Step 3 – Assessment of the effect of the proposed development on the significance of the assets

The Proposal

- 10.02 The proposal is to erect twelve residential dwellings within Pecket's Yard at the eastern end of Sheriff Hutton while screening the existing Yorkshire Water pumping station. The assessment of heritage impact below is based upon a set of drawings produced by Brian Scott Designs LLP and approved by Daniel Gath Homes (revised May 2016).

Potential Heritage Impacts

Location and Siting

- 10.03 The application site is located to the immediate east of the eastern boundary of the Sheriff Hutton Conservation Area and immediate north of the church of St Helen and the Holy Cross. The site itself is relatively modest in extent, measuring 0.712 hectares. Pre-application discussions with the Local Planning Authority (Ryedale District Council) and Historic England have indicated that the location is considered suitable for a housing development. The location is sustainable as it is at a long established village.
- 10.04 The land at the application site is flat and is not raised above the surrounding topography. Indeed the land rises to the south of the site where the church stands upon a prominent ridge. There is substantial existing evergreen conifer screening (which will be retained in the form of a largely new hedge using more traditional indigenous trees and shrubs) along the north boundary of the churchyard/south boundary of the site, which in addition to the significant topographical difference in levels mitigates any visual impact. The roof and top of first floor windows of an existing property adjacent to the development site is just visible as glimpsed through a gap in between existing cottages on the northern boundary of the churchyard. Given the location on the edge of the village, there will also be some views to the site from the footpath from Carr Hill (the road to the north). These are, however, limited by virtue of the flat topography and by the hedge screening around the northern and eastern perimeters of the site.

- 10.05 No key views will be impacted by the development and the development is sited in a location that will not physically or visually isolate any heritage assets. The position of plots 1-4 of the proposals have rear gardens which allow a suitable 'breathing space' for the churchyard, even whilst existing dwellings at 'Howard Cottage' and 'Howards End' encroach on the boundary of the churchyard.

Form and Appearance

- 10.06 As noted in paragraph 10.04 the development will not be conspicuous or dominant in the landscape and the proposed housing includes a number of single storey elements. Moreover, no buildings rise above two storeys. The modest number of houses (twelve) and careful design with regards to scale and massing ensures that the development will not compete with, or distract from, the church or conservation area. The materials and architectural styles follow vernacular forms seen within the village. The palette of materials and detailing has been influenced by examples of dwelling houses throughout the village and conservation area, for example with red brick walls and clay pantile and slate roofs. Other features within the conservation area employed on the new dwellings include timber porches, decorative bands, four panel doors and timber sash windows.
- 10.07 The variety of building types within Sheriff Hutton has been reflected, albeit somewhat rationalised at the request of Historic England, by the introduction of several house designs which will populate the site to ensure that diversity and interest is maintained. In particular the proposal seeks to create two distinct character areas within the site. Firstly, a mix of dwelling types to the southern, linear section, taking reference in terms of materials, form and design from the existing streetscape into which they have been designed to ingrate. Secondly, a "fold yard" layout with a number of single storey agricultural style units on a U - shaped plan has been designed to the north. This would have a positive impact on the views from the open fields beyond in that it would give the development a sense of hierarchy of building types and sizes and respects the agricultural context in this edge of village location. A larger, higher status dwelling for plot 5 has been designed with the general appearance of a farmhouse, relating back to the fold yard in views from within the new development.
- 10.08 The proposed grain, with forward facing buildings fronting a continuation of East End (insofar as is possible given the constraints imposed by the existing pumping station with its 15m exclusion zone), is consistent with that established by existing properties along East End running as close to the established linear form of the settlement, taking into account the Yorkshire Water 15m exclusion zone around the pumping station. In addition, the proposed development will deliver a pleasing "full stop" to the village which is a better urban design response than the unresolved current land use. The proposed designs for plots 4 and 5 are intentionally orientated to reinforce this desire to create a positive view stop at the termination of the village while preserving (and continuing) the existing channelled view to open countryside further to the east.
- 10.09 Given the above, the proposed development is therefore consistent with the brief conservation area appraisal (Inset 73) which notes that development limits are tightly drawn around the built-up area and states, '*Development within Sheriff Hutton, particularly within that part of the settlement falling within the Conservation Area, will be expected to reflect the historic character and appearance of the settlement in terms of its relationship to the street and surrounding buildings, in its design and detailing, and in the choice of materials used for its construction*'.
- 10.10 The current boundary (conifer hedge) treatment is considered to be inappropriate in this context and will be substantially replaced with trees and shrubs more in-keeping with a traditional English landscape. These will be designed with slightly more visual permeability than at present but will still act to enclose and screen the development and provide a sense of distinction from the wider open countryside. A section of parkland fencing is proposed at the area of the eastern boundary opposite the termination of the road to enhance open views to the countryside beyond.

Additional Effects

- 10.11 Inevitably, the development will result in increased noise and activity in this area and some "light spill" and additional movement of people and vehicles, however the intensity of this is in-keeping with the village location and with only twelve houses proposed in the development this minimises these effects. Both the conservation area and the church mark a village location, indeed the church serves the local community and additional houses nearby are not considered to impact upon its setting in a harmful way, in particular since there are already houses that lie directly upon part of its western and northern boundaries. The church was designed to interact with the settlement and inhabitants from the outset and the conservation area encloses what is essentially a residential area.
- 10.12 Public access via the footpath will remain unaffected as will the current Yorkshire Water pumping station (which will be screened as part of enhancement works at the site).
- 10.13 The impact upon any below-ground archaeology is at this stage uncertain and will depend upon the nature, survival and extent of any archaeology. The table below summarises potential archaeological impacts.

Table summarising below ground archaeology and potential impacts

Heritage Asset	Significance	Level of Impact	Nature of Impact
Low-moderate chance of medieval structural remains	Low/local to medium/regional	None – high (depending on location within site)	Construction groundworks: house foundations, associated infrastructure and service trenches
Moderate chance of remains of medieval agriculture	Low/local to negligible	None – high (depending on location within site)	Construction groundworks: house foundations, associated infrastructure and service trenches
Low-moderate chance of post medieval/early modern remains	Negligible to low/local	None – high (depending on location within site)	Construction groundworks: house foundations, associated infrastructure and service trenches

Permanence

- 10.14 The development is considered to represent a permanent addition to the village to help address a housing shortage.

Step 4 - Maximising Enhancement and Minimising Harm

- 10.15 The earlier (initial) development intention for Pecket's Yard proposed erecting nineteen houses with an array of house designs to reflect the variety of existing building types within Sheriff Hutton. However, Historic England and the Local Planning Authority had reservations about this scheme. Historic England considered that nineteen dwellings would be overdevelopment of this site and the applicant was encouraged to reconsider the design, responding more positively to the site constraints and the comments offered by Historic England. In their view, the density, form and layout of the development would have a harmful impact upon the significance of both the adjacent conservation area and the Grade I listed church. They stated that the medieval origins of the proposal site were not reflected in the proposed form or layout which was of a very modern 'cul-de-sac' character with its twin axe head drives; an alien form of development which was anomalous and obscured the village morphology through 'urbanisation'.

10.16 This revised scheme has reflected upon the pre-application comments and advice from Historic England and the Local Planning Authority and has positively responded to the constructive feedback to minimise harm and maximise enhancement as summarised below:

- The number of plots has been reduced from 19 to 12; reducing the density of development and degree of 'urbanisation'. No dwellings reach a height greater than two storey.
- All the houses directly accessed from the new road continuing East End face the road and have rear gardens reflecting the orientation of existing properties and village morphology along East End i.e. the traditional linear crofts seen in older parts of the village. This respects the historical village morphology of tofts and crofts. The houses have been slightly set back from the road due to the exclusion zone required by the Yorkshire Water pumping station. This has allowed for provision of car parking to limit on-street parking.
- The arrangement of the dwellings accessed from the new road and the boundary treatment to the east have been carefully designed to maintain a wide channelled view from East End to the open countryside to the east. The view towards and through the proposed development site along East End makes an important contribution to understanding the essence of the Conservation Area and this development sustains this important view.
- The northern part of the application site has been comprehensively remodelled to remove the cul-de-sac arrangement perceived as overly suburban in character and replace this with a traditional rural form designed to display a farmstead character and arrangement based around a fold yard. Many farmsteads are found on the outskirts of villages and this form is therefore considered to complement the village character with plot 5 designed as a gateway to the 'farmstead' having the character of a traditional farmhouse. To reinforce the farmstead character plots 9-12 have been designed ranged around a central courtyard (reminiscent of a foldyard) accessed via a linear north/south road. Design details include garages with the character of cart sheds, boarded rather than panelled doors, a number of arched brick lintels and some openings giving the appearance of former barn door openings to threshing floors or larger openings for machinery etc that have been partially infilled. Domestic elements are minimised at the front elevations facing the central yard with modern domestic features such as French doors restricted to the rear elevations.
- The development displays a limited mix of traditional materials in a restrained palette with, for example, only pantile roofs proposed for the building around the courtyard, timber windows, brick elevations and lintels and paddock type fences dividing plot boundaries. The palette of material has been simplified from earlier designs at the request of Historic England.
- Tree screening from the churchyard boundary to the south is maintained with a traditional native tree and shrub mix which will largely replace the conifers around the perimeter of the development site where it meets the farming landscape and churchyard. This is in-line with the recommendations in the Tree Statement and associated landscaping recommendations prepared by specialist Jo Ryan.
- The Yorkshire Water pumping station will be screened in order to make it less visually intrusive as part of improving the setting of the conservation area and church of St Helen and the Holy Cross.

CONCLUSION

- 11.01 This heritage assessment has been prepared to assess the implications of the development of twelve residential units and associated infrastructure and services on land at Pecket's Yard, Sheriff Hutton upon any below-ground archaeology and the setting of nearby designated heritage assets.
- 11.02 Documentary and cartographic materials were consulted in order to provide a summary of the historical and archaeological development and significance of the site and its surroundings. The material held at North Yorkshire Historic Environment Record was also consulted prior to a site visit.
- 11.03 Residential dwellings are considered to be appropriate in this village location and the form, density, grain, scale and materials of the development have responded to pre-application advice from Historic England, the local planning authority and heritage advice in this report. The grain, scale, design and materials of the proposed dwellings reference the existing residential built context which has already been established as part of the essential village setting of the church and therefore the new builds will simply reinforce the historic context of the church as a village asset and reinforce local distinctiveness and residential character. Historic character is safeguarded as the proposed development has been carefully considered and responds positively to the distinctive qualities of the village and sense of place. The development will integrate with the established village and maintains an important view to open countryside from East End while enhancing the termination of the village at Pecket's Yard.
- 11.04 At present the site is overgrown and neglected and detracts from the character and appearance of the conservation area and setting of the church. The proposed development responds to the village morphology and character and has a traditional form with interest and variety given by the introduction of traditional cottage type houses and a larger farmhouse type dwelling to the new road frontage and the development to the north with a farmstead type form and character. The setting of the conservation area and church will be conserved and indeed enhanced through the regeneration of the site, screening of the pumping station, improved boundary treatment and removal of rubbish and other debris while those attributes considered significant in terms of setting will be preserved.
- 11.05 No known heritage assets are directly impacted upon by the proposed development and the application site is not considered to fall within the setting, or impact upon the significance of Sheriff Hutton ringwork, castle and registered park and garden or its associated listed building as these are sufficiently distant to be unaffected, particularly given the existing topography.
- 11.06 The presence of buried archaeological remains in the wider study area from the prehistoric to Romano-British period and ridge and furrow of medieval date indicate a low possibility for the presence of buried archaeological remains on the site, although there is no direct evidence despite a number of nearby small-scale investigations. However, if present, it is likely that any below-ground remains will have been partly impacted upon by the construction of the current pumping station and previous development shown on historic maps and are thus likely to have been damaged.
- 11.07 Sustainable development such as this can have important positive impacts on heritage and their settings. In this case, the benefits flow from regenerating a largely unkempt site and thus improving the setting of the conservation area in this locality and the setting of the Grade I listed church.
- 11.08 No direct or indirect impacts to the significance of nearby heritage assets through a change to their setting have been identified. Hence, to conclude, the proposed development is considered to accord with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the guidance provided in The Ryedale Plan – Local Plan Strategy – Local Plan Strategy.

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Planning Application for the erection of 12 dwellings
with access road, parking and landscaping on land at
Pecketts Yard, Sheriff Hutton.

PLANNING STATEMENT
JOHN HOWLETT PLANNING MAY 2016

Contents

1. Site Description
2. Relevant Planning History
3. Constraints
4. The Application Proposal
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1. Site Description

- 1.1 Sheriff Hutton is a small settlement located 14.5km to the south west of Malton and approximately 15km to the north east of the city of York. 6km to the south east of the settlement is the A64, which links York to the south west, with Scarborough to the north east.
- 1.2 The settlement sits at the cross roads of Main Street (which runs in an east-west direction) with Finkle Street (which runs southward) and New Lane (which runs northward). To the eastern side of Main Street the road narrows and splits into two, forming East End and Church End. The application site lies at the eastern side of East End.
- 1.3 The site extends to 0.7ha and is shown on figure 1 below edged in red.

Figure 1 – The application site.



- 1.4 The eastern and northern boundaries of the site are well defined by existing tree planting and adjoin agricultural fields beyond. To the south, the site adjoins the boundary of St Helen and the Holy Cross Church, which is listed Grade I. To the west, the site adjoins East End. A dwelling known as Hartley to the northern side of East End and its associated curtilage, adjoin the western boundary of the application site. To the south of East End, a group of 3 cottages; Church View Cottage, Howards End and Howard Cottage) adjoin the application site.
- 1.5 Within the southern third of the site is a workshop/storage building. It is of part-rendered brickwork and blockwork, 25m long east to west, 10m wide and 4.6m high to the ridge of its double pitched corrugated metal roof. An access of compacted stone extends from East End along the front of the building and then around the east side, rear and west side in the form of a complete loop.

2. Relevant Planning History

2.1. This section reviews the planning history of the site through the Local Plan process and then through the planning application history.

2.2. The site has been promoted through the Local Plan process. In 2009 the site was noted in a report by Roger Tym and Partners as a category 1 site. At paragraph 3.32 of this report a category 1 site is defined as:

Sites in Category 1 have minimal constraints and are considered to be 'deliverable' within the first five years. It is important to emphasise that for a site to achieve a Category 1 rating, it would need to be suitable, and available (or capable of being made available) within 5 years, and achievable.

2.3. Since that time work has continued by the Council in producing its Local Plan Sites Document. Consultation took place in October 2015 in respect of service villages, which covers the application site (noted as site 51). The Council noted when inviting comments on the proposed allocations in service villages that:

"Of all of the Service Villages, Sheriff Hutton is a settlement that has had very little residential development in recent years. In addition to the 'sustainability' criteria which are the reason for its designation as a Service Village, the settlement benefits from a significant employment area. Unlike some other service villages which are in closer proximity to each other (for example Hovingham and Slingsby or the A64 Service Villages) Sheriff Hutton is also located at some distance from other settlements which would be capable of providing homes to meet local needs. For this reason, it is considered that the Group 3 site at Sheriff Hutton (Pecketts Yard) should be identified and consulted upon as a preferred development site for the service village 'tier'."

2.4. As a result of this consultation, the Council aspires to produce a full draft of the Local Plan Sites Document in later in 2016. The plan below shows the other sites in the settlement currently under consideration:



- 2.5 Whilst it is not the intention of this report to dismiss other proposed allocations, it should be noted that this site is previously developed land for the purposes of planning, enjoys a high degree of pedestrian permeability and does not rely on an unsafe means of access and has good access to existing local service provision.
- 2.6 In terms of planning applications, application reference number 15/00736/MFUL proposed the erection of 8 no. four bedroom, 4 no. three bedroom and 7 no. two bedroom dwellings together with associated road layout and landscaping following demolition of existing workshop/storage building. The layout proposed is set out below:



- 2.7 Following a meeting with Historic England, the Highways Authority and the Local Planning Authority this application was withdrawn from further consideration.

3. Constraints

- 3.1 A public footpath 25.85/5/1 bisects the site. It provides access from East End to the fields to the Wolds Way which runs parallel to the eastern boundary of the application site.
- 3.2 The site adjoins the Sheriff Hutton Conservation Area, the boundary of which is to the west of the site and to the south.

- 3.3 The Church of St Helen and the Holy Cross lies to the south of the site, and is listed Grade I.
- 3.4 There is a Yorkshire Water pumping station on site and development cannot be closer than 15m to it. In addition to this, access should be made available at all times to Yorkshire Water.

4. The Application Proposal

Background to the submission.

- 4.1 This application follows on from meetings held after the previous submission was withdrawn. Advice from the Local Planning Authority and Historic England has been critically assessed and used to inform the layout and form of development now proposed. Important to this submission has been the evolution of a scheme which fundamentally adheres to the advice given, in order to ensure that the development responds positively not only to the Conservation Area, but to the village as a whole.

The planning application

- 4.2 The planning application is in full, for the erection of 12 dwellings with associated means of access. The application comprises this statement together with the following documents;

- Planning application forms signed and completed;
- Drawings from Brian Scott Designs LLP including location plan; site layout plan and house type plans;
- Topographical survey
- Heritage Statement by Humble Heritage
- Extended Phase I Habitat Survey by Wold Ecology
- Great Crested Newt Survey by Wold Ecology
- Tree Report by Jo Ryan
- Landscape Proposals by Jo Ryan
- Surface Water Drainage Scheme by
- Desktop and Geo Environmental Report by ARP
- Traffic Statement by PAH
- Flood Risk and Drainage Statement by Stevenson Associates

The Layout.

- 4.3 The layout as proposed in this submission presents two distinctive character types. This has been a deliberate attempt to allow integrate the development into the existing village in a sympathetic manner.
- 4.4 The first character type is to follow the existing pattern of development of East End. To achieve this, the road extends eastward and frontage development is proposed. All the houses are directly accessed from the new road continuing East End, face the road and have rear gardens reflecting the orientation of existing properties and village morphology along East End i.e. the traditional linear crofts seen in older parts of the village. This has allowed for provision of in curtilage car parking, to limit the demand for additional on-street parking. The view towards and through the proposed development site along East End makes an important contribution to understanding the essence of the Conservation Area and this development sustains this important view. This reflects the existing pattern of development local to East End. The layout is shown on the plan below:



- 4.5 In respect of plots 1 – 3 the siting of the dwelling represents an extension to the form of development of the dwellings to the west. This results in a more spacious form of development upon entering the site. Plot 4 is sited more forward on the plot, to realign the pattern of development with that which is more typical of East End.
- 4.6 Plots 6, 7 and 8 are sited further back on their plot than the dwellings of 'Hartley' and 'Ingelby' to the west of the site. This is to balance and mirror the form of

development on the south side of the access road and also as a result of the need to provide the stand off distance for Yorkshire Water. Consistent with the development to the south side on plot 4, plot 5 is a large detached two storey dwelling. This is a larger, higher status designed with the general appearance of a farmhouse, relating back to the fold yard in views from within the new development.

- 4.7 Within this part of the site, it is noted that the Yorkshire Water pumping station does not make a positive contribution to the street scene. Given their operational needs to maintain access, the proposal involves the landscaping of the area around it, in order to assist in its integration into the area.
- 4.8 The second character area is to the north of the site, has been comprehensively remodelled to remove the cul-de-sac arrangement perceived as overly suburban in character and replace this with a traditional rural form, designed to display a farmstead character and arrangement based around a fold yard. Many farmsteads are found on the outskirts of villages and this form is therefore considered to complement the village character with plot 5 designed as a gateway to the 'farmstead' having the character of a traditional farmhouse. To reinforce the farmstead character plots 9-12 have been designed around a central courtyard (reminiscent of a foldyard) accessed via a linear north/south road. Design details include garages with the character of cart sheds, boarded rather than panelled doors, a number of arched brick lintels and some openings giving the appearance of former barn door openings to threshing floors or larger openings for machinery etc that have been partially infilled. Domestic elements are minimised at the front elevations facing the central yard with modern domestic features such as French doors restricted to the rear elevations. The general arrangement of dwellings is shown on the plan below;



- 4.9 The amount of two storey development is limited and a consistent application of a simple palette of materials will create and reinforce its identity. This produces a pleasing form of development, which respects and is sensitive to its location. The figures below show typically how these dwellings will appear from various vantage points:

Figure 2 – view from the south east



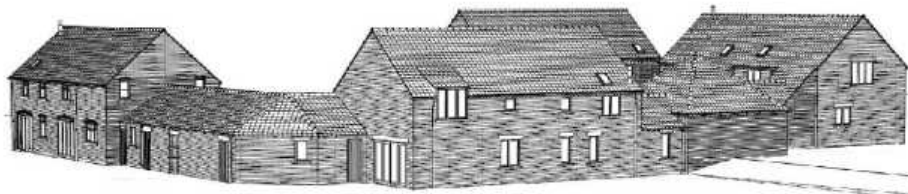
Figure 3 – view from the south west



Figure 4 – the view from the north west



Figure 5 – view from the north east



Mix of House Types

- 4.10 The numbers of proposed dwellings has reduced as a response to the pre application discussions with the Council and Historic England, as a direct result of the requirement to produce a scheme which better reflects its location. The consequence of this is that the housing mix has changed as is set out below:

Plot No	No of Bedrooms	Affordable Unit	No of car parking spaces
1	2	Yes	2
2	2	Yes	2
3	3		3
4	4		4
5	5		4
6	4		4
7	2	Yes	2
8	2	Yes	2
9	4		4
10	4		4
11	4		4
12	4		4

Materials

- 4.11 The proposal is to utilise a simple palette of materials through the proposed development. These are Terracotta Pantile roof with 'Hoskins' Farmhouse Antique Bricks and Slate roof with a white render. The development displays a limited mix of traditional materials in a restrained palette with, for example, only pantile roofs proposed for the building around the courtyard, timber windows, brick elevations and lintels and paddock type fences dividing plot boundaries. The palette of material has been simplified from earlier designs at the request of Historic England.

Landscaping

- 4.12 The site is well screened by existing planting. Jo Ryan has been commissioned not only to provide a report into the status of the existing landscaping but also to provide advice in respect of tree protection and landscaping of the site. The

primary landscaping objective is to conserve and restore hedgerows and hedgerow trees which are defining features of the local landscape. This would enhance environmental buffer zones and biodiversity corridors around the site. As such, boundary planting should largely comprise British native species. This should provide an attractive transition from the built form, to the open countryside beyond the application site.

Access and Parking Provision

- 4.13 Vehicular access to the development will be via an improved access from East End, forming a continuation of the road into the site. The proposed road will take the form of an informal road, which will be of sufficient width to allow opposing vehicles to pass simultaneously. The informal road will include sufficient turning areas to allow a large refuse vehicle to enter and exit the site in a forward gear, which will provide a substantial improvement for all users of East End.
- 4.14 Vehicular access for the adjacent Yorkshire Water pumping station will be incorporated into the development, with sufficient turning areas to allow vehicles associated with the pumping station to enter and exit the site in a forward gear. It should be noted the possibility of providing improvements to the width of the carriageway along East End has been explored, and discussions with North Yorkshire County Council's Highways Officer (Stephen Boyne) have taken place. However, given the impact on adjacent trees any widening along the carriageway is not considered to be feasible.
- 4.15 The proposed internal access road will fully comply with the guidance given within North Yorkshire County Council's Highway Design Guide. Parking provision is made on site for the proposed dwellings in accordance with the requirements of the Highways Authority.
- 4.16 PAH Highways consultants have produced a Highway Statement which is included as part of the application submission.

Ecology

- 4.17 Wold Ecology have informed with respect to the proposed development. They have carried out an extended phase I habitat survey and great crested newt survey in order to assess the impacts of the development.

Flood Risk and Drainage

- 4.18 The site will be developed with separate foul and surface water drainage systems. Foul water from the new dwellings will drain by gravity towards the pumping

station connecting to the public foul water sewer at any existing manhole outside the compound.

- 4.19 Surface water from roofs, road and driveways will drain to soakaways. Based on preliminary tests, granular filled soakaways would appear not to be suitable due to the usable soakaway depth and the necessary storage requirement. It is therefore proposed to use proprietary cell units such as StormCell or AquCell but otherwise they will be designed and constructed in line with BRE Digest 365 sized for 1 in 30-year storms taking into account climate changes (plus 30% increase in rainfall intensities) minimum. Where possible, soakaways will be linked.

5. Relevant Planning Policy

- 5.1 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.
- 5.2 The plans in force at Ryedale consists of three elements: the Ryedale Plan; the saved Policies and Maps of the Ryedale Local Plan 2002; and saved policy of the Regional Spatial Strategy. The site lies outside the development limits of a settlement and within the open countryside. The following policies of the Ryedale Plan are considered to be relevant to the proposals:

Policy SP1 General Location of Development and Settlement Hierarchy

- 5.3 Policy SP1 provides a settlement hierarchy within the district, setting out broad principles for the distribution of development. It confirms Malton and Norton (including Old Malton) role as the principal town and its location as a primary focus for growth. Local service centres (market towns) are the secondary focus for growth and include the towns of Pickering, Kirkbymoorside and Helmsley.
- 5.4 The tertiary focus comprises service villages, of which Sheriff Hutton is one.

Policy SP2 Delivery and Distribution of new housing.

- 5.5 This policy seeks the delivery of at least 3000 (net) new homes will be managed over the period 2012-2027. The sources of new housing that will contribute to the supply of new homes across the District are as follows:
- Malton and Norton
 - Pickering, Kirkbymoorside, Helmsley
 - Service Villages

- Other Villages
- Wider Countryside

5.6 New housing land allocations will be distributed in accordance with the table below and will be made having taken account of the outstanding commitments at each location at the point at which the Local Plan Sites Document is prepared.

Location	Level of provision (approx)	Pattern and distribution of site allocations
Malton and Norton	1500 (50%)	Sites within the current Development Limits Small - Medium - Large extension sites around the towns and within the A64 boundary at Malton Avoiding coalescence with Old Malton
Pickering	750 (25%)	Sites within current Development Limits Extension sites around the towns of varying sizes Avoiding coalescence with Middleton
Kirkbymoorside	300 (10%)	Sites within current Development Limits Small-medium sized sites predominantly to the north of the A170 and to the east and west of the town avoiding coalescence with Keldholme
Helmsley	150 (5%)	Small - medium sized extension sites
Service Villages	300 (10%)	Limited small - scale sites in or adjacent to current Development Limits. Sites to be distributed as far as possible, amongst all villages in the category

5.7 A supply of deliverable sites sufficient to provide five years' worth of housing against planned annual housing requirements of 200 homes per annum will be identified and maintained with an additional supply of 20% moved forward from later in the Plan Period. The release of allocated sites will be managed in conjunction with other sources of supply to ensure the continuous delivery of 200 homes per annum. Completions arising from across the Plan area which exceed the planned build target of 200 dwellings per annum by up to 25% will not be deducted from the 3,000 homes to be provided. The managed release of sites will also take account of:

- The extent to which the Housing Trajectory illustrates that housing delivery will exceed planned annual and cumulative rates of housebuilding by up to 25%
- Under delivery against planned annual rates
- The need to ensure co-ordination with necessary infrastructure improvements
- The housing market and the ability of sites to deliver affordable housing in line with Policy SP3

Policy SP3 Affordable Housing

5.8 Policy SP3 relates to the need for a development to provide affordable homes. The policy requires that where local need exists, the Local Planning Authority will seek the provision of new affordable homes of up to 40% of the proposed development, where the development is located in the west or south west of the district (which includes Sheriff Hutton).

Policy SP4 Type and Mix of New Housing

5.9 This policy seeks to increase the range of choice and high quality housing in the District. It envisages this will be achieved through new development and reuse of empty properties, amongst other strategies. To ensure housing is well designed and supports safe and inclusive communities-

- Adequate private, individual amenity space will be required to be provided as part of the development of new houses or retained as existing homes are extended
- Communal amenity space will be required as part of flatted development, where this is feasible and practicable
- An appropriate level of safe play space will be provided for children and young people within larger development sites providing family housing in line with Policy SP11
- Outdoor environments will be designed to be safe and inclusive and to take account of the requirements of people of all ages and abilities

Policy SP12 Heritage

5.10 This policy seeks recognises the Distinctive elements of Ryedale's historic environment and confirms it will be conserved and where appropriate, enhanced. The potential of heritage assets to contribute towards the economy, tourism, education and community identity will be exploited including:

- The individual and distinctive character and appearance of Ryedale's Market Towns and villages
- Medieval features including relatively large numbers of deserted medieval villages, moated manorial sites and granges, such as Kirkham Priory and notable castle sites, including Sheriff Hutton and Bossall Hall, Pickering and Helmsley
- The network of historic field systems across the District and in particular, the historic field patterns around Pickering and other settlements on the northern side of the Vale of Pickering

5.11 To assist in protecting the District's historic assets and features, the policy advises the Council will:

- Seek to ensure the sensitive expansion, growth and land use change in and around the Market Towns and villages, safeguarding elements of the historic character and value within their built up areas, including Visually Important Undeveloped Areas, as well as surrounding historic landscape character and setting of individual settlements
- Consider ways in which planning obligations can be used in conjunction with the allocation of sites at the Service Villages in the Vale of Pickering to secure increased protection, management and/or understanding of archaeological assets

- Work with North Yorkshire County Highways, Town and Parish Councils to provide highway improvements and street furniture that are appropriate to the historic context of individual towns and villages
- 5.12 In considering and negotiating development proposals, the Council will seek to protect other features of local historic value and interest throughout Ryedale having regard to the scale of any harm or loss and the significance of the heritage asset

:

Policy SP16 Design

- 5.13 In respect of design, Policy SP16 confirms 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

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

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

- 5.15 This policy continues to confirm that the design of new development will also be expected to:
- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space
 - Contribute to a safe and well connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and wayfinding; creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking
 - Reduce crime and the fear of crime through the careful design of buildings and spaces
 - Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces
 - Make efficient use of land and to be built at a density which is appropriate to its surrounding context. In general new housing development should not be built below an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context
 - Proposals for major development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage waste generated

Policy SP19 Presumption in Favour of Sustainable Development

- 5.16 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.
- 5.17 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

- Specific policies in that Framework indicate that development should be restricted.

Policy SP20 Generic Development Management Issues

- 5.18 Policy SP 20 deals with issues relating to character, design, amenity and safety and access, parking and turning. In respect of character it advises development should respect the character and context of the immediate locality and wider landscape and town scape. It goes on to consider design, advising development should follow the principles established in Policy SP16.
- 5.19 In respect of amenity and safety this policy confirms new development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses.. Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance. From the perspective of highway safety, access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads Access into and within buildings will be expected to be of a standard that allows all to access the building unimpeded

6. Analysis

- 6.1 Whilst the site falls outside of the existing development limit, in the open countryside it is being considered as a proposed allocation. The issue of prematurity needs to be addressed. The matter of prematurity is addressed in paragraph 14 of Practical Planning Guidance. The guidance notes as follows:

However in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and*

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

- 6.2 In dealing with criterion (a) the scale of development amounts to 12 units and therefore cannot be considered to be so substantial, or its cumulative effect so significant, that it would undermine the plan making process by pre determining any decision about scale, location or phasing of new development. The site has been promoted through the Local Plan process and it is both deliverable and developable. The development of this site for housing purposes will deliver market and affordable dwellings. It is of a scale consistent with the size of the village.
- 6.3 A search of public access for planning permissions for new residential development in the last 3 years reveals the following permission has been granted for residential development in Sheriff Hutton:
- 15/01151/FUL – Change of use and alteration of domestic garage to one bedroom dwelling with parking and amenity area on land at Castle Farm, Main Street, Sheriff Hutton.
- 6.4 It is noted that a current application 16/00435/FUL for the erection of two detached dwelling on land rear of Park View on Finkle Street is under consideration at the time of compiling this report.
- 6.5 Indeed given the planning constraints and tightly defined development limits which enclose villages in the proximity and development of existing allocations, there is an absence of any significant residential development taking place in the settlement or locality. The development of the village in the manner proposed will bring with it additional vitality, growth and socio-economic benefits which will go a long way to secure existing local service provision.
- 6.6 In dealing with criterion (b) it is noted the Allocations Local Plan is out to consultation and in accordance with the Local Development Scheme, will not be put before an Inspector later in 2016. Although some consultation has been undertaken, it cannot be said it is at an advanced stage.
- 6.7 It could be held that, in the absence of an approved Allocations Plan there is no Development Plan in place. Therefore under paragraph 14 of the NPPF, planning permission should be granted unless it can be demonstrated that any adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

- 6.8 In conclusion therefore, the application cannot be said to be premature. It is in a sustainable location adjoining existing development limits and represents sustainable development.

Impact on Heritage Assets.

- 6.9 The Heritage Report by Humble Heritage identifies the following heritage assets within 500m radius of the application site.

- Sheriff Hutton Conservation Area
- Sheriff Hutton Ringwork
- Sheriff Hutton Castle
- Church of St Helen and the Holy Cross
- Sheriff Hutton Park and Hall

- 6.10 Residential dwellings are considered to be appropriate in this village location and the form, density, grain, scale and materials of the development have responded to pre-application advice from Historic England, the local planning authority and heritage advice in this report. The grain, scale, design and materials of the proposed dwellings reference the existing residential built context which has already been established as part of the essential village setting of the church and therefore the new dwellings will simply reinforce the historic context of the church as a village asset and reinforce local distinctiveness and residential character. Historic character is safeguarded as the proposed development has been carefully considered and responds positively to the distinctive qualities of the village and sense of place. The development will integrate with the established village and maintains an important view to open countryside from East End while enhancing the termination of the village at Pecket's Yard.

- 6.11 At present the site is overgrown and neglected and detracts from the character and appearance of the conservation area and setting of the church. The proposed development responds to the village morphology and character and has a traditional form with interest and variety given by the introduction of traditional cottage type houses and a larger farmhouse type dwelling to the new road frontage and the development to the north with a farmstead type form and character. The setting of the conservation area and church will be conserved and indeed enhanced through the regeneration of the site, screening of the pumping station, improved boundary treatment and removal of rubbish and other debris while those attributes considered significant in terms of setting will be preserved.

- 6.12 No known heritage assets are directly impacted upon by the proposed development and the application site is not considered to fall within the setting, or impact upon the significance of Sheriff Hutton ringwork, castle and registered park and garden or its associated listed building as these are sufficiently distant to be unaffected, particularly given the existing topography.
- 6.13 Humble Heritage conclude that no direct or indirect impacts to the significance of nearby heritage assets through a change to their setting have been identified. Hence, to conclude, the proposed development is considered to accord with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the guidance provided in Policy SP12, which seeks to ensure the sensitive expansion, growth and land use change in and around villages, whilst, safeguarding elements of the historic character and value within their built up areas as well as surrounding historic landscape character and setting of individual settlements.

Highway Implications of the Proposal.

- 6.14 PAH have been instructed to assess the highway implications of the development. They have engaged with the Highways Authority to determine at pre application stage, whether or not it was possible to offer as part of this submission, off site highway improvements by way of a limited degree of road widening in proximity to the application site. However, these works would have the potential to adversely affect 2 trees in an adjacent neighbours garden and therefore were not proceeded with.
- 6.15 The report by PAH recognises the lawful use of the site and assesses the traffic generation the lawful use could generate as well as the nature of that traffic. They conclude the existing use of the site currently generates around 7 vehicle movements during the peak hours, with around 9 to 16 traffic movements during the day. However, due to the size of the site it does have the potential to generate significantly more traffic if operating at maximum capacity when compared to the existing use, with up to 15 traffic movements during the network peak hours and around 48 traffic movements per day.
- 6.16 East End does not currently contain any turning facilities for vehicles such as delivery vehicles, emergency vehicles, or large refuse vehicles. Therefore, when these vehicles have to access properties along East End, these vehicles then have to reverse along relatively lengthy distances increasing the likelihood of a large reversing vehicle colliding with a vulnerable road user or motorised vehicle.
- 6.17 The development proposes the erection of 12 dwellings. Traffic generation can be predicted by reference to TRICS data, which can be used to inform of likely traffic

- 6.17 The car parking area to the front of these dwellings is proposed to accommodate 6 cars. However it is considered that with the retention of the existing boundary screening the vehicle movements associated with the occupation of these dwellings, will not adversely affect the reasonable amenities of the adjacent dwellings.
- 6.18 To the north of the proposed access road, plots 1 and 2 present a side elevation to the dwelling known as Hartley. To the rear of plots 1 and 2, are plots 9 and 10, which present a rear elevation to this dwelling. This relationship is shown on the plan below:



- 6.19 The dwelling on plot 8 is sited parallel to the neighbouring property, Hartley, but is set back further from the edge of the highway. The relationship is considered appropriate in terms of impact on amenity, given the proposed separation distance, landscaping and the fact no windows are proposed in the side elevation of plot 8.
- 6.20 Plots 9 and 10 remain some distance away from the “Hartley”, but will face the side boundary. Here a combination of existing landscaping and proposed planting will soften the visual impact of the proposed development. However, given the greater distance between the respective dwellings, it is unlikely the erection of the dwellings in the manner proposed will lead to overlooking amounting to a loss of privacy.

Parking and Servicing

- 6.21 Parking for the proposed dwelling is at a rate of 2 spaces per dwelling as a minimum, which is considered sufficient to serve the needs of dwellings in this

location, without giving rise to on street parking problems which could result in conditions prejudicial to highway safety.

- 6.22 The plans also include provision for a turning head, which is considered to be a benefit to highway users in the locality, as no such provision currently exists.
- 6.23 The footpath across the site is to be incorporated into the highway. There is no way of avoiding this, given the means of access is fixed via East End; to re-route the footpath around the perimeter of the site would disadvantage users of the footpath and make the route more tortuous. To deny development of the site because of the footpath would deny the village the ability to extend in a planned and coordinated manner and also the contribution the development makes to the village and housing land supply in this part of the District.

Landscaping

- 6.22 The primary landscaping objective is to conserve and restore hedgerows and hedgerow trees which are defining features of the local landscape. This would enhance environmental buffer zones and biodiversity corridors around the site. As such, boundary planting should largely comprise British native species. Working with advice from the Council it is noted that the conifer line along the eastern boundary the line of trees is intrusive and provides limited visual amenity. In addition, the use of coniferous species in a rural site detracts from the local character of the village and does little to encourage biodiversity. It has been recommended to the applicant that G1 along the eastern boundary is removed and replaced with a diverse mix of largely native species, to form hedges inter-planted with trees.
- 6.23 The coniferous line of planting along the south and south western boundary are taller than those along the eastern boundary. The recommendation is to remove the groups G2 and along with 3 fir trees in G3 along these boundaries and replant with a more varied palette of species suited to the area. There is a small group of Lawson Cypress along part of the western boundary (G4), in front of 'Howards End' and 'Howards Cottage'. The proposal is to remove these trees as many have multiple stems or have been lopped or are beginning to collapse. The recommendation is to remove these and undertake planting along this boundary.
- 6.24 The proposed landscaping scheme introduces native hedge mixes along site boundaries together with more appropriate tree species such as silver birch, field maple, wild cherry, apple and rowan. The rationalised approach to the landscaping of boundaries strikes an appropriate balance and is an proportionate response to the demands of the site. The scheme will provide a soft edge and appropriate setting to the development, whilst respecting and opening up views of the church.

- 6.25 The Yorkshire Water pumping station cannot be moved. It contributes little to the street scene and due to its location will be at the entrance to the site. Space has been set aside around it to allow for planting comprising winter jasmine, ivy and honeysuckle in order to provide some screening and soften its impact.

Drainage

- 6.26 The site has been assessed by Stephenson Associates and the proposed method of surface water disposal shown on their drawing. Provision is made for the use of StormCell or AquCell units designed for 1 in 30 year storms, taking into account climate change (plus 30% increase in rainfall intensities). Storms with a frequency of 1 in 100-years (1% chance of annual occurrence) with additional allowances for climate change will also be assessed to ensure there is no flooding of properties on site or water passed off site affecting others and if necessary soakaways will be increased in size accordingly.

Wildlife Habitats

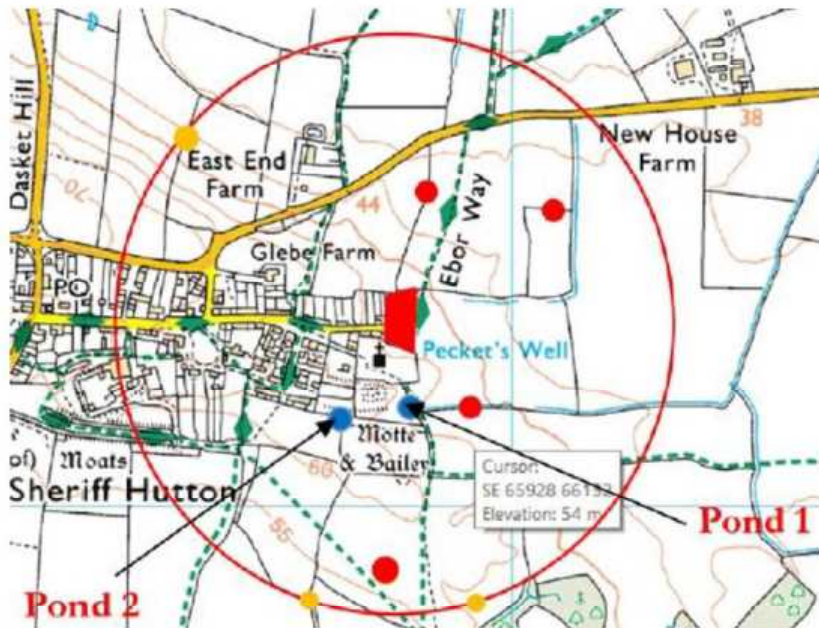
- 6.27 Wold Ecology have been commissioned to examine, by way of an Extended Phase I habitat survey. The survey examined the surrounding habitat is potentially important and the proposed development may impact upon mobile species. Consequently, the extended phase I assessment also targeted the following species relevant to the Application Site and proposed development:

- Bats
- Great crested newts
- Badger
- Birds
- Reptiles
- Hedgehogs

- 6.28 The survey did not recommend any further specific bird surveys with the exception of the need to undertake a Great Crested Newt survey as a result of the sites proximity to 2 points within 250m of the application site.

- 6.29 The survey involved visiting the site from February to March 2016, during the optimum great crested newt breeding season, to determine whether the ponds within 500 metres of the proposed development area boundary are occupied by great crested newts.

- 6.28 The report found a small population of Great Crested Newts in ponds 1 and 2 (the location of these ponds in relation to the site is shown on the diagram below.



- 6.29 Wold Ecology examined the short and long term impacts from the proposed development and consider it will have low/negligible impacts on great crested newts and viable habitats – providing the mitigation illustrated within its report are implemented. Wold Ecology considers that the proposed development and mitigation will ensure that any great crested newt populations at the site are maintained at a favourable conservation status.

6 Conclusion

- 6.1 The proposal is for the erection of 12 houses together with their associated means of access, parking and landscaping.
- 6.2 It is submitted for consideration following meetings with both the Council and Historic England and marks a fundamentally divergence away from the more suburban form of development the previous application proposed.
- 6.3 The mix of house types proposed is considered balanced. The form of development sensitive to its edge of settlement location and whilst outside of the Conservation Area, the proposal firmly acknowledges its proximity to Heritage Assets and it not considered to harm them.
- 6.4 The development of the site in the manner represents a development which will bring much needed residential development to the village, including affordable

housing, which secures the vitality of the settlement in a sustainable location, which meets the needs of present and future generations.

- 6.5 In consideration of the planning balance, the redevelopment of this brownfield site does not result in any adverse impacts which would significantly or demonstrably outweigh the benefits when assessed against policies in the NPPF.

Object

HBL

DATE
26/07/16

Subject: Parish Council Response
Attachments: Pecketts Yard Objection July 2016.docx

From: Louise Pink
Sent: 25 July 2016 11:56
To: Helen Bloomer; Development Management; Karen Hood
Subject: Pecketts Yard, Sheriff Hutton - Parish Council Response

Dear All,

Please find attached the Parish Council's response to the proposed development at Pecketts Yard, Sheriff Hutton by Daniel Gath Homes Ltd.

Please would it be possible for you to provide acknowledgement that this response has been received and logged.

Best Regards,

Louise
Clerk - Sheriff Hutton Parish Council

**16/00965/MFUL, Pecketts Yard, East End, Sheriff Hutton
Erection of 1 no. bed dwelling, 6 no 4 bed dwellings, 1 no 3 bed dwelling and 4 no 2 bed dwellings
together with associated garaging, parking amenity areas and landscaping by Daniel Gath Homes.**

At two well attended lively public meetings strong feelings were expressed against the application. No representation was made in support of the application.

Recognising all comments the majority vote of the Council was to OBJECT to the application.

KEY OBJECTIONS:

ACCESS TO DEVELOPMENT SITE -

Long standing issues over the existing difficulties of the East End narrow approach to the site. The Parish Council wish to emphasise that the access problems to the site start at The Green area, leading directly to the proposed development site, and **not** from the minor forke road. Daniel Gath Homes Ltd do not appear to recognise or accept this. Typically large vehicles, i.e., oil delivery tankers, commercial delivery vehicles, ambulances, etc. already struggle to carry services within the lower area, due to this narrowing access road.

The Council question the data provided by them within the plans relating to the inevitable increased traffic movements from the outset of the 'build period'. This will be a major concern within the area from the outset. No construction management plan has been provided to advise this Council or residents as to how the traffic flow in either direction will be controlled at any stage or permanently.

HOUSING –

The development with the proposed number and size of houses within a relatively small area requires review as there is a recognised need in Sheriff Hutton for smaller affordable houses, than 5 bedroom houses. Reduced numbers at the local school is typical of the need to attract more families to the village. The larger type of houses is unlikely to attract them.

The limiting capacity of the existing water and drainage systems cause issues with standing surface water.

PARISH CHURCH REPRESENTATION –

The Parochial Church Council and the Parish Council are concerned that various aspects of the planning application for development immediately adjacent to Grade 1 listed church and churchyard of national importance appear not to have been addressed; no environmental impact assessment or archaeological evaluation has been provided: the excavated and finished grounds appear to have an impact on the Victorian brick and tiled walls on the southern boundary of the development site. The developer should provide plans and cross-section levels to support their risk assessment.

TREES –

The affect on existing trees in the yard and loss of a number overall; proposed layout and density of building design with possible inadequate and inappropriate landscaping or means of enclosure considered to be unacceptable in overwhelming detail. There is insufficient screening proposed. Mature trees should be re planted in replace of any trees removed.

PUBLIC FOOTPATH –

The public footpath on the site appears to have been ignored in Daniel Gath's proposals.

CONCLUSION –

In August 2015, the Council strongly emphasized the ongoing problems caused by the limited restricting access to this site. The current revised submission has done little to recognise or alleviate this problem. It

appears to have been ignored by all concerned, apart from the local residents. It remains the basis of strong, continuous objections from the entire neighbourhood, as demonstrated by over sixty residents at an open meeting held on the 18th July, and in impressive numbers I'm writing to Ryedale District Council.

The Council objects to the application in its present form, especially as appears little different from the one withdrawn in November 2015.

Agenda Item 8

Item Number: 8
Application No: 16/01368/MFUL
Parish: Warthill Parish Council
Appn. Type: Full Application Major
Applicant: Dalby Nurseries Ltd (Mr S Dalby)
Proposal: Erection of a greenhouse
Location: Dalby's Nurseries Common Lane Warthill Sand Hutton North Yorkshire YO19 5XW

Registration Date:
8/13 Wk Expiry Date: 11 November 2016
Overall Expiry Date: 14 September 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Parish Council No views received to date
Public Rights Of Way Adj Public Right of Way - Informative to be added

Neighbour responses:

SITE:

The application site is Dalby's Nurseries, on Common Lane to the north of the village of Warthill. The site is an existing horticultural nursery with a number of single storey buildings including glass houses, poly tunnels and further ancillary development.

To the north of the application site is Black Shed Farm.

The site lies outside of Warthill's development limits and within the York Green Belt.

PROPOSAL:

Planning permission is sought for the erection of a greenhouse that will have a triple curved roof reaching a maximum of 4.5 metres in height. The building will be 56.1 metres deep and 28.8 metres wide.

The building will be a steel frame construction and with polythene walls and roof. The walls will have a galvanised steel skirt and will have sliding doors to the north and south elevations.

CONSULTATION RESPONSES:

North Yorkshire County Council public right of way team have responded to advise there is a footpath near the site and an informative regarding no obstructions should be added to any planning permission.

No further consultation responses were received.

This planning application is brought before Members for consideration and determination as due to its scale it is classified as 'major' development.

HISTORY:

In addition to various planning permissions granted in the 1980s and 1990s for additional glasshouses and polytunnels, permission has also been granted for an office/staff room in 2006 and a storage building in 2015.

POLICIES

National Planning Policy Framework
National Planning Practice Guidance

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
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

APPRAISAL:

The key issues to consider are:

- i. Impact on the openness of the York Green Belt
- ii. Design
- iii. Impact on Neighbour Amenity
- iv. Conclusion

i. Impact on the openness of the York Green Belt

Policy SP1 (General Location of Development and Settlement Hierarchy) of the Ryedale Plan - Local Plan Strategy states that proposals for development within the Green Belt will be assessed against national policy. The National Planning Policy Framework (NPPF) states that the local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include buildings for agriculture and forestry. Section 336 of the Town and Country Planning Act defines 'agriculture' as including horticulture, fruit growing, seed growing and also the use of land for nursery grounds.

Policy SP9 (Land-Based and Rural Economy) supports the erection of new buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes.

The applicant's design and access statement advises that the proposed greenhouse will be for internal growing for the existing nursery to support increased demand. The proposed development will be set between the existing storage building at the site and the glasshouses. Given the nature of the proposed development, it is considered to be acceptable in principle subject to further consideration of the following matters.

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. Attention should be paid to the grain of settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. Consideration must also be given to the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The application site contains existing glass houses and storage buildings located off an arterial track heading away from Common Lane. The site of the proposed green house will be to the north of the access track, in between the storage building granted permission in 2015 and an existing greenhouse. The proposed greenhouse will be of steel frame construction, predominantly with clear polythene sheeting walls and a triple curved polythene sheet roof. The design is in keeping with the existing nature of development for the site and is a typical design for its proposed use. As such the design proposed development is considered to accord with Policy SP16 of the Ryedale Plan - Local Plan Strategy.

iii. 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.

The proposed development will be a maximum of 4.5 metres high and sited towards the northern edge of the site, to the south of Black Sheds Farmhouse, which is approximately 18 metres away. There are no windows to the south facing elevation of this dwelling and there is an existing boundary hedge. Due to the existing landscaping, the single storey design and the degree of physical separation, there is not considered to be a materially adverse impact on the amenity of present and future occupiers of Black Sheds Farm.

iv. Conclusion

The proposed development is considered to meet national and local planning policies and is recommended to Members for approval subject to the following conditions.

RECOMMENDATION: Approval

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

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

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

Elevations validated by the local planning authority on 12/08/16

Site Plan validated by the local planning authority on 12/08/16

Location Plan validated by the local planning authority on 12/08/16

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

INFORMATIVE

No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

Background Papers

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

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CLIENT
Dalby Nurseries Ltd
Warhill
York
YO19 5XP

JOB TITLE
Proposed Greenhouse

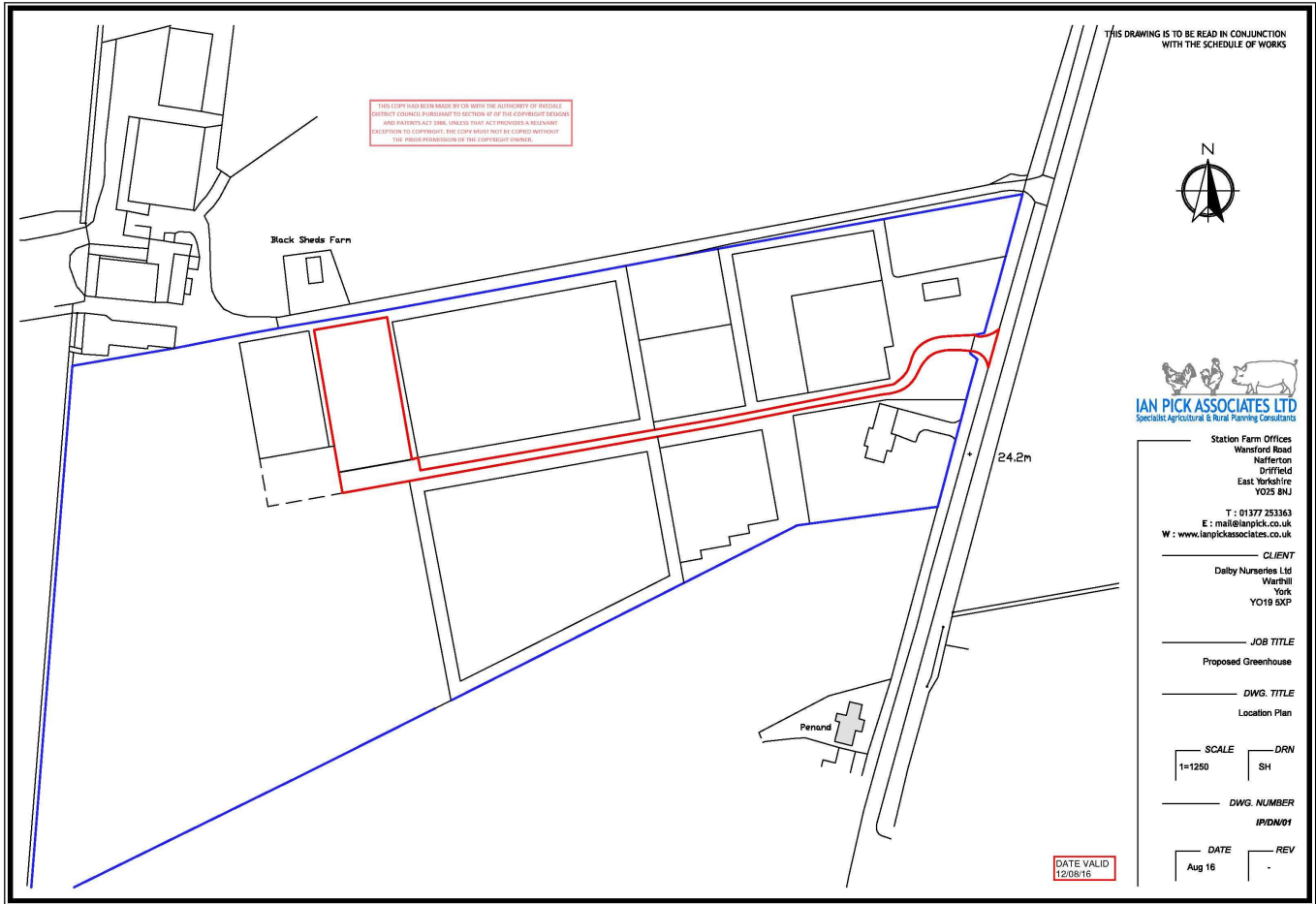
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Location Plan

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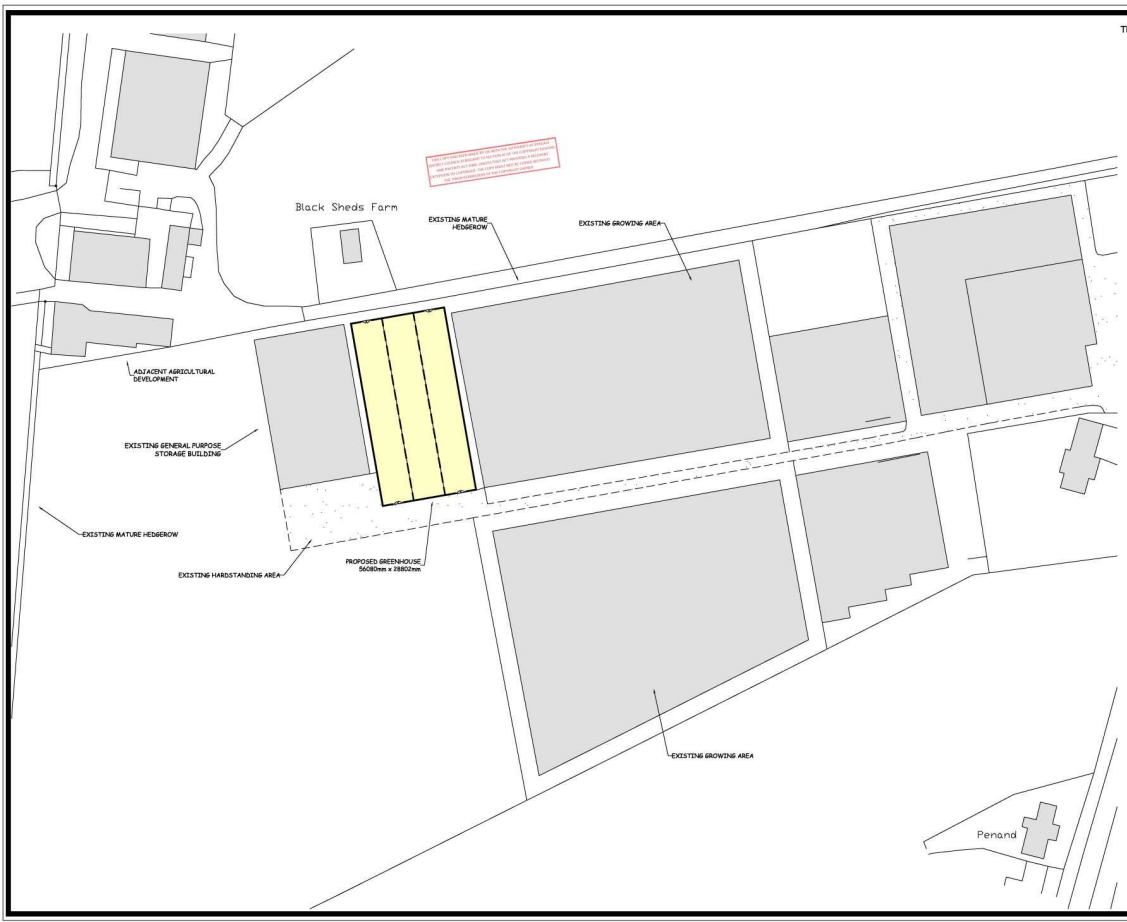
DWG. NUMBER
IPDN/01

DATE Aug 16
REV -

DATE VALID
12/08/16



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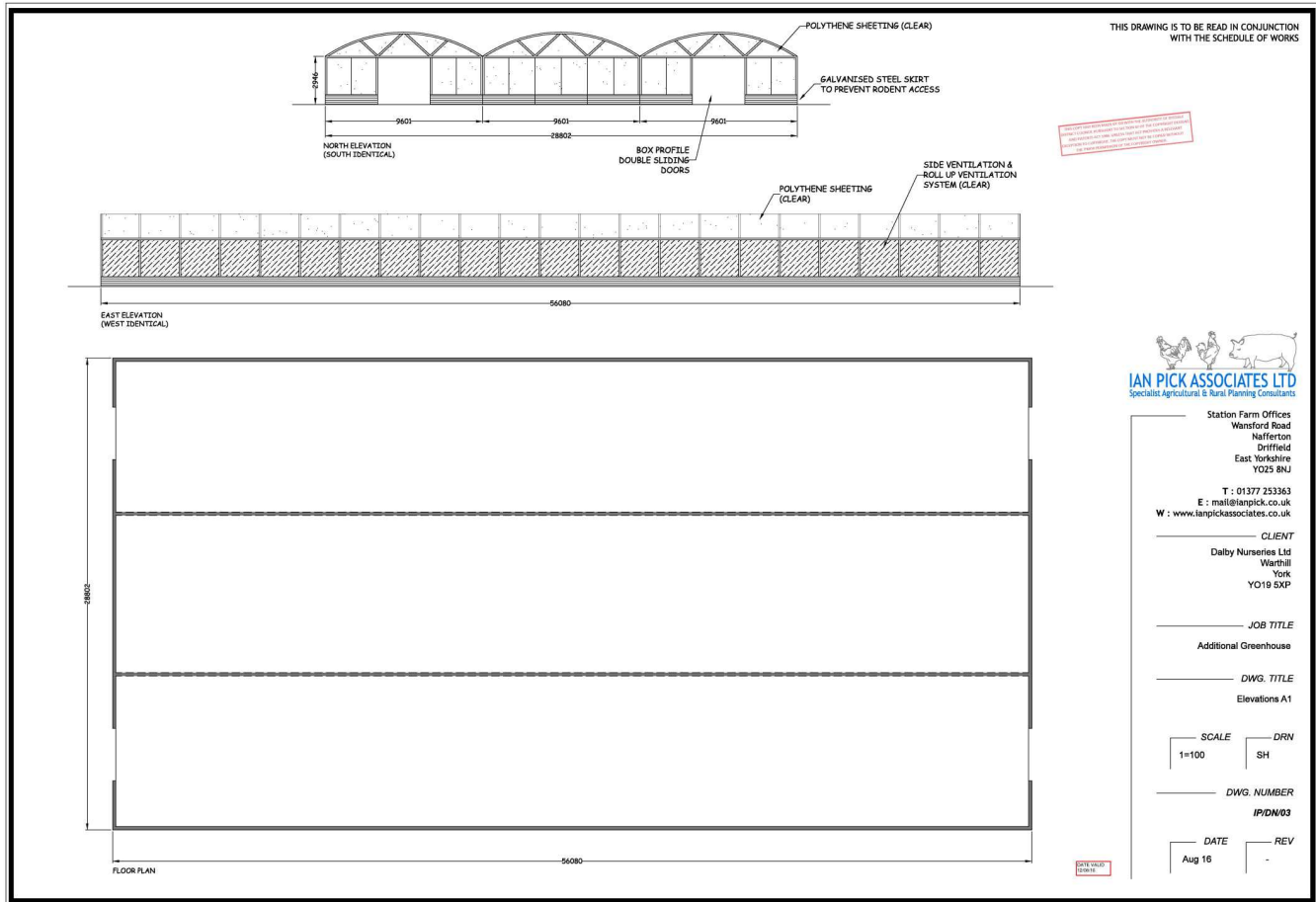
JOB TITLE
Additional Greenhouse

DWG. TITLE
Site Plan A1

SCALE 1:500
DRW SH

DWG. NUMBER IP/DN/02

DATE Aug 16
REV -



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JOB TITLE
Additional Greenhouse

DWG. TITLE
Elevations A1

SCALE DRW
1:100 SH

DWG. NUMBER
IP/DN/03

DATE REV
Aug 16 -

DATE PLOTTED



DESIGN AND ACCESS STATEMENT

ERECTION OF A GREENHOUSE

Client

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Introduction

This report has been commissioned by Dalby Nurseries Ltd of Manor Farm, Warthill, York, YO19 5XP.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 18 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background Information

Dalby Nurseries Ltd operates an existing fully functional nursery from Manor Farm, Warthill. The applicants are proposing to improve their existing operations through the erection of an additional structure for internal growing. The proposal is the result of an increase in demand.

Amount of Development

The amount of development extends to the erection of 1No. greenhouse.

Use

The use of the building would be for growing plants associated with the existing operations at the nursery. The proposal will enable the applicants to meet an increased demand during peak periods of the year.

Layout

The layout of the development is shown on the attached site plan (drawing No. IP/DN/02). The layout includes the proposed structure, which is orientated on a north south axis. The proposed development represents infill, and is to be sited immediately adjacent to the existing storage building to the west.

Scale

The scale of the development is 1 building extending to 56080mm x 28802mm, with an eaves height of 2946mm and a ridge height of 4422mm.

Landscaping

The proposed site has been chosen with both functionality and landscape impact in mind. The overall development is discreet in nature and is screened within the immediate landscape by existing boundary vegetation, and the existing built development to the east and west.

Due to the siting of the proposed development, and the design and scale, it is concluded that the development will not have a detrimental impact on the overall

character of the surrounding landscape and the development if therefore acceptable in terms of landscape impact.

Appearance

The proposed building will be of a steel frame construction, with a galvanised steel skirt to prevent rodent access, with a polythene sheeting above. The roof covering will also be a clear polythene sheeting.

The design and appearance can be seen in greater detail on the attached elevation drawing (drawing No. IP/DN/03).

Vehicular Access & Transport Links

During construction, the proposed site will be accessed using the existing site entrance. Following construction, there is no requirement for vehicular access and the overall proposal does not include any increase in traffic generation.

Planning Policy

National Planning Policy is contained within the National Planning Policy Framework which was introduced on 27th March 2012. The NPPF provides support for economic growth and development of agricultural businesses in paragraph 28.

“ 3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;”

The National Planning Policy Framework provides strong support for the principal of agricultural and rural development within paragraph 28. The proposal represents the sustainable growth and expansion of an existing agricultural business and as such is supported by the National Planning Policy Framework.

Green Belt

Paragraph 89 of the NPPF advises that the local planning authorities should regard the construction of new buildings as “inappropriate”. Exceptions to this are outlined in paragraph 90 of the NPPF, which include buildings for the purpose of agriculture. As such, the proposal is acceptable in terms of paragraph 90 and is again supported by the National Planning Policy Framework.

Kind Regards,

Ian Pick BS (Hons) MRICS

Agenda Item 9

Item Number: 9
Application No: 16/00072/OUT
Parish: Marishes Parish Meeting
Appn. Type: Outline Application
Applicant: Mr A N Willis
Proposal: Erection of an agricultural workers dwelling
Location: Land At Golden Square Low Marishes Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 26 September 2016
Overall Expiry Date: 26 August 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Parish Council	Support
Highways North Yorkshire	No objection
Countryside Officer	Recommend condition
Land Use Planning	No response to date
Tree & Landscape Officer	No response to date
Environmental Health Officer	No response to date

Neighbour responses:

SITE:

The application site is an existing paddock to the south of Golden Square, an existing farmstead.

In addition to the farmhouse, there are 330 acres of arable and grass land, a public weighbridge, an eight bay lorry park, a storage yard area and industrial units. The paddock is in the south western corner of the existing development.

The site lies in open countryside to the west of the A169, between Malton and Pickering. There is an existing vehicular access off the A169.

PROPOSAL:

Outline planning permission is sought for the erection of an agricultural worker's dwelling in the paddock to the south of the farmhouse, accessed via the existing vehicular access.

CONSULTATION RESPONSES:

A letter of support has been received from Marishes Parish Meeting. The letter states that the business is a major source of local employment and should be supported, the development will not affect other people or properties. There is a proven need for another house to support the business. Residents wish to support the success of the business and feel another dwelling would assist this.

The letter of support asserts the application will support local businesses in this location (the open countryside). Given national and local planning policy support for the rural economy, this representation raises a material planning consideration. The planning application has been recommended for refusal and under Ryedale District Council's scheme of delegation for the determination of planning application it is required for this planning application to be considered by Members of the Planning Committee.

HISTORY:

11/01306/FUL - Erection of a 20m high (overall tip height 26m) 15Kw wind turbine to generate electricity for on farm use - Refused

05/01432/FUL - Part sub-division alteration and extension of existing farmhouse and attached garage/workshop to form a 2 bedroom self-contained residential annex (revised details to refusal)

05/00505/FUL dated 05.07.2005) Refused - Appeal Dismissed (ref: APP/Y2736/A/06/2014392/NWF)

05/00505/FUL - Erection of two-storey extension to farmhouse and sub-division to form an additional 4-bedroom dwelling Refused

05/00504/FUL - Erection of a light industrial unit - Permitted

04/01514/FUL - Change of use of agricultural buildings to Use Classes B1, B2 and B8 - Permitted

04/00198/FUL - Erection of agricultural storage and workshop building with attached triple garage - Permitted

00/00330/FUL - Change of use of agricultural land for parking of eight lorries and trailers - Permitted

APPRAISAL:

The key issues to consider are:

- i. Whether there is a functional need for the dwelling?
- ii. Design considerations
- iii. Ecology
- iv. Highways
- v. Other Matters

i. Whether there is a functional need for the dwelling?

Paragraph 55 of the NPPF states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. While the former National Planning Policy Statement (PPS) 7 has been revoked, Annex A of the statement provides a suitable guide with regard to the functional test for a new agricultural dwelling. The tests from the annex are as follows:

1. There is a clear established functional need
2. The need relates to a full time worker, or one who is primarily involved in agriculture and does not relate to a part-time requirement
3. The unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them are currently financially sound and have a clear prospect of remaining so
4. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the worker's concerned
5. Other normal planning requirements

Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy require that new residential development in the open countryside to support land-based activity, will be required to demonstrate an essential need for the dwelling that cannot be met elsewhere. Policy SP9 supports new buildings that are necessary to support land based activity and a working countryside.

The application is for outline planning permission for an additional dwelling at the site, as well as the existing farmstead.

The application indicates the proposed dwelling is for the son of the owner who is jointly responsible for the management, security, supervision duties of the site, including the weighbridge. In this instance, the applicant has submitted an agricultural justification report and appraisal in support of the proposed development. Furthermore, letters of support dated 2014 have been received from two businesses using the weighbridge, highlighting the early and later hours that operation is required.

The appraisal sets out the case for the functional need for the dwelling, including for the arable enterprise, for the industrial units, weighbridge, and banksman (health and safety) regulations.

It is of note that in 2005 planning permission was refused for the formation of a two bedroom annexe on the site. This proposal was subsequently dismissed on appeal after an Informal Hearing, by a Planning Inspector in January 2007. Paragraph 9 of the Inspector's decision noted:

"In my view the isolated location of the site and the position of the access road next to the existing dwelling already provides a measure of security for the business units. Nonetheless, if the lack of security was a serious problem for the appellants, it seems to me that one of the first measures which could be implemented would be the fencing of the perimeter of the site in order to make this secure. Furthermore, I consider that the existing dwelling on the site already satisfies the stated need for persons to be present on site. While I sympathise with Mr Willis Snr's desire to share this burden with Mr Willis Jnr, Annex A to PPS7 makes it clear that whether or not a dwelling is essential will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any individuals involved. On the basis of the information before me, I do not consider the security needs of the business units to be such that a second dwelling on the site can be justified. Accordingly I conclude that the functional need for a new dwelling within the countryside cannot be justified in this case

."A full copy of the earlier appeal decision is appended to this report for Members information.

It is recognised that the isolated nature of the site remains and that vehicular access continues to be via the main farmhouse. As such, the argument that the second dwelling is necessary for the security of the site is considered to remain unjustified and that there is no material difference to the application that were considered at appeal in 2007.

The supporting documents note the extended hours of the use of the public weighbridge. Employment during extended hours is not uncommon in many roles that do not require on site accommodation, such as factory working, community health workers etc. Given there is already a dwelling at the site, the operation of the weighbridge is not in itself considered to be justification for a second dwelling. As previously noted by the Planning Inspector, whether a dwelling is essential depends on the needs of the enterprise, not the personal preferences or circumstances of the individuals involved.

The submitted appraisal report makes no mention of there being a livestock element to the existing farming enterprise, which is described as an Arable farming enterprise of 330 acres. Paragraph 8 of the 2007 Inspector's decision notes that: "the appellants accepted that they could not justify a new dwelling on the basis of the agricultural holding which consists of 350 acres (approx. 141 ha) of arable land in the surrounding area." While it is recognised that there have been changes to national and local planning policy since 2007, notably the publication of the NPPF and the adoption of the Ryedale Plan - Local Plan Strategy, the agricultural element of the business remains essentially unchanged since 2005. There are not considered to be material considerations that would alter this view to the extent that it would justify the need for an additional dwelling on the site.

ii. Design Considerations

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. Attention should be paid to the grain of settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings.

Consideration must also be given to the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The application is an outline proposal and is for a two bedroom bungalow to the south of the existing farmhouse. While details of the design have not been submitted at this stage, it is recognised that the site is physically capable of accommodating a two bedroomed single storey dwelling.

iii. Ecology

The planning application was accompanied by an Ecological Appraisal that recognised there are some important habitats in the vicinity that may be affected by the proposal, including hedgerows and pond/wetland. Given these have the potential to provide habitat for water voles and nesting birds, the Council's Countryside Officer recommends relevant conditions be attached if planning permission is granted.

iv. Highways

Access to the site will be via the existing vehicular access from the A169 to the east of the site. The planning application has been subject to consultation with North Yorkshire County Council Highways and there are no objections to the proposal on highway safety grounds.

The applicant has failed to demonstrate there is a functional essential need for a second dwelling at the site. The proposal is therefore contrary to the NPPF and Policies SP2, SP9 and SP21 of Ryedale Plan -Local Plan Strategy. Refusal is recommended.

RECOMMENDATION: Refusal

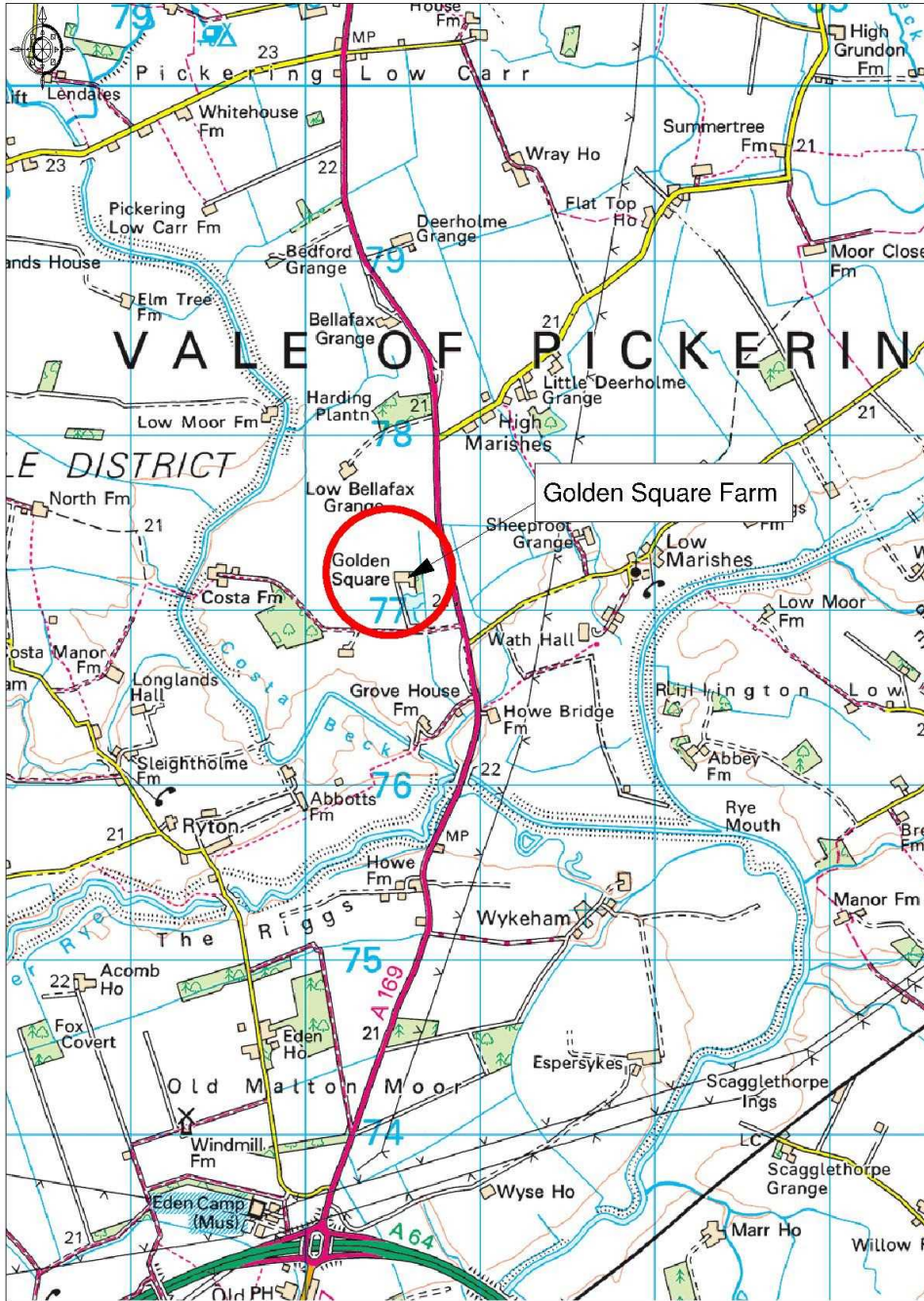
The proposal has failed to demonstrate there is a functional essential need for an additional dwelling at the site and therefore is contrary to Paragraph 55 of the National Planning Policy Framework and Policies SP2, SP9 and SP21 of the Ryedale Plan - Local Plan Strategy.

Background Papers:

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

Golden Square Farm, Low Marishes, Malton

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AN Willis



DATE VALID
01/08/16

Golden Square, Low Marishes



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AGRICULTURAL JUSTIFICATION REPORT AND APPRAISAL

**AGRICULTURAL WORKERS DWELLING TO SUPPORT EXISTING
ENTERPRISE.**

AT

**GOLDEN SQUARE FARM
LOW MARISHES
MALTON
NORTH YORKSHIRE**



APPLICANT

MR. A. N. WILLIS

December 2015

CONTENTS

Summary

Farm business Justification appraisal

Appendices

- Photographs
- Letters of Support

EXECUTIVE SUMMARY

This report justifies the reasons why the applicants, Messrs AN Willis require the construction of a detached bungalow on an area to the south of the working farmyard, opposite to agricultural buildings at Golden Square, Low Marishes, Malton.

Following an inspection of the farm, we can confirm that there is a financial and functional need for a dwelling and would summarise the case as follows:

In summary the main points include:

- The requirements for a dwelling at Golden Square, Low Marishes meet National and Local Planning Policy criteria, i.e. the functional tests and the essential need for two rural workers to live onsite.
- Mr. A. N. Willis and family has farmed and lived at the Golden Square holding for several years and the family have lived in the Marishes for generations.
- There is high value stock stored in the farm buildings, which requires supervision, management and care, and it is imperative that two skilled workers are on site at all times.
- The Public Weighbridge has to be manned 24 hours a day, 7 days a week as it is used by farmers, hauliers and transport companies on a frequent basis at all times of the day and night and is a major part of the growing business and is a unique selling point which customers now rely on.
- This unique, diversified business offers a wide range of services to rural Ryedale and has expanded over the years due to hard work and building on its strengths however with changing regulations such as 'Banksman controls and communication standards' the continued success and safe working conditions for the applicants and their business are being put at risk by the lack of additional accommodation within the farmstead and area overall.
- The farmstead has one dwelling already however there are no other surrounding dwellings and the nearest settlement is more than 3 miles away which is still too far to act as suitable accommodation due to the nature of the Willis business and the need of their customers.
- Golden Square farm is a fully functional and viable agricultural business which farms 330 acres in and around the Malton area with the main farming enterprise situated around Golden Square itself. Andrew Willis son, Paul Willis also provides a contracting service operating from the holding where all the plant and machinery is stored and maintained.
- The labour requirement for Golden Square enterprise is a total of 1,309 standard man days which equates to 4.76 full time employees working at the site. Thus further demonstrating the need for further onsite accommodation for at least two employees on site permanently to manage the 24 hour enterprises.
- As the letters of support attached show, the Willis family are extremely well respected and held in high regard within the area. Building on-site accommodation in the garden of the existing farmstead is vital for the continuation of the business and living elsewhere is unsustainable and having negative effects on the farm and the Golden Square enterprise.

JUSTIFICATION APPRAISAL

1.0 INTRODUCTION

This report has been commissioned by Mr. A.N. Willis of Golden Square, Low Marishes, Malton, North Yorkshire in connection with an outline planning application for construction of a agricultural workers dwelling at Golden Square, Low Marishes, Malton.

The purpose of this report is to provide an objective appraisal of the agricultural business operating at Golden Square, Low Marishes. The report has been prepared from the guidance of the National Planning Policy Framework whilst in addition to having regard to Planning Policy (7) sustainable development in rural areas and in particular reference has been made to annex A which outlines the criteria for agricultural workers dwellings.

This justification report and appraisal has been prepared by William Tyson BSC (Hons), MRICS FAAV of Cundalls, specialists in rural planning and agricultural matters. William holds a Bachelor of Science Hons Degree in Rural Enterprise Land Management and is a Fellow of the Agricultural Valuers Association and a professional member of the Royal Institution of Chartered Surveyors.

The information used in this appraisal has been based on on-going historical work for the family and obtained from a farm inspection held in in February, October and November 2015.

2.0 INFORMATION

It is assumed that the information supplied by Mr. A. N. Willis is correct at the date of this appraisal and there are no matters disclosed that would materially affect comments and opinions.

3.0 PURPOSE OF REPORT

The statement sets out why the dwelling is justified within the context of National Planning Policy Guidance and Local Planning Policy, and provides an appraisal of the need for a dwelling addressing the following points:

- Background to the existing enterprise and the need for additional residential accommodation on site
- A description of the existing farm enterprise and future proposals
- The National and Local Planning Policy relating to agricultural dwellings with details of functional test
- An analysis of the functional requirements including the need for 24 hour supervision on site
- Details of Golden Square and the viability of the current business enterprise
- A summary of findings with recommendations.

4.0 LOCATION AND SITUATION

Golden Square Farm is situated directly off the A169 between Malton and Pickering, approximately 4 miles North of Malton and 5 miles South of Pickering. The farm has direct access off the A169.

The farmstead and proposed location of the dwelling lies in open countryside and the farm is outside of the development limits of both Pickering and Malton.

5.0 GENERAL DESCRIPTION

Golden Square Farm is a diverse and demanding enterprise situated half way between Malton and Pickering. Andrew Willis and his family have heavily invested in Golden Square Farm, diversifying into commercial business ventures as well as continuing to farm the 330 acres of land the holding owns in and around Malton, Bulmer and Wrelton. Andrew's son Paul also runs a modest contract farming business for local land owners from the farm, where he farms 400 acres in the area. They farm a mixed arable rotation as well as 50 acres of grassland used to produce hay and silage.

As well as the agricultural enterprise, Golden Square also has 11 industrial and commercial storage units of which 5 are currently let out to various local companies in the Ryedale area. They also provide public weighbridge which is open on a 24/7 basis which is used frequently by local hauliers, businesses and farmers. Golden Square also runs a eight bay lorry park which is run by Andrew and Paul.

A summary of the enterprises at Golden Square as follows:

- Golden Square Farm House.
- Arable farming enterprise – 330 acres of arable and grass land.
- Public Weighbridge – Manned by 24 hours, 7 days a week
- Lorry Park – Eight bay lorry park
- Storage Yard Area – Storage for materials and caravans
- Contract Farming - For local farmers.
- Industrial Units – let out to various local businesses in Ryedale.

6.0 AGRICULTURAL BUSINESS DESCRIPTION

A.N. Willis and his family has farmed at Golden Square for decades, subsequently they have a lifetimes experience in agriculture forming a substantial part of the business. Golden Square currently farms 330 acres of arable and grass land. The majority of the land is situated around the Golden Square farmstead itself with some land at Malton, Bulmer and at Wrelton.

The farm grows Barley, Wheat and Beans rotation with 50 acres used to produce hay and silage which they subsequently sell on. All the machinery and plant used by the business is owned and ran by Andrew and his son Paul. Paul also operates a contracting work for third parties, contract farming a further 400 acres around the local area. They also hire out there 4 forklifts to various local farmers and land owners in the area. All farming activity and operations are based at Golden Square Farm.

7.0 PUBLIC WEIGHBRIDGE

The Public Weighbridge is manned by the Willis family 24 hours a day, 7 days a week and it can be used by anyone at anytime. There is a wide range of clientele that are regular and diverse users of this facility ranging from council waste disposal, farmers, hauliers and transport companies, who use it to weigh vehicles, waste, agricultural produce , materials and livestock.

In particular the weighbridge is used by Ian Mosey Livestock Limited whose business is to Bed and Breakfast outdoor pigs. They use the weighbridge all times in the day and night, due transportation purposes and to limit the stress to the livestock they must be weighed there and then when weighing of their livestock between farms. This demands a trained employee to be available 24 hours a day 7 days a week.

8.0 LORRY PARK AND STORAGE YARD

The lorry park can hold up to eight articulated Lorries. Andrew and Paul both manage and are responsible for the operations at the lorry park as well as physical operations of loading and unloading the Lorries that comes in and out of the site. Daily, the family can be responsible to for unloading and loading up to 800 pallets and several different Lorries at any time of the day. The yard used for the lorry park is also used for storage of materials and caravans, as part and parcel of the lorry park business. It has been drained and stoned to keep the materials dry, secure and safe. Andrew and Paul are required to be on site at all times for security.

9.0 INDUSTRIAL BUILDINGS

There are a total of 11 storage and commercial units on the yard of which some are currently let out to various local businesses in the Ryedale area including:

- Highways A1 Plus
- Maws Removal
- SS Re-Spray
- Ryedale Steam and Clean

The units mainly store high value car parts, plastics, and panels. The types of companies that occupy the units, such as Highway Agency, require 24 hours a day 7 days a week access and when required servicing and repairs, as demonstrated through the letters of support (please find attached in the appendices.).

10.0 FARM PRODUCE AND MACHINERY

There is a large amount of valuable equipment and machinery used and stored on the farm as well as the high value produce.

Farm and Industrial machinery includes the following:

- 7 Industrial Forklifts
- JCB Telehandler
- Massey Fergusson 6480
- Massey Fergusson 6475
- 7 Vintage Tractors
- 14 tonne trailer x 2
- low Loader
- Dump trailer
- 30 ft Straw trailer
- 5 furrow plough
- 3m Power harrow
- 3m topper.
- 2.4m Sumo Cultivator

Farm Produce includes:

- Fertiliser
- Seed

11.0 THE PROPOSED DEVELOPMENT

The development proposed is for a modest farm workers dwelling, which will be located within the garden of Golden Square Farmhouse with vehicular access and services already being present. This is shown on the attached plan in the appendices.

This site has been chosen for several reasons including:

- Proximity to the other existing buildings
- Proximity to the yard for security reasons
- Proximity to the workshop and weighbridge
- Access road already exists.
- Sharing of access road already for security purposes.
- Services are already on site meaning it can be easily connected.
- Not overlooked by any other properties apart from Golden Square itself

The applicants have a significant amount of high value material and equipment stored in the commercial units at one time and coupled with the fact that Andrew and Paul have the daily responsibilities with regard to 24 hour access, maintenance, security and supervision to the arable and commercial enterprises.

There is extensive out of hours work and supervision which is vast and onerous and throughout the busier times of the year, such as harvest, it is imperative that more than one person is on site to cope with the large labour requirements that the enterprise requires.

Given the significant value of the machinery, equipment, stock, grain and materials stored on site at Golden Square farm the applicants are therefore proposing to erect an agricultural workers dwelling on the holding to accommodate Andrew and Carol Willis so that their son Paul can live with his wife Katrina in the main Golden Square Farmhouse. Both Andrew and Paul are responsible for the out of hour's management of the yard, security and supervision, maintenance of machinery and weighbridge duties. Carol is responsible for the admin and books for the farm and other enterprises.

The security and servicing of the let commercial units as well as the security of the agricultural machinery and stock are of the utmost importance to the family and are the driving force behind the proposal.

12.0 NATIONAL PLANNING POLICY GUIDANCE

12.1 NATIONAL PLANNING POLICY

In the last few years national planning policy with regard to new dwelling within the countryside has undergone several changes, the most important being the introduction of the National Planning Policy Framework which has replaced national planning policy statements and guidance. However given the detail of Planning Policy Statement 7 (PPS 7) with regards to development in the countryside it is envisaged that Local Planning Authorities will use PPS 7 in conjunction with the newly published Ryedale Local Plan Strategy when determining proposals such as this one therefore the criteria outlined by PPS 7 has been considered in the context of this application.

Planning Policy Statement 7 'Sustainable Development in Rural Areas' and the National Planning Policy Framework endorses that the principle of sustainable management of the countryside is of the utmost importance and at paragraph 2.7 of PPS 7 identifies the need to:

- 'Recognise the important and varied roles of agriculture, including in the maintenance and management of the countryside and most of our valued landscapes. Planning policies in RSS and LDDs should recognise these roles and support development proposals that will enable farming and farmers to; become more competitive, sustainable and environmentally friendly; adapt to new and changing markets; comply with changing legislation and associated guidance; diversify into new agricultural opportunities and broaden their operations to 'add value' to their primary produce.'

Chapter 1 of the National Planning Policy Framework aims to help build a strong, competitive economy via the support of existing business sectors that are expanding. Furthermore the facilitating of flexible working practices such as the integration of residential and commercial uses within the same unit is a key area for delivering sustainable development.

Chapter 6 paragraph 55 of the National Planning Policy Framework relates to the promotion of sustainable development in rural areas. It states that housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 55 also states that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. Specific guidance on 'Agricultural, Forestry and Other Occupational Dwellings' is Contained in Annex I of PPS7. This guidance stresses that there will be cases where it is essential for an agricultural worker to live at, or very close to, the site of their work. The guidance then provides two main tests to establish the need for a dwelling to be associated with a particular farming enterprise, namely a 'functional' test to establish a need for a dwelling and a 'financial' test to establish the viability of the farming enterprise in question.

Paragraph 4 clarifies the requirements for the functional test: 'A *functional test* is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night.

- In case animals or agricultural processes require essential care at short notice.
- To deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.'

Paragraph 3 (ii) and (iv) contain the requirements that:

- 'The need relates to a *full-time* worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement'.
- 'The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned'.

As well as the requirements to show the functional need for a new dwelling, PPS7 states that there should also be evidence that the existing enterprise is financially sound. Paragraph 3 (iii) states that:

- 'The unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so.'

This guidance is further expanded in paragraph 8, which states that:

- 'New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A *financial test* is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test authorities should take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.

Although PPS 7 notes that agricultural will remain the major use of rural land, it identifies that due to considerable change in the countryside, the agricultural industry is now adapting and many farmers now need to look at diversification into other activities to supplement their income and the need for landowners to have the flexibility to consider a range of options. However whilst many farmers can diversify, many farmers are located in unsuitable locations for diversification and many tenant farmers are restricted due to their tenancy agreements preventing non-agricultural uses.

Therefore farmers have to look at making their business more efficient and this often involves the expansion of certain key areas in their business.

12.2 LOCAL PLANNING POLICY

Golden Square Farm is situated within the Ryedale District Council Local Plan Area. The policies within the adopted plan of March 2002 did represent the current local plan policy guidance for development within Ryedale District Council until the newly published Ryedale Local Plan Strategy came into effect in September 2013.

New policies such as SP 9 (land Based and Rural Economy) and policy SP21 (local needs occupancy) have replaced Policy AG7 which dealt with Agriculture workers dwellings. These new policies deal with sustained support for the land based economy including farming, forestry and equine. The policy is worded as follows:

Ryedale's land based economy will be sustained and diversified with support for

- New buildings that are necessary to support land based activity and working countryside including farming, forestry and equine purposes.
- Replacement dwellings for land management activities
- Replacement of non-traditional general purpose storage buildings to support farming, forestry and equine related activities.
- Conversion of traditional buildings for tourism and residential uses (subject to the occupancy conditions set out in Policy TP21)
- Conversion of existing buildings and provision of new buildings to support appropriate small scale rural economic activity in line with Policy SP6
- Appropriate farm and rural diversification activities including innovative approaches.
- Appropriate new uses of land including flood management and energy production, related research and education in this field.

Policy SP 9 Section 5 Paragraph 5.34 of the Ryedale Local Plan Strategy details that land based economy activity is integral to the district economy, culture, heritage and identity. Farming has been a long standing traditional component of economic activity. Many of these activities have helped to ensure that Ryedale's valued landscape is carefully and sensitively managed.

Furthermore, Paragraph 5.35 indicates that this Local Plan Strategy is intended to support and be flexible to the needs of those that rely on the land based economy. It also supports new opportunities that may arise for future changes. These range from alternative cropping to renewable energy schemes. It is essential that new land uses and economic activity must support and encourage where appropriate if Ryedale's countryside is to continue as a living and working countryside that is intrinsic to Ryedale's cultural identity.

Policy SP21 and Section 8 of the Ryedale Local Plan Strategy indicates at Section C Agricultural, Forestry and Land based activity that proposals for new residential development in the open countryside (outside development limits) should support land based activity that demonstrates an essential need for a dwelling that cannot be met elsewhere.

In addition to the above Policies SP16 Design and Policy SP20, Generic Development Management Issues are also important criteria of the Local Plan Strategy which encourages development proposals that create high quality durable places that are accessible, well integrated and are in keeping with surroundings. In addition new developments will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses. Aspects such as access, parking, servicing, design, amenity, safety and character are all major aspects of the Ryedale Local Plan Strategy of which must be considered.

Other than for developments falling within the provisions of Policies SP9, SP16, SP20 or SP21 new dwellings in the countryside will only be permitted if a need for a dwelling to support existing agricultural, forestry or commercial equestrian activities on a well-established unit can be demonstrated.

13.0 EVALUATION OF THE BUSINESS BASED ON THE PLANNING POLICY

Below is an evaluation of the agricultural business in relation to National Planning Policy Guidance and PPS 7 annex A criteria.

The functional need is principally determined by the nature and scale of the enterprise. In compliance with the chapter 1 and Paragraph 55 of the NPPF, Golden Square is a well-established, competitive and growing business supporting many jobs and other companies in the Ryedale district.

With the expansion of the agricultural and industrial business there is a greater demand for flexible working hours which could only be supported by the additional onsite accommodation for two separate parties to provide the extra labour required to make the business work.

With many of the enterprises such as the weighbridge and industrial units requiring 24 hour access the current accommodation only allows for one family to run a 24 hour business 7 days a week which is unrealistic.

Although the Golden Square Farm has diversified into industrial storage, weighbridges, etc. it must be noted that PPS7 does account for need for farmers to diversify.

Where PPS 7 refers to 'agricultural processes require essential care at short notice' this is exactly what is of the upmost importance when spraying and harvesting over 330 acres of your own land as well as an additional 400 of other clients. Andrew and Paul must act quickly and at short notice when conditions are right to complete works due to the financial and environmental implications at stake.

In additional where PPS 7 outlines that workers need 'to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems'. This could not be outlined and evident more clearly for a business such as this one were a failure with machinery or equipment on the industrial units could have a detrimental effect on the running of the other businesses, if it is not dealt with immediately.

With such a wide range of agricultural and industrial activity that requires the 24 hour attention, this clearly demonstrate the justified need for more than just one skilled employee onsite 24 hours a day.

This need could not be met by the existing accommodation on the site as when Andrew and/or Carol are both away managing land or completing business operations, at all hours, away from the farm, and Paul is away contracting, there are no workers on site or within sight and sound of the buildings to watch over vital machinery parts, manage the industrial park, load or unload deliveries, service the machinery and telehandlers, deal with weighbridge enquires, to manage staff and most important to provide security against theft, fire or damage.

Having sight and sound of the buildings is of the utmost importance for this business as a whole. The industrial units store high value car parts, machinery, equipment and deliveries that require 24 hour security. Especially as the business have had dealings with the police in the past despite there being CCTV.

Security may not be a major planning consideration however, it is one of the unique selling points of Golden Square Farm and why industrial businesses have chosen to store their equipment etc. at the farm. Therefore further security concerns could not only result in loss of equipment etc. via theft but also loss of reputation and rental customers thus affecting the overall business performance.

13.1 RDC POLICY ANALYSIS

Ryedale's land based economy will be sustained and diversified with support for

- New buildings that are necessary to support land based activity and working countryside including farming, forestry and equine purposes.

The proposed new dwelling will support the AN Willis existing Ryedale land based Business which is actively working and growing the countryside. The business is a farming business growing cereals and also services several other agricultural businesses within the area in the form of weighbridge support etc.

- Conversion of traditional buildings for tourism and residential uses (subject to the occupancy conditions set out in Policy TP21)

The AN Willis family have considered carefully the conversion of farm buildings within the farmstead however they do not have any traditional farm buildings as all buildings are modern, steel portal framed which would be unsuitable for conversion and would conflict with the agricultural business which operates at the holding

The applicants are willing to consider the various design techniques available in order for a new dwelling to mirror a farm building conversion within the farmstead if approval is granted for this additional accommodation.

- Appropriate farm and rural diversification activities including innovative approaches.

Golden Square farm is a fantastic example of a rural business which is diversifying into different farming techniques and uses as the business as a whole offers industrial accommodation for many different Ryedale business, the farm now offers a public weighbridge. In addition the Willis family offer 24 hour 7 day a week forklift services at the farm and also manages a successful arable and rural contracting business all from the main holding.

The holding overall remains very well screened, does not affect traffic or the main public highway. It does not generate additional waste or cause noise or air pollution to any existing settlements or neighbours.

Therefore, in summary, it is clearly evident that the application for a second dwelling at Golden Square farm will not only assist the AN Willis Family and business but also meets with and expands upon some of the core Ryedale District Council planning guidance which is fundamentally about protecting rural Ryedale for future generations.

13.2 FUNCTIONAL NEED

A summary of a typical week for Andrew and Paul is as follows:

Date	Job
Monday	<ul style="list-style-type: none"> • Have Breakfast at 5.30am • Collect Fax from the farm office with delay plan of deliveries etc. • Start to loaded some storage material on to lorry • Tip one load of granules and one load of cardboard • Weigh Gibson Transport Lorries and Straw Lorries • Put inward loads into store • Weigh Ryedale District Council waste Lorries
Tuesday	<ul style="list-style-type: none"> • Have Breakfast at 5.30am • Collect Fax from the farm office with delay plan of deliveries etc. • Weight straw lorry • Collect Fax from the farm office with delay plan of deliveries etc. • Tip two loads of granules • Sort after sales out • Arrange spraying • Deliver water bowser to Bulmer to spray wheat • Weigh Ryedale District Council Green Waste Lorries • Spray wheat
Wednesday	<ul style="list-style-type: none"> • Collect water Bowser from Bulmer • Have Breakfast at 5.30am • Collect Fax from the farm office with delay plan of deliveries etc. • Weigh Lorries

Cundalls – Justification Statement – Mr A. Willis

	<ul style="list-style-type: none"> • Loaded stores on to K.M.S • Clean sheds out • Service Forklifts • Tips, after sales put on to racking • Call out from Mackory for a pallet store
Thursday	<ul style="list-style-type: none"> • Have Breakfast at 5.30am • Collect Fax from the farm office with delay plan of deliveries etc. • Weigh Straw lorry • Loaded after sales • Tip one load of granules and loaded cardboard • Empty water from under weighbridge ready for annual service. • Suspicious Van entered Yard looking for scrap. Police came to look at CCTV and both men were on Bail. • Weigh R. De Lorries
Friday	<ul style="list-style-type: none"> • Have Breakfast at 5.30am • Collect Fax from the farm office with delay plan of deliveries etc. • Open fuel shed for delivery of diesel • Loaded stores and after sales into store • Tip stores and after sales into store • Weigh pig lorries • Weigh Ryedale District Council Lorries • Clean sheds with mobile sweeper
Saturday	<ul style="list-style-type: none"> • Have Breakfast at 6.30am • Ploughing all day • Spray Spring Barley Land at Malton • Go Home
Sunday	<ul style="list-style-type: none"> • Have Breakfast at 6.30am • Finish Ploughing in am • Spray Barley Land at Malton • Move to Grove Land and started ploughing ready for spring barley • Loaded stores on Van

It is adequately clear that the nature of the Willis's business is highly demanding and time consuming and differs from other diversified agricultural enterprise.

This is not a conventional business by any means and thus it is difficult to outline the scale and sheer volume of time and management required to successfully run a business of this scale affectively.

The need for onsite accommodation for this business in not only to support a solely agricultural enterprise or solely industrial enterprise it is to support another niche mixed business enterprise which is making the most of the assets it has and the hard work of certain family members.

The functional need relates the welfare of the applicants, their clients, there tenants in the commercial units, their arable crops, and furthermore there high value machinery and equipment.

Cundalls – Justification Statement – Mr A. Willis

The accommodation overall proposed is not extensive or large by any means, it is merely a modest bungalow to accommodate members of the Willis family at the business hub they have spent many years and hard work into maintaining.

Without further onsite accommodation the family will continue to struggle and this will undoubtedly have detrimental implications towards the future profits and success of the business. However more importantly without extra accommodation at Golden Square farm it may only be matter of time before a real security or health and safety issues arises with the increasing demand for Willis's services.

13.3 FUNCTIONAL NEED – ARABLE ENTERPRISE

One important part of the Willis Family business is their own arable enterprise which produces Barley, Wheat and Beans with 50 acres grassland to produce hay and silage to provide sales for the business. The arable farming enterprise that the family have grown over the years is another aspect of the farm that the family wish to build on and works hand in hand with their contract farming which Paul does.

All of the arable land is cultivated, drilled, rolled, sprayed and harvested by Andrew and Paul and all machinery used is owned by the family.

All corn and cereals produced from the land is transported to and stored at Golden Square Farm from where it is marketed and sold throughout the calendar year.

They also provide a hire use of six farm forklifts to farmers and land owners in the local area. These need servicing and repair most days, which the Willis do all from the workshop in Golden Square in out of office hours.

13.4 FUNCTIONAL NEED – INDUSTRIAL UNITS AND WEIGHBRIDGE

The industrial units and weighbridge are a vital parts of the Golden Square Enterprise. With 11 industrial units at Golden Square Farm, and 5 currently let out to various local businesses the Willis's have to spend a large amount of time managing and helping out with these units.

Many of these units have use of the forklifts and telehandlers which are again serviced and repaired on most days by the Andrew and Paul themselves, servicing and repair can take place at any time of the day or night due to the nature of the businesses based in the units at Golden Square.

The types of companies that occupy the units, such as Highways Al Plus and Planecraft Aero Marines means that both Andrew and Paul are required to be available 24hours a day 7 days a week for access and servicing of the machinery and equipment used. Hence the vitality of both Paul and Andrew are on site at all times. Andrew and Paul often spend a large amount of time loading and unloading Lorries with deliveries and storage

13.5 FUNCTIONAL NEED – BANKSMAN REGULATIONS

Another major aspect of the AN Willis Business is the loading and unloading of Lorries and the management of a lorry park. The operations that are undertaken by the Willis family are ongoing throughout the calendar year with both Andrew and Paul driving forklifts constantly.

Loading and un-loading of deliveries takes place throughout the day and into the night as and when stock and parts etc. are needed. For example when salt is required at all hours during colder temperatures. This further highlights the need for skilled workers to be available and on hand to unload salt in poor weather at short notice, often at out of hour's times.

In addition to logistical parts of the business the family also have to abide by certain health and safety standards under the 'Banksman' regulations which are governed by:

- The health and safety (safety signs and signals) Regulations 1996
- The lifting operations and lifting equipment regulations 1998

Both Andrew and Paul are trained Banksmen so that can deliver proper reversing and manoeuvring signals for each other when unloading Lorries. This allows both father and son to work together to not only achieve an efficient service for their customers but also complete tasks safely, securely and comply with national health and safety standards.

With both Andrew and Paul being trained in Banksmen operations it further demonstrates the essential need for both parties to be in occupation at the holding on a 24 hours basis as two skilled persons are required to meet Banksman regulations and if both parties are not on hand and available to unload lorries correctly when their customers require it not only affects profitably and reputations but as potentially puts family members at risk.

Safety standards such as acting as a Banksman are in place to protect hardworking people like the AN Willis family and these sort of procedures and regulations are becoming more and more common within their business environment and as it stands at the moment the family cannot meet these regulations properly without both Andrew and Paul being on site at all hours.

14.0 LABOUR REQUIREMENTS

Both National and Regional Planning policies require that the need for a dwelling relates to full time workers or one who is primarily employed in agriculture.

The labour requirements for the business are mainly met by Andrew Willis and his son Paul Willis whom are both employed solely on the farm on a full time basis. Overall the Golden Square Farm employs an large local workforce many more indirectly. However the main management and running of the farm and industrial park is run by Andrew and Paul.

As shown there is a large amount of business activity on going at Golden Square Farm to quantify the labour requirement needed to run the whole enterprise which can be calculated using the standard man days produced by DEFRA.

As the Willis Family run such a varied and extensive enterprise on Golden Square we have assessed the labour requires as a whole. We have assessed the labour requirements on the following:

- 330 acres of arable farming
- 400 acres of Contract topping and mowing
- Running of Weighbridge
- Running of the lorry park

The standard figures available to assess the labour requirements are detailed within the Farm Management Pocket Book by John Nix 43rd Edition 2013. Details are as follows:

Enterprise	Number/ Hectares	Standard Man Days (SMD)	Total
Wheat/Barley/OSR	134	1.75	235
Contracting	162	1.75	284
Daily supervision of Weighbridge	275	1.00	275
Loading & unloading deliveries	275	1.00	275
TOTAL			1069
Maintenance 15%			160
Management 7.5%			80
TOTAL			1309

Using the Standard Man Days figures as prepared by DEFRA it is assumed that 275 standard man days are provided annually by a man. Therefore based on the total figure of 1309 man days for the Willis family and their business it is estimated that the labour requirements for the holding are 4.76 labour units. Therefore these figures suggest that the holding requires almost 5 full time workers based on the farm in order to efficiently run/manage the holding correctly. This clearly highlights the need to reduce the time spent travelling between the holding and more time on the areas of the business that require it

15.0 ALTERNATIVE ACCOMMODATION

It is important to reiterate that there is currently a dwelling at Golden Square Farm however this is occupied by Mr & Mrs Andrew Willis. However, the requirements and needs of this business far outweigh that of Mr & Mrs Willis and it is required for a second farm workers dwelling to be located on the holding so that their son Paul can be located onsite.

Currently there are a limited number of properties in Malton and close by but even if there were properties at a realistic budget, the distance would be too far to provide adequate service to satisfy the needs of the business.

16.0 CONCLUSIONS

On the basis of the information provided by the applicants it is considered that the proposed fully accords within the provisions of the National Planning Policy Framework and the criteria as detailed in PPS 7 Annex A; i.e. there is an existing functional needs for two skilled workers to reside on the holding within sight and sound of the buildings with a labour requirement of 4.76 labour units. Furthermore, the well-established nature of the business supports the need for a second and permanent agricultural dwelling on the holding.

It is considered that a second dwelling is required in order to provide constant and adequate supervision for the business and related mechanism system to carry out essential and emergency repairs at short notice both within and outside normal working hours.

After inspecting the holding including all the fixed equipment, level of stock and machinery carried by the business it is adequately clear that there is a clear and sufficient need justification for an agricultural workers dwelling to be constructed to assist the running of the farm and commercial diversification to further improve efficiencies, security and performance of the business. There is a clear need for constant and improved supervision to maintain a high level of security to protect the machinery and interest of the clients in the commercial units as well as the farms stock and machinery. It will also enable them to keep a high standard of management and ensure their customers continue to receive the high standard of 24 hour service they have been accustomed to.

With such a variety of different enterprises based on site along with all the machinery and equipment to run them it is essential that both Andrew and Paul are on site to manage all the diverse enterprises to keep all the enterprises running smoothly and efficiently.

This unique, diversified business offers a wide range of services to rural Ryedale and has expanded over the years due to hard work and building on its strengths however with changing regulations such as 'Banksman controls and communication standards' the continued success and safe working conditions for the applicants and there business are being put at risk.

The proposed site is within the garden of the existing farmhouse next to the access road meaning that no new access road will need to be built. Being a modest bungalow close to the proximity of Golden Square itself it will not cause aesthetical problems on the landscape of surroundings.

In addition to all the above the appendices shows a number of letters of support from well-respected individuals and for these reasons the support of the planning department is gratefully requested.

The development overall is therefore consistent with the approach identified within the local and national policy as it plays an essential role in securing a sustainable future for a Ryedale Business.

APPENDICES

- Photographs
- Letters of support

PHOTOGRAPHS OF SITE



Proposed site for the Bungalow in garden of the main Farmhouse. View facing south



Proposed site for the Bungalow in garden of the main Farmhouse. View facing north east and east.



Golden Square Farmhouse



Farmland at Golden Square



Fertiliser and Seed stock stored on farm.



Farm machinery



One of the commercial units



Commercial and storage units



Public Weighbridge



Lorry Park



Forklift



Storage Yard with security lights



Commercial Unit

Cundalls

15 Market Place, Malton, North Yorkshire, YO17 7LP
t. 01653 697820
malton@cundalls.co.uk
www.cundalls.co.uk

DESIGN AND ACCESS STATEMENT

**AGRICULTURAL WORKERS DWELLING TO SUPPORT EXISTING
ENTERPRISE.**

AT

GOLDEN SQUARE FARM
LOW MARISHES
MALTON
NORTH YORKSHIRE

Applicant: A N Willis

APPLICATION DETAILS

Applicant: Mr Andrew Willis

Applicants Address: Golden Square, Low Marishes, Malton, YO17 0RH

Applicants Agent: William Tyson BSc (Hons) MRICS FAAV, Cundalls Chartered Surveyors

Agents Address: Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP

Site Address: Golden Square, Low Marishes, Malton

Application Title: Proposed Erection of one agricultural workers dwelling

Application Type: Outline planning application with all matter reserved

Application Date: December 2015

Location: Low Marishes, Near Malton

Proposed Use: Class C3 - Dwelling House

Reason for Proposal: Increased functional need at Farm and new agricultural workers accommodation requirements due to agricultural business

Parking: Vehicle and pedestrian access to the new dwelling will be via the existing private driveway

Foul Water: it is proposed that the new dwelling will have its own soak-away drainage system.

INTRODUCTION

This planning application seeks outline planning consent for the erection of one farm workers dwelling at Golden Square farm. All matters are reserved for future consideration.

USE

The site would create one dwelling that would enhance the character and viability of the surrounding area and the development would avoid the inefficient use of land whilst respecting local character.

LAYOUT

The application for a dwelling will provide much needed standard residential accommodation and will have no material adverse effect upon existing amenities or surrounding properties.

It is proposed that the dwelling will be sited within the farmstead and within the garden area of Golden Square Farmhouse. The proposed dwelling will have off street parking to the west.

The proposed dwelling is to be located in close proximity to the wooded area to the south and east which will provide adequate screening. The proposed dwelling will have no adverse effect on the wildlife value or natural environment surrounding as it will be situated on farmland adjacent to the farm buildings.

SCALE

The proposed dwelling will be a single storey unit of approximately 150 sq.mtrs of living space. This will provide much needed agricultural accommodation for the Andrew Willis and his wife.

LANDSCAPING

Landscaping of the site will take place and be shown as reserved matters in the future, this will include including provision of shrubs and other plantings between the proposed dwelling and the surrounding yard area. The proposed development will have no effect whatsoever on existing hedgerows or shrubs lying adjacent to the proposed site.

APPEARANCE

The proposed dwelling will be constructed of traditional materials customary to the surrounding area and adjoining properties which will sit comfortably within the low Marishes mix of traditional buildings and dwellings.

ACCESS

Access will be via the existing vehicular access and the proposed dwelling will be accessed via the farm yard. This will not have a detrimental impact on the safety of pedestrians and/or other road users or the free flow of traffic upon the highway network as it is a private roadway. All associated parking will be off street and adjacent to the proposed dwelling.

Signed.....

Cundalls

Date.....

T6 Support

23 SEP 2016
DEVELOPMENT
MANAGEMENT

Marishes Parish Meeting
Bellafax Grange
Marishes
Malton
YO17 6UG
21/9/2016

RYEDALE DISTRICT
23 SEP 2016
DEVELOPMENT
MANAGEMENT
23/9/16 - LHM

Planning ref: ¹⁶13/00072/OUT

Mr Willis

Golden Square

Marishes.

Marishes Parish Meeting is fully supportive of the above application by Mr Willis of Golden Square Marishes.

The businesses operated from Golden Square are a major source of local employment and must be given all the help possible.

The development will not affect any other people or properties.

There is a proven need for another house to enable the business to flourish, so this must be supported.

Residents have seen operations grow at Golden Square and wish to see continued success and feel another dwelling would certainly help this.

In summary we must insist this dwelling is given permission, it is essential to the business, which in turn is essential to the local area, too many jobs have been lost in the locality over recent years.

I trust the Parish of Marishes can rely on your support in this application.

Yours,

David Beal

Chairman Marishes Parish Meeting.

Item Number: 10
Application No: 16/01229/FUL
Parish: Kirkbymoorside Town Council
Appn. Type: Full Application
Applicant: SEP Properties Limited (Mr Singh)
Proposal: Erection of single storey rear extension following demolition of existing single storey rear extensions together with alterations to shop front to include replacement of 3no. ground floor windows with 2no. display windows
Location: Barclays Bank 23 Market Place Kirkbymoorside YO62 6AA

Registration Date:
8/13 Wk Expiry Date: 27 September 2016
Overall Expiry Date: 11 September 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Highways North Yorkshire	Requests further information be obtained
Parish Council	No response to date
Building Conservation Officer	No objection - recommend conditions

Neighbour responses: Mr Steven Alec Helm,

SITE:

The application site is the former Barclay's Bank on the south west side of Market Place, Kirkbymoorside.

The building is currently vacant at ground floor level with the upper floor in residential use. There is an existing stepped entrance to the building and a separate ground floor entrance on Market Place to the flats.

There is a flat roof rear extension to the rear of the building that sits within an enclosed courtyard. In the courtyard are some ancillary outbuildings.

The application site lies within the Kirkbymoorside conservation area and within the Article 4 Direction area. The site is also within the town centre commercial limit.

PROPOSAL:

Planning permission is sought for the erection of a flat roof single storey rear extension following demolition of the existing single storey extensions at the rear of the building.

The shop front will be altered to include the replacement of 3 no. ground floor windows with 2 no. display windows

The original planning application also proposed the creation of an access ramp to the front of the building and the demolition of the existing outbuildings to the rear of the site. These elements of the proposal have been removed, following concerns raised by the planning and highway officers.

CONSULTATION RESPONSES:

North Yorkshire County Council were consulted as the original proposal included an access ramp onto the public highway. This element of the scheme has now been removed.

The Council's Building Conservation Officer has no objection to the proposal.

The occupier of 35 Piercy End objected to the application due to the loss of the bronze window frames and art deco type facade

This planning application is brought before Members for consideration and determination as the objection relates to the proposed alterations to the building, which is material planning consideration.

HISTORY:

3/72/274/PA - Erection of toilet/store extension - Approved 04.02.85

04/00066/FUL - Installation of external disabled access ramp with handrail and automated entrance door - Refused - Appeal dismissed

07/00014/FUL - Installation of 1 no. automated teller machine (ATM) - Approved

07/00435/FUL - Sub-division of first and second floor three bedroom flat to 2 no. one bedroom flats - Approved

11/00517/FUL - Installation of external disabled access ramp - Refused

POLICY:

National Planning Policy Framework
National Planning Practice Guidance

Ryedale Plan - Local Plan Strategy

SP7 - Town Centres and Retailing

SP12 - Heritage

SP16 - Design

SP19 - Presumption in Favour of Sustainable Development

SP20 - Generic Development Management Issues

APPRAISAL:

The key issues to consider are:

- i. Impact on the Kirkbymoorside conservation area
- ii. Design considerations
- iii. Impact on Neighbour Amenity
- iv. Highways
- v. Conclusion

i. Impact on the Kirkbymoorside conservation area

Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy states that conservation areas and their setting will be conserved and where appropriate, enhanced. Proposals which result in less substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of the harm to the asset.

The existing building was formerly a bank in use class A2 (financial and professional services). A2 use units can be converted to retail (use class A1) without planning permission, under "permitted development" and a cafe (use class A3) subject to prior approval from the local planning authority.

The proposed alterations include the demolition of the flat roof single storey extensions that included the former bank vault. The materials used in the construction of the existing extension do not complement the original building. The proposed replacement extension will also have a flat roof, but the demolition of the existing structure allows for a more sympathetic use of materials thereby enhancing the conservation area.

The proposed window alterations to the front elevation will provide for additional light into what is currently a relatively gloomy room at the front of the unit due to the limited size of the openings.

The Council's Building Conservation Officer has been consulted on the planning application and has no objection, making the following comments:

"In my opinion the principle of removing the bank facade and installing a shop front is acceptable. The character of the conservation area at this point is commercial shops, and a property with a traditionally designed shopfront would be in keeping with the wider character of the conservation area. Whilst the existing bank facade has some qualities, it is clearly an introduction into a much earlier building and does not have a comprehensive design quality as a whole building. In addition, the high level of the windows and the domestic scale of them gives a closed in appearance to the building which is not reflected in the surrounding more active frontages. The revised shopfront design picks up on both the first floor windows and the deco bank elements which is an improvement on the initial submission. The impressive timber bank doors are to be retained in situ which is welcomed. The extension to the rear replaces 2 smaller inappropriate extensions and is utilitarian in appearance but has rationalised the space for better use of the building."

ii. Design considerations

Policy SP7 supports proposals that will maintain and enhance the vitality and viability of Ryedale's town centres. Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials to accord with Policies SP16 (Design) and SP20 (Generic Development Management Issues).

The proposed single storey rear extension will provide additional internal space that is more suited to modern commercial requirements than the existing bank vault. The loss of the existing extensions and its replacement will provide an opportunity for an improvement to the rear elevation by virtue of controlling the construction materials used.

The proposed window alterations to the front elevation will allow for more light into the internal spaces and will complement the existing shop fronts on Market Place that tend towards larger openings. It is considered that the alterations will make the unit more practical for a commercial use thereby supporting the aims of Policy SP7.

The Council's Building Conservation Officer had the following comments to make on the proposed design alterations:

The revised shopfront design picks up on both the first floor windows and the deco bank elements which is an improvement on the initial submission. The impressive timber bank doors are to be retained in situ which is welcomed. The extension to the rear replaces 2 smaller inappropriate extensions and is utilitarian in appearance but has rationalised the space for better use of the building.

The proposed alterations are considered to accord with the design principles set out in Policy SP16 subject to conditions relating to material samples and detailed drawings of the shop front alterations.

iii. 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.

The proposed replacement single storey rear extension will due to its scale, siting and design result in no loss of amenity to neighbours. The rear of the site is well enclosed with high walls that will be higher than the proposed extension. Therefore the proposed development will accord with Policy SP20.

iv. Highways

The planning application originally included the provision of an access ramp onto Market Place. However, following concerns raised by the Council's Building Conservation Officer and North Yorkshire County Council's Highways Officer, this aspect of the scheme has been omitted.

v. Conclusion

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

RECOMMENDATION: Approval

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

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

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

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12 and SP16 of the Ryedale Plan - Local Plan Strategy.

3 Prior to the commencement of the development hereby permitted, 1:10 scale drawings of the hereby approved shop front alterations, including cross sections, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12 and SP16 of the Ryedale Plan - Local Plan Strategy.

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

Proposed Elevation and Layouts no 002 rev C validated by the local planning authority on 22/09/2016

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

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

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 Any errors or omissions must be reported to JOHNSON FELLOWS LLP at once.

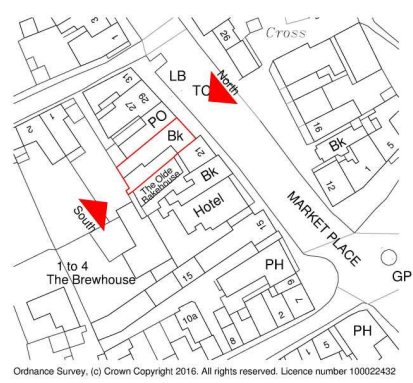
REVISED PLAN



Proposed North Elevation 1:100



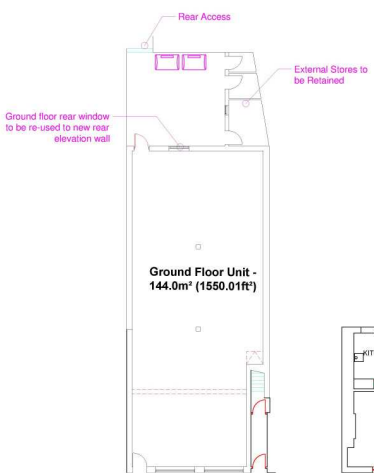
Proposed South Elevation 1:100



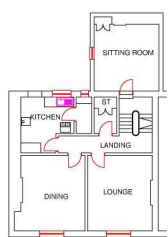
Block Plan 1:500
 Ordnance Survey. (c) Crown Copyright 2016. All rights reserved. Licence number 100022432



Rev C - Changes to front entrance (to remain as existing) - Sept 16



Proposed Ground Floor Plan - 1:100

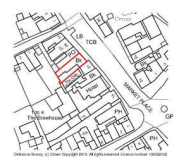


Proposed First Floor Plan - 1:100



Proposed Second Floor Plan - 1:100

Notes:
 1. The proposed front entrance is to be retained as existing.
 2. The proposed rear entrance is to be retained as existing.
 3. The proposed ground floor rear window is to be re-used to new rear elevation wall.



Site Location Plan 1:1250

JOHNSON FELLOWS CHARTERED SURVEYORS			
CHARTER HOUSE, 165 NEWWALL STREET BIRMINGHAM B3 1SR Telephone: 0121 6430077 Facsimile: 0121 6436407			
Client	SEP Properties Limited		
Project	23 Market Place, Kirbymoorside		
Drawing Title	Proposed Elevation and Layouts		
Scale	Drawn by	Date	Revised
Vakouss @A1	LM	June 2016	C
Project No:	SE27 247		Drawing No:
			002c

DATE: 22/09/16

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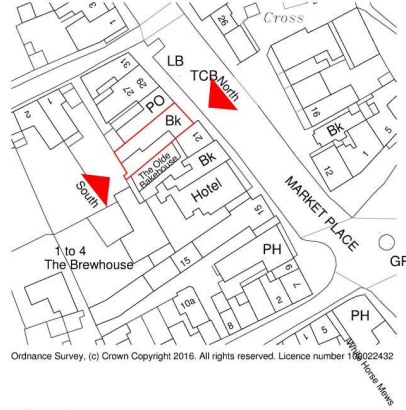
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Existing North Elevation 1:100

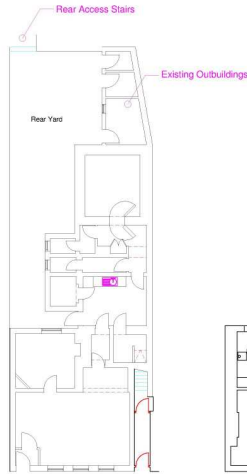


Existing South Elevation 1:100

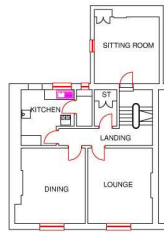


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Block Plan 1:500



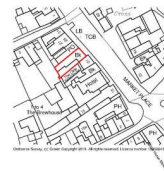
Existing Ground Floor Plan - 1:100



Existing First Floor Plan - 1:100



Existing Second Floor Plan - 1:100



Site Location Plan 1:1250

DATE: 02.08.2016

 JOHNSON FELLOWS CHARTERED SURVEYORS CHARTER HOUSE, 165 NEWWALL STREET BRIMINGHAM B3 1SH Telephone: 0121 6430077 Facsimile: 0121 6436407			
Client		SEP Properties Limited	
Project		22 Market Place, Kirbymoorside	
Drawing Title		Existing Plans and Elevations	
Scale	Drawn by	Date	Revision
1:100	JFB	June 2016	
Project No:	Drawing No:		
SE27 247	001		

**PLANNING, DESIGN AND
ACCESS STATEMENT**

for

**Former Barclays Bank,
23 Market Place,
Kirbymoorside,
Yorkshire**

date

19th July 2016

Johnson Fellows
Chartered Surveyors
Charter House
163 Newhall Street
Birmingham
B3 1SW

Tel: 0121 643 9337
Fax: 0121 643 6407
bs@johnsonfellows.co.uk

Regulated by RICS

1.0 DESIGN

23 Market Place is located in the heart of Kirbymoorside, and was recently occupied by Barclays Bank under class use A2 (Financial and Professional Services). The property is now vacant and it is proposed to extend the rear ground floor to create a larger retail space, with the intention of making the unit more usable for a future occupier.

The front elevation of the building is currently stone clad to the ground floor with buff coloured facing bricks, with stone lintels and cills. It is proposed to improve the display capacity of the unit, by modifying the shopfront. This is to be achieved by removing the central recessed three windows, and replace them with two display windows, which would be divided by a new central column.

2.0 USE

The existing and the extension are to remain under the existing use (A2), although it is recognised that due to the ground floor position and existing display windows, it could also be used as A1 (Retail).

3.0 AMOUNT / LAYOUT / SCALE

The extension to the rear would create an additional 35.5m², but would also maximise the existing area (108.5m²) as the intention is to 'open up' the existing internal area as much as practicable (this will be subject to structural assessment and columns have been shown in an indicative position on the proposed plan).

The proposed layout will be left as open as possible, to allow for the greatest degree of flexibility for the future occupier.

6.0 LANDSCAPING

As part of the development, the yard space to the rear will be reduced in size, as such a large external space is not required for the existing use class. The poor quality outbuildings will be demolished, as these have fallen into a state of disrepair and offer limited use to an occupier.



Poor Quality Outbuildings

7.0 APPEARANCE

The previous extensions to the rear, included the toilet block and bank vault (blue brick) are to be demolished with the proposed extending to the rear wall of the vault across the full width of the yard area.



Rear Vault Extension and Toilet Block

The proposed finish will be Reddish-Brown facing brickwork to match existing as far as practicable. The rear access door will be timber with a refused stone lintel over. The proposed shopfront will be timber to match the existing windows and doors, with the central column being stone in the same stone as used for the retained stone cladding. Where possible, the stone will be reused in the new ground floor shopfront layout.



Existing Front Elevation



Proposed Front Elevation

Item Number: 11
Application No: 16/01337/73A
Parish: Norton Town Council
Appn. Type: Non Compliance with Conditions
Applicant: C & A Brack (Mr C Brack)
Proposal: Variation of Condition 05 of approval 15/00848/FUL dated 25.09.2015 to allow use between 08:00 hours and 19:00 hours on Mondays to Saturdays
Location: 5 Church Street Norton Malton North Yorkshire YO17 9HP

Registration Date:
8/13 Wk Expiry Date: 30 September 2016
Overall Expiry Date: 14 September 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Parish Council Recommend Refusal

Neighbour responses:

.....

SITE:

The application site is 5 Church Street, Norton and is currently in use as hand car wash facility. Church Street forms part of the B1248 Malton to Beverley Road.

The site lies opposite the Gulf petrol station on Church Street, which has a separate hand car wash operation to the rear. There is a non-residential building at 7 Church Street to the east of the site and the former public conveniences is to the west of the site.

The site lies within flood zones 2 and 3 and also within Norton conservation area.

PROPOSAL:

Permission is sought for the variation of condition 05 of planning permission 15/00848/FUL. The wording of the condition is as follows:

The site shall be used for the approved use between 09:00 hours and 18:00 hours on Mondays to Fridays; and between 09:00 hours and 18:00 hours on Saturdays and Sundays.

Reason:- To ensure that the amenities of nearby residents are not unreasonably affected.

It is proposed to extend the permitted hours to 08:00 hours and 19:00 hours on Mondays to Saturdays and for Sunday hours to remain as 09:00 to 18:00 hours.

CONSULTATION RESPONSES:

Norton Town Council object to the proposal, citing concerns over the extended hours. The Town Council response is appended to this report. Members will note that whilst refusal is recommended by the Town Council there is no further elaboration in the reasons for the objection.

No further consultation responses were received.

This application is brought before Members for consideration and determination as the objection relates to the proposed alterations to the hours of use, which is a material planning consideration.

HISTORY:

11/00376/FUL - Change of use of land to site for hand car wash - Permitted

15/00848/FUL - Retention of site for use as a hand car wash with retention of associated equipment to include two containers, car port, two static signs and entrance/exit gates (retrospective application) - Permitted

POLICIES:

National Planning Policy Framework
National Planning Practice Guidance

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues

APPRAISAL:

The key issues to consider are:

- i. The impact on Neighbour Amenity
- ii. Conclusion

i. The impact on Neighbour Amenity

The principle of development at this site was most recently considered under planning application 15/00848/FUL. The impact of development on the conservation area and the flood zones were taken into account and a temporary planning permission was granted. The purpose of the current application is to consider the impact of the additional 12 hours per week of commercial operation on neighbour amenity, given the earlier start times and later finishing times on Mondays to Saturdays.

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.

It is relevant that planning permission, when granted in 2015 was a temporary permission for three years. This variation to the planning condition, if approved will be in place only until September 2018, at which point further planning permission would be required for the continued operations.

The proposal to vary the current planning application would allow for an additional hour of trading in the morning and an additional hour of trading in the evening, for six days a week. The context of the site is particularly important in this instance. The site lies approximately 40 metres to the east of the railway level crossing and the intersection of Church Street with Welham Road. Church Street (also the B1248) is one of the main routes through Norton and there will be continual vehicular traffic in close proximity to the site during this time. There are many businesses in close proximity to the application site with hours of operation that will exceed those proposed. This includes the Gulf petrol station and a hand car wash on the opposite side of Church Street, the Lidl supermarket to the west on Welham Road and the Derwent Arms public house further east on Church Street.

Due to the location of the site in relation to nearby buildings and the distances involved from the nearest residential buildings, it is not considered that the additional hours of operation will result in a materially adverse impact on amenity to the occupiers of neighbouring land and buildings. The proposal therefore complies with Policy SP20.

ii. Conclusion

The proposed increase in hours is considered to comply with national and local planning policies and is recommended for approval to amend the wording of condition 05 of planning permission 15/00848/FUL.

RECOMMENDATION: Approval

Background Papers:

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

R... WRYDALE DM

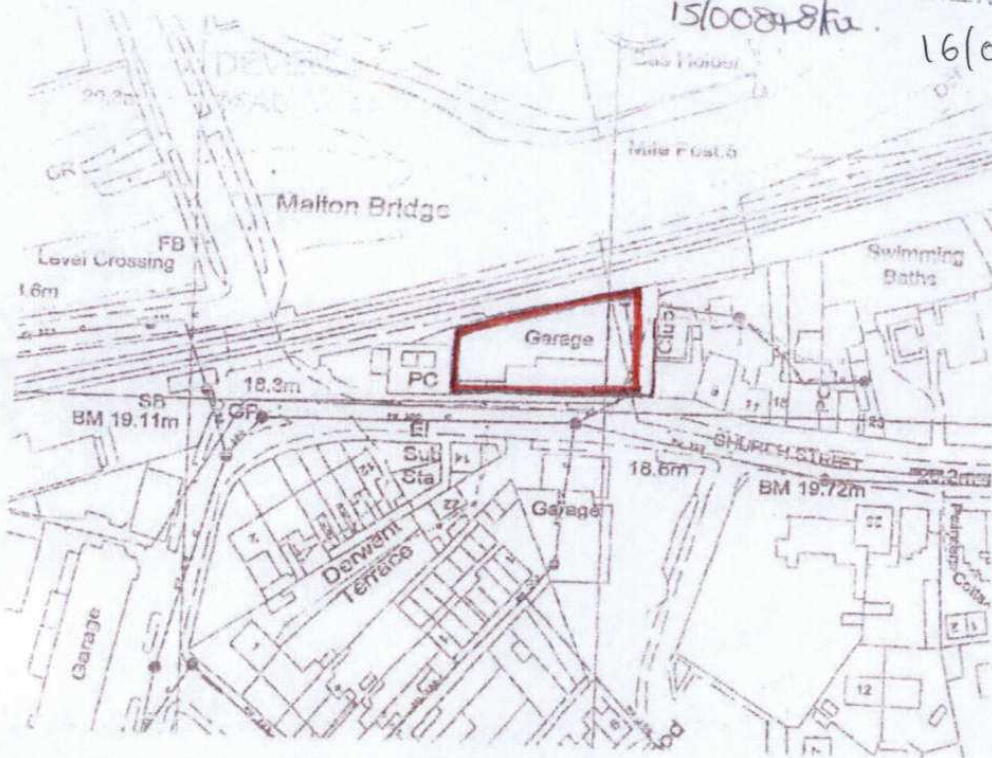
31 JUL 2015

- 5 AUG 2016

OPMENT DEVELOPMENT
AGEMENT MANAGEMENT

15/00878ka

16(01337)73A



Location Plan
Scale 1:1250

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NAME	MR C BRACK
PROJECT	PROPOSED COMMERCIAL DEVELOPMENT AT OLD GARAGE CHURCH STREET MALTON
TITLE	LOCATION PLAN
SCALE	1:1250
DATE	FILE
NO	06:60.05

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



16 August 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, 15 August 2016 the Town Council made the following recommendations in respect of the applications listed below:-

- 16/01161/HOUSE Erection of a detached part two storey/part single storey double garage and storage building with first floor domestic living space following demolition of existing shed
The Old Pottery, St Nicholas Street, Norton, YO17 9AQ
For: Mr Glynn Clemit
RESOLVED Recommend refusal citing concerns with scale and positioning of the proposed building.
- 16/01337/73A Variation of Condition 05 of approval 15/00848/FUL dated 25.09.2015 to allow use between 08:00 hours and 19:00 hours on Monday to Saturdays
5 Church Street, Norton, YO17 9HP
For: C & A Brack (Mr C Brack)
RESOLVED Recommend refusal, citing concerns over extended hours.
- 16/01286/HOUSE Erection of two storey extension to side elevation to include replacement attached garage.
7 The Avenue, Norton, YO17 9EF
For: Mr Steven Adcock
RESOLVED Recommend approval.

Yours sincerely,

Ros Tierney
Town Clerk

E. Mail: norton.tc@btconnect.com

Agenda Item 13

RYEDALE DISTRICT COUNCIL

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

PERIOD 19 SEPTEMBER - 14 OCTOBER 2016

1.
Application No: 16/00272/FUL **Decision: Approval**
Parish: Great & Little Barugh Parish Council
Applicant: Ms Clare Davison
Location: High Westfield Farm Greenland Lane Little Barugh Malton YO17 6UY
Proposal: Erection of an agricultural building for general purpose, erection of stables and rebuilding of derelict farm building to form health treatment facility following demolition of existing outbuilding
-
2.
Application No: 16/00892/FUL **Decision: Approval**
Parish: Welburn (Malton) Parish Council
Applicant: Mr And Mrs Elliot
Location: Outbuildings At Hardy Flatts Whitwell Road Welburn Malton
Proposal: Change of use and alterations to detached outbuildings to form a one-bedroom holiday cottage and a two-bedroom holiday cottage to include a two-storey extension to north west elevation and erection of a detached garage to serve both cottages together with formation of 4no. car parking spaces
-
3.
Application No: 16/01061/REM **Decision: Refusal**
Parish: Nawton Parish Council
Applicant: Mr & Mrs Wallis
Location: Land At 1 Station Cottages Station Road Nawton Helmsley
Proposal: Erection of a three bedroom dwelling (outline approval 13/00536/OUT dated 30.07.2013 refers)
-
4.
Application No: 16/01085/FUL **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Mr Christopher Boyes
Location: Land Adjacent To The Paddocks Main Road Weaverthorpe Malton North Yorkshire
Proposal: Erection of a three-bedroom detached dwelling with attached double garage
-
5.
Application No: 16/01125/LBC **Decision: Approval**
Parish: Great & Little Barugh Parish Council
Applicant: Ms Clare Davison
Location: High Westfield Farm Greenland Lane Little Barugh Malton YO17 6UY
Proposal: Erection of an agricultural building for general purpose, erection of stables and rebuilding of derelict farm building to form health treatment facility following demolition of existing outbuilding
-

6.
Application No: 16/01186/FUL **Decision: Approval**
Parish: Luttons Parish Council
Applicant: Mr J E Sleightholme
Location: The Bungalow Main Road Helperthorpe Malton North Yorkshire YO17 8TQ
Proposal: Change of use of agricultural land to allow formation of vehicular access to serve The Bungalow and adjacent field
-
7.
Application No: 16/01219/FUL **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: War Memorial Hall Committee (Ms Sheila Ridley)
Location: Memorial Hall Market Place Kirkbymoorside YO62 6DA
Proposal: Erection of rear extension to house a lift serving the ground and first floors
-
8.
Application No: 16/01220/LBC **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: War Memorial Hall Committee (Ms Sheila Ridley)
Location: Memorial Hall Market Place Kirkbymoorside YO62 6DA
Proposal: External and internal alterations to include erection of rear extension to house a lift serving the ground and first floors, installation of wall-mounted lights and 2no. wall-mounted notice boards, removal of secondary glazing from north elevation ground floor windows together with internal partitioning and levelling of access to facilitate wheelchair accessibility, revised toilet facilities and formation of first floor kitchen following removal of stair lift and first floor staircase
-
9.
Application No: 16/01231/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mrs Wilson
Location: Barn At Keld Head Farm Keld Head Pickering North Yorkshire
Proposal: Change of use and alteration of agricultural barn to form a two bedroom dwelling with parking and amenity area to include erection of a single storey extension and demolition of adjacent steel framed agricultural building
-
10.
Application No: 16/01232/LBC **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mrs Wilson
Location: Barn At Keld Head Farm Keld Head Pickering North Yorkshire
Proposal: Conversion and alteration of agricultural barn to form a two bedroom dwelling with parking and amenity area to include erection of a single storey extension and demolition of adjacent steel framed agricultural building
-
11.
Application No: 16/01270/HOUSE **Decision: Approval**
Parish: Westow Parish Council
Applicant: Mr & Mrs P Tyler
Location: Roselily Barn Main Street Westow Malton YO60 7NE
Proposal: Erection of part two storey/part single storey side extension and single storey rear extension.
-

12.
Application No: 16/01277/FUL **Decision: Approval**
Parish: Swinton Parish Council
Applicant: JF & TY Monkman
Location: Land At Malton Road Swinton Malton North Yorkshire
Proposal: Erection of an agricultural building for the housing of livestock

13.
Application No: 16/01280/HOUSE **Decision: Approval**
Parish: Thornton-le-Clay Parish Council
Applicant: Edward and Catherine Hartshome
Location: Hazel Cottage High Street Thomton Le Clay YO60 7TE
Proposal: Erection of 2no. first floor extensions to east and west side elevations and single storey extension to rear elevation following demolition of existing conservatory

14.
Application No: 16/01286/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Steven Adcock
Location: 7 The Avenue Norton Malton YO17 9EF
Proposal: Erection of two storey extension to side elevation to include replacement attached garage

15.
Application No: 16/01305/HOUSE **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr And Mrs P Tate Smith
Location: 2 York Road Malton YO17 6AX
Proposal: Erection of a part two storey/part single storey extension to side and rear elevations to include integral double garage with bedroom above

16.
Application No: 16/01309/FUL **Decision: Approval**
Parish: Coulton Parish Council
Applicant: Mr Paul Judson
Location: Coulton House Farm Coulton Lane Coulton Helmsley YO62 4NE
Proposal: Erection of an agricultural building for the housing of pigs

17.
Application No: 16/01311/HOUSE **Decision: Refusal**
Parish: Thornton-le-Dale Parish Council
Applicant: Mr & Mrs Hayne
Location: Summer Tree Fam Thornton Lane High Marishes Malton North Yorkshire YO17 6UH
Proposal: Formation of a roof balcony to north elevation

18.
Application No: 16/01312/LBC **Decision: Refusal**
Parish: Thornton-le-Dale Parish Council
Applicant: Mr & Mrs Hayne
Location: Summer Tree Fam Thornton Lane High Marishes Malton North Yorkshire YO17 6UH
Proposal: External and internal alterations to allow formation of a roof balcony to north elevation

-
- 19.**
Application No: 16/01333/FUL **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Mr & Mrs Piers Shepherd
Location: Outbuilding At The Old Rectory The Lawns Slingsby Malton
Proposal: Change of use and alterations to ancillary outbuilding to form a 1no. bedroom self-contained residential annexe for family use to include installation of flue to east-facing roof-slope (part-retrospective)
-
- 20.**
Application No: 16/01334/LBC **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Mr & Mrs Piers Shepherd
Location: Outbuilding At The Old Rectory The Lawns Slingsby Malton
Proposal: External and internal alterations to include installation of flue to east-facing roof-slope following roof and wall reconstruction, 11no. Yorkshire sliding sash windows to replace all existing windows and north elevation doors and 2no. sets of French doors to west elevation together with partitioning and partial floor levelling to allow formation of domestic facilities and installation of wood burner (part-retrospective)
-
- 21.**
Application No: 16/01338/HOUSE **Decision: Approval**
Parish: Ebberston Parish Council
Applicant: Mr Matthew Smartt
Location: Brook Cottage 44 Main Street Ebberston Scarborough North Yorkshire YO13 9NS
Proposal: Extension and alteration of detached domestic outbuilding bordering Back Lane
-
- 22.**
Application No: 16/01350/FUL **Decision: Approval**
Parish: Swinton Parish Council
Applicant: Mr And Mrs A Fox
Location: Land To North Of Low Farm East Street Swinton Malton North Yorkshire
Proposal: Erection of a detached four-bedroom dwelling and detached single garage with additional domestic accommodation above (revised details to approval 15/01145/FUL)
-
- 23.**
Application No: 16/01352/ADV **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Ryedale Garages 1946 Ltd (Mr John Cook)
Location: Ryedale Garages 1946 Ltd Piercy End Kirkbymoorside YO62 6DG
Proposal: Display of 1no. internally illuminated text fascia name sign to the three sides of the vehicle showroom, 1no. internally illuminated wall mounted "Service & Parts" sign, 1no. internally illuminated post mounted "Service & Parts" sign, 1no. non-illuminated ground mounted directional sign and 2no. non-illuminated wall mounted information signs
-

- 24.**
Application No: 16/01355/FUL **Decision: Approval**
Parish: Foxholes Parish Council
Applicant: Wilfred Scruton Ltd
Location: Building North Of The Foundry Main Street Foxholes Drifffield North Yorkshire
Proposal: Erection of a commercial unit for storage of machinery (Use Class B8) following demolition of existing building
-
- 25.**
Application No: 16/01357/HOUSE **Decision: Approval**
Parish: Normanby Parish Meeting
Applicant: Mr & Mrs K & D Smith
Location: 1 Riseborough View Main Street Normanby Kirkbymoorside YO62 6RH
Proposal: Formation of new vehicular access
-
- 26.**
Application No: 16/01358/LBC **Decision: Approval**
Parish: Oswaldkirk Parish Meeting
Applicant: Mr R J A Elmhirst
Location: Oswaldkirk Hall Main Street Oswaldkirk Helmsley YO62 5XT
Proposal: External and internal alterations to include installation of 1 no. single-glazed timber sliding sash window to replace existing blocked opening to east elevation and formation of internal window seat
-
- 27.**
Application No: 16/01367/LBC **Decision: Approval**
Parish: Oswaldkirk Parish Meeting
Applicant: Mr R J A Elmhirst
Location: Oswaldkirk Hall Main Street Oswaldkirk Helmsley YO62 5XT
Proposal: Internal alterations to include relocation of drawing room fireplace to centre of north wall
-
- 28.**
Application No: 16/01378/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mrs K Ellis
Location: 7 The Ridings Norton Malton North Yorkshire YO17 9AP
Proposal: Erection of a single storey extension to front elevation of garage to allow formation of additional domestic living space for existing three-bedroom dwelling
-
- 29.**
Application No: 16/01379/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Josh Nelson
Location: 17 North Road Norton Malton North Yorkshire YO17 9JR
Proposal: Erection of a part two storey/part single storey extension to side and rear elevations
-
- 30.**
Application No: 16/01382/TPO **Decision: Approval**
Parish: Swinton Parish Council
Applicant: Mr Andrew Hague
Location: Swinton Grange Swinton Lane Swinton Malton North Yorkshire YO17 6QR
Proposal: To carry out various felling and pruning operations within Area A1 of TPO267/2000 in accordance with the submitted Tree Report dated May 2016

31.
Application No: 16/01383/FUL **Decision: Approval**
Parish: Ampleforth Parish Council
Applicant: Dr Gregory Black
Location: St Benedicts House Main Street Ampleforth YO62 4DA
Proposal: Change of use for a temporary period from an office to a doctors surgery

32.
Application No: 16/01384/ADV **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam Malton Estate
Location: 16 Finkle Street Malton North Yorkshire YO17 7JD
Proposal: Display of a non-illuminated hand painted gable end sign depicting the Visit Malton branding

33.
Application No: 16/01385/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate
Location: 16 Finkle Street Malton North Yorkshire YO17 7JD
Proposal: Display of a non-illuminated hand painted gable end sign depicting the Visit Malton branding

34.
Application No: 16/01388/HOUSE **Decision: Approval**
Parish: Oswaldkirk Parish Meeting
Applicant: Mr & Mrs J Elmhirst
Location: Oswaldkirk Hall Main Street Oswaldkirk Helmsley YO62 5XT
Proposal: Formation of flat roof over existing internal light well to form larger kitchen, installation of 2no. conservation rooflights to stairwell, window alterations to the north and west elevations of the approved extension and landscaping alterations to include the garden wc outbuilding

35.
Application No: 16/01389/LBC **Decision: Approval**
Parish: Oswaldkirk Parish Meeting
Applicant: Mr & Mrs J Elmhirst
Location: Oswaldkirk Hall Main Street Oswaldkirk Helmsley YO62 5XT
Proposal: External and internal alterations to include installation of flat roof over existing internal light well to form larger kitchen, installation of 2no. conservation rooflights to stairwell, window alterations to north and west elevations of approved extension, internal wall and floor level alterations and further works as listed in the Design , Access and Heritage Statement dated 17.08.2016

36.
Application No: 16/01403/HOUSE **Decision: Approval**
Parish: Appleton-le-Street Parish Meeting
Applicant: Mr Eric Fairbank
Location: Lyndhurst Main Street Appleton Le Street Malton North Yorkshire YO17 6PG
Proposal: Erection of a side extension that provides additional lower ground floor, ground floor, first floor and second floor space together with erection of front porch

37.
Application No: 16/01404/FUL **Decision: Approval**
Parish: Oswaldkirk Parish Meeting
Applicant: Oswaldkirk Village Hall Trustees
Location: Village Hall Main Street Oswaldkirk Helmsley YO62 5XT
Proposal: Erection of single storey extension to east elevation and 3no. additional windows to south elevation

38.
Application No: 16/01412/FUL **Decision: Approval**
Parish: Staxton/Willerby Parish Council
Applicant: Blue Sky Resorts (Mr Mark Alston)
Location: Spring Willows Caravan Park Staxton Scarborough North Yorkshire YO12 4SB
Proposal: Change of use of land to form extension to existing caravan park for siting of 6no. additional static caravans for holiday use

39.
Application No: 16/01417/HOUSE **Decision: Approval**
Parish: Welburn (Malton) Parish Council
Applicant: Mr Nick Lumb
Location: Myrtle Cottage Main Street Welburn Malton YO60 7DX
Proposal: Erection of rear single storey flat roofed extension

40.
Application No: 16/01420/LBC **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mrs Susan Struan-Robertson
Location: Houndgate Hall 20 Hungate Pickering North Yorkshire YO18 7DL
Proposal: External alterations to include installation of 2no. replacement timber-framed double-glazed first floor windows to rear elevation

41.
Application No: 16/01426/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Mrs Philippa McMullan
Location: 5 Wheelgate Malton YO17 7HT
Proposal: Installation of timber shop front to include relocation of entrance door and new signage

42.
Application No: 16/01427/ADV **Decision: Approval**
Parish: Malton Town Council
Applicant: Mrs Philippa McMullan
Location: 5 Wheelgate Malton YO17 7HT
Proposal: Display of 1no. non-illuminated fascia sign and 1no. non-illuminated hanging sign to front elevation

43.
Application No: 16/01431/ADV **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Mandale Construction Ltd
Location: Land East Of High Street Slingsby Malton
Proposal: Display of 1no. site advertisement flag on a 5.4m high flagpole (revised details to refusal 16/01094/FUL dated 18.08.2016)

44.
Application No: 16/01448/LBC **Decision: Approval**
Parish: Appleton-le-Street Parish Meeting
Applicant: Mr Eric Fairbank
Location: West Grange Main Street Appleton Le Street Malton North Yorkshire YO17 6PG
Proposal: External alterations to roof to include installation of 3no. rooflights to rear facing
roofslope and replacement roof coverings and guttering

45.
Application No: 16/01477/FUL **Decision: Approval**
Parish: Aislaby, Middleton & Wreton Parish
Applicant: Mr A Bradley
Location: Wythe Syke Farm Marton Lane Pickering North Yorkshire YO18 8LW
Proposal: Erection of an attached agricultural building for the housing of livestock

46.
Application No: 16/01485/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr J M Douglas
Location: Rise Carr Farm Bean Sheaf Lane Pickering North Yorkshire YO17 6UJ
Proposal: Formation of an area of hardstanding within existing farmyard

Appeal Decision

Site visit made on 25 August 2016

by Grahame Kean B.A. (Hons), PgCert CIPFA, Solicitor HCA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 23 September 2016

Appeal Ref: APP/Y2736/W/16/3148123

Gritts Farm, Main Road, Weaverthorpe, Malton, North Yorkshire YO17 8HD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.
 - The appeal is made by Mr and Mrs T Vasey against the decision of Ryedale District Council.
 - The application Ref 15/01125/GPAGB, dated 25 September 2015, was refused by notice dated 20 November 2015.
 - The development proposed is change of use of agricultural building to a dwellinghouse (Use Class C3).
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Decision

1. The appeal is dismissed

Procedural Matter

2. The application form did not explicitly set out what was applied for; however this was implicit from the content of the application form and accompanying plans. I have therefore used the description on the appeal form as this clearly sets out what was sought in the application.

Main Issues

3. The main issue in this appeal is whether the location of the proposal makes it otherwise impractical or undesirable for the change of use to take place.

Reasons

4. Gritts Farm comprises a farmhouse, cottage and several farm buildings including one that is served by a grain dryer, all sited in the open countryside outside the development limits of Weaverthorpe village. Gritts Farm Cottage is attached to the main farmhouse to the west of the application site, having a separate access on Main Road.
5. It is proposed to convert the appeal building, a large two-storey brick built barn on the eastern side of a courtyard arrangement of buildings, to a 5 bed dwelling. The north and south sections of the appeal building incorporate a first floor. A cattle shed occupies the courtyard, accessed from the south. Following the planned demolition of the cattle shed, under an extant permission Ref 15/00728/FUL, part of the courtyard would provide a rear curtilage area for the new dwelling and a further curtilage would be formed from space at the front.

6. A storage barn linked to the south of the appeal building would be removed and grain storage maintained by extending existing sheds to the east of the site under permission 15/00728/FUL. Also under this permission, the existing main access to the farm would be moved further eastwards, away from the appeal building. The new dwelling would share the farm access, but the Council does not object to the access on safety grounds.
7. Nevertheless from the written evidence and what I have seen of the site, it would be appropriate to regard the proposed siting of the dwelling as within, rather than separated from the main agricultural activities on the farm. The new dwelling would extend in depth from the side elevation on Main Road, a considerable way into the farm. Large agricultural sheds, used for the arable operation of the farm are sited to the south where the grain dryer is located, and to the east where the shed extension is planned. The new dwelling would be in close proximity to these structures and the yard areas connecting them, where farm machinery and moving vehicles are much in evidence. As such the future occupiers would be likely to experience considerable noise and disturbance arising from the farming activities.
8. Furthermore the grain dryer would be situated some 28m from the new dwelling. It is said that this is no different to that which regularly occurs in rural settlements where dwellings are in close proximity to farm buildings. I disagree. The dryer is some two to three storeys high. Its air outlet faces the south elevation of the appeal building and there are no intervening barriers or structures that would mitigate the noise from the aeration fans or other associated components. There are no specific mitigation measures proposed that would enable an assessment as to whether they would effectively reduce sound amplitude levels at this close distance from the new dwelling.
9. No evidence is advanced as to other grain dryers of similar scale and/or specification so close to a permanent dwelling with unrestricted occupation. The example of Crosscliffe Barn was of a dryer to be sited approximately 110m from the nearest residential property, where the lack of a required sound barrier has given rise to substantial complaints of noise.
10. Having regard to the spatial relationship between the dryer and the proposed dwelling, it is likely that this could give rise to justified complaints of noise, even allowing for the limited use confirmed by the appellants. The Council's environmental health officers have significant concerns that the operation of a grain dryer so close to the new dwelling would adversely affect the living conditions of any future occupier, regardless of whether they were associated with farming.
11. Paragraph ID 13-109-20150305 of the Planning Practice Guidance (PPG) sets out that "impractical" reflects that the location and siting would not be sensible or realistic, and "undesirable" reflects that it would be harmful or objectionable.
12. The proposal would create harm to the occupiers of the proposed dwelling by virtue of noise and general disturbance from the surrounding farming activities, thereby diminishing their quality of life. As such its location and siting would make it undesirable and impractical for an independent, residential use.
13. Paragraph W(10)(b) of Schedule 2, Part 3 of the GPDO provides that regard must be had to the National Planning Policy Framework (Framework) so far as relevant to the subject matter of the prior approval. One of the core principles

- set out in paragraph 17 of the Framework is to seek a good standard of amenity for existing and future occupiers of land and buildings. The proposed change of use would conflict with this core principle.
14. Paragraph W(13) of the 2015 Order permits conditions to be attached provided that they reasonably relate to the subject matter of the prior approval. I have considered whether the conditions put forward by the appellant could overcome the harm to future occupiers of the new dwelling. Conditions that limit the hours of use, restrict further grain dryers on the site, or enforce use of the approved access, would not in my view tackle the essential issue of the harm that could be caused by intensive use of the existing grain dryer during harvest time.
 15. Alternatively, since the appellants intend to occupy the new dwelling, it is suggested that a condition could restrict occupation by way of an agricultural worker condition or a condition tying the ownership of the dwelling to the farm. The Council has accepted an occupancy restriction in other cases to mitigate an otherwise unacceptable harm to living conditions and I accept that in the right circumstances this might be an appropriate solution.
 16. However I have to take seriously the concerns of the environmental health officers, noting in addition that there has been no noise assessment provided, or measures proposed that might mitigate the noise from the grain dryer. There may be a marginal improvement to security if the new dwelling were occupied by the appellants or a farm worker, but this does not weigh significantly against my concerns as to the living conditions, including possible health consequences, likely to be experienced by the future occupiers.
 17. The typical agricultural worker's condition proposed, as with the condition tying ownership of the land, would not necessarily limit actual occupation to someone who continues to work on the farm and therefore who might be more tolerant of the adverse impacts of the surrounding noise and activity. Even if it were limited to a person and their immediate family solely or mainly working on the farm itself, this would not overcome my concerns given the limited information supplied as to the potential noise impacts of the grain dryer located 28m from the receptor and disturbance from other farm activities.
 18. The previous appeal decisions¹ in the Council's area have been considered where it was deemed undesirable for the agricultural buildings to change use under Class Q. However I have determined this appeal on its own merits.
 19. The appeal decision submitted by the appellants² does not disclose the relationship of the approved dwelling to the rest of the farm activity and the agricultural worker's condition was considered appropriate due to a more generalised concern of the parties of the location of the building on a working farm. It is therefore of limited weight in this appeal.
 20. The subject matter of the application does not include the issue of whether an agricultural occupancy condition should be specially justified to support the principle of a C3 use in the open countryside. That particular issue does not

¹ APP/Y2736/W/15/31402, 13 Pheasant Hill Farm
APP/Y2736/W/15/3009683, Longlands Hall Farm, Ryton
APP/Y2736/W/14/3002184, The Granary, Buttercrambe
² APP/N2739/W/15/3003584

therefore arise and I have not considered sustainability of location issues to be relevant in this appeal.

21. For the above reasons the proposed change of use would be undesirable in this location due to the harmful effect of the farming operations on the living conditions of future occupiers. On the information supplied I am not persuaded that conditions would satisfactorily overcome such harm.
22. Plans were submitted showing associated building operations for the proposed dwelling; however in light of my conclusion on the change of use under Class Q(a), there is no need to address this matter.

Conclusion

23. For the above reasons and having regard to all other matters raised the appeal is dismissed.

Grahame Kean

INSPECTOR