



## **PLANNING COMMITTEE**

Tuesday 5 July 2016 at 6.00 pm (following the Licensing Committee)

Council Chamber, Ryedale House, Malton

### **Agenda**

- 1 **Apologies for absence**
- 2 **Minutes of meeting held on 7 June 2016** (Pages 3 - 8)
- 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 **Part B Report - Developer Contributions from Small Sites** (Pages 9 - 13)
- 6 **Schedule of items to be determined by Committee** (Pages 14 - 16)
- 7 **16/00469/73A - Willow House, Main Street , Normanby, Kirkbymoorside** (Pages 17 - 19)
- 8 **16/00729/MFUL - Gravel Pit Farm, Sand Hutton, Malton** (Pages 20 - 46)

- 9 **16/00825/MFUL - New Cliff House, Cross Lane, Sinnington, Pickering** (Pages 47 - 60)
- 10 **16/00834/MFUL - East Heslerton Wold Farm, Whin Moor Lane, West Heslerton, Malton** (Pages 61 - 69)
- 11 **16/00848/MFUL - Hatfields Land Rover, Thornton Road Industrial Estate Road, Pickering** (Pages 70 - 103)
- 12 **16/00901/MFUL - West Ings Bungalow, New Road to Kirkdale Lane, Kirkbymoorside** (Pages 104 - 111)
- 13 **16/00965/MFUL - Peckets Yard, East End, Sheriff Hutton** (Pages 112 - 114)
- 14 **16/00013/MOUT - The Showfield, Pasture Lane, Malton** (Pages 115 - 152)
- 15 **15/00423/OUT - Land at Meadowfield, 40 Thornton Road, Pickering** (Pages 153 - 172)
- 16 **16/00902/73A - Land North of Greys Farm, High Street, Cropton, Pickering** (Pages 173 - 179)
- 17 **16/00936/HOUSE - Rose Cottage, 2 South View, Kirby Misperton Lane, Great Habton** (Pages 180 - 185)
- 18 **16/00941/FUL - Shop, 42 Beverley Road, Norton, Malton** (Pages 186 - 196)
- 19 **Any other business that the Chairman decides is urgent.**
- 20 **List of Applications determined under delegated Powers.** (Pages 197 - 205)
- 21 **Update on Appeal Decisions**



5 **Part B Report - Ryedale Community Infrastructure Levy - Payment Instalment Policy**

The Planning Committee considered the report of the Head of Planning and Housing which had previously been circulated.

**Recommendation to Council**

Council is recommended to approve:

(i) The key elements of a CIL payment instalment policy as outlined in paragraph 6.5 of the report to Committee.

[For 10

Against 0

Abstain 0]

6 **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.

7 **16/00404/MOUT - Land To North Of Sutton Grange, Langton Road, Norton**

**16/00404/MOUT** - Residential development of up to 6no. dwellings together with formation of vehicular access - Site A (site area 0.9ha) (revised details to refusal 15/00099/MOUT dated 22.07.2015).

**Decision**

**PERMISSION REFUSED** - As recommended

[For 9

Against 0

Abstain 0]

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

8 **16/00405/MOUT - Land Adjacent To Auburn Cottages, Langton Road, Norton**

**16/00405/MOUT** - Residential development of up to 79no. dwellings together with formation of vehicular access - Site B (site area 3.65ha) (revised details to refusal 15/00098/MOUT dated 22.07.2015).

**Decision**

**PERMISSION REFUSED** - As recommended.

[For 9

Against 0

Abstain 0]

9 **16/00400/73A - Land Adj Millfield Lodge, Main Street, Amotherby, Malton**

**16/00400/73A** - Variation of Condition 01 of approval 13/00589/OUT to insert drawing no. MP/2014/1/1K - alteration to house design.

**Decision**

**PERMISSION GRANTED** - Subject to conditions as recommended.

[For 8

Against 1

Abstain 1]

10 **16/00469/73A - Willow House, Main Street, Normanby, Kirkbymoorside**

**16/00469/73A** - Variation of condition 05 of approval 13/00817/FUL dated 04.09.2013 to add Drawing no. 230 316 1 Rev A and Variation of Condition 16 of the same approval to add Drawing no. 230 316 1 Rev A and to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E and Variation of Condition 12 of the same approval to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E - revisions relating to means of enclosure and landscaping (part-retrospective).

**Decision**

**DEFERRED FOR A SITE VISIT** - Tuesday 21 June 10am.

[For 5

Against 3

Abstain 2]

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

11 **16/00721/HOUSE - Rowan Cottage, School House Hill, Marishes Low Road, Low Marishes**

**16/00721/HOUSE** - Erection of a two storey side extension and single storey rear extension (revised details to refusal 15/01437/HOUSE dated 01.02.2016).

<b>Decision</b>		
<b>DEFERRED</b>		
[For 10	Against 0	Abstain 0]

12 **16/00785/FUL - Land At, Manor View, Rillington, Malton**

**16/00785/FUL** - Erection of a three bedroom bungalow with attached garage

<b>Decision</b>		
<b>PERMISSION GRANTED</b> - Subject to conditions and with an additional condition limiting access to red and blue outlined land only.		
[For 7	Against 1	Abstain 2]

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

13 **15/00097/BC - Whey Carr Farm, Main Street, Sand Hutton**

**Decision**

(A) The Planning Committee expects positive and pro-active steps to be taken by the landowners to comply with the planning conditions described in the Officer report within 14 days from the date Officers contacted the landowners;

(B) The Council Solicitor be authorised in consultation with the Head of Planning and Housing Services to issue an enforcement notice and any further action pursuant to section 172 of the Town and Country Planning Act 1990 (as amended) requiring the following steps to be taken:

1. Cease any use on the land arising from the approved use which results in a noise level which exceeds 45dB 15 minute LAeq as measured at the boundaries of the application site;
2. Subject to clauses 3, 4 and 5 below, cease the use of the land for the approved use outside the authorised hours of use where the authorised hours of use are between 08.00 and 18.00 on Monday to Friday; and between 08.00 and 12.00 on Saturday;
3. Cease the use of the land for the approved use on Sundays and Public Holidays;
4. Cease the use of machinery or power tools on the land before 08.00 or after 18.00 on Monday to Friday;
5. Cease the use of machinery or power tools at any time on Saturdays, Sundays or Public Holidays.

[For 9

Against 0

Abstain 0]

In accordance with the Members Code of Conduct Councillor Goodrick declared a personal and disclosable pecuniary interest and left the meeting for the duration of this item.

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

There was no urgent business.

15 **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.

16 **Update on Appeal Decisions**

Members were advised of the following appeal decisions:

Appeal ref - APP/Y2736/D/16/3144553 - Embleton, Harome, YO62 5JF

**Meeting Closed at 8.55pm**





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<b>PART B:</b>	<b>RECOMMENDATIONS TO COUNCIL</b>
<b>REPORT TO:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>5 JULY 2016</b>
<b>REPORT OF THE:</b>	<b>HEAD OF PLANNING AND HOUSING GARY HOUSDEN</b>
<b>TITLE OF REPORT:</b>	<b>DEVELOPER CONTRIBUTIONS FROM SMALL SITES</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>

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## **EXECUTIVE SUMMARY**

### **1.0 PURPOSE OF REPORT**

- 1.1 For Members to consider the implications of recent changes to the national Planning Practice Guidance (PPG) and to subsequently agree this Council's position.

### **2.0 RECOMMENDATIONS**

- 2.1 That Council resolves to :

- (i) Continue to negotiate the on-site provision of affordable housing in line with Policy SP3 of the Ryedale Plan with the exception that on-site affordable housing contributions will not be sought from sites of 10 dwellings or less and which have a maximum combined gross floorspace of no more than 1,000square metres
- (ii) Continue to negotiate the on-site provision of affordable housing in line with SP3 of the Ryedale Plan with the exception that on sites of between six and ten dwellings in parishes outside of Malton, Norton and Pickering, financial contributions will be sought in lieu of the existing on-site policy requirement and that financial contributions of an equivalent of 40% of provision will be sought on such sites in west and south west Ryedale
- (iii) Not seek financial contributions from small residential sites through the planning process towards affordable housing on sites of five dwellings or less under Policy SP3 of the Ryedale Plan

### **3.0 REASON FOR RECOMMENDATIONS**

- 3.1 Following a recent Court of Appeal judgment, national policy guidance on developer contributions from small sites has been amended. This Council has development plan policies which seek to secure financial contributions from small sites towards affordable housing and open space. It is important that members are aware of the implications of the recent change and that the Council clarifies its position in relation to the implementation of these policies.

### **4.0 SIGNIFICANT RISKS**

- 4.1 Changes to national planning policy are a material planning consideration. It is considered that significant weight needs to be given to this in the decision making process. Failure to do so would lead to an increase in planning appeals and increase the risk of costs being awarded against the authority in any appeal situation.

### **5.0 POLICY CONTEXT AND CONSULTATION**

- 5.1 This report specifically relates to Policies SP3 (Affordable Housing) and SP11 (Community Facilities and Services) of the Ryedale Plan. Although Policy SP22 of the Ryedale Plan covers Planning Obligations, Developer Contributions and the Community Infrastructure Levy, it is generic and covers key principles. It is not specific to contributions from small sites.

### **6.0 REPORT DETAILS**

#### **Background**

- 6.1 Members will be aware that national policy relating to developer contributions from small sites has been in a state of flux over the past two years. A brief chronology of events is summarised below :

- Following a Coalition Government consultation in March 2014, a Written Ministerial Statement was issued on 28 November 2014. The Ministerial Statement set out national policy in respect of developer contributions from small sites. It made it clear that:
  - For sites of 10 units or less and which have a maximum combined gross floorspace of 1,000 square metres, affordable housing and tariff style contributions should not be sought
  - In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought. If this threshold is implemented then affordable housing and tariff contributions on developments of between 6-10 units should be sought as a financial payment only and only be commuted until after the completion of units within the development
  - Affordable housing and tariff style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.
- On the 10 February 2015, members of the Planning Committee considered a report which proposed a response to the statement. The recommendations to apply the

national policy were subsequently agreed by Council.

- In response to the Ministerial Statement, a Judicial Review (sought by West Berkshire District Council and Reading Borough Council) found the policy promulgated by the Secretary of State in the Ministerial Statement to be unlawful.
- Following that judgment, the Council reverted to giving full weight to its development plan policies for planning applications relating to small sites.
- In the meantime, the Secretary of State appealed the judicial review decision and in May 2016, the Court of Appeal allowed the Secretary of State's appeal and handed down a judgment which gives legal effect to the policy set out in the Written Ministerial Statement of November 2014.
- Following the order of the Court, the Government recently amended the national Planning Practice Guidance to set out the specific circumstances where contributions for affordable housing and tariff style planning obligations should not be sought from small scale and self-build development. This reflects the details of the policy of the November 2014 Ministerial Statement (as summarised above).

6.2 It is against this background that this report has been prepared and why it effectively mirrors the advice and recommendations of the report to Planning Committee in February 2015.

#### **Implications for the implementation of the Ryedale Plan and the decision making process**

6.3 Members are aware that the adopted Ryedale Plan- Local Plan Strategy specifically seeks to secure the following contributions from residential development sites:

SP3: In the Market Towns and Service Villages

- Pro-rata financial contributions from all residential development below the threshold of 5 dwellings/ 0.2ha
- 35% of dwellings on-site to be affordable on sites of 5 dwellings/ 0.2ha (with a financial contribution equivalent to a further 5% of provision in west and south west Ryedale)

SP11: Financial contributions towards open space provision

6.4 Policies SP3 and SP11 form part of the adopted development plan. Members are also aware that Local Planning Authorities are required to make decisions in accordance with the development plan unless material considerations indicate otherwise. Officers consider the change in national policy to be a significant material consideration which in effect, outweighs the provisions of the development plan in respect of those policies that seek to secure financial contributions from smaller residential development sites.

6.5 Ryedale receives a steady stream of applications to which this national policy change would apply. For this reason, it is considered important that the Council clarifies its position in relation to this matter. In essence, the Council has two options. It could selectively review the development plan and bring policies in line with national policy or alternatively, it can recognise the implications of national policy and formally agree

a position to be applied through the decision making process.

- 6.6 It is emphasised that officers do not consider a 'do nothing' scenario to be realistic or appropriate. It is considered that the primacy which is afforded to the development plan can only remain intact for as long as its policies reflect current national policy. A good test to apply in such circumstances would be to consider whether current development plan policies would be found to be sound if examined against current national policy. Elements of Policies SP3 and SP11 are now inconsistent with national policy.
- 6.7 It is inevitable that national policy changes will occur over the life of a development plan. Given the complexity, cost and length of time involved in the plan making process, any decision to review a plan requires careful consideration. It is considered that in this instance, the national policy changes do not in themselves, warrant a review of the plan. They are limited in the extent to which they affect the Plan as a whole and they render only parts of SP3 and SP11 inconsistent with national policy.
- 6.8 As an alternative, it is considered that Council could formally resolve to acknowledge the implications of these national policy changes and to agree a position in terms of the implementation of Policies SP3 and SP11. These policies would not be formally changed but Council would resolve to apply greater weight to the national policy as a significant material consideration in the determination of relevant planning applications.
- 6.9 It should be noted that the impact of the national changes on Policy SP11 is considered to be largely negligible now that Community Infrastructure Levy (CIL) charges have been brought into effect in Ryedale. Although Policy SP11 seeks financial contributions towards open space from all residential development, the policy is designed to operate in conjunction with the CIL. Now that CIL is in operation in Ryedale, off-site open space provision and improvements will be funded through the levy rather than Section 106 contributions.
- 6.10 Most of Ryedale (with the exception of Malton, Norton and Pickering) is a designated rural area under the Housing Act 1985 and as such, the national policy changes would support the authority seeking to secure financial contributions for sites of between 6-10 dwellings (as opposed to the current position where on-site provision is sought on sites of 5 or more). The authority would no longer be able to secure affordable housing contributions from sites of 5 dwellings or less. The provisions of SP3 to seek on-site affordable housing provision on larger sites would continue to apply.
- 6.11 A less straightforward element of SP3 relates to the differential policy target which applies across the District. Policy SP3, in effect seeks a 40% affordable housing contribution in west and south west Ryedale which is split in terms of on-site provision and a financial contribution. It is considered that this should be applied as a 40% financial contribution from sites of between 6-10 houses in order to reflect national policy.
- 6.12 There is some risk that the Council will be accused of amending its affordable housing policy outside of the plan making process. However the suggested way forward is less onerous on developers and landowners than current local policy which itself has been recently justified in terms of housing need and development viability. Additionally, the approach would only bring the implementation of the existing

development plan policy in line with national policy. For this reason, this risk is considered to be relatively low .

## **7.0 IMPLICATIONS**

7.1 The following implications have been identified:

a) Financial

The national policy change has undoubted implications for Policies SP3 and SP11 of the Ryedale Plan and if appropriate weight is not given to this, this will give rise to additional planning appeals and potential costs on appeal.

b) Legal

The national policy change is a significant material consideration which has implications for the weight which can be afforded to relevant development plan policies.

c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)

Under the approach less financial contributions will be sought towards affordable housing provision. However, Members are reminded that the Ryedale Plan does not rely on small residential sites to deliver significant contributions to affordable housing or to make significant contributions to housing land supply.

## **8.0 NEXT STEPS**

8.1 Officers will prepare some text to clarify the Council's response to the national policy changes and to clarify the implementation of Policies SP3 and SP11, which will be placed on the Ryedale Plan pages of the web-site.

**Gary Housden**  
**Head of Planning and Housing**

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### **Background Papers:**

Written ministerial statement to Parliament by Brandon Lewis MP on support for small-scale developers, custom and self-builders. Delivered on 28 November 2014. First published 1 December 2014. (DCLG)

Court of Appeal. Secretary of State for Communities and Local Government and West Berkshire District Council and Reading Borough Council. [2016] EWCA Civ 441

Planning Practice Guidance. Planning Obligations. Paragraph 012

**Background Papers are available for inspection at:**

<https://www.gov.uk/government/speeches/small-scale-developers>

<http://planningguidance.planningportal.gov.uk/revisions/23b/012>

# Agenda Item 6

## APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

### PLANNING COMMITTEE - 05/07/16

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7

**Application No:** 16/00469/73A

**Application Site:** Willow House Main Street Normanby Kirkbymoorside YO62 6RH

**Proposal:** Variation of condition 05 of approval 13/00817/FUL dated 04.09.2013 to add Drawing no. 230 316 1 Rev A and Variation of Condition 16 of the same approval to add Drawing no. 230 316 1 Rev A and to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E and Variation of Condition 12 of the same approval to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E - revisions relating to means of enclosure and landscaping (part-retrospective)

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8

**Application No:** 16/00729/MFUL

**Application Site:** Gravel Pit Farm Sand Hutton Malton YO41 1LN

**Proposal:** Erection of a 16,000 bird free range egg laying unit with 2 no. associated feed bins, parking/turning area and concrete apron

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9

**Application No:** 16/00825/MFUL

**Application Site:** New Cliff House Cross Lane Sinnington Pickering YO62 6SS

**Proposal:** Erection of nursery building and finishing building for the housing of pigs

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10

**Application No:** 16/00834/MFUL

**Application Site:** East Heselton Wold Farm Whin Moor Lane West Heselton Malton North Yorkshire YO17 8RT

**Proposal:** Erection of an agricultural building for the housing of pigs

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## APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

### PLANNING COMMITTEE - 05/07/16

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11

**Application No:** 16/00848/MFUL

**Application Site:** Hatfields Land Rover Thornton Road Industrial Estate Road Pickering North Yorkshire YO18 7JX

**Proposal:** Demolition of existing Land Rover showroom and workshop and erection of a Land Rover dealership showroom and workshop facility with ancillary areas, outdoor vehicle display area, outdoor vehicle storage area and staff/customer parking areas with sections of additional 2.2m high wire mesh boundary fence

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12

**Application No:** 16/00901/MFUL

**Application Site:** West Ings Bungalow New Road To Kirkdale Lane Kirkbymoorside North Yorkshire YO62 7HE

**Proposal:** Erection of an agricultural building for storage purposes following demolition of existing barn

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13

**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

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14

**Application No:** 16/00013/MOUT

**Application Site:** The Showfield Pasture Lane Malton North Yorkshire

**Proposal:** Residential development (Use Class C3) for 87no. dwellings

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15

**Application No:** 15/00423/OUT

**Application Site:** Land At Meadowfield 40 Thornton Road Pickering North Yorkshire YO18 7HZ

**Proposal:** Erection of 5no. detached dwellings and formation of vehicular access together with demolition of existing dwelling and buildings.

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**APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL**

**PLANNING COMMITTEE - 05/07/16**

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**16**

**Application No:** 16/00902/73A

**Application Site:** Land North Of Greys Farm High Street Cropton Pickering North Yorkshire

**Proposal:** Variation of Condition 18 of approval 10/01367/FUL dated 15.04.2011 to replace drawing no. H/100/12/01 with drawing nos. H/100/12/01 REV A and H/100/12/15 to regularise timber clad garage as built

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**17**

**Application No:** 16/00936/HOUSE

**Application Site:** Rose Cottage 2 South View Kirby Misperton Lane Great Habton Malton North Yorkshire YO17 6TU

**Proposal:** Erection of single storey extension to detached garage following demolition of existing stable (revised details to approval 15/01059/HOUSE dated 14.10.2015) (part-retrospective)

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**18**

**Application No:** 16/00941/FUL

**Application Site:** Shop 42 Beverley Road Norton Malton North Yorkshire YO17 9BU

**Proposal:** Change of use and alterations to post office to form 1no. bedroom annexe together with formation of vehicular access and erection of close-boarded timber fence and gate to match existing

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**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**

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**Item Number:** 7  
**Application No:** 16/00469/73A  
**Parish:** Normanby Parish Meeting  
**Appn. Type:** Non Compliance with Conditions  
**Applicant:** A & D Sturdy Ltd  
**Proposal:** Variation of condition 05 of approval 13/00817/FUL dated 04.09.2013 to add Drawing no. 230 316 1 Rev A and Variation of Condition 16 of the same approval to add Drawing no. 230 316 1 Rev A and to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E and Variation of Condition 12 of the same approval to replace drawing no. 2326/4 Rev A by Drawing no. 2326/4 Rev E - revisions relating to means of enclosure and landscaping (part-retrospective)  
**Location:** Willow House Main Street Normanby Kirkbymoorside YO62 6RH  
**Registration Date:** 29 March 2016                      **8/13 Week Expiry Date:** 24 May 2016  
**Case Officer:** Tim Goodall                      **Ext:** 332

**CONSULTATIONS:**

**Parish Council**  
**Parish Council**                      No views received to date  
**Highways North Yorkshire**                      No objection  
**Tree & Landscape Officer**                      No views received to date  
**Building Conservation Officer**                      No objection

**Neighbour responses:** Mr David Jackson,Christina Blythe,Mr John Riddell,Josephine Jackson,Dr Peter Smith,Mr Graham Shail,Jennifer Marsland,Mr Peter Milner,Ann Milner,  
**Overall Expiry Date:** 27 May 2016

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Members will be aware that this application was brought to Planning Committee for consideration in June 2016 and was deferred subject to a Committee site visit on 21st June 2016. The application is brought before members for consideration and determination. Please refer to the 7 June agenda papers.

**RECOMMENDATION:                      Approval**

1                      The materials and design of all means of enclosure shall be retained in accordance with drawing no 230 316 1 and maintained hereafter.

Reason:- To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by the National Planning Policy Framework and Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 2 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing Site Plan 1:2500. Once created, the parking areas that have been constructed in accordance with approved drawing Site Plan 1:2500, validated by the local planning authority 15 July 2013, shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20; 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

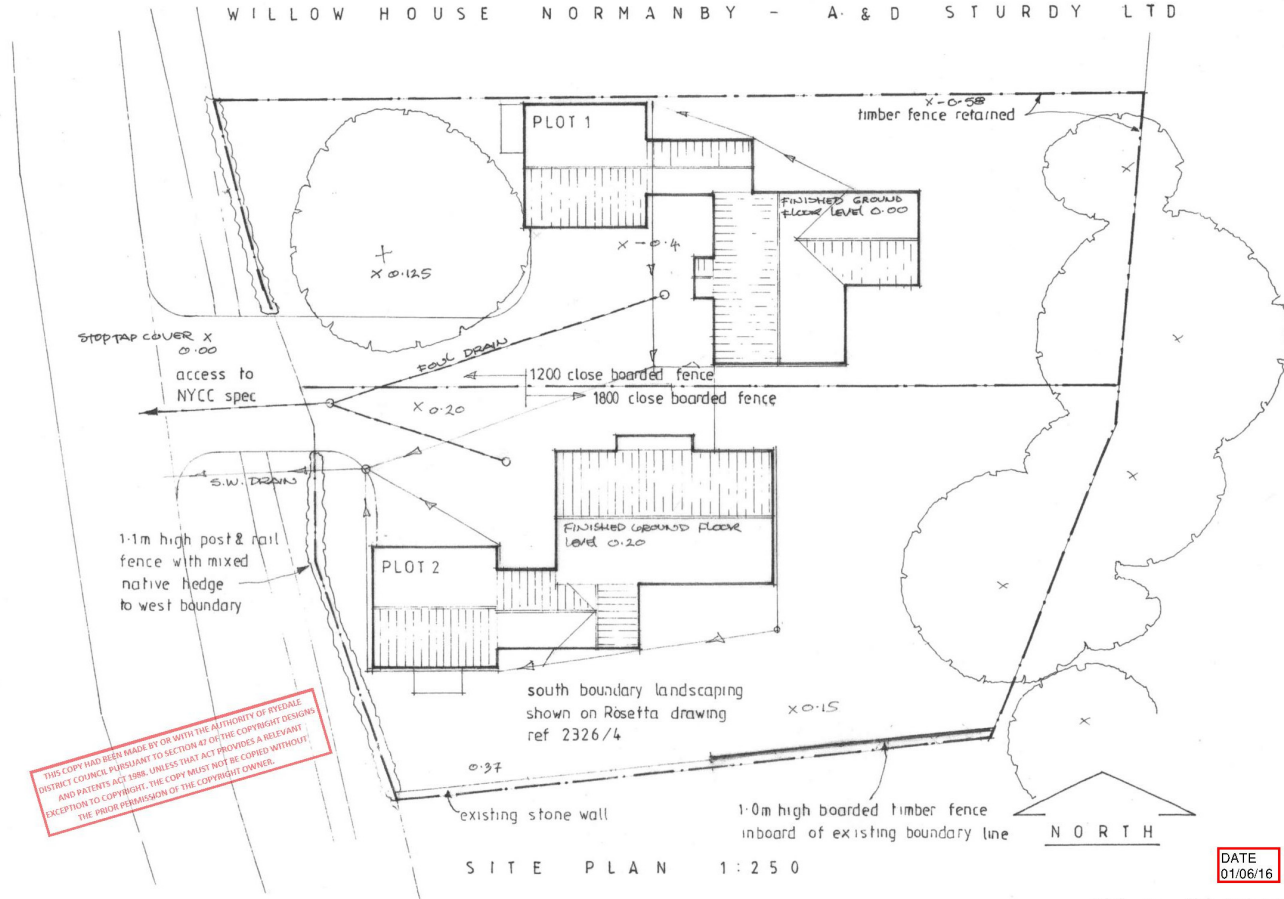
- 3 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan, validated by the local planning authority 15 July 2013  
Drawing No 230 316 1, validated by the local planning authority 29 Mar 2016  
Drawing No 2326/4 rev E, validated by the local planning authority 26 May 2016  
Drawing No 170 613 1, validated by the local planning authority 15 Jul 2013  
Drawing No 170 613 3 A  
Drawing No 170 613 5A

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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SITE PLAN 1:250

DATE 01/06/16

DRG No 230 316 1A

# Agenda Item 8

**Item Number:** 8  
**Application No:** 16/00729/MFUL  
**Parish:** Sand Hutton Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** D & J A Jones  
**Proposal:** Erection of a 16,000 bird free range egg laying unit with 2 no. associated feed bins, parking/turning area and concrete apron  
**Location:** Gravel Pit Farm Sand Hutton Malton YO41 1LN

**Registration Date:**  
**8/13 Wk Expiry Date:** 25 August 2016  
**Overall Expiry Date:** 9 June 2016  
**Case Officer:** Alan Hunter **Ext:** Ext 276

## CONSULTATIONS:

<b>Parish Council</b>	No views received to date
<b>Highways North Yorkshire</b>	Conditions recommended
<b>Highways England</b>	No objection
<b>Environmental Health Officer</b>	No views received to date
<b>Countryside Officer</b>	Comments made
<b>Tree &amp; Landscape Officer</b>	No objection
<b>Sustainable Places Team (Yorkshire Area)</b>	No objection
<b>NY Highways &amp; Transportation</b>	Further information required

## Neighbour responses:

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## SITE:

Gravel Pit Farm is located just over 1km west of Sand Hutton village.

The application site itself is located in an arable field immediately northwest of the farmstead. The farm is currently accessed by a farm track from the road which links the A64 to Sand Hutton. To the west of the site is the recently approved Anaerobic Digestion Plant that is currently under construction. Beyond that to the western side is a dense conifer plantation. Agricultural land is located to the northern and eastern sides with the existing farmstead on the southern side.

The surrounding area is predominately agricultural, with the farmstead being located approximately 1km from the A64. Less than 1km to the south-west of the farm is the Sand Hutton Applied Innovation Campus - a 27,800m<sup>2</sup> facility which houses businesses engaged in agriculture, food, biotechnology and science fields, including the HQ of the Food and Environment Research Agency. Sand Hutton itself is around 10km north-east of York.

## PROPOSAL:

Planning permission is sought for the erection of a 16,000 bird free-range egg-laying unit with 2 no. associated feed bins, parking/turning area and concrete apron.

The proposed building will approximately measure 76m in length by 19.5m in width and be 5.5m to the ridge height. It is located immediately to the north west of the existing farmstead with the range area for the birds being to the north of the building. The proposed building will be clad in timber under polyester coated sheeting in a juniper green colour. The 2 no. feed bins are 6m in height and are proposed to be located immediately to the south east of the building.

## **HISTORY:**

2015: Planning permission granted for the variation of condition 05 of application 14/00709/MFUL as allowed by appeal APP/Y2736/A/14/2226293 dated 26.05.2015 to allow an increase of 6,500 tonnes of grass silage feed stock per annum to give a total of 20,000 tonnes of grass silage feed stock per annum in addition to the 12,150 tonnes of Cattle FYM and 900 tonnes of chicken manure per annum.

2015: Agricultural Notification approved for a building for the storage of produce

2015: Planning permission granted on appeal for the installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks ancillary structures, silage clamps and digestate storage lagoon.

2015: Planning permission granted for the installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks ancillary structures, silage clamps and digestate storage lagoon.

2008: Agricultural Notification approved for extension to existing agricultural building

2005: Agricultural Notification approved for the erection of a general-purpose agricultural storage building

2004: Agricultural Notification refused for the erection of a general-purpose agricultural storage building

2003: Planning permission granted for the change of use of land for siting of 6no. timber eco-camping pods and erection of amenity building.

## **POLICY:**

### National Policy Guidance

National Planning Policy Framework (NPPF) 2012  
National Planning Policy Guidance (NPPG) 2014

### Ryedale Local Plan Strategy (2013)

Policy SP1 - General Locations for Development  
Policy SP9 - Land Based Economy  
Policy SP13 - Landscapes  
Policy SP14 - Biodiversity  
Policy SP16 - Design  
Policy SP17 - Managing Air, Land and Water Resources  
Policy SP19 - Presumption in Favour of Sustainable Development  
Policy SP20 - Generic Development Management Issues

## **APPRAISAL:**

The main considerations in relation to this application are:-

- The principle of the proposed development;
- The siting, scale and design of the proposed building;
- The impact of the proposal upon the character of the surrounding area;
- Highway safety;
- Impact upon the amenity of the adjoining properties; and

- Landscaping.

This application has to be determined by Planning Committee as it is classed as a 'Major' application. The application as originally submitted did not technically have the correct ownership Certificates, this has since been corrected.

Policy SP9 of the Local Plan Strategy supports in principle the provision of new agricultural buildings to support the rural based economy.

With new agricultural buildings Officers usually seek to ensure new buildings are sited adjacent to existing buildings to ensure that groups of buildings are created, instead of sporadic buildings scattered throughout the open countryside. In this case the building is located adjacent to the existing farmstead with the AD Plant to the west. Furthermore, there is extensive planting on the outer western side together with screening from the A64 in the far north. The siting of the proposed building is therefore considered to be acceptable in this case.

The design of the proposed building is representative of other modern free range egg units approved within the District. The juniper green colour of the external sheeting is considered to be acceptable in this case. Whilst the proposed building is relatively long approximately measuring 76m in length, it will have a relatively low roof height at 5.5m at its highest point. Given its close proximity to existing buildings and the surrounding landscaping it is not considered that the proposed development would have a material impact upon the character of the surrounding landscape.

The Tree and Landscape Officer has no objection to the proposal given the existing screening surrounding the application site.

The road network from which the site gains access is an unnamed road linking Sand Hutton with the A64. The Highway Authority and Highway England has considered the proposal along with the relatively low vehicular movements (1 feed delivery every 14 days and 2 egg collections every week). No objections have been received. The Highways Authority has recommended conditions relating to the routing of construction vehicles; and precautions to prevent mud on the highway.

Given the site's separation from nearby residential properties it is not considered that the proposal would have an adverse effect upon the amenity of nearby properties. The Environmental Health Officer has not raised objections to the proposed.

The agent has been asked to confirm the location of the 8ha range area and an additional plan has been submitted. A condition can be imposed requiring adherence to that plan, which prevents the produce building approved by Agricultural Notification last year being erected as well as this proposal. The applicant has also written to confirm that the Digestate Management Plan approved last year for the Anaerobic Digester remains unaffected by this proposal and the range area can be used for the spreading of Digestate.

In addition, the question of how the applicant proposes to manage/supervise the unit has also been raised with the agent. It has been confirmed that the applicant can manage the unit without an additional dwelling on site. A family member already resides at Gravel Pit Farm.

No objections have been received to the application, in view of the above, the recommendation is one of approval.

**RECOMMENDATION:                      Approval**

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

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

- 2 Prior to the commencement of the development, precise details of the means of enclosure around the range shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order to protect the character of the area and to satisfy Policy SP20 of the Local Plan Strategy.

- 3 Prior to the commencement of development, precise details of the location of where any manure from the development shall be stored shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order to protect the amenity of surrounding properties and to satisfy Policy SP20 of the Local Plan Strategy.

- 4 Prior to the commencement of the development hereby approved, precise details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In order to protect the character and appearance of the open countryside and to satisfy Policy SP20 of the Local Plan Strategy.

- 5 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.

- 6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HCV operation traffic have been submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, the approved routes shall be used by all vehicles connected with construction on the site.

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

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

IP/DJ/01;IP/DJ/02;IP/DJ/023; IP/DJ/05

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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D & J.A Jones  
Landsmoth Hall  
Kilby Sigston  
Northallerton  
DL61 3TF

JOB TITLE  
Free Range Egg Laying Unit

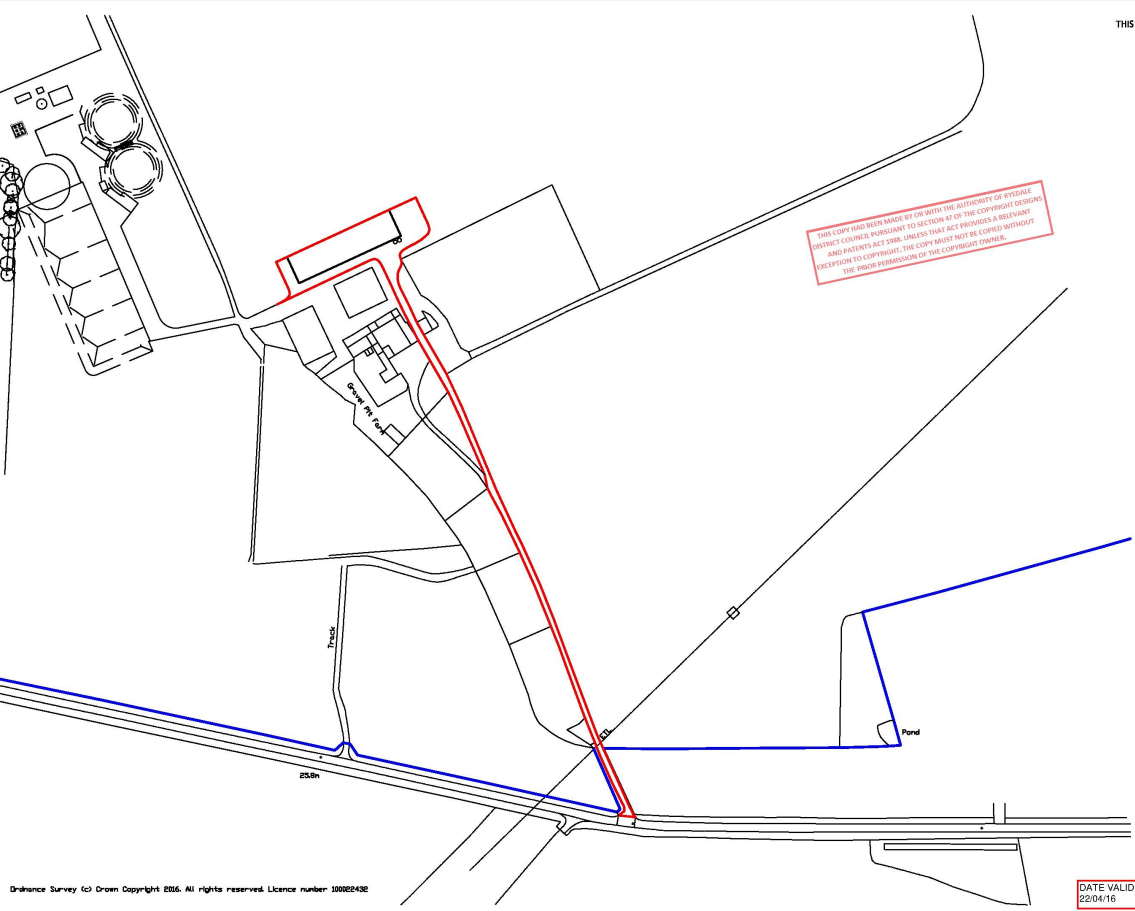
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Location Plan A3

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DRN SH

DWG. NUMBER  
IPVJ01

DATE March 16  
REV -

DATE VALID  
22/04/16



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# REVISED PLAN



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CLIENT  
D & J A Jones  
Landmoth Hall  
Kirby Sigston  
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JOB TITLE  
Free Range Egg Laying Unit

DWG. TITLE  
Range Plan A1

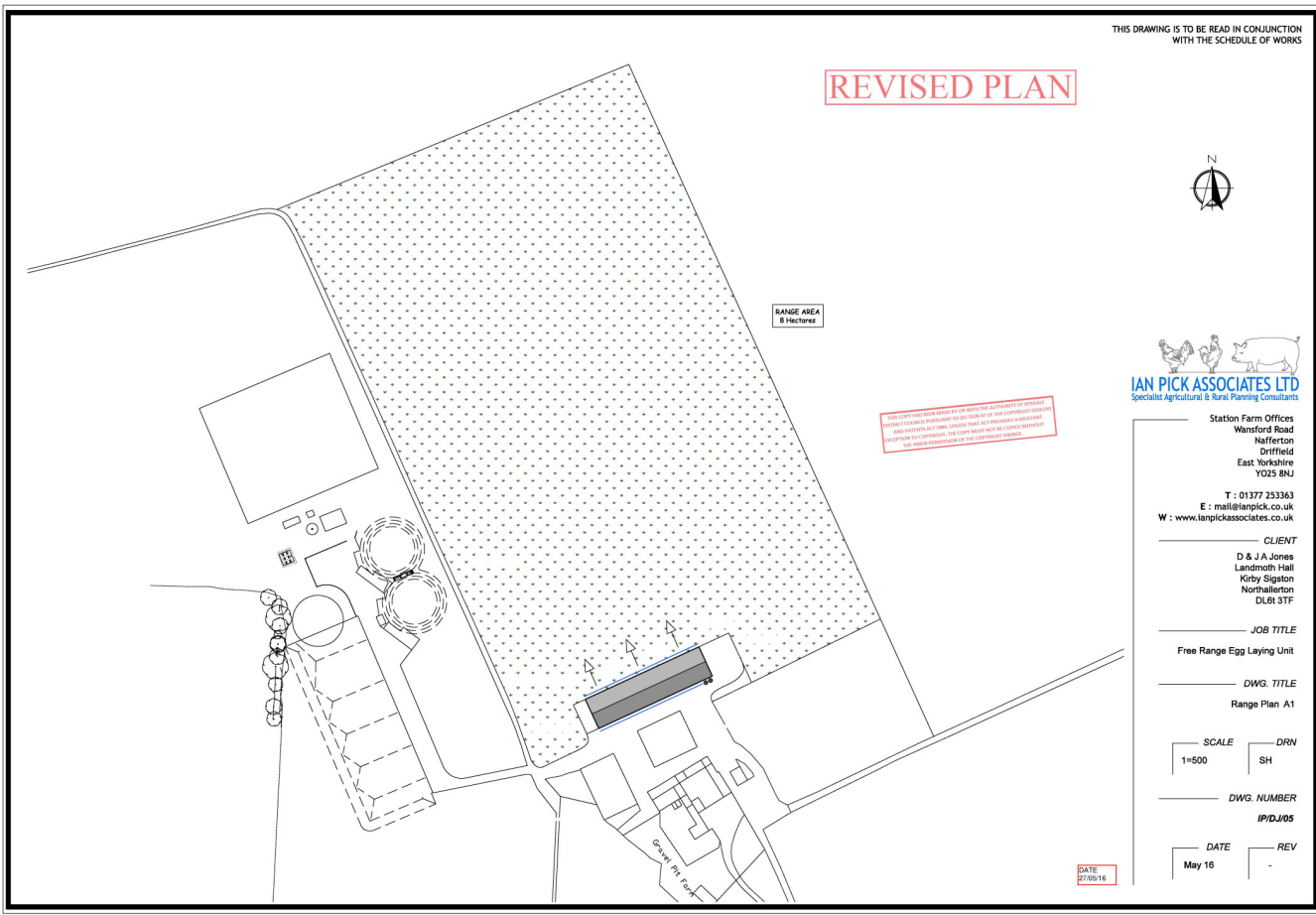
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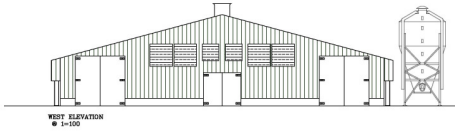
DATE May 16  
REV -

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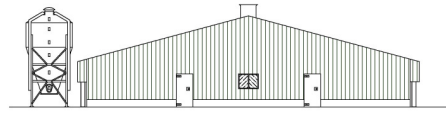
RANGE AREA & Structures



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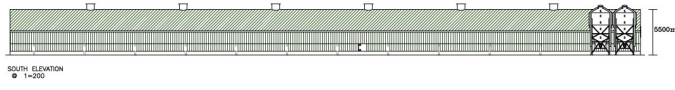


WEST ELEVATION  
1-100

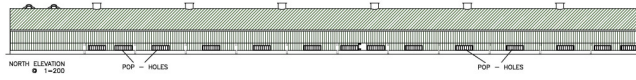


EAST ELEVATION  
1-100

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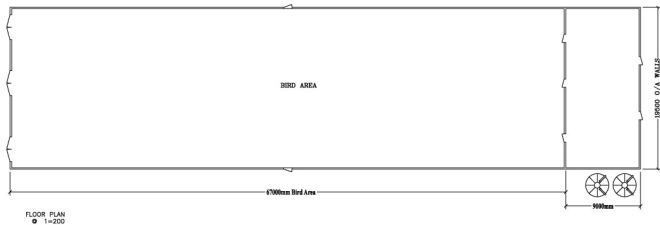
SOUTH ELEVATION  
1-200



NORTH ELEVATION  
1-200

POP - HOLES

POP - HOLES



FLOOR PLAN  
1-200



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Northallerton  
DL16 3TF

JOB TITLE  
Free Range Egg Laying Unit

DWG. TITLE  
Site Plan A1

SCALE  
1:100 / 1:200

DWG NUMBER  
IPIDJ023

DATE  
March 16

DATE VALID  
22/04/16

**DESIGN, ACCESS AND PLANNING STATEMENT**

**PROPOSED FREE RANGE EGG UNIT  
AT  
GRAVEL PIT FARM  
SAND HUTTON  
NORTH YORKSHIRE  
YO41 1LH**

**APPLICANT: D & J A JONES**

**MAY 2016**

Report Prepared By: Ian Pick BSc (Hons) MRICS  
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## **INTRODUCTION**

This report has been commissioned by D & J A Jones of Landmoth Hall, Kirby Sigston, Northallerton, DL6 3TF.

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

## **BACKGROUND INFORMATION**

The applicants operate an existing mixed arable and livestock enterprise from Gravel Pit Farm. The farm extends to 800 acres of owner occupied land with an additional 1200 acres owned elsewhere in North Yorkshire.

The arable enterprise consists of combinable and root crops, whilst the existing livestock enterprise extends to 1000 head of cattle, approximately 400 sheep and a separate broiler unit.

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The applicants are proposing to diversify their existing operations through the erection of a free range egg laying unit.

Planning permission was granted in February 2015 for the construction of an anaerobic digester, this is currently undergoing construction and will aid this application as all poultry manure will be disposed of via the AD plant.

**THE PROPOSED DEVELOPMENT**

The applicants propose to expand and diversify their existing livestock enterprise through the erection of a new building to house 16000 free range laying hens.

The proposed building extends to 76m x 19.5m with a ridge height of 5.5m. The proposed development includes 2 No. feed bins and external hardstandings and concrete aprons. The site will be access from the existing farm entrance and parking and turning provision for HGV's will be available.

**AMOUNT**

The proposal seeks full planning permission for the erection of 1 No. Free Range Egg unit to house 16,000 free range laying hens. The proposed building extends to 76m x 19.5m.

**USE**

The use of the proposed building is for the housing of free range laying hens, together with associated egg collection and packing facilities and feed bins.

A free range egg production system is an extensive and welfare friendly form of egg production. The proposed buildings include an egg store and packing area together

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with accommodation for 16,000 hens. The bird area includes a scratch area and a perchery, together with nest boxes.

The bird housing area within the building includes tiered perches which are located over manure belts.

Nest boxes are situated within the buildings adjacent to an egg collection conveyor. The nest boxes are angled towards the conveyor and the hens lay their eggs in the nest boxes. The eggs then roll onto the conveyor and are brought to the packing area at the end of the building.

The feeding system within the building is based on an automated chain feeding system which operates every 2 hours between the hours of 6.00am and 9.00pm. Water supply is provided by non drip nipple drinkers.

The lighting within the building is on a timeswitch, providing the birds with 14 hours of daylight per day.

Ventilation within the buildings is automatic using ridge fans and side inlet vents and is thermostat controlled.

Pop holes are situated in the north side of the building. These pop holes provide the birds with direct access to the range area. Pop holes are opened at 8.00am daily and closed at 9.00pm (or dusk).

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Photo: Pop Holes.

The range area extends to 1 hectare for every 2000 birds, and is enclosed by a post and wire stock fence.



Photo: Typical Range Perimeter Fencing.

Odour

The Free Range Egg Unit is designed, and proven in practice, to produce negligible environmental consequences.



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The design of the Unit incorporates tiered perches which are located over manure belts. The manure belts are emptied on a twice weekly basis to prevent any build up of manure within the building. The twice weekly removal of manure ensures that there is never any volume of manure on the site which could create an odour nuisance.

Site Waste Management

In terms of disease precautions, storage or spreading manure on the range is prohibited. Manure is removed from the building on a twice weekly basis and will be fed into the adjacent anaerobic digestion system. Some manure may be retained on site for use as a sustainable fertiliser on the applicant's agricultural land.

The exporting of farmyard manure is an acceptable practice under the Nitrate Pollution Prevention Regulations 2015 (NVZ Regulations). The regulations require the applicant to keep records of the tonnage of manure exported and the details of the recipient, together with their holding number.

Flies

Within the egg collection area of the unit any flies that are present normally come from outside the Unit. They are controlled using fly tape, which is replaced regularly.

Where manure belts are used, and the manure removed from the site on a twice weekly basis there is no potential for the unit to be a breeding ground for flies. Flies can breed in poultry litter, and the frequent removal of the litter breaks the breeding cycle and removes this potential.

Rodents

The Unit will be professionally baited and regularly inspected for rodents under a formal control contract.

Problems are not allowed to occur on these Units as any droppings or taint found on the eggs will lead to the whole batch of production being rejected at the packing station, at considerable financial loss to the producer.

Feral

The birds are secure in the houses at night, which prevents problems from foxes, feral cats, etc.

Fallen Stock

Any dead bird will be collected daily and stored in a freezer. Dead birds will be collected and disposed of by a licensed fellmonger.

**LAYOUT**

The proposed building has been located to the north of the existing farmstead, south east of the approved AD plant. The overall site layout includes the proposed building, feed bins and associated hardstandings and concrete aprons. The site layout can be seen in more detail on the attached site plan (drawing No. IP/DJ/02).

**SCALE**

The scale of the development is one building of dimensions 76m x 19.5m, with an eaves height of 3.050m and a ridge height of 5.5m.

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The size of the buildings is linked to the size of the enterprise. Free range egg production legislation dictates that stock levels cannot exceed 15 birds per square metre and the range area requirement is 1 hectare per 2000 birds. The size of the building is dictated by the size of the proposed enterprise.

Large buildings are necessary for free range egg production units, rather than a number of smaller buildings due to the substantial set up costs of the enterprise and the equipment that it necessary for the units to operate. A 16,000 bird free range egg unit has a set up cost of approximately £480,000, with the internal equipment such as feeding, lighting, conveyors and egg packing machinery forming large part of the project cost. Smaller buildings are not viable because the fitting out and equipment cost is preclusive.

**LANDSCAPE**

The application site will be seen as an extension to the existing farmyard area. The site is screening from the south by farm buildings, from the east and west by a mature hedgerows and shelter belts. Views to the north may be possibly in places from a long distance, however these will be seen in the context of the existing built development (along with the proposed AD plant).

The proposed free range hen house is of agricultural appearance, with polyester coated profile sheet walls and roof. The eaves and ridge height of the proposed building are relatively low (eaves 3.05m and ridge 5.5m) which helps to mitigate any landscape impact. The proposed hen house will not be prominent within the landscape.

Large agricultural buildings are a modern feature of actively farmed areas and often form part of the public perception of the countryside. In that sense, given its generally agricultural appearance, it is not considered that the egg production unit

would be out of character or an intrusion in the landscape. The function and purpose of the building is clearly linked to an agricultural use of the surrounding land.

**APPEARANCE**

The proposed building is a purpose built poultry unit and the design is purely functional for the proposed use as a free range egg laying unit. The building is of steel frame construction and the external cladding being polyester coated profile sheeting.

**ACCESS**

Access to the proposed free range egg laying units is required by HGV and other commercial non HGV traffic.

Activity	Vehicle Size	Frequency
Bird Delivery	16.5m articulated lorry	2 lorries every 14 months
Egg Collection	16.5m articulated lorry	2 per week
Feed Delivery	16.5m articulated lorry	1 per fortnight
Bird Collection	16.5m articulated lorry	2 lorries every 14 months

The proposed commercial traffic from the proposed free range egg unit is limited to a feed delivery every 14 days and 2 egg collections per week.

The site itself has been laid out to facilitate access for the type of vehicles which are required to access the development, with a hardstanding to allow for lorry turning at the eastern end of the proposed building.

## **PLANNING POLICY GUIDANCE**

### *National Planning Policy Framework*

Paragraph 18 and 19 of the NPPF set the Governments position on economic growth, and provide evidence of the Governments commitment securing economic growth in order to create jobs and prosperity. The proposed development will create additional employment on the site in the form of an additional full time job.

Paragraph 28 provides support for economic growth in rural areas, providing clear support for the proposed development as farm diversification and sustainable growth and expansion of businesses in rural areas. The proposal is clearly supported by paragraph 28.

## **FLOOD RISK AND SURFACE WATER MANAGEMENT**

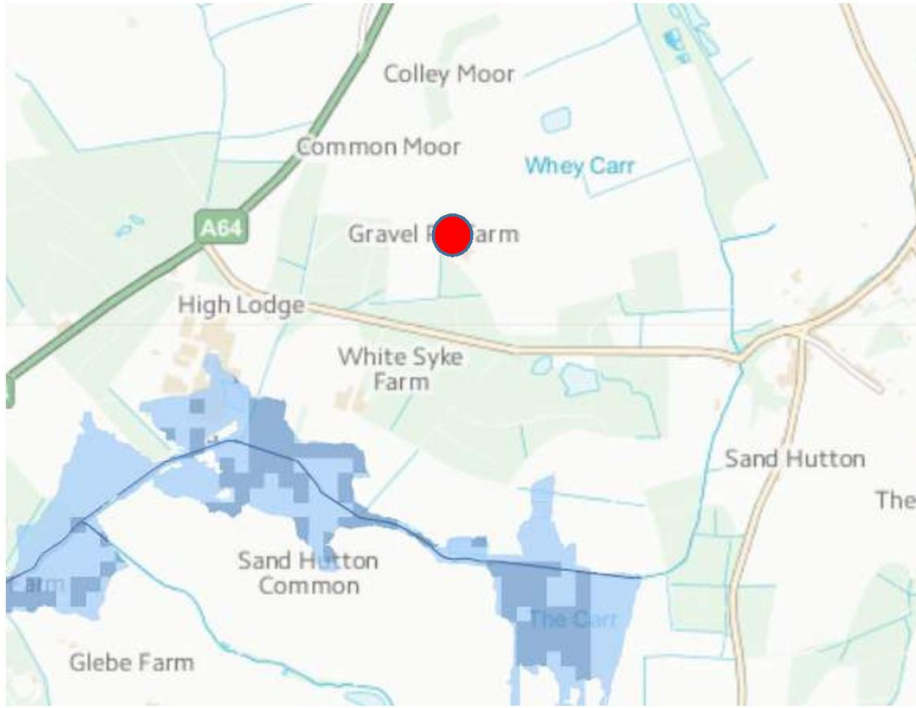
### **Introduction**

The changes to the NPPF in March 2015 require a flood risk assessment be provided for all development which exceeds 1000 sq m of floor space.

Paragraph 31 of the National Planning Policy Framework Planning Practice Guidance states that site specific flood risk assessment should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a strategic flood risk assessment for the area and the interactive flood risk maps available and the Environment Agency's website.

### **Flood Risk**

A review of the risk of flooding on the site has shown the site to be in Flood Zone 1. The Environment Agency Flood Map is shown below. The application site is shown in red.



The Location within Flood Zone 1 the risk of flooding taken from the Environment Agency website is shown below.

The location you have selected is in an area that has a very low chance of flooding from rivers or the sea.



**What does 'very low' mean?**

Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).

The Environment Agency's Flood Map for Land Use Planning confirms that the site is located within Zone 1.

\* Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

**Flood Risk Conclusion**

The site is confirmed by the Environment Agency as being located within Flood Zone 1 and hence has a risk of flooding of less than 1 in 1000 annual probability of flooding. The main flood risk issues associated with this site are the management of surface water to ensure that the proposed development does not contribute to flooding beyond the site boundaries.

**Surface Water Management**

Paragraph 51 of the NPPF Planning Practice Guidance advocates the use of sustainable drainage systems for new developments in order to reduce the cause impacts of flooding.

This application is for an agricultural development and creates impermeable surfaces which will in turn create surface water runoff.

The application site is underlain by sand. The site is free draining and as such the proposal will utilise soakaways for the disposal of surface water.

**AMMONIA DEPOSITION**

Ammonia, Nitrogen and Acid Deposition impacts of the proposed development have been assessed using SCAIL (Simple Calculation of Ammonia Impact Limits). A search of receptors revealed 2 No. SSSI's within 5km and 3 SAC's within 10km. The receptor search is shown below.

Site No.	Name	Distance(km)	Designation	Easting	Northing
1	Strensall Common	2.553	SSSI	466154	460107
2	Strensall Common	2.553	SAC	466154	460107
3	River Derwent	4.125	SSSI	471428	456063
4	River Derwent	4.125	SAC	471423	456058
5	Kirkham Park & Riverside	8.668	SSSI	473253	465971
6	Newton Mask	8.713	SSSI	470582	450393
7	Lower Derwent Valley	8.716	SAC	470589	450392
8	Lower Derwent Valley	8.716	SPA	470589	450392
9	Mount Pleasant Quarry	9.561	SSSI	473294	467006
10	Bishop Wilton Poorland	9.82	SSSI	477711	455825

The impact of the proposed development has been assessed using SCAIL and the results pages are shown overleaf. The results show a maximum process contribution to ammonia and nitrogen deposition of 1%, against a threshold of 20%.

**Ian Pick**

**March 2016.**



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Site Information <span>site 1</span>											
Region:	England										
Site Name:	Strensall Common										
Site Code:	3196										
Designation Status:	SSSI										
Distance from Installation (m):	2553										
Habitat Type:	Habitat										
Grid Reference:	466154.9,460107.6										
Met Site:	CHUR										
Run Mode:	Conservative										
PM <sub>10</sub> Percentile:	Average										
Installation Information											
No.	Name	No. of sources	No. of new sources	PM <sub>10</sub> (t/a)	NH <sub>3</sub> (t/a)	Odour (kOu/a)	Dep N (kg/ha/yr)	Conc PM <sub>10</sub> (µg/m <sup>3</sup> )	Conc NH <sub>3</sub> (µg/m <sup>3</sup> )	Conc Odour (Ou/m <sup>3</sup> )	Dep Acid (kEq H <sup>+</sup> /ha/yr)
1	Jones	1	1	-	1.3	-	0.07	-	0.01	-	0.004
Total Depositions/Concentrations and Exceedances											
Concentrations/Depositions and Critical Loads				PM <sub>10</sub> (µg/m <sup>3</sup> )	NH <sub>3</sub> (µg/m <sup>3</sup> )	Odour (Ou/m <sup>3</sup> )	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H <sup>+</sup> /ha/yr)			
Process Contribution (PC) at receptor edge				-	0.01	-	-	-			
Background concentration at receptor edge				-	2.63	-	-	-			
<b>Predicted Environmental Concentration (PEC)</b>				-	2.64	-	-	-			
Process Contribution (PC) at receptor edge				-	-	-	0.05	0.004			
Background deposition at receptor				-	-	-	22.54	1.87 (N:1.61 S:0.26)			
<b>Predicted Environmental Deposition (PEC)</b>				-	-	-	22.59	1.87			
Environmental Assessment Level or Critical Load / Level				-	1 or 3	-	-	Acid grassland lowland	Acid grassland lowland		
				-	?	-	8.0	maxN: 1.24 maxS: 0.80 minN: 0.44			
				Alternative Critical Load Info							
% of relevant standard PC				-	1% or 0%	-	1%	0%			
% of relevant standard PEC				-	264% or 88%	-	282%	151%			
<b>EXCEEDANCE</b>				-	1.64 or No exceedance	-	14.59	0.63			

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Site Information <span>site 2</span>											
Region:	England										
Site Name:	Strensall Common										
Site Code:	UK0030284										
Designation Status:	SAC										
Distance from Installation (m):	2553										
Habitat Type:	Habitat										
Grid Reference:	466154.3,460107.6										
Met Site:	CHUR										
Run Mode:	Conservative										
PM <sub>10</sub> Percentile:	Average										
Installation Information											
No.	Name	No. of sources	No. of new sources	PM <sub>10</sub> (t/a)	NH <sub>3</sub> (t/a)	Odour (kOu/a)	Dep N (kg/ha/yr)	Conc PM <sub>10</sub> (µg/m <sup>3</sup> )	Conc NH <sub>3</sub> (µg/m <sup>3</sup> )	Conc Odour (Ou/m <sup>3</sup> )	Dep Acid (kEq H <sup>+</sup> /ha/yr)
1	Jones	1	1	-	1.3	-	0.07	-	0.01	-	0.004
Total Depositions/Concentrations and Exceedances											
Concentrations/Depositions and Critical Loads				PM <sub>10</sub> (µg/m <sup>3</sup> )	NH <sub>3</sub> (µg/m <sup>3</sup> )	Odour (Ou/m <sup>3</sup> )	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H <sup>+</sup> /ha/yr)			
Process Contribution (PC) at receptor edge				-	0.01	-					
Background concentration at receptor edge				-	2.63	-					
<b>Predicted Environmental Concentration (PEC)</b>				-	2.64	-					
Process Contribution (PC) at receptor edge							0.05	0.004			
Background deposition at receptor							22.54	1.87 (N:1.61 S:0.26)			
<b>Predicted Environmental Deposition (PEC)</b>							22.59	1.87			
Environmental Assessment Level or Critical Load / Level				-	1 or 3	-	European dry heaths 10.0	European dry heaths maxN: 1.51 maxS: 0.80 minN: 0.71			
				<a href="#">Alternative Critical Load Info</a>							
% of relevant standard PC				-	1% or 0%	-	1%	0%			
% of relevant standard PEC				-	264% or 88%	-	226%	124%			
<b>EXCEEDANCE</b>				-	1.64 or No exceedance	-	12.59	0.36			

**IAN PICK ASSOCIATES LTD.**  
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Site Information <span>site 3</span>											
Region:	England										
Site Name:	River Derwent										
Site Code:	3002										
Designation Status:	SSSI										
Distance from Installation (m):	4125										
Habitat Type:	Habitat										
Grid Reference:	471428.1,456063.3										
Met Site:	CHUR										
Run Mode:	Conservative										
PM <sub>10</sub> Percentile:	Average										
Installation Information											
No.	Name	No. of sources	No. of new sources	PM <sub>10</sub> (t/a)	NH <sub>3</sub> (t/a)	Odour (kOu/a)	Dep N (kg/ha/yr)	Conc PM <sub>10</sub> (µg/m <sup>3</sup> )	Conc NH <sub>3</sub> (µg/m <sup>3</sup> )	Conc Odour (Ou/m <sup>3</sup> )	Dep Acid (kEq H+/ha/yr)
1	Jones	1	1	-	1.3	-	0.06	-	0.01	-	0.004
Total Depositions/Concentrations and Exceedances											
Concentrations/Depositions and Critical Loads				PM <sub>10</sub> (µg/m <sup>3</sup> )	NH <sub>3</sub> (µg/m <sup>3</sup> )	Odour (Ou/m <sup>3</sup> )	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H+/ha/yr)			
Process Contribution (PC) at receptor edge				-	0.01	-					
Background concentration at receptor edge				-	2.69	-					
<b>Predicted Environmental Concentration (PEC)</b>				-	2.7	-					
Process Contribution (PC) at receptor edge							0.08	0.005			
Background deposition at receptor							40.18	1.88 (N:1.62 S:0.26)			
<b>Predicted Environmental Deposition (PEC)</b>							40.26	1.88			
Environmental Assessment Level or Critical Load / Level				-	1 or 3	-		Broad-leaved, mixed and yew woodland	Fen marsh and swamp - lowland		
							5.0	maxN: 0.63 maxS: 0.40 minN: 0.22			
							Alternative Critical Load Info				
% of relevant standard PC				-	1% or 0%	-		2%	2%		
% of relevant standard PEC				-	270% or 90%	-		805%	300%		
<b>EXCEEDANCE</b>				-	1.70 or No exceedance	-		35.26	1.25		

**IAN PICK ASSOCIATES LTD.**  
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Site Information <span>site 4</span>											
Region:	England										
Site Name:	River Derwent										
Site Code:	UK0030253										
Designation Status:	SAC										
Distance from Installation (m):	4125										
Habitat Type:	Habitat										
Grid Reference:	471423.5,456058										
Met Site:	CHUR										
Run Mode:	Conservative										
PM <sub>10</sub> Percentile:	Average										
Installation Information											
No.	Name	No. of sources	No. of new sources	PM <sub>10</sub> (t/a)	NH <sub>3</sub> (t/a)	Odour (kOu/a)	Dep N (kg/ha/yr)	Conc PM <sub>10</sub> (µg/m <sup>3</sup> )	Conc NH <sub>3</sub> (µg/m <sup>3</sup> )	Conc Odour (Ou/m <sup>3</sup> )	Dep Acid (kEq H <sup>+</sup> /ha/yr)
1	Jones	1	1	-	1.3	-	0.04	-	0.01	-	0.003
Total Depositions/Concentrations and Exceedances											
Concentrations/Depositions and Critical Loads				PM <sub>10</sub> (µg/m <sup>3</sup> )	NH <sub>3</sub> (µg/m <sup>3</sup> )	Odour (Ou/m <sup>3</sup> )	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H <sup>+</sup> /ha/yr)			
Process Contribution (PC) at receptor edge				-	0.01	-					
Background concentration at receptor edge				-	2.69	-					
<b>Predicted Environmental Concentration (PEC)</b>				-	2.7	-					
Process Contribution (PC) at receptor edge							0.05	0.004			
Background deposition at receptor							22.68	1.88 (N:1.62 S:0.26)			
<b>Predicted Environmental Deposition (PEC)</b>							22.73	1.88			
Environmental Assessment Level or Critical Load / Level				-	1 or 3	-		Cottus gobio	Cottus gobio		
								Alternative Critical Load Info			
% of relevant standard PC				-	1% or 0%	-	n/a	n/a			
% of relevant standard PEC				-	270% or 90%	-	n/a	n/a			
<b>EXCEEDANCE</b>				-	1.70 or No exceedance	-	n/a	n/a			

**IAN PICK ASSOCIATES LTD.**  
SPECIALIST AGRICULTURAL AND RURAL PLANNING CONSULTANTS

Site Information <span>site 7</span>											
Region:	England										
Site Name:	Lower Derwent Valley										
Site Code:	UK0012844										
Designation Status:	SAC										
Distance from Installation (m):	8716										
Habitat Type:	Habitat										
Grid Reference:	470589,450392.3										
Met Site:	CHUR										
Run Mode:	Conservative										
PM <sub>10</sub> Percentile:	Average										
Installation Information											
No.	Name	No. of sources	No. of new sources	PM <sub>10</sub> (t/a)	NH <sub>3</sub> (t/a)	Odour (kOu/a)	Dep N (kg/ha/yr)	Conc PM <sub>10</sub> (µg/m <sup>3</sup> )	Conc NH <sub>3</sub> (µg/m <sup>3</sup> )	Conc Odour (Ou/m <sup>3</sup> )	Dep Acid (kEq H <sup>+</sup> /ha/yr)
1	Jones	1	1	-	1.3	-	0.02	-	0	-	0.001
Total Depositions/Concentrations and Exceedances											
Concentrations/Depositions and Critical Loads				PM <sub>10</sub> (µg/m <sup>3</sup> )	NH <sub>3</sub> (µg/m <sup>3</sup> )	Odour (Ou/m <sup>3</sup> )	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H <sup>+</sup> /ha/yr)			
Process Contribution (PC) at receptor edge				-	0.00	-	-				
Background concentration at receptor edge				-	3.18	-	-				
<b>Predicted Environmental Concentration (PEC)</b>				-	3.18	-	-				
Process Contribution (PC) at receptor edge							0.00	0.000			
Background deposition at receptor							24.50	1.99 (N:1.75 S:0.24)			
<b>Predicted Environmental Deposition (PEC)</b>							24.5	1.99			
Environmental Assessment Level or Critical Load / Level				-	1 or 3	-	Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis)	20.0 maxN: 4.86 maxS: 4.00 minN: 0.86			
				Alternative Critical Load Info							
% of relevant standard PC				-	0% or 0%	-	0%	0%			
% of relevant standard PEC				-	318% or 106%	-	123%	41%			
<b>EXCEEDANCE</b>				-	2.18 or 0.18	-	4.50	-2.87			

**Item Number:** 9  
**Application No:** 16/00825/MFUL  
**Parish:** Sinnington Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** Court House Farms Ltd (Mr Robert Wilson)  
**Proposal:** Erection of nursery building and finishing building for the housing of pigs  
**Location:** New Cliff House Cross Lane Sinnington Pickering YO62 6SS

**Registration Date:**  
**8/13 Wk Expiry Date:** 2 August 2016  
**Overall Expiry Date:** 8 June 2016  
**Case Officer:** Helen Bloomer **Ext:** 328

## CONSULTATIONS:

**Vale Of Pickering Internal Drainage Boards** The Board has no comments to make  
**Countryside Officer** No views received to date  
**Environmental Health Officer** Recommend Conditions  
**Sustainable Places Team (Yorkshire Area)** The farmer does not require an Environmental Permit for the site.  
**Land Use Planning** No view received to date  
**Environmental Health Officer** Recommend condition  
**Parish Council** No view received to date  
**Highways North Yorkshire** No objection

## Neighbour responses:

---

## SITE:

The application site is an existing long established farmstead situated within the North York Moors Area of High Landscape Value to the south of Sinnington. This farm comprises 815 acres of arable and grass land, and includes a farmhouse together with a range of modern and traditional storage and livestock buildings.

## PROPOSAL:

Planning permission is being sought for the erection of two agricultural buildings for the housing of pigs. The finishing building would be 887.13 sqm with a ridge height of 4.23 metres and the nursery building would be 467.96sqm with a ridge height of 4.34 metres. The materials would match those of the existing buildings.

The existing buildings are a mix of straw based bedding and slat based. The two new buildings would be slat based with the holding tanks beneath the buildings. The waste material is then spread on land under the applicants ownership in line with DEFRA's Code of Good Agricultural Practice for the protection of water. Each building is supplied with food and water 24 hours a day, and the extractor system allows for the temperature inside the building to be regulated.

The building will be sited adjacent to existing farm buildings and would be of the same scale and design as the existing buildings. They would largely be screened by existing buildings to the north, and by a mature belt of trees to the north and west.

The existing farmstead already has 12 existing pig buildings which have a total floor area of 6,340 sqm housing 3178 pigs. This breaks down to the following;

700 Sows  
7 boars  
70 Maiden Gilts  
831 Weaners (7Kg-13Kg)  
1200 Weaners (13Kg-30Kg)  
370 Growers (31Kg-66Kg)

The two proposed buildings which would together have a total floor area of approximately 1,355sqm would allow for the housing of the following;

700 Sows  
7 boars  
70 Maiden Gilts  
2831 Weaners (7Kg-30Kg)  
870 Growers (31Kg-66Kg)  
500 Finishers (60Kg+)

Totalling 4978 pigs.

The increase of 1800 pigs is due to the sows producing an increased number of piglets and the need to house 500 finishers on the site arising from the overcapacity of the applicants other five farmsteads. No more new pigs will be brought to the site.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

The application has been screened in accordance with the Environmental Impact Assessment Regulations. The screening determined that the development falls within development type 1(c) of Schedule 2 The Town and Country Planning (EIA) Regulations 2011 as amended. It is not a sensitive area as defined by the EIA Regulations, and given the understanding of the site environment, the submitted Manure Management Plan, and also taking account of the Environmental Permitting Regulations, the Local Planning Authority has determined that it is not EIA development.

## **POLICY:**

Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land Based and Rural Economy  
Policy SP13 - Landscapes  
Policy SP16 - Design  
Policy SP19 - Presumption in favour of sustainable development  
Policy SP20 - Generic development management issues

National Planning Guidance

National Planning Policy Framework  
National Planning Policy Guidance

## **APPRAISAL:**

- i) Policy
- ii) Landscape Character
- iii) Residential Amenity
- iv) Surface water and ground water protection
- v) Highways



## **i. Policy**

This application is a 'Major' development because the proposed buildings have a floor area in excess of 1,000m<sup>2</sup>. As such it is required to be determined by the Planning Committee.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy as well as Paragraph 28 of the National Planning Policy Framework are supportive of economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

In this case the proposal is in connection with a well established farming enterprise, and the proposed would be well related to its existing operations. There is considered to be no objection in principle to the proposal.

## **ii. Landscape Character**

The site is situated on relatively flat land south of the A170 within the North York's Moors Area of High Landscape. Policy SP13 Landscapes, of the Ryedale Plan - Local Plan Strategy seeks to protect both national and locally designated landscapes. It states that:

The Yorkshire Wolds and Fringe of the Moors are valued locally for their natural beauty and scenic qualities.

This protection does however need to be balanced against the support for the land based economy contained within Policy SP9 of the Ryedale Plan - Local Plan Strategy. Due to the topography of the site and the exiting mature boundary treatments views onto the site from public vantage points would be limited. Where views can be obtained the proposed development would be seen in the context of the existing farmstead.

Furthermore, this part of the AHLV running parallel to the A170 is characterised by large farmsteads with a variety of agricultural buildings. The applicant has however expressed willingness to plant some additional planting north of the proposed 'Finisher Buildings'. This would be considered to be a benefit and enhance the AHLV.

## **iii. Residential Amenity**

The application site is in an area of open countryside. The nearest dwelling (in separate ownership) is approximately 200 metres south east of the application site, which is an existing farmstead, with its own livestock. The farm also runs a Caravan Club site in a field approximately 120 metres east of the existing pig buildings. The Council have not received any complaints from any of the neighbouring properties in relation to smell, noise or flies resulting from the existing activities. The two new proposed buildings would be managed in the same manner. It is not considered therefore that the proposed extension to the existing operations on the farm would have a significant adverse impact on the amenities of nearby occupiers.

The application had been accompanied by a Manure Management Plan. The Council's Environmental Health Officer has not objected to the application. They have however requested a condition in relation to the Manure Management Plan. The Manure Management Plan submitted as part of the application, is similar to that required under an environmental permit, designed to show that the output of manure is manageable without causing pollution. From an environmental health perspective it is also required that the MMP sets out a system of management of manure which is sufficient to control odour, flies etc. This type of MMP is designed to protect residential amenity.

## **iv. Surface water and ground water protection**

Given the scale of the proposed development, both The Environment Agency, and the Lead Local Flood Authority have been consulted on the application. The Environment Agency has no objection to

the development, but advises that an Environmental Permit is required for 750 sows or 2,000 production pigs over 30kg. In this instance they have advised that the number of pigs is below the threshold and therefore a permit is not required. It is considered however that it would be appropriate to include an informative on any decision to remind the applicant of the requirement.

The Internal Drainage Board have confirmed that no IDB watercourses would be affected by the proposals and therefore has no comments to make.

#### **v. Highways**

More pigs will remain on site and it is unlikely that there would be a significant increase in associated vehicular movements as a result of the proposed development. North Yorkshire County Council Highways Authority has raised no objection to the proposed development.

At the time of writing no other written representations have been received. Members will be updated on the Late Papers or at the meeting if further representations are received.

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

**RECOMMENDATION:                      Approval - Subject to the comments of outstanding consultees**

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

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

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

Drawing number 6921  
Drawing number 6922  
Drawing number 4673  
Site Location plan

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

3            Prior the commencement of the development hereby permitted, a manure management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the building being first brought into use. The plan shall be submitted for review on a bi annual basis commencing on the 1st October 2016 or such longer period as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that the development does not have an adverse impact on the existing amenities of neighbouring occupiers to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

4            Unless otherwise agreed in writing by the Local Planning Authority, and before any part of the development hereby approved commences, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by

the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development hereby approved does not have a significant adverse impact on the character of the Area of High Landscape Value, and to satisfy the requirements of Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 5 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details of the proposed surface water drainage shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure proper drainage within the site of residential amenity in accordance with SP20 of the Ryedale Local Plan Strategy.

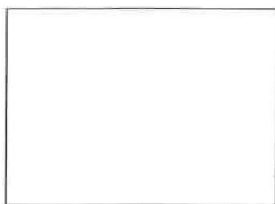
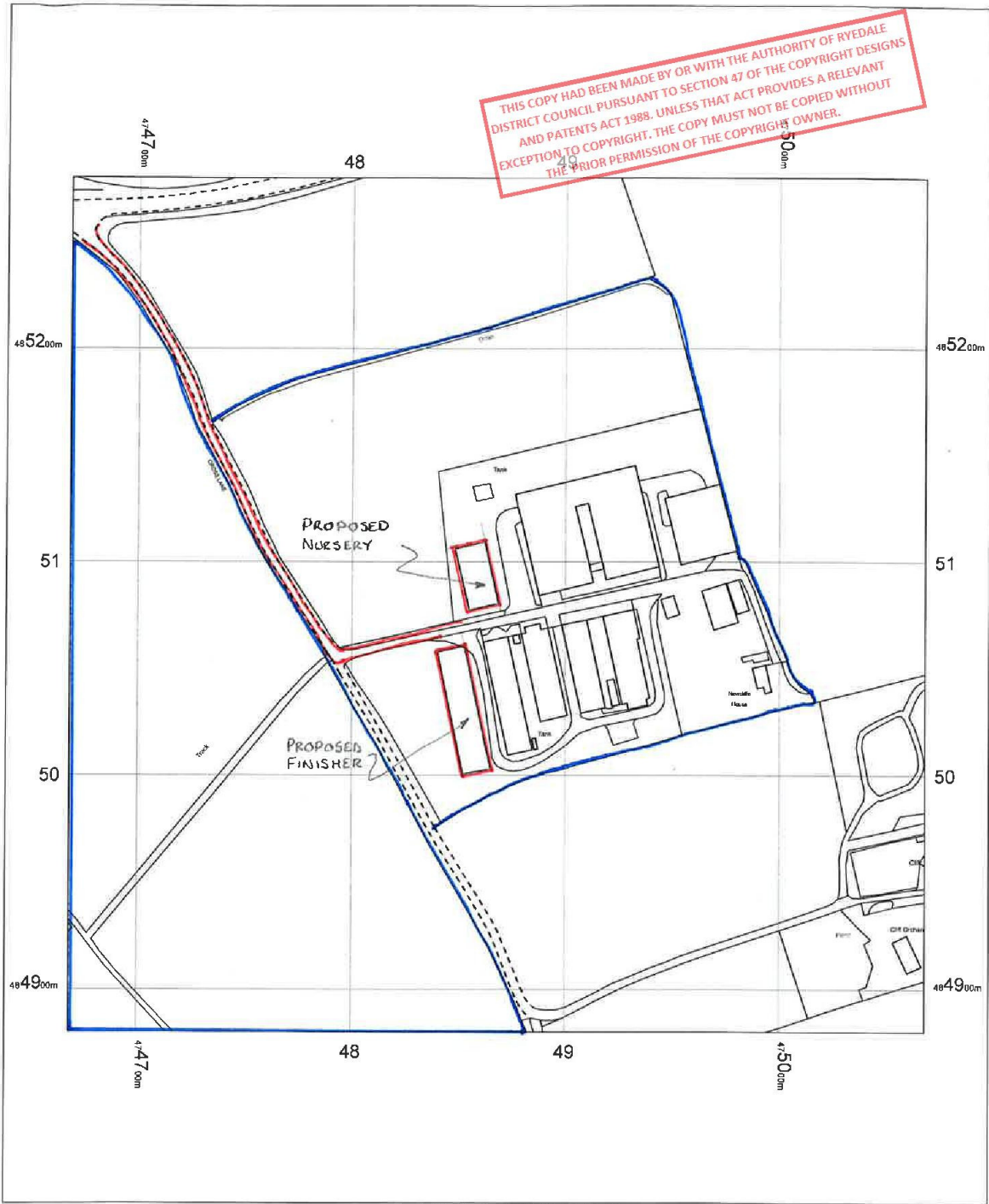
**INFORMATIVE:**

The applicant is advised to contact the Environment Agency, in relation to the Environmental Permitting Regulations.

**Background Papers:**

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

# New Cliff House



OS MasterMap 1250/2500/10000 scale  
 18 April 2016, ID: BLJT-00520565  
 www.planningapplicationmaps.co.uk  
 1:2500 scale print at A4, Centre: 474868 E, 485080 N  
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DATE VALID  
 03/05/16





DO NOT SCALE IF IN DOUBT ASK	No of pigs / pen	M <sup>2</sup> / pig, etc	weight in	weight out	Additional information ->
	total No of pigs	pigs per room	drinker space	feed type	

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- Building 1. Top sow yard
- Building 2. Gilt house extension
- Building 3. Portable farrowing
- Building 4. Grower
- Building 5. Top farrowing
- Building 6. Bottom farrowing
- Building 7. Sow house 1
- Building 8. Gilt house
- Building 9. Gilt house
- Building 10. Nursery (Top)
- Building 11. Grower stage 2 (Bottom)
- Building 12. Sow house

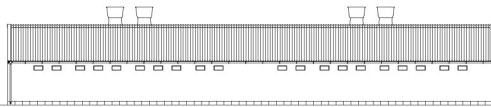
Wilson's - Sinnington

DATE VALID  
03/05/16

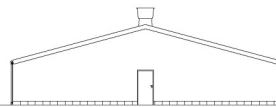
 AM Warkup Ltd. Acrodrome Works, Lissett, Piffard, East Yorkshire YO25 8PY Tel: +44 (0) 1752 468666 Fax: +44 (0) 1752 468636 e-mail: amwarkup@amwarkup.co.uk web: www.amwarkup.co.uk	Client Mr R Wilson	Project detail Finisher & Nursery Accommodation	© 2015 M. J. P. & B. B. B. B. New Cliff House Farm Cross Lane Sinnington, Pickering	scale	date	revision	COPYRIGHT This drawing is the property of AM Warkup Ltd. It must not be reproduced in part or in whole without the written permission of AM Warkup Ltd.
				1:500	9-6-15		

Intagery Date: 5/13/2009 54°15'20.80" N 0°51'08.07"

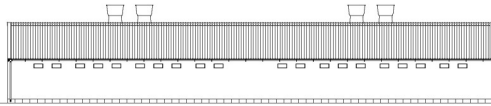
DO NOT SCALE IF IN DOUBT ASK	No of pigs / pen	M <sup>2</sup> / pig	weight in	weight out	Additional information :-
	total No of pigs	pigs per room	drinker spec	feed type	



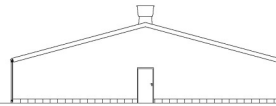
WEST ELEVATION



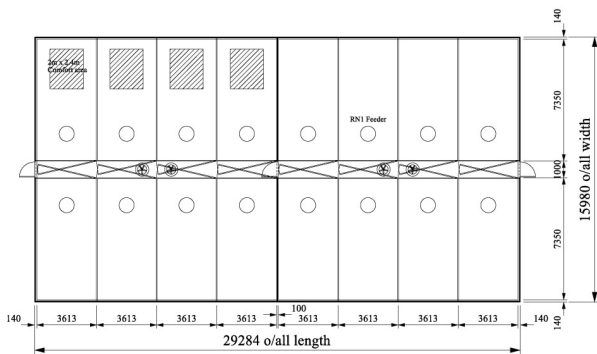
NORTH ELEVATION



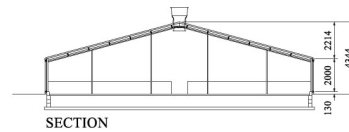
EAST ELEVATION



SOUTH ELEVATION




PLAN LAYOUT Plan area = 467.96m<sup>2</sup>



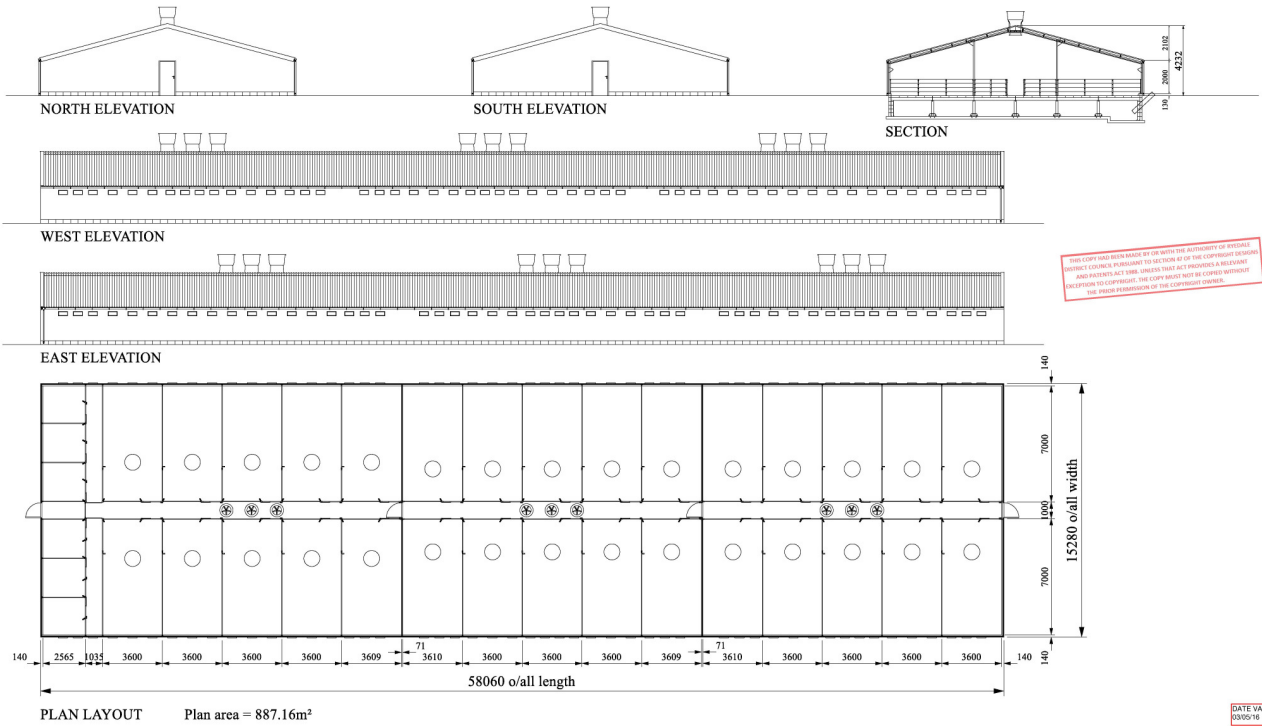
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				job No	drawn A Addy	drwg.No 6921	

DO NOT SCALE IF IN DOUBT ASK	No of pigs / pen	M <sup>2</sup> / pig	weight in	weight out	Additional information :-
	total No of pigs	pigs per room	drinker spec	feed type	



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				1:100	11-4-16		
				A Addy	6922		



Design & Access Statement

Proposed Pig Finishing Building & Pig Nursery Building at:

New Cliff House Farm  
Cross Lane  
Sinnington  
Pickering  
North Yorkshire  
YO62 6SS

### **Amount**

The proposal seeks full planning permission for the erection of 2No. Piggery buildings for pigs from wean to 40kg (Nursery building) and 40kg live weight to market weight of 110kg (Finishing building) to complement already in place like for like buildings.

### **Use**

Pigs require hygienic and warm conditions for their well being and growth. This proposal provides both. The pigs are moved from the nursery house at about 80 days of age and placed in groups in this finisher building.

The building provides an optimal environment for the pigs – fresh air is provided to mix with the heat the pigs give off naturally. The mix of the two provides a warm and healthy environment for the animal.

Within each pen there are feeders and drinkers supplying food and water 24 hours per day – they are replenished automatically – the food from an internal food carrying auger fed from an external feed silo and water from storage header tanks within each room. Pigs are very clean animals and like to organise their living areas into zones of different activity.

Lighting is provided within the buildings at two levels – one – the lower for living conditions and the higher for examination of the pigs.

Extract fans and controlled inlets provide accurate ventilation for the animals well being.

### **Smell**

The piggery is designed to store the effluent below slat level to minimise emissions and smell. The unit is designed to exhaust air at high level. The system is very popular in Germany where emissions to air are rigorously controlled.

The buildings are cleaned and disinfected between batches of pigs for control of disease and general cleanliness, the cleaner the facility the less the smell.

### **Smell** – cleaning out

The liquid manure is cleaned out of the tank below the building before being spread to land. Methods are employed in line with the Code of Good Agricultural Practice for the protection of water issued by DEFRA.

With the rise in the cost of artificial fertilizers, natural fertilizers are becoming a valuable and valued commodity again. This gradual return to natural farming practices will improve the quality of the land in the longer term.

### **Dust**

Dust is inevitably produced from food and the skin of the pig. Pelleting the food minimizes food based dust and the efficient ventilation system eliminates any possible problem. Most pig based dust is retained within the building and washed into the below slat tank during cleaning to be treated as part of the liquid effluent.

### **Flies**

Management techniques for the elimination and control of flies are employed.

### **Rodents**

The unit has a well managed rodent control programme vital where animal feed is available which is run under a council contract

### **Feral**

The pigs permanently live within the buildings therefore predators are not a problem.

### **Layout**

The layout of the building is determined by its purpose. Free access for the pigs to food, water, dunging facilities and rest areas is vital for their wellbeing. Modern facilities reflect these requirements with more and more space being given to each animal.

The building is part of a continuous process and its relationship to surrounding facilities, other buildings, feed storage and pig movement areas is important.

The building is designed to integrate with and complement existing facilities.

### **Scale**

The size of the buildings have been determined by two factors. As already mentioned more space for each animal is required both for performance and well being and following several years of disease problems industry wide production has improved. These two factors have combined to leave most units requiring more space for the same number of breeding animals. This unit serves those animals. These buildings are run in conjunction with the existing facilities on this site.

### **Landscaping and Appearance**

This building is an addition to a bigger overall unit and is designed to blend in as an addition to it. External treatment is to match the existing buildings and the surrounding area is to be treated in such a way as to blend with the existing surroundings.

**Access**

Vehicular access to the farm is existing and the added building is not going to significantly affect or increase traffic movements.

Access to the building for animals and humans will be by low walled races – extended from existing facilities.

**Inclusive Access**

Due to the nature of the development, a pig finishing house and a pig nursery house, inclusive access is not considered relevant.

A. M. WARKUP LTD  
APRIL 2016

**Item Number:** 10  
**Application No:** 16/00834/MFUL  
**Parish:** Heslerton Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** Mr Derek Cornforth  
**Proposal:** Erection of an agricultural building for the housing of pigs  
**Location:** East Heslerton Wold Farm Whin Moor Lane West Heslerton Malton North Yorkshire YO17 8RT

**Registration Date:**  
**8/13 Wk Expiry Date:** 11 August 2016  
**Overall Expiry Date:** 22 June 2016  
**Case Officer:** Rachel Smith **Ext:** 323

## CONSULTATIONS:

<b>Sustainable Places Team (Yorkshire Area)</b>	No objections
<b>Lead Local Flood Authority</b>	Lack of details of surface water management therefore unable to comment on the propriety of any proposals.
<b>Public Rights Of Way</b>	No views received to date
<b>Environmental Health Officer</b>	No objection - recommend condition
<b>Lead Local Flood Authority</b>	No objection
<b>Countryside Officer</b>	No objections
<b>Parish Council</b>	No views received to date
<b>Highways North Yorkshire</b>	No objection

## Neighbour responses:

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## SITE:

The application site is an existing long established situated within the Wolds Area of High Landscape Value to the south of East Heslerton. The farm comprises 473 acres of arable and grass land, and includes a farmhouse together with a range of modern and traditional storage and livestock buildings.

## PROPOSAL:

The applicants currently rear and fatten approximately 3200 bed and breakfast pigs per annum. This includes the management, feeding, bedding and supervision of approximately 800 fattening pigs on a day to day basis. At present all the pigs are reared in an existing pig rearing building which has been specifically designed to house pigs in the correct welfare environment. Bedding straw from the applicants arable enterprise is used as part of the pig rearing business. The applicants also own a flock of breeding ewes.

Permission is now sought for the erection of a further building to house approximately 1600 fattening pigs on a batch by batch basis. The building will measure 48m by 30m with a ridge height of 9.2m. It will be constructed from box profiled plastisol sheeting in goosewing grey. The new building will be a straw based system. The manure from the shed will be removed to the applicants bespoke manure storage building.

The building will be sited adjacent to existing farm buildings. It will be screened by existing buildings to the east, and by a mature belt of trees to the north and west.

## **Environmental Impact Assessment**

The application has been screened in accordance with the Environmental Impact Assessment Regulations . The screening determined that the development falls within development type 1(c) of Schedule 2 the Town and Country Planning (EIA) Regulations 2011 as amended. It is not a sensitive area as defined by the EIA Regulations, and given the understanding of the site environment, the submitted manure management plan, and also taking account of the Environmental Permitting Regulations, the Local Planning authority has determined that it is not EIA development.

### **POLICY:**

#### Ryedale Plan - Local Plan Strategy

Policy SP9 The Land based and Rural Economy  
Policy SP13 Landscapes  
Policy SP16 Design  
Policy SP17 Managing Air Quality, land and Water Resources

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### **HISTORY:**

11/00134/FUL Permission granted for the change of use of agricultural land to form a horse ménage

15/00340/AGNOT Agricultural notification determined for the erection of an agricultural building for the storage of straw based manure.

### **APPRAISAL:**

The farm is long established, and comprises arable and livestock. It is therefore considered that the main material considerations are:

- Principle of development
- The impact of the development on the character of the Wolds Area of High Landscape Value
- Impact on water quality
- neighbour impact and;
- highway considerations

#### **Principle of development**

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy is supportive of new buildings that are necessary to support land-based activity and a working countryside, including farming. Furthermore, Section 3 (Supporting a prosperous rural economy) of the National Planning Policy Framework is supportive of economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

In this case the proposal is in connection with a well established farming enterprise, and the proposed will be well related to its existing operations.

#### **Impact on Wolds Area of High Landscape Value**

The site is situated on raised land within the Wolds Area of High Landscape. Policy SP13 Landscapes, of the Ryedale Plan - Local Plan Strategy seeks to protect both national and locally designated landscapes. It states that:

*The Yorkshire Wolds and Fringe of the Moors are valued locally for their natural beauty and scenic qualities.*

This protection does however need to be balanced against the support for the land based economy contained within Policy SP9 of the Ryedale Plan - Local Plan Strategy. Due to the topography of the site it will be visible from greater distances than would occur from a level site. Nevertheless, the western and northern side of the development will be well screened by a substantial belt of mature trees. Furthermore the southern side of the building is screened by existing buildings on the farmstead. There will be limited views of the building from the east, but these will be so distant, that the building will not be easily discernible from the adjacent buildings at the site. From the road and longer distant views to west there will be some discernible views. However there will be some reduction in impact by virtue of the existing hedge. It is considered however that some additional planting between the gable end of the building, and the hedge would further mitigate any harm.

### **Impact of development on the existing amenities of neighbouring occupiers**

The application site is in an area of open countryside, and indeed the nearest dwellings (in separate ownership) lie just under half a kilometre from the site. It is not considered therefore that the proposed extension to the existing operations on the farm would have a significant adverse impact on their amenities. This is in particular because the application is accompanied by a Manure Management Plan. The Council's Environmental Health Officer has not objected to the application, subject to the operations being carried out in accordance with the details contained within the Manure Management Plan.

### **Highway Considerations**

It is likely that there will be an increase in vehicular movements, as a result of the proposed development. Nevertheless the applicant has provided some information to demonstrate that there may indeed be a reduction in overall lorry journeys. This is because the lorry will take a full load from the applicants farm, rather than the current position where it drives around to obtain a full load. In either scenario, the Local Highways Authority has not objected to the development.

### **Surface water and ground water protection**

Given the scale of the proposed development, both The Environment Agency, and the Lead Local Flood Authority have been consulted on the application. The Environment Agency has no objection to the development, but advises that an Environmental Permit is required for 750 sows or 2,000 production pigs over 30kg. In this instance they have advised that the number of pigs is below the threshold and therefore a permit is not required. It is considered however that it would be appropriate to include an informative on any decision to remind the applicant of the requirement.

The Lead Drainage Officer requested additional information in relation to disposal of surface water and has confirmed that the use of soak ways is acceptable.

### **Summary**

It is considered that the proposed development will increase the viability of the farm, and may lead to further staff opportunities. The impact of the development will not be significant on the environment, or have a material impact on the character of the Area of High Landscape Value. There are no immediate neighbours. Accordingly, it is considered that the development satisfies the requirements of Policies SP9, SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

Accordingly, the recommendation is one of approval.

**RECOMMENDATION: Approval**

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

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

2 The development hereby approved shall be carried out in accordance with the submitted details contained within Farm Building Justification Report and Appraisal, in particular with reference to the maximum number of pigs, cleaning out of the building, and the details of Manure Management.

Reason; To ensure that the development hereby approved does not have a significant adverse impact on the existing amenities of neighbouring occupiers, or the environment. And to satisfy the requirements of Policy SP17 of the Ryedale Local Plan.

3 The development hereby approved shall be carried out in accordance with the submitted details in relation to surface water drainage.

Reason: In the interests of groundwater protection, and to satisfy the requirements of Policy SP17 of the Ryedale Plan - Local Plan Strategy.

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

Reason: To ensure that the development hereby approved does not have a significant adverse impact on the character of the Area of High Landscape Value, and to satisfy the requirements of Policy SP13 of the Ryedale Plan - Local Plan Strategy.

**INFORMATIVE:**

The applicant is advised to contact the Environment Agency, in relation to the Environmental Permitting Regulations.

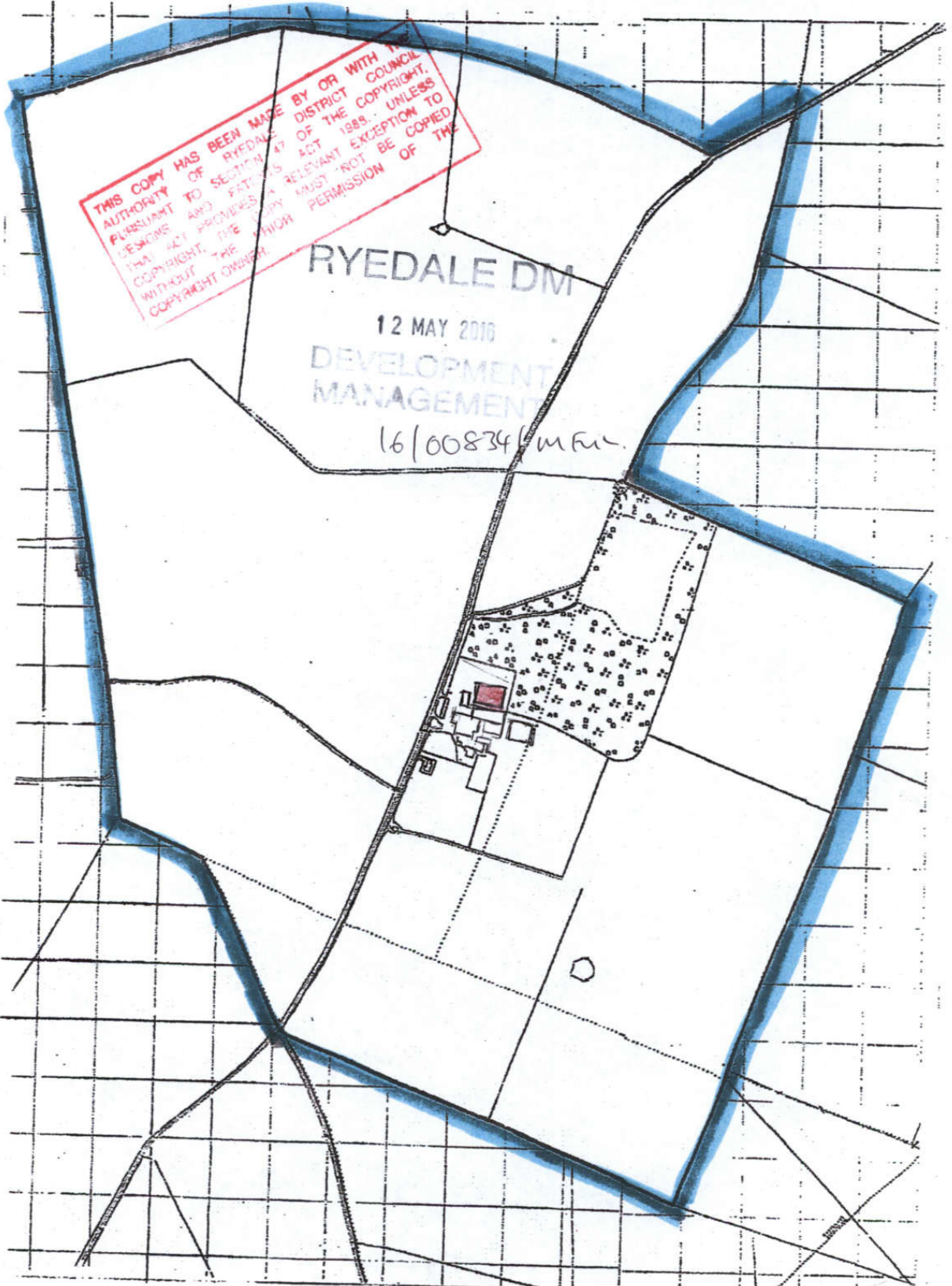
**Background Papers:**

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

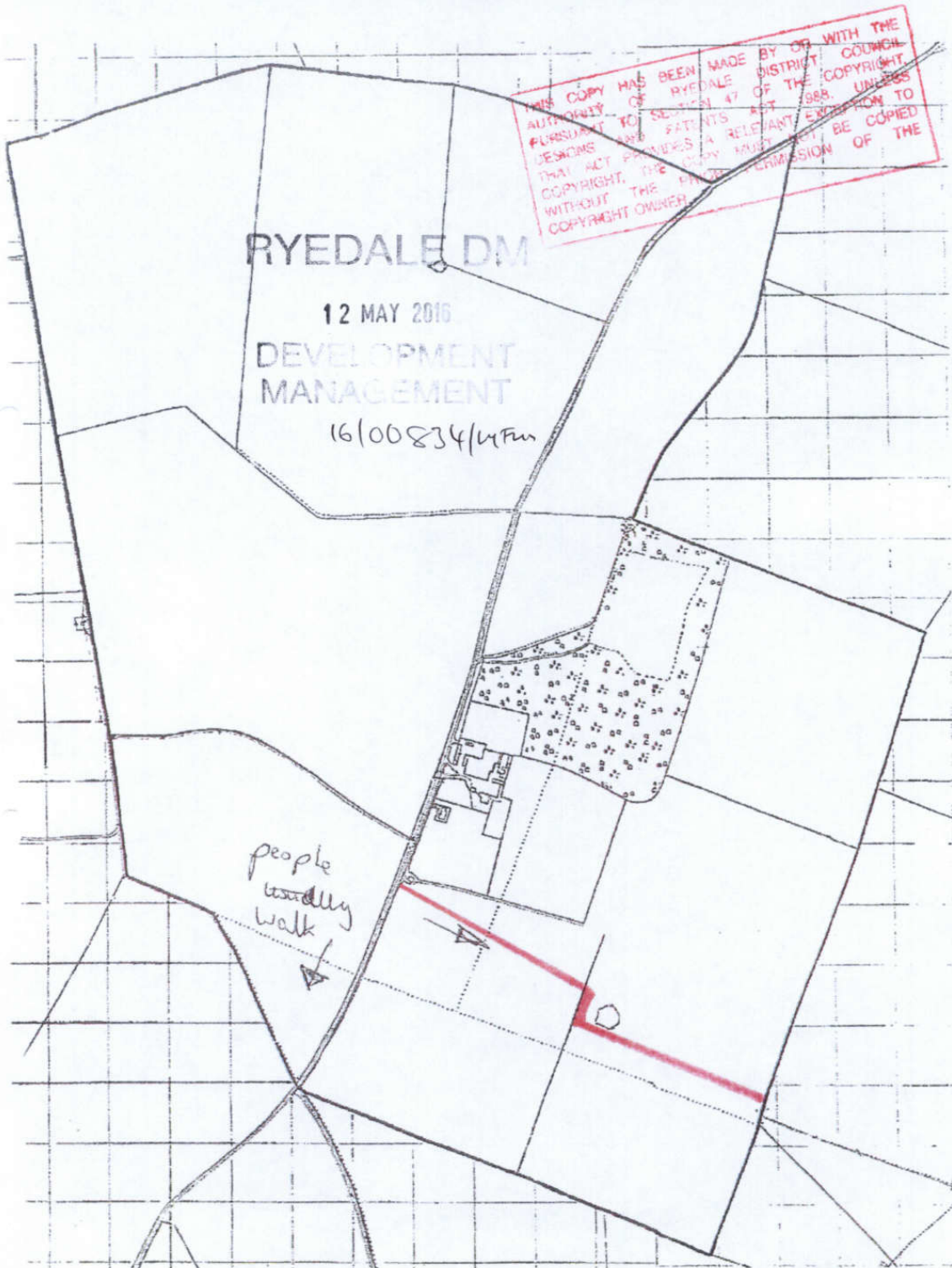


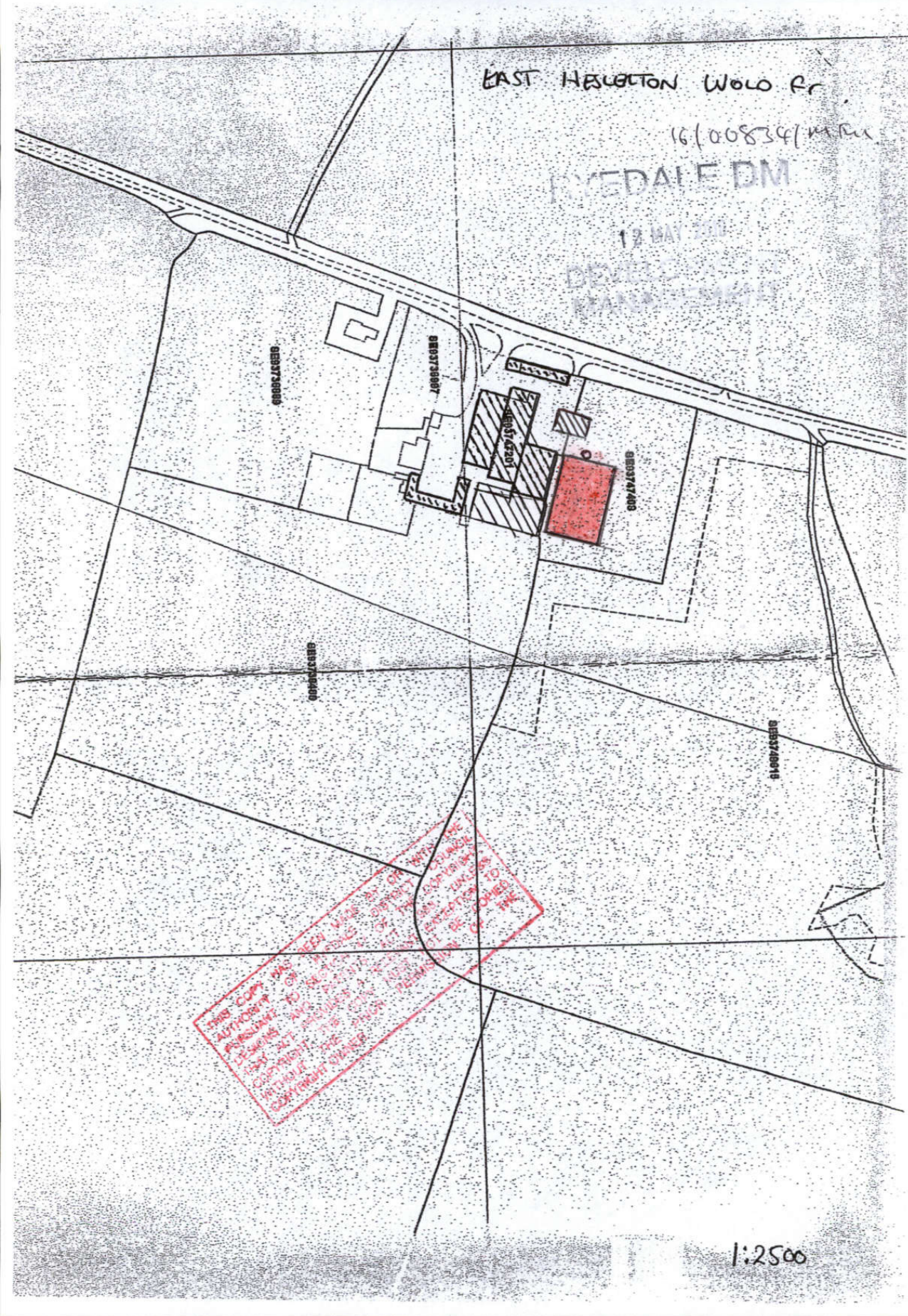
EAST HESLETON Wood Fr,  
MAP REF BUILDINGS 938.740

O.S. SHEET No's SE 97 NW / SE 97 SW.



16/00834/MFUL FOOTPATH/BRIDLEWAY MAP  
CORNTOOTH. EAST HESLINGTON Woods FARM



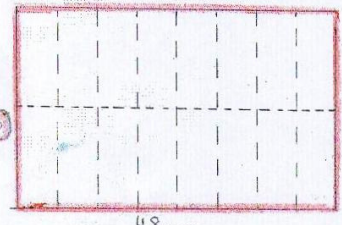


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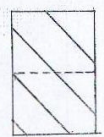
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PROPOSED BUILDING



FEED BIN



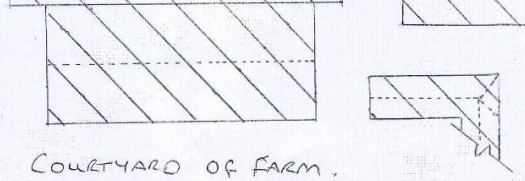
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RYEDALE DM  
12 MAY 2010  
DEVELOPMENT  
MANAGEMENT

16/00834/14/11

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EXISTING BUILDINGS



EAST HESLETON WOOD  
FARM

COURTYARD OF FARM.

RYEDALE DM

12 MAY 2015

DEVELOPMENT  
MANAGEMENT

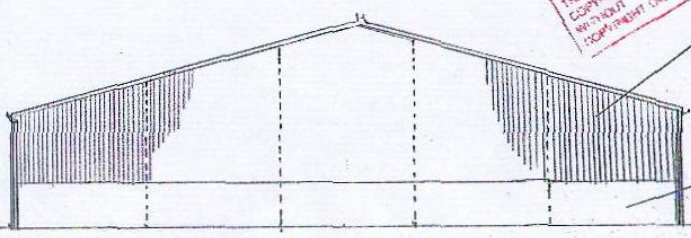
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EAST HESLINGTON WOOD FARM.

EAST ELEVATION

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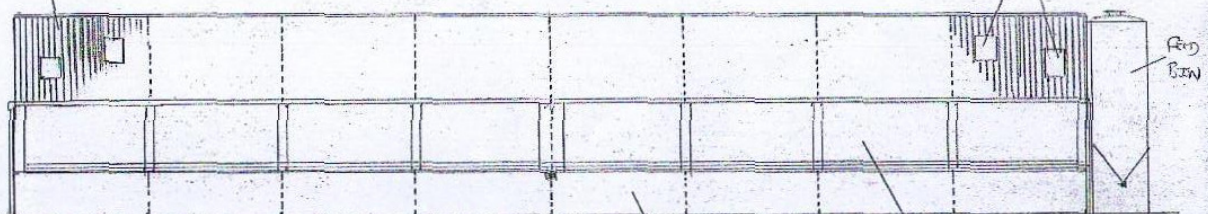
BOX PROFILE PLASTISOL COATED METAL SHEETS GOOSEWING GREY.

CONCRETE PANNELS

NORTH ELEVATION (SOUTH ELEVATION IS HANDED - MIRROR IMAGE)

FIBRE CEMENT BIG 6 SHEETS

ROOF LIGHTS

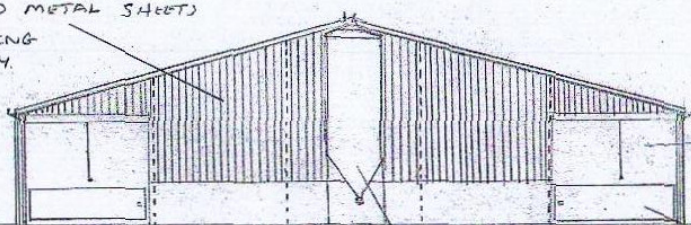


FEED BIN

CONCRETE PANNELS

AUTOMATIC CURTAINS

BOX PROFILE PLASTISOL COATED METAL SHEETS GOOSEWING GREY.



PULL DOWN BLENDS

FEED BIN

STEEL GATES

WEST ELEVATION

# Agenda Item 11

**Item Number:** 11  
**Application No:** 16/00848/MFUL  
**Parish:** Pickering Town Council  
**Appn. Type:** Full Application Major  
**Applicant:** Hatfields Group (Mr Gareth Williams)  
**Proposal:** Demolition of existing Land Rover showroom and workshop and erection of a Land Rover dealership showroom and workshop facility with ancillary areas, outdoor vehicle display area, outdoor vehicle storage area and staff/customer parking areas with sections of additional 2.2m high wire mesh boundary fence  
**Location:** Hatfields Land Rover Thornton Road Industrial Estate Road Pickering North Yorkshire YO18 7JX

**Registration Date:**  
**8/13 Wk Expiry Date:** 9 August 2016  
**Overall Expiry Date:** 17 June 2016  
**Case Officer:** Alan Hunter **Ext:** Ext 276

## CONSULTATIONS:

<b>Parish Council</b>	No objection
<b>Highways North Yorkshire</b>	Recommend conditions
<b>Land Use Planning</b>	Recommend conditions
<b>Countryside Officer</b>	Recommend condition
<b>Lead Local Flood Authority</b>	Comments made
<b>Tree &amp; Landscape Officer</b>	No views received to date
<b>Environmental Health Officer</b>	No views received to date

**Neighbour responses:** R D & B A Brown,

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## SITE:

The application site contains a Land Rover dealership, including a workshop, parking area, and an external display area for vehicles to the northern side. There is also a showroom with a glazed opening to the northern side. A main parking area is located to the southern side with an area of disused land containing heaped earth and vegetation. The site is accessed via a cul-de-sac on its western side, from within the Thornton Road Industrial Estate Employment site. The A170 runs along the northern boundary, with Butt Dyke Close Farm further to the east and existing industrial/business units situated along the western and southern sides of the application site.

## PROPOSAL:

Planning permission is sought for the demolition of the existing Land Rover showroom and workshop and erection of a Land Rover dealership showroom and workshop facility with ancillary areas, outdoor vehicle display area, outdoor vehicle storage area and staff/customer parking areas with sections of additional 2.2m high wire mesh boundary fence.

It is proposed to construct the building of metal rainscreen cladding in Sunshine grey metallic and profiled metal cladding in silver (RAL 9006). The windows are proposed to comprise a double glazed planar glazing system.

The proposed building will be 'L' shaped and have maximum dimensions of 55m in length and 54m in width and be 6.3m to the highest point. The vehicle display area will feature 3 rows of vehicles for

display and be located to the northern side facing onto the A170. The showroom will be located behind the outside display area, featuring a large glazed area to 'frame' the vehicles. The workshop areas will be located to the southern side with the parking areas also on the southern side.

A cycle store and bin store are proposed to the eastern side of the proposed building.

## **HISTORY:**

2015: Planning permission granted for the erection of an extension to existing showroom/workshop building to form vehicle showroom and ancillary offices and staff facilities together with refurbishment and alterations to existing building to form main workshop area with raising of walls to form parapet hiding the existing pitched roof and formalisation of external parking areas for vehicle display and staff/customer parking

2001: Advertisement Consent granted for the display of one illuminated single letter sign, one internally-illuminated logo sign, one illuminated pylon sign, and one non-illuminated double-sided directional sign

1997: Planning permission granted for the erection of an extension to form a new office/showroom entrance

1995: Planning permission granted for the change of use and alterations to existing agricultural building to form a vehicle store

1994: Planning permission granted for the installation of a satellite dish to rear elevation - retrospective

1990 - Planning permission granted for the erection of a car showroom

1988: Outline planning permission renewed for industrial development

1985: Outline approval for the erection of a detached dwelling and garage

1985: Outline approval for industrial development

1976: Outline planning permission refused for the demolition of an agricultural building and the construction of a meat marketing building

## **POLICY:**

### National Policy

National Planning Policy Framework (2012) NPPF

National Planning Policy Framework (2014) NPPG

### Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP6 - Delivery and Distributing of Employment Land and Premises

Policy SP7 - Retailing

Policy SP9 - The Land-Based and Rural Economy

Policy SP14 - Biodiversity

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

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

## **APPRAISAL:**

The main considerations in relation to this application are:

- The principle of the proposal;
- The proposed layout, design, scale and materials of the replacement building;
- The impact of the proposal upon protected species;
- Highway safety;
- Drainage; and
- Impact upon the amenity of the adjoining neighbours.

The proposed building has a floor space in excess of 1,000m<sup>2</sup> and is classed as a 'Major' application, the proposal therefore has to be determined by the Planning Committee.

### Principle

The site at present contains an existing Land Rover dealership and workshop that employs 25 workers at the site. The proposal is to replace this building with a modern showroom/workshop in the corporate style. The site is an allocated employment site and use already has the benefit of planning permission. There is already an approved element of vehicle retailing from this site. The approval of this application will also retain the presence of Land Rover in Ryedale. The principle of the development is therefore considered to be acceptable.

### Layout, design and scale and materials of the proposed building

The existing building has a floor area of approximately 932m<sup>2</sup> and the proposed building 2028m<sup>2</sup>. The height of the current building is 7.3m at its highest point and the proposed building is 6.3m at its height point. The proposal building is designed in a modern style to reflect the Jaguar Land Rover corporate.

Policy SP16 of the Ryedale Plan - Local Plan Strategy expects new development will create high quality durable places, that are accessible, and well integrated into their surroundings.

The proposed modern and contemporary design will enhance the current appearance of the site and it is considered to relate well to its surroundings.

There is also a display area to the front (northern side) of the existing building, approximately in the same location as the proposed display area. The rear parking and service areas are well screened from public vantage points. A landscaping condition is recommended to enhance the scheme and soften some of the outside areas.

### Protected species impact

An ecological survey has been undertaken. It has identified that there is a protected pond within 250m of the site that contains Great Crested Newts (a protected species). The Countryside Management Officer has considered the survey and recommends a condition in respect of a Protected Species Licence being obtained prior to the commencement of the development.

The Ecological survey also recommends the clearance of dense vegetation outside the bird breeding season (March - August), an informative is recommended accordingly.

### Highway safety

The proposal is to utilise the existing access from within the Thornton Road industrial estate. The local Highway Authority has been consulted and has no objection to the application subject to the imposition of standard planning considerations. No objections have been raised in relation to potential distraction to motorists on the A170, and it is noted that there are already vehicles displayed on the northern side of the site adjacent to the A170 in association with the lawful use of this site.



### Drainage

The proposal is to drain both foul and surface water to the mains. Yorkshire Water has no objection to the discharge of foul water to the mains. However, they state that in order to drain surface water to the mains it must be demonstrated there is no option to use any other sustainable methods of draining surface water. Yorkshire Water has also recommended the imposition of standard planning conditions should the application be considered favourably. In addition, the Lead Flood Authority (NYCC) has stated that there is insufficient information available regarding surface water drainage. The agent's response to this is awaited and Members will be updated at the meeting.

### Impact upon the amenity of neighbouring uses

There is a farm to the east, and industrial business units to the western and southern sides, with the A170 to the north. The replacement car showroom/workshop on this allocated employment site is not considered to adversely affect the amenity of nearby occupiers.

### Other issues

The Town Council has no objection to the proposal and considers the ecological mitigation to be satisfactory. There has also been an objection raised from the occupiers of Butt Dyke Farm to the east, regarding the retention of their right of access through the application site for a neighbouring dwelling that requires access through the site. There appears to officers to be sufficient space within the layout plan to accommodate this vehicular right of access. However, this is a legal issue, between the respective landowners. The agent has confirmed that they will respond to this potential objection from the occupier of Butt Dyke Farm although to date no response has been received.

In view of the above, and subject to the resolution of the drainage issue, the recommendation on this application is one of approval.

### **RECOMMENDATION:                      Approval - subject to resolution of outstanding surface water drainage issues**

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            Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing Number A(PL)00 100 Rev. A for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

4            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.

- 5 The demolition of the existing buildings, construction of a new showroom and provision of car parking shall not in any circumstances commence unless the local planning authority has been provided with either:

a) A license issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or

b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a license.

Reason: In order to fully take account of protected species and to satisfy Policy SP14 of the Ryedale Plan - Local Plan Strategy.

- 6 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reason: To ensure that no surface water discharge takes place until proper provision has been made for its disposal and to satisfy Policy SP17 of the Ryedale Plan - Local Plan Strategy.

- 7 Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.

Reason: In the interest of satisfactory drainage and to satisfy Policy SP17 of the Ryedale Plan - Local Plan Strategy.

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

Reason: To enhance the appearance of the development hereby approved and to comply

with the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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

FALCO LOK - 500; FALCO SALL; A (PL) 01 111; A(PL) 01 110; A (PL) 01 210; A (PL) 00 100 Rev.A; A (10) 00 100; A (PL) 00 - 000

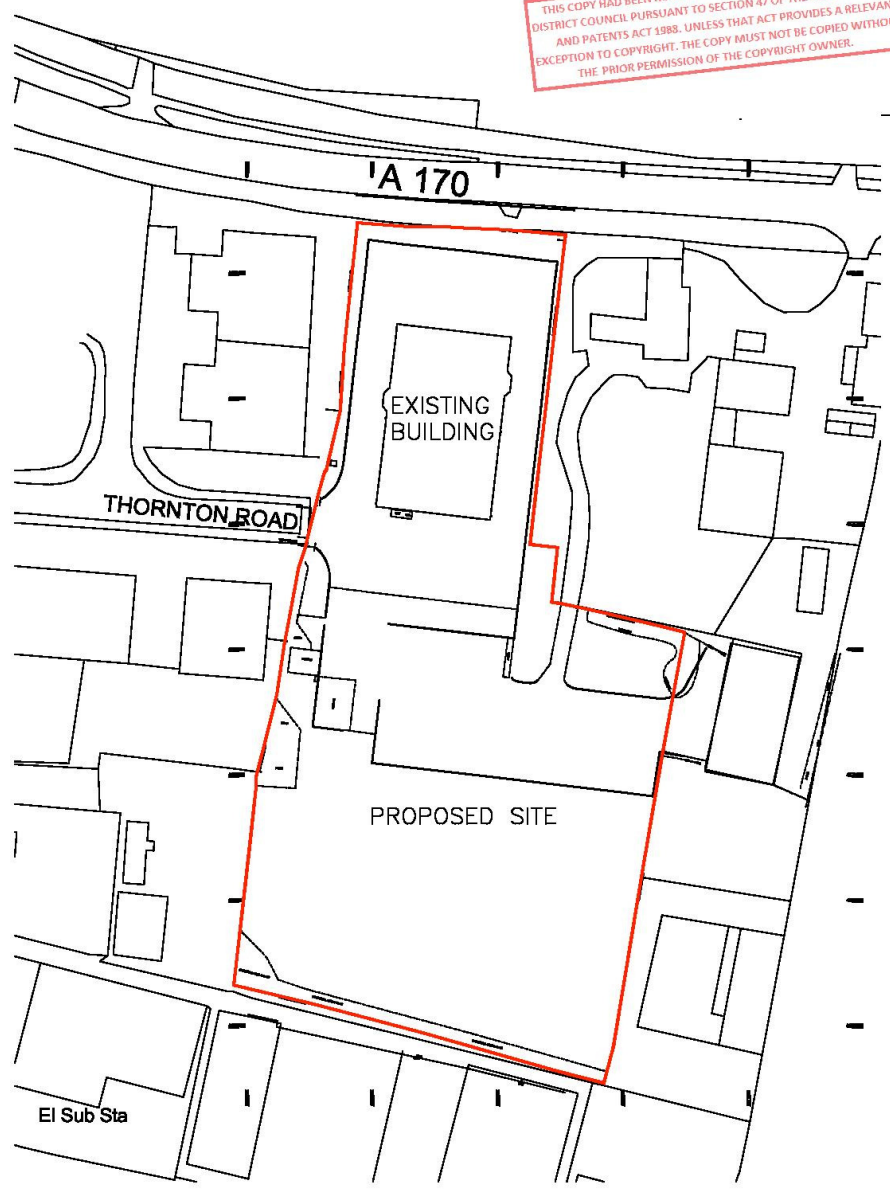
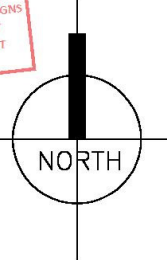
Reason: For the avoidance of doubt and in the interests of proper planning.

**Background Papers:**

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

Notes: 1. Do not scale drawing. If in doubt contact SDA 2. Not for construction unless otherwise shown 3. When appropriate, this drawing to be read in conjunction with project specific Designers Risk Assessments, produced in accordance with requirements of the Construction (Design and Management) Regulations 2015 (and prior). 4. The design shown on this drawing is the property of SDA and is not to be used or the drawing copied, communicated or disclosed, in whole or in part, except in accordance with a contract, licence or agreement in writing with SDA

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**SDA  
ARCHITECTS  
& DESIGNERS**

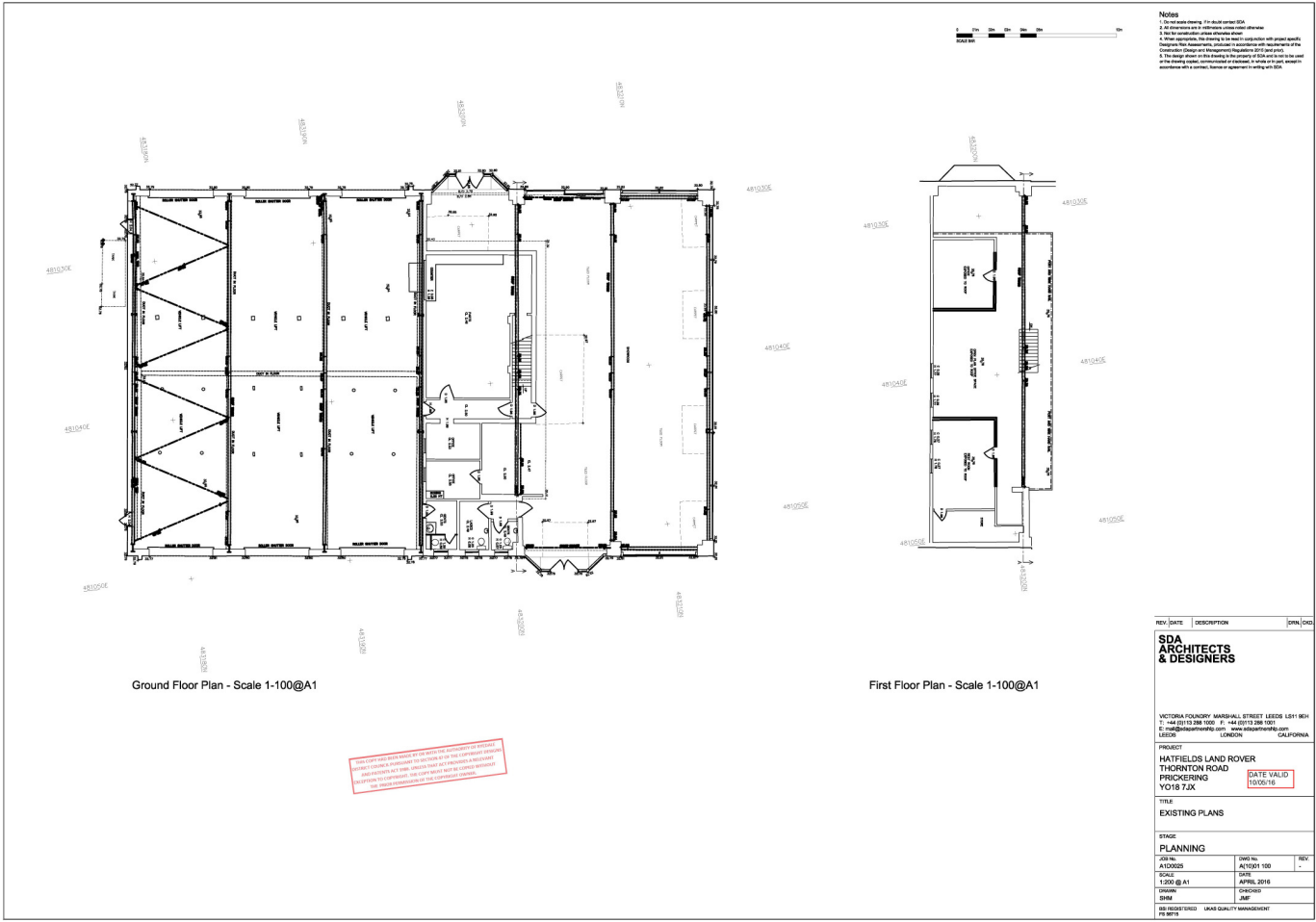
VICTORIA FOUNDRY MARSHALL STREET LEEDS LS11 9EH  
T: +44 (0)113 288 1000 F: +44 (0)113 288 1001  
E: mail@sdapartnership.com www.sdapartnership.com  
LEEDS LONDON CALIFORNIA

DATE VALID  
10/05/16

PROJECT HATFIELDS LAND ROVER PICKERING THORNTON ROAD PICKERING YO18 7JX	STAGE PLANNING			
	SCALE 1/1250 @ A4	JOB No. A1D0025	DWG No. A(PL)00-000	REV. -
TITLE SITE LOCATION PLAN	DRAWN SHM	CHECKED MJF	DATE APRIL 2016	





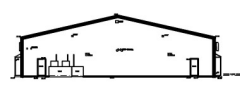


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6. The design is based on the drawings in the project file and not on the printed drawings.
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Elevation A - Scale 1-200@A1



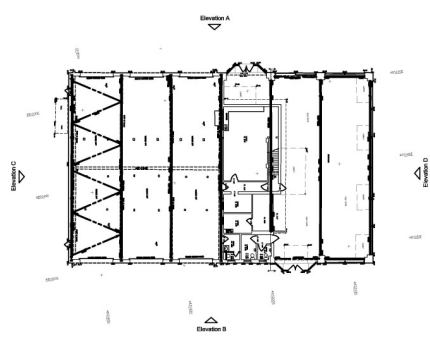
Elevation C - Scale 1-200@A1



Elevation B - Scale 1-200@A1



Elevation D - Scale 1-200@A1

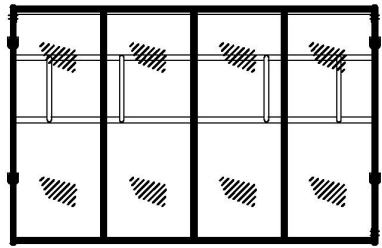


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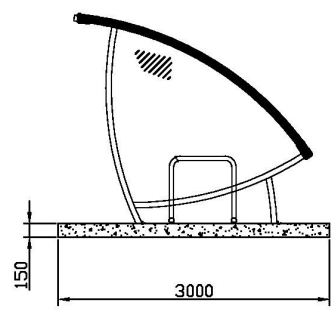
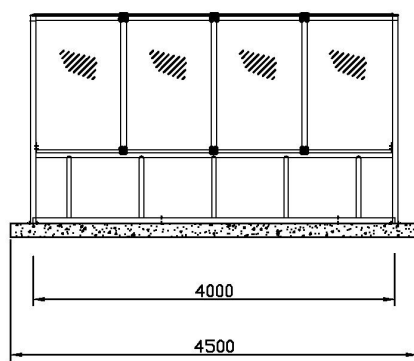
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<b>PROJECT:</b> HATFIELDS LAND ROVER THORNTON ROAD PICKERING YO18 7JX				
<b>TITLE:</b> EXISTING ELEVATIONS				DATE VALID 10/05/16
<b>SCALE:</b> PLANNING				
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2016 REGISTERED LAMB QUALITY MANAGEMENT PS 8918				




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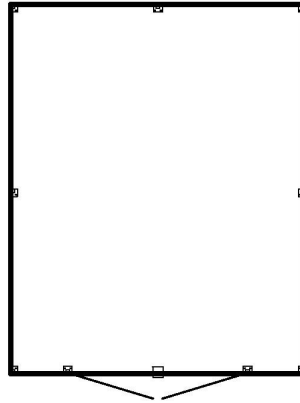


Powder Coated  
colour: Silver RAL9006

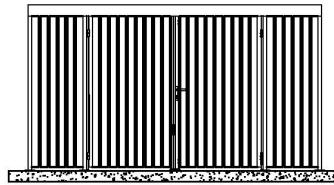
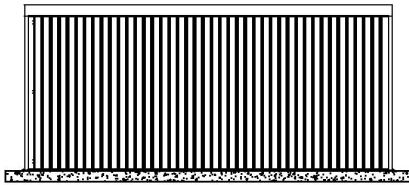


DATE VALID  
10/05/16

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	Article Number	1 bay 4m	Format	A4	
			Date	4/10/07	
			Drawn By	BD	
			Issue	YES	
			Drawing No.		

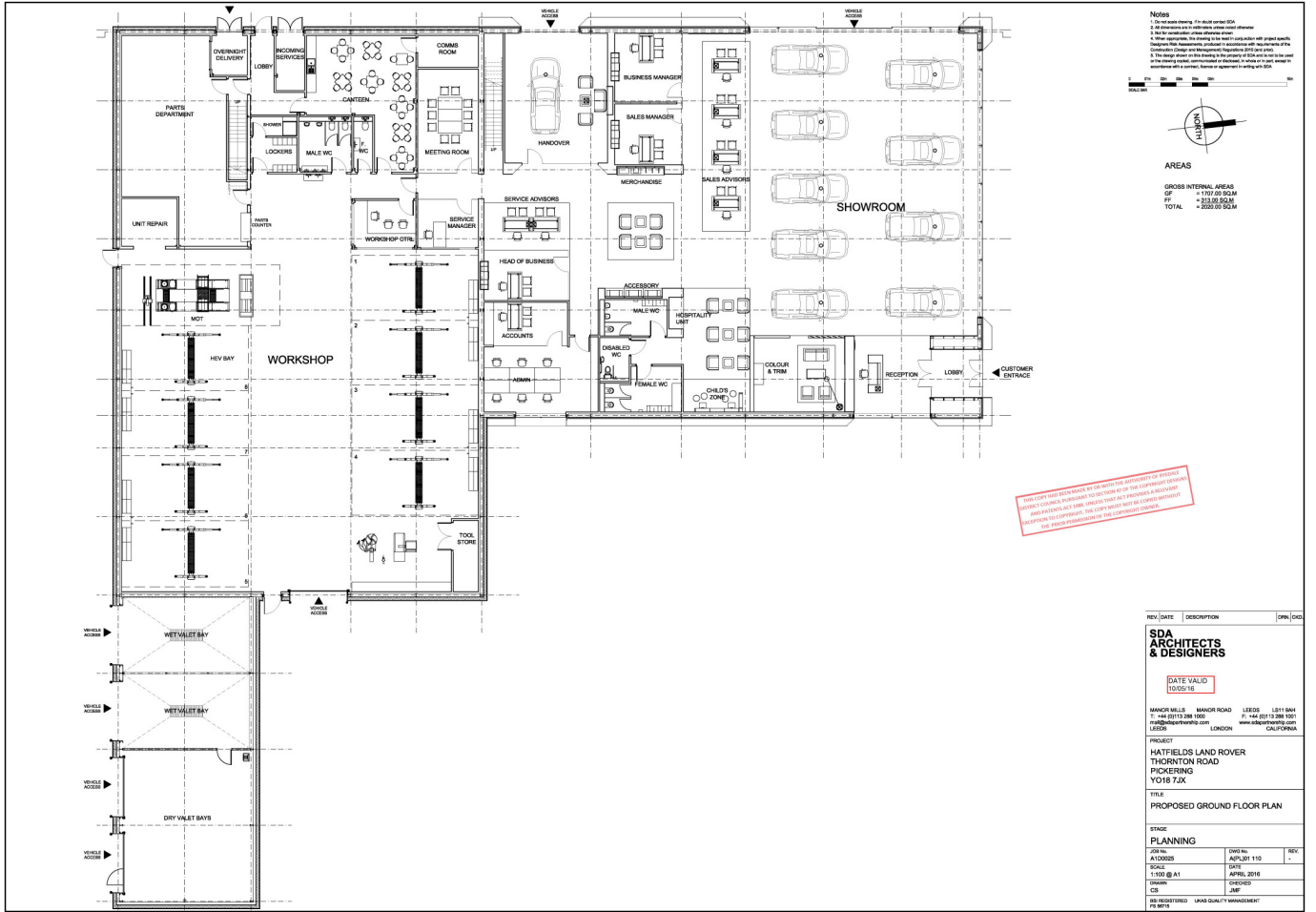


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 Falco <small>Available in 10 standard sizes          Standard for Schools, Lido, Clubs          813 332 1111    01273-282828          01273-282821</small>	Name	FalcoLok-500	Scale	NTS	Em
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			Drawn By	BD	
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			Drawing No		



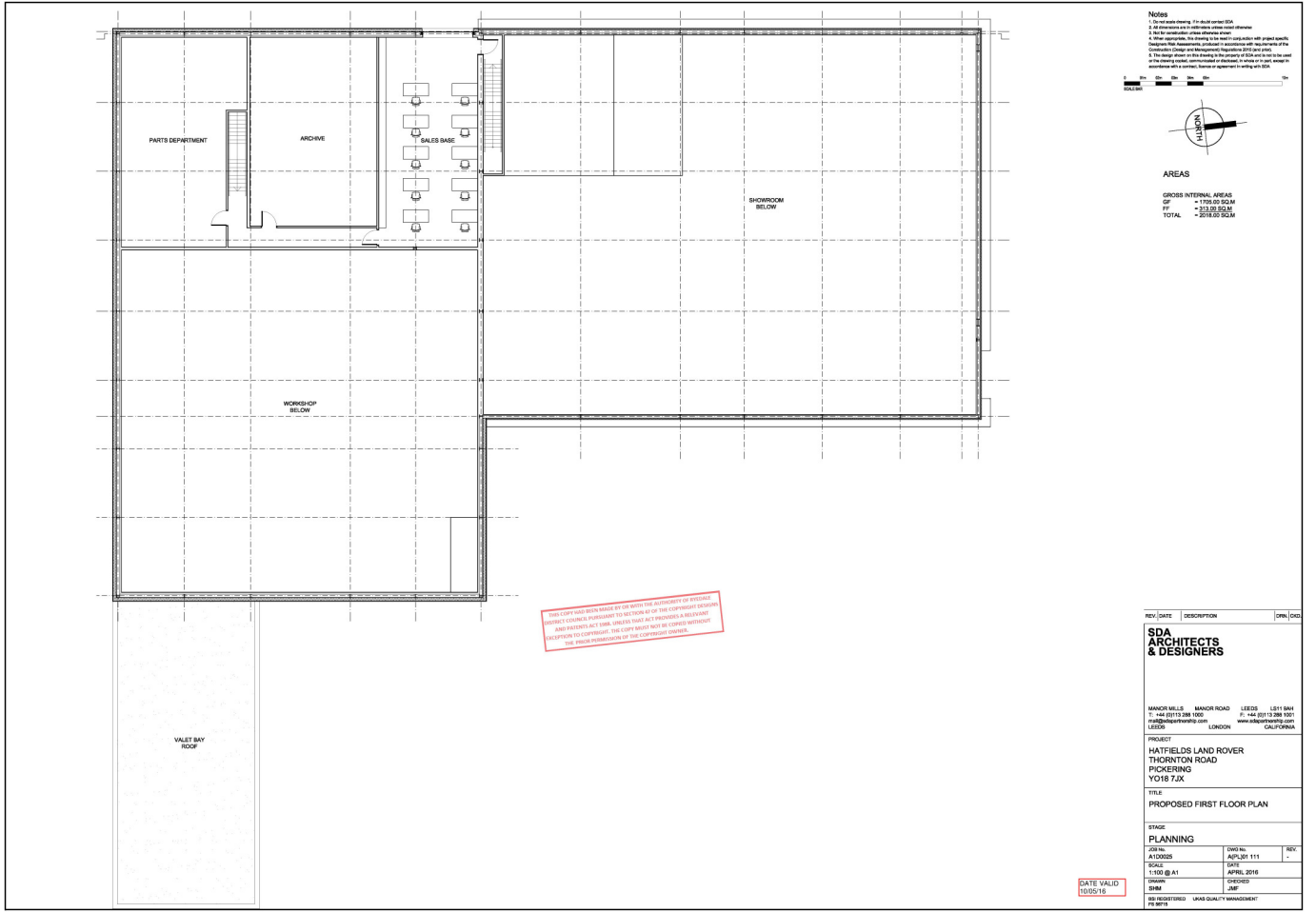
Notes

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4. Where dimensions are shown to be in millimetres they are given in millimetres. All dimensions are given in millimetres unless stated otherwise.
5. The design is based on the existing structure of the building and is subject to the results of the structural analysis and design. It is the responsibility of the client to ensure that the building is structurally sound and suitable for use as a showroom.
6. The design is based on the existing structure of the building and is subject to the results of the structural analysis and design. It is the responsibility of the client to ensure that the building is structurally sound and suitable for use as a showroom.

GROSS INTERNAL AREAS  
 GIP = 1107.00 SQM  
 FFC = 533.00 SQM  
 TOTAL = 2022.00 SQM

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REV	DATE	DESCRIPTION	OWN	DOC
<b>SDA ARCHITECTS &amp; DESIGNERS</b> DATE VALID TO 00/00/16				
MANOR MILLS MANOR ROAD LEEDS LS21 6AH 2nd FLOOR LEEDS LS21 6AH LEEDS LONDON CALIFORNIA				
<b>PROJECT:</b> HATFIELDS LAND ROVER THORNTON ROAD PICKERING YO18 7JX				
<b>TITLE:</b> PROPOSED GROUND FLOOR PLAN				
<b>STAGE:</b> PLANNING				
2/3	16/03/2015	ISSUE NO. 110	SEC.	
SCALE	DATE	APPROVED		
1:100 @ A1	APRIL 2016			
DRAWN	DRAWN			
CS	DMF			
BY/REVISITORS	WORK QUALITY MANAGEMENT			
PS/BS				



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  6. The design is based on the assumption that the ground is level and the ground level is as shown on the drawing.
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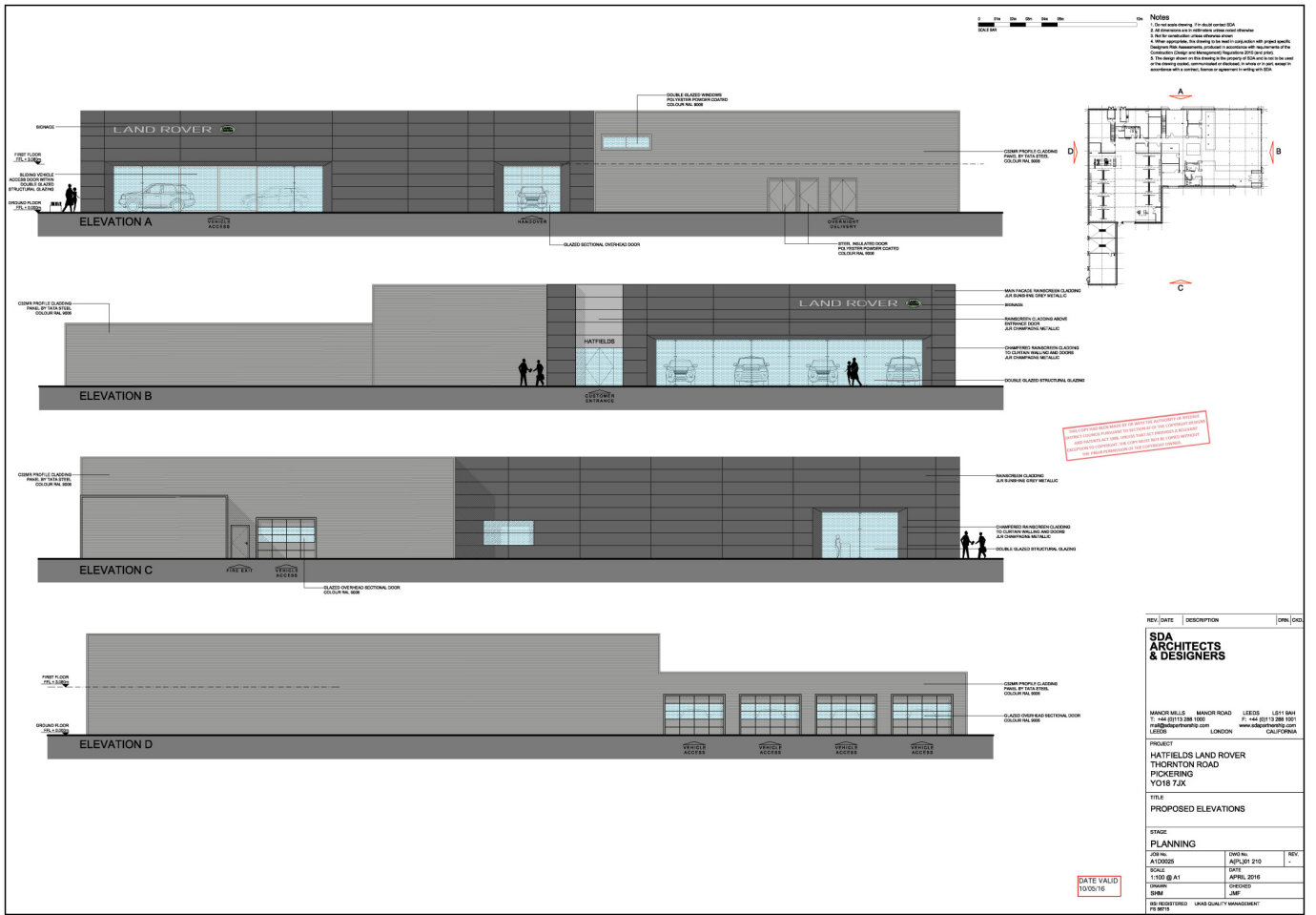


**AREAS**

GROSS INTERNAL AREAS  
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 FF = 2112.00 SQ.M  
 TOTAL = 3895.00 SQ.M

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REV	DATE	DESCRIPTION	DRN	CHK																		
<p><b>SDA ARCHITECTS &amp; DESIGNERS</b></p> <p>MANOR HILLS MANOR ROAD LEEDS LS21 6AH          2nd FLOOR LEEDS LS21 6AH          LEEDS LONDON LOS ANGELES CALIFORNIA</p> <p>PROJECT: HATFIELDS LAND ROVER          THORNTON ROAD          PICKERING          YO18 7JX</p> <p>TITLE: PROPOSED FIRST FLOOR PLAN</p> <p>STAGE: PLANNING</p> <table border="1"> <tr> <td>JOB No.</td> <td>DATE</td> <td>REV</td> </tr> <tr> <td>A/10005</td> <td>APR/16 111</td> <td>-</td> </tr> <tr> <td>SCALE</td> <td>DATE</td> <td>BY</td> </tr> <tr> <td>1:100 @ A1</td> <td>APR/16 2016</td> <td></td> </tr> <tr> <td>DRAWN</td> <td>CHECKED</td> <td></td> </tr> <tr> <td>SDA</td> <td>SDA</td> <td></td> </tr> </table> <p>DATE VALID: 10/05/16</p> <p>SDA REGISTERED - LEADS QUALITY MANAGEMENT          REG NO: 10005</p>					JOB No.	DATE	REV	A/10005	APR/16 111	-	SCALE	DATE	BY	1:100 @ A1	APR/16 2016		DRAWN	CHECKED		SDA	SDA	
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Design & Access Statement for the development of a refurbished Land Rover Dealership  
**Hatfields Land Rover**– Pickering (Second Application)



SDA  
ARCHITECTS

SDA  
ARCHITECTS

Hatfields

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TYPICAL LAND ROVER DEALERSHIP



GENERIC STANDARD LAND ROVER DEALERSHIP

#### 1.0 PROPOSAL OVERVIEW

This statement is submitted as part of the full planning application for the demolition and rebuilding of the Land Rover dealership on Thornton Road Pickering, North Yorkshire.

The application is submitted for Hatfields Land Rover and this document is to be read in conjunction with the planning application drawings listed below and application forms.

The proposed building will incorporate showroom and technical service bay facilities, offices, parts storage, vehicle valet, storage, and other ancillary support facilities.

This Design and Access Statement describes the evolution of the proposal and provides an assessment in relation to design aspects of the scheme in accordance with Good Practice Guidance produced by CABE.

**A (10) 00 001 Existing Site Plan**  
**A (10) 01 100 Existing Floor Plans**  
**A (10) 01 200 Existing Elevations**

**A (PL) 00 100 Proposed Site Plan**  
**A (PL) 01 110 Ground Floor Plan**  
**A (PL) 01 111 First Floor Plan**  
**A (PL) 01 210 Proposed Elevations**





PROPOSED TYPICAL INTERNAL IMAGES OF 'ARCH' CONCEPT STANDARD

## 2.0 INTRODUCTION

### JAGUAR LAND ROVER

The new Jaguar Land Rover retail corporate identity makes an undeniable impact.

- It speaks of a sense of purpose
- It embodies solidity
- It evokes feelings of permanence

We've given the concept a name to reflect these qualities "ARCH".

ARCH gives each dealership an unmistakable air of authority. Under its span, enclosed by its bold, distinctive lines, it's clear that the two brands are set apart from their competitors – an offer to the customer of confidence, aspiration and quality.

Whilst it is a design that will stand the test of time, it has clear links back to the heritage of the brands. The Jaguar and Land Rover brands are iconic within the industry, and ARCH gives them a home worthy of their ground-breaking achievements. The expectations generated by the exterior are fulfilled when customers walk through the doors into a carefully constructed showcase worthy of these luxurious brands.

ARCH is an inspired expression of the things which make the Jaguar and Land Rover brands the powerful force they are in the market for today and into the future – bold, distinctive, luxurious, powerful and built for the individual.

### HATFIELDS

Ernest Hatfield began selling motor vehicles in Sheffield in the 1920s, setting up one of the very first Jaguar dealerships in the world. Today, his legacy lives on, with other famous marques and locations added to the Hatfields portfolio creating a motor trade name that customers can trust.

Hatfields is an independent, family-run business, operating dealerships across the North of England and in Shrewsbury. As a group, Hatfields has established a successful dealer network over a number of decades, developing a loyal customer following along the way.



SITE BLOCK AREA PLAN



GENERIC JLR 'ARCH' CONCEPT STANDARDS

### 3.0 THE PROPOSAL

#### 3.1 CONTEXT

The site comprises 2.45 acres located adjacent to A170 road to the east of Pickering, North Yorkshire. The site currently is in use as a Land Rover Dealership. The building requires updating to meet business needs and the current standards set out by Jaguar Land Rover UK. The standards not only enhance the overall aesthetic appearance of the building, but will improve the energy efficiency and facilities for both staff and customers. The standards are set by Jaguar Land Rover as a brand, however the proposed development will be Land Rover only.

#### 3.2 USE

The 'ARCH' concept proposal will include the entire site and building located within it. The location of the building, and site layout are of fundamental importance to how the business will operate, but are also informed by a specific design criteria.

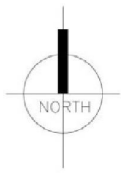
The materials have been selected by Jaguar Land Rover to represent the brand globally giving a consistent, and strong brand. Whilst creating this brand image the proposals have been developed through considering such elemental issues as orientation, solar gain, environmental impact, topography, access and boundary conditions as well as being driven by operational and business requirements.

#### 3.3 AMOUNT

The proposal is for a new 9 car showroom with 8 bay workshop and MOT bay. The building will also provide office accommodation along with staff facilities.



AERIAL VIEW OF LOCATION OF THE SITE



SITE ACCESS

### 3.5 LAYOUT

As previously determined the site and building is designed to many differing elements and a specific design criteria of the 'ARCH' concept, however the main design ethos is to create a customer experience which gives the customer the best and most comfortable access to the product.

The concept is based on a 'customer first' philosophy. This is achieved through a visually explanatory environment, safe and comfortable travel distances both by vehicle and on foot, internally and externally.

The existing building which is to be demolished is currently positioned with showroom facing the A170 main road. The new building will remain in a similar position but set further back from the A170. The proposed showroom will still face the A170 with the new workshop behind.

The customer entrance to the site is accessed off the A170 from Thornton road, with customer parking located adjacent to the main building entrance. The main showroom and customer entrance will be located close to the main site entrance. The parking is well defined and signed allowing customers to locate this more comfortably and safely.

The layout has also considered vehicle movement within the site regarding customer vehicle, delivery commercial vehicle, also impact from larger vehicle such as transporter and waste management.

All vehicle maneuvering dropping and picking up should be contained/managed within the site creating a safer pedestrian environment and vehicle movements, entering, circulating, and leaving the site.



GENERIC STANDARD IMAGES OF JLR STANDARD PARKING FINISHES

### 3.6 SCALE

The new building will more than double the existing building footprint. However, when view from the A170 the frontage of the building will match that to what is already on site. The extent of the additional footprint will only be visible from within the site itself.

The position of the building on the site allows the entire site to be utilised in the most economical way whilst also maximising the potential for creating car parking, without creating an image of a car park as you enter.

The parking layout has been designed to work both functionally for visitors/customers, but also work well commercially for the business to run smoothly and alleviating disruption within the site parameters.

### 3.7 ACCESS

The vehicle and pedestrian access into the site will not change. The existing building already has level access however the proposed refurbishment will now incorporate a lift to first floor, something that was lacking previously.

Internally the access is level and the materials used will allow an easy transition, the internal floor coverings consist of tiling (showroom and customer area) and carpeting to the offices.



STANDARD FINISHES



### 3.8 APPEARANCE

The main building is single storey with the front elevation being approximately 6.5m high. The use of glass is restricted to the main showroom building); the main front façade (now located, facing south, away from the main road, and the side elevation facing the site egress. The glazing will be approximately 4m in height, the rest will be cladding.

The 50/50 concept is a key design element to the 'ARCH' concept. This refers to the glazed areas of the showroom to be no more than half the height of the building. This creates the 'ARCH' image and allows the building to frame the display area. This also allows the focused attention to be on the ground level vehicle display area.

The orientation of the building is such that the majority of glazing is on the south face of the building as this will be the customers main view and access into the building..

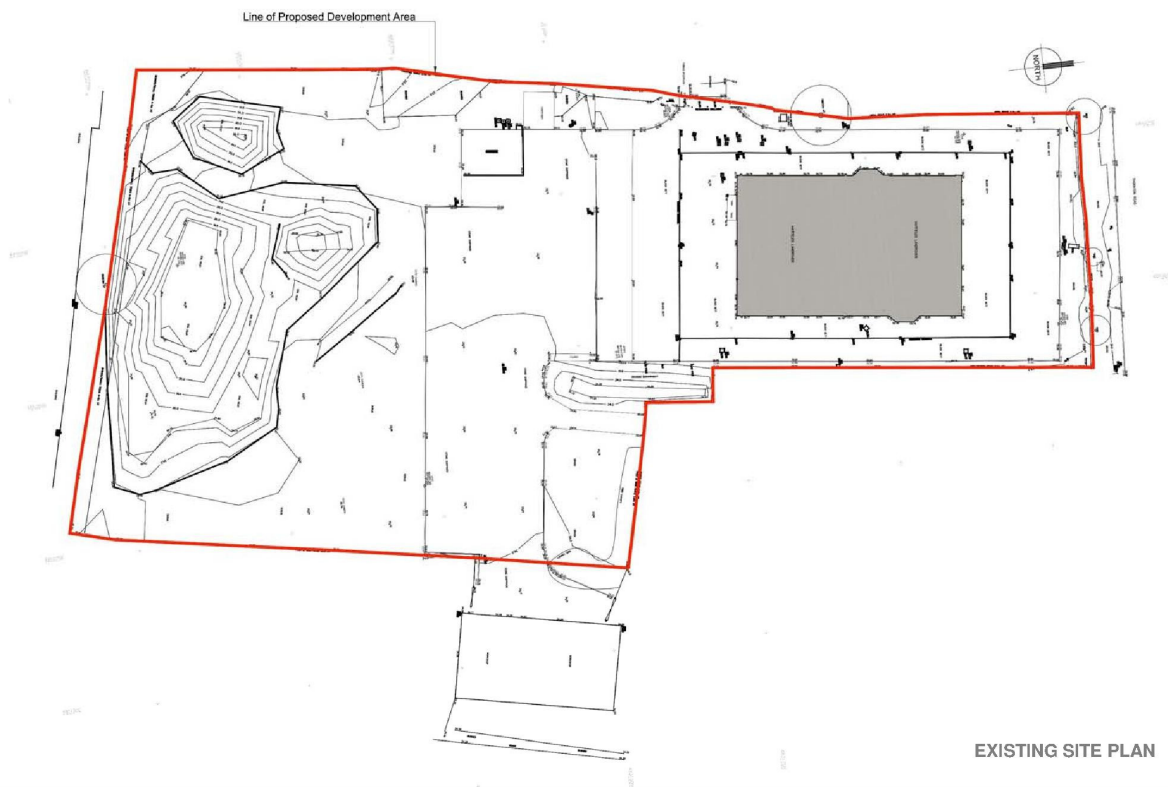
The external fabric is predominantly cladding and glass, however the materials specified have good thermal characteristics and are detailed to achieve a very high energy performance. The use of the dark grey decorative rain screen cladding sets it apart from the workshop (which is silver RAL 9006). The materials used together form a palette which is mostly silver and grey but they work together to provide a style of architecture which is unique and premium in it's aesthetic.

### 3.9 LANDSCAPING

The landscaping and the hard surface treatments are important to us as designers and the Jaguar Land Rover brand. The intelligent use of planting (both low and high level) can help the project in many ways. The use of different surface treatments such as block paving, and tarmac can help highlight certain areas and assist customers unfamiliar with the site to navigate their way round, not discounting assistance in surface water removal.

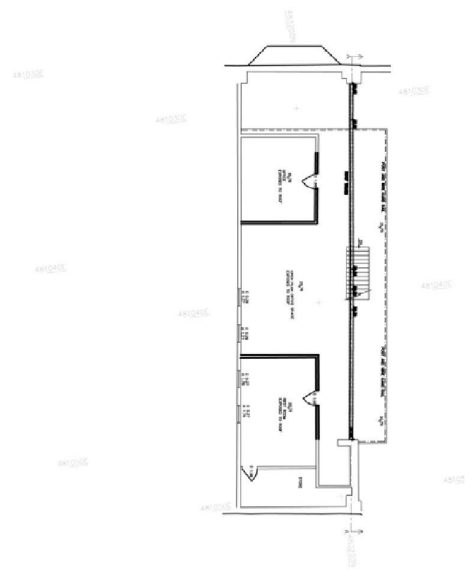
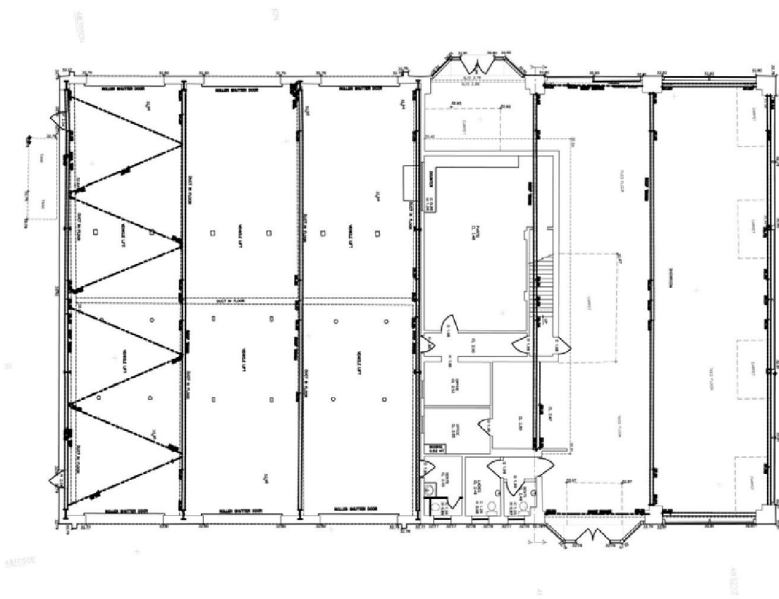


EXISTING PHOTOGRAPHS

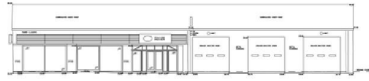
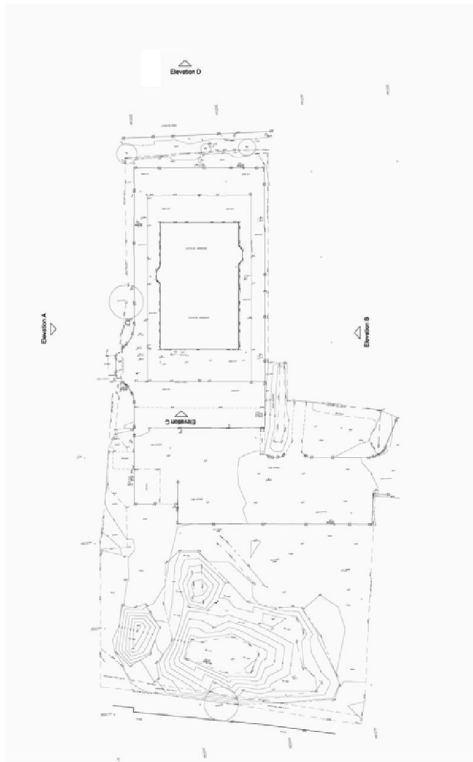


EXISTING SITE PLAN

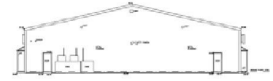




EXISTING PLAN



Elevation A - Scale 1-200@A1



Elevation C - Scale 1-200@A1

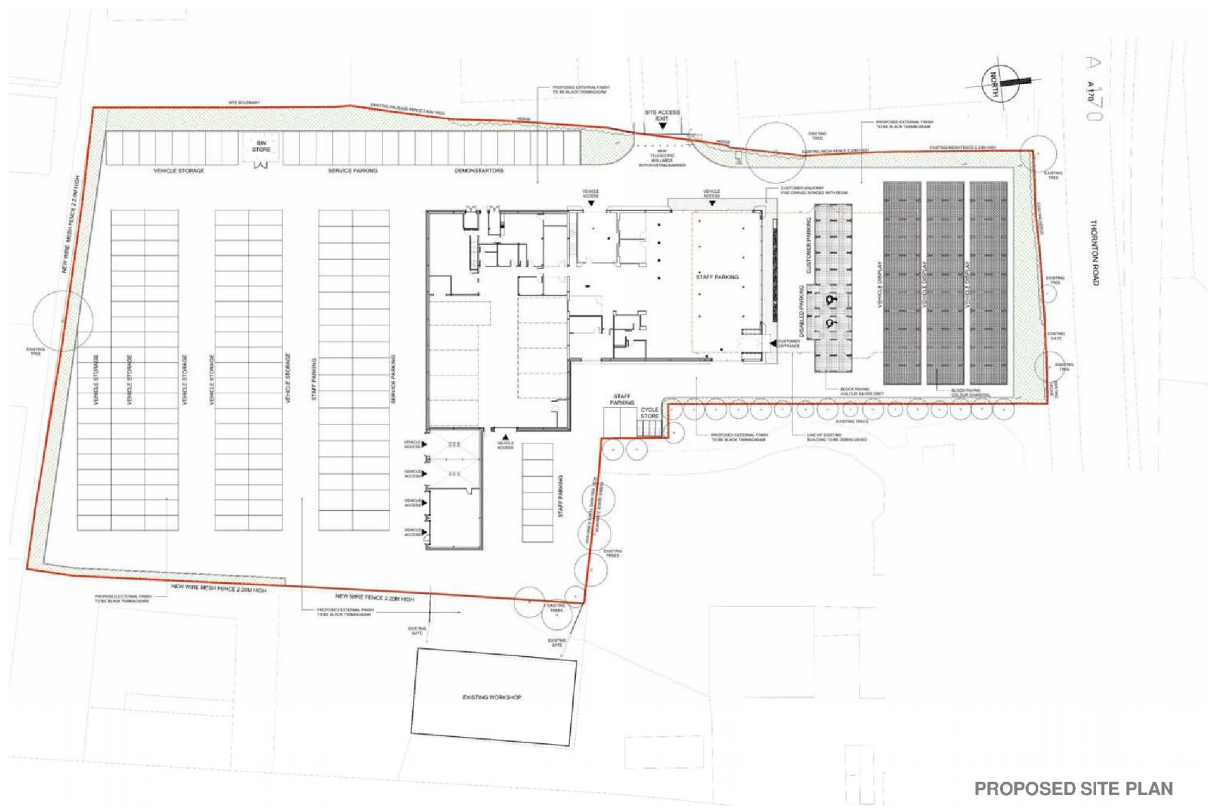


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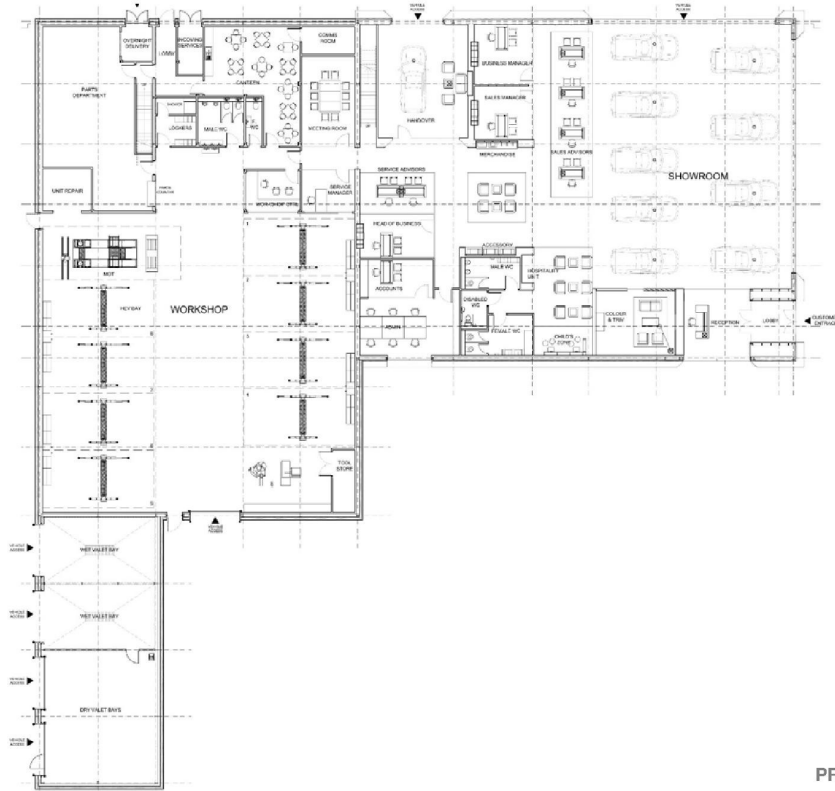


Elevation D - Scale 1-200@A1

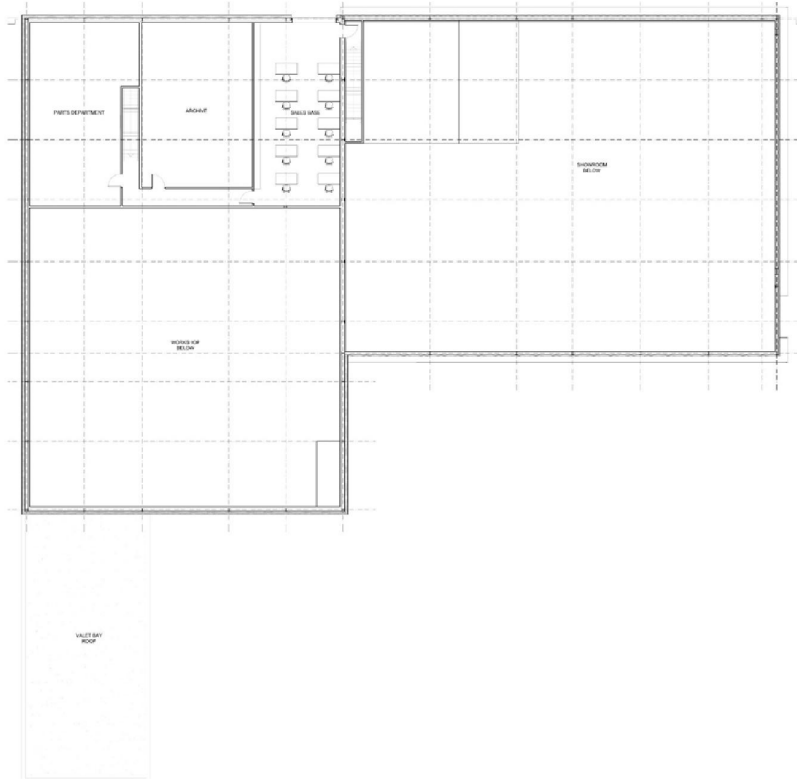
EXISTING ELEVATIONS



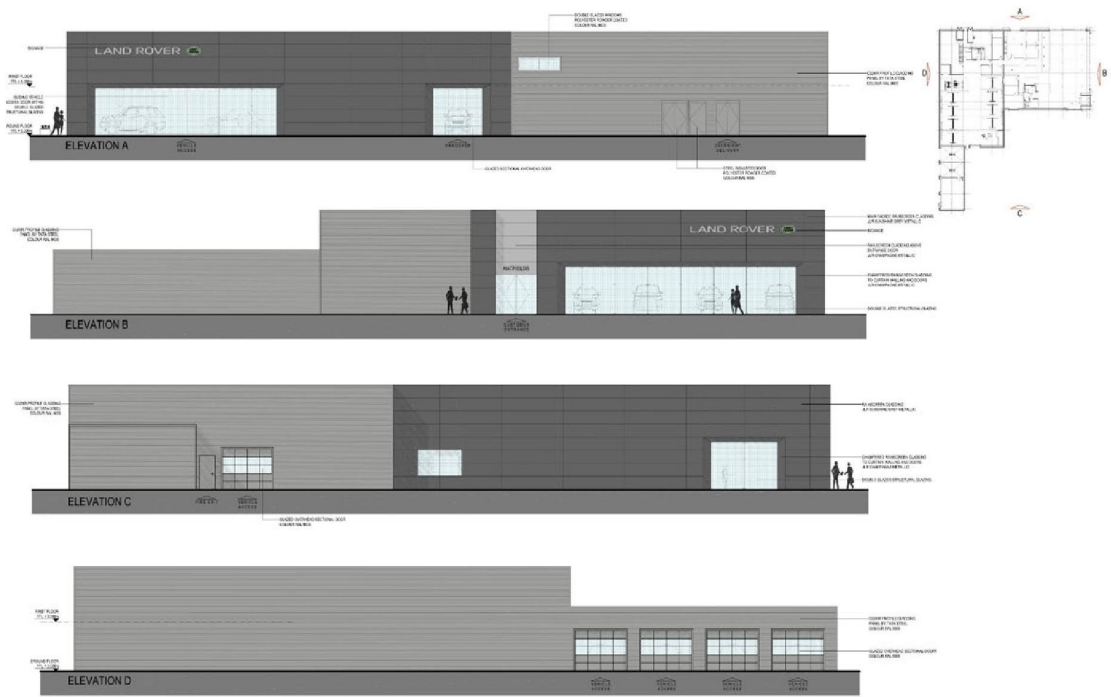
PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ELEVATIONS

SDA  
ARCHITECTS

Hatfields

No objection

AH

DATE  
01/06/16

---

**From:** Loraine Merrett  
**Sent:** 01 June 2016 13:28  
**To:** Natalie Meynell  
**Cc:** Alan Hunter  
**Subject:** FW: 16/00848/MFUL.

---

**From:** Pickering Town Council [<mailto:townclerk@pickering.gov.uk>]  
**Sent:** 01 June 2016 09:24  
**To:** Development Management  
**Subject:** 16/00848/MFUL.

The council has no objections to Hatfields Land Rover's application to redevelop its site on the industrial estate at Thornton Road for a new dealership showroom and workshop, and increased space for vehicle storage. The council thinks that the measures to handle wildlife issues are satisfactory.

Andrew Husband  
Clerk to Pickering Town Council

# Agenda Item 12

**Item Number:** 12  
**Application No:** 16/00901/MFUL  
**Parish:** Welburn (Kirkbymoorside) Parish Meeting  
**Appn. Type:** Full Application Major  
**Applicant:** Mr William Shaw  
**Proposal:** Erection of an agricultural building for storage purposes following demolition of existing barn  
**Location:** West Ings Bungalow New Road To Kirkdale Lane Kirkbymoorside North Yorkshire YO62 7HE

**Registration Date:**  
**8/13 Wk Expiry Date:** 19 August 2016  
**Overall Expiry Date:** 22 June 2016  
**Case Officer:** Charlotte Cornforth **Ext:** 325

## CONSULTATIONS:

<b>Parish Council</b>	No views received to date
<b>Highways North Yorkshire</b>	No objection
<b>Countryside Officer</b>	Informative to be attached to any permission
<b>Land Use Planning</b>	No views received to date

## Neighbour responses:

---

## SITE:

The site is located within the wider open countryside on relatively flat land. It is located approximately 1.7 kilometres to the south west of the Market Town of Kirkbymoorside. The site is accessed via the A170, approximately 950 metres to the north of West Ings Bungalow. The nearest residential dwelling to the site is West Ings Farmhouse, located approximately 500m to north west of the proposed agricultural building. There are no public rights of way in close proximity to the site.

## PROPOSAL:

Erection of an agricultural building for storage purposes following demolition of existing barn.

The application is to be determined by Planning Committee as the floor area of the building exceeds 1000 square metres (1005.84 square metres).

The proposed building will measure 50.29m in width, 20m in depth, 6.5m to the eaves and 9.5m to the ridge. It will be constructed of Yorkshire Boarding to the sites, with 2m concrete panels from the ground and anthracite grey cement fibre roofing sheets, with 9 small roof lights on the north facing roof slope and 9 small roof lights on the south facing roof slope. A galvanised steel door with a width of 6m and a height of 5.5m is proposed on the western elevation.

## HISTORY:

Relevant planning history includes:

13/00908/FUL - Planning permission granted 27.09.2013 - Demolition of existing dwelling and barn to allow erection of replacement three bedroom dwelling and replacement general purpose agricultural building.



Members should note that the replacement dwelling has been built. However, the general purpose agricultural building has not been built as this application seeks a larger agricultural building.

## **POLICY :**

### The Ryedale Plan - Local Plan Strategy (2013)

Policy SP9 The Land Based and Rural Economy

Policy SP13 Landscapes

Policy SP16 Design

Policy SP19 Presumption in Favour of Sustainable Development

Policy SP20 Generic Development Management Issues

### National Planning Policy Framework (2012)

Chapter 3. Supporting a prosperous rural economy

Chapter 7. Requiring good design

Chapter 11. Conserving and enhancing the natural environment

### National Planning Practice Guidance (2014)

## **APPRAISAL:**

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

- i. The principle of development
- ii. Impact upon the character of the wider open countryside
- iii. Impact upon neighbouring amenity
- iv. Impact upon protected species
- v. Highway safety
- vi. Other matters
- vii. Conclusions

### i. The principle of development

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan – Local Plan Strategy is supportive of new buildings that are necessary to support land-based activity and a working countryside, including farming. Furthermore, Section 3 (Supporting a prosperous rural economy) of the National Planning Policy Framework is supportive of sustainable growth and expansion of all types of business and enterprise in rural areas, through well designed new buildings.

The holding comprises of a total of 800 acres, with approximately 400 acres for arable and 400 acres for livestock. The applicants operate an agricultural contracting business, comprising of both arable and livestock farming . The proposed building will allow for the storage of large agricultural machinery that facilitates the agricultural contracting business. It is considered that the principle of an agricultural storage building in this location and within the farmstead is considered acceptable.

### ii. Impact upon the character of the wider open countryside

The surrounding area of the site is largely agricultural on relatively flat land. There is a hedgerow and trees to the north of the proposed buildings, with open countryside to the east and south, with West Ings Bungalow to the west. There will be partial views of the roof of the proposed agricultural building when travelling in a southerly direction along the track towards West Ings Bungalow. The roof will be constructed of cement fibre sheets, with an anthracite grey which are considered acceptable in this location. Whilst it is noted that the building measures 9.5m in ridge to allow for large agricultural machinery to enter it safely, it is considered that due to the traditional pitched roof design, the building being sited relatively closer to the main dwelling of West Ings Bungalow and the use of

materials, the proposed agricultural building will not be detriment to the character of the wider open countryside, complying with Policies SP13 and S16 of the Ryedale Plan - Local Plan Strategy.

### iii. Impact upon neighbouring amenity

The site is relatively isolated, with the nearest residential property West Ings Farmhouse, located approximately 500m to north west of the proposed agricultural building.. It is considered that due to the distance of this dwelling from the proposal, the proposal will not have a material adverse impact upon neighbouring amenity. This is in terms of being overbearing in presence, causing loss of light, loss of privacy, odour or noise, complying with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

### iv. Impact upon protected species

The Countryside Officer has stated the following with regard to the proposal:

*The existing building which is to be demolished as part of this application is likely to have a low probability for bat habitation due to its timber construction. Whilst there is a small chance that bats may be using the building, I recommend that a bat informative be attached to any permission granted*

If planning permission is granted, the following informative will be attached to the Decision Notice:

*All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 ( as amended by the Countryside and Rights of Way Act 2000) and are further protected under section 41/42 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 ( as Amended) and applied to whoever carried out the work. Contact details: Natural England, 4th Floor, Foss House, Kings Pool, 1 - 2 Peasholme Green, York, YO1 7PX Tel: 0300 060 1911*

### v. Highway safety

The Local Highway Authority has raised no objection to the proposal. The site is access off the A170 and there is sufficient on site turning space for vehicles.

### vi. Other matters

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

### vii. Conclusion

In light of the above considerations, the erection of an agricultural building for storage purposes following the demolition of existing barn is considered to satisfy the relevant policy criteria outlined within Policies SP9, SP13, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

The proposal is therefore recommended for approval subject to the following conditions.

### **RECOMMENDATION:                      Approval**

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

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

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

Site Location Plan - date stamped 20.05.2016.

Proposed Floor Plan - Drawing Number WS20164-3.

Proposed Elevations and Block Plan - Drawing Number WS20164-2.

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

**INFORMATIVE:**

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 ( as amended by the Countryside and Rights of Way Act 2000) and are further protected under section 41/42 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as Amended) and applied to whoever carried out the work. Contact details: Natural England, 4th Floor, Foss House, Kings Pool, 1 - 2 Peasholme Green, York, YO1 7PX Tel: 0300 060 1911

**Background Papers:**

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

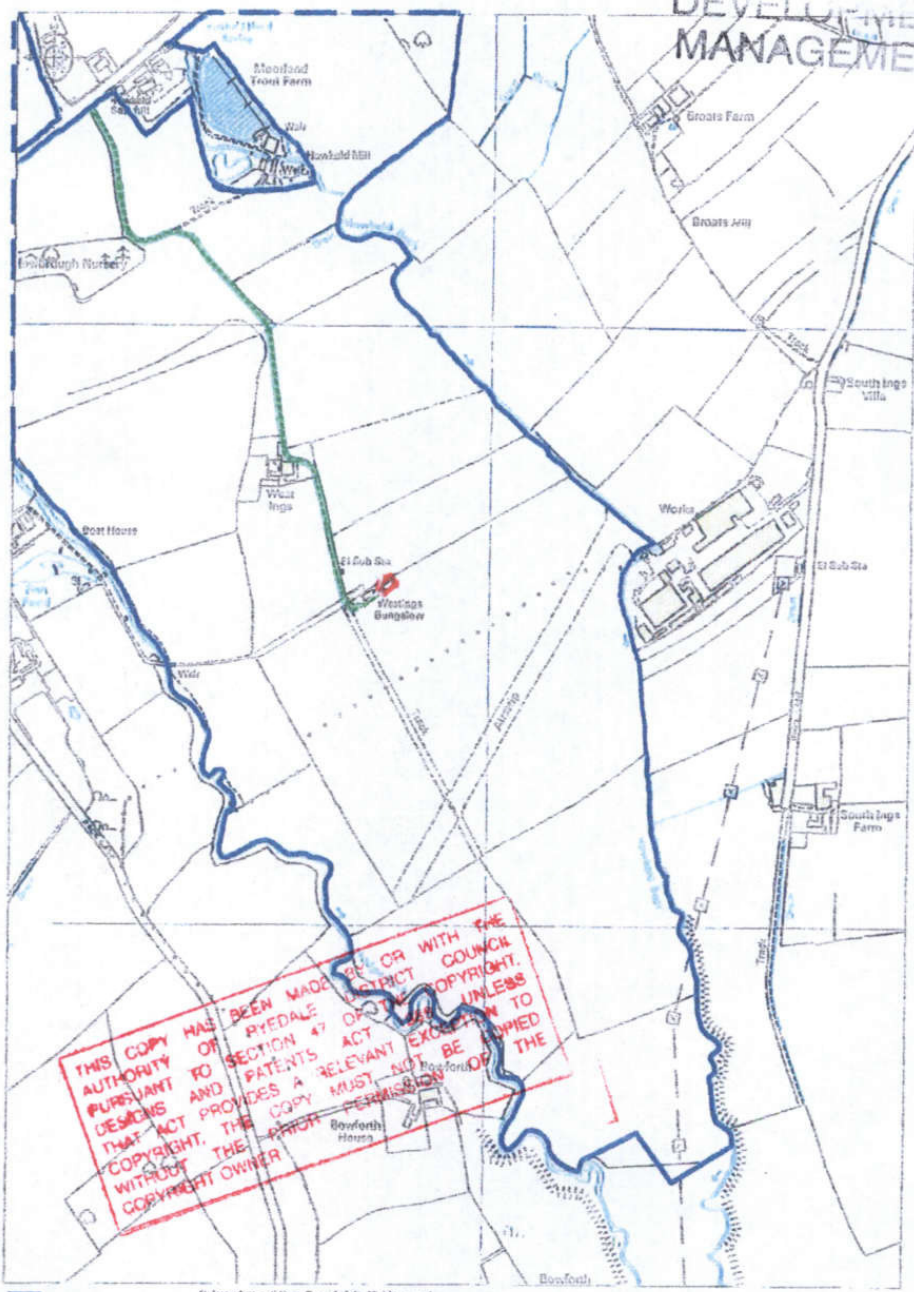
16/00901/474

# RYEDALE DM

Site Location Plan

20 MAY 2016

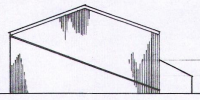
## DEVELOPMENT MANAGEMENT



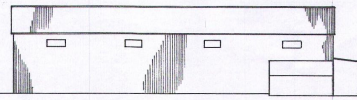
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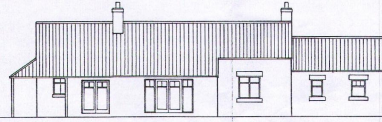
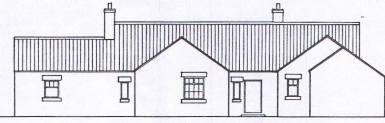
- Application Site
- Land under ownership of Shaw family
- Access Road



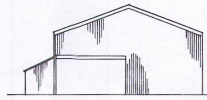
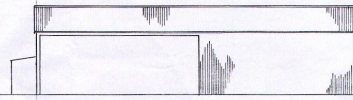
EXISTING EAST ELEVATION



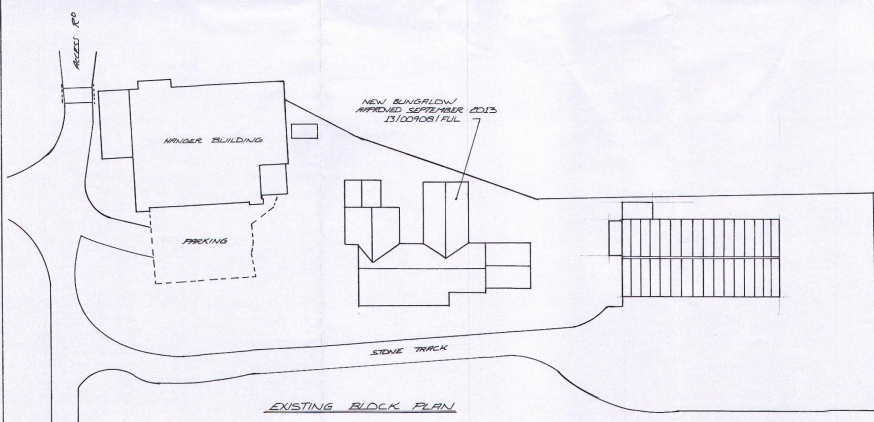
EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



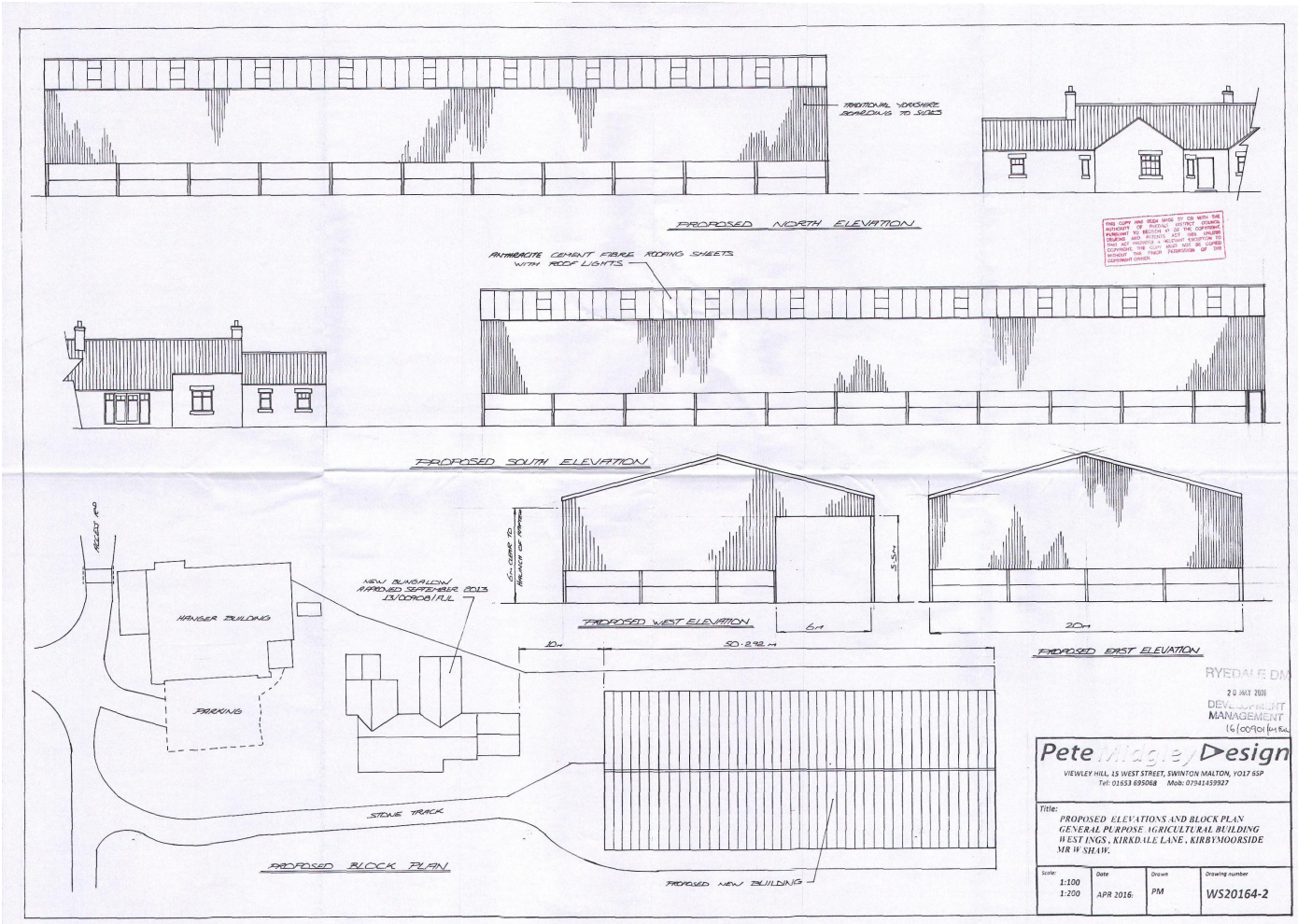
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RYEDALE DM  
20 MAY 2016  
DEVELOPMENT  
MANAGEMENT  
KJ/009/01/14/15

**Pete Middle Design**  
VIEWLEY HILL, 15 WEST STREET, SWINTON MALTON, YO17 6SP  
Tel: 01853 895008 Mob: 07941459927

Title:  
EXISTING ELEVATIONS AND BLOCK PLAN  
WEST INGS, KIRKDALE LANE, KIRBYMOORSIDE  
MR W SHAH.

Scale	Date	Drawn	Drawing number
1:100 1:200	APR 2016	PM	WS20164-1

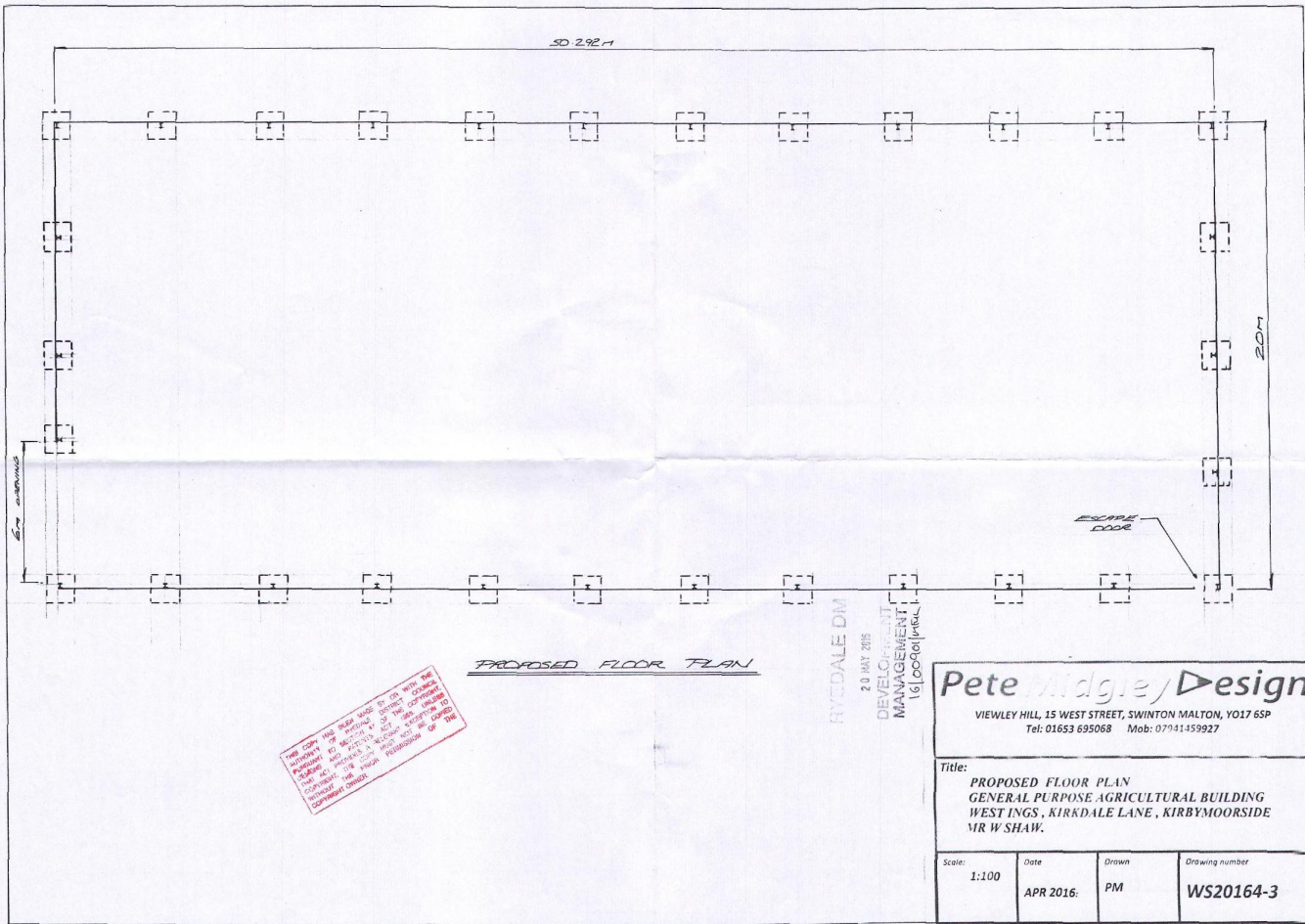


RYEMED DM  
20 MAY 2016  
DEVELOPMENT  
MANAGEMENT  
16 000901 14 64

**Pete Magrey Design**  
VIEWLEY HILL, 15 WEST STREET, SWINTON MALTON, YO17 5SP  
Tel: 01853 895088 Mob: 07941439927

Title:  
PROPOSED ELEVATIONS AND BLOCK PLAN  
GENERAL PURPOSE AGRICULTURAL BUILDING  
HEXTINGS, KIRKDALE LANE, KIRBYMOORSIDE  
MR W SHAW

Scale:	Date:	Drawn:	Drawing number:
1:100 1:200	APR 2016	PM	WS20164-2



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# Agenda Item 13

**Item Number:** 13  
**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:**  
**8/13 Wk Expiry Date:** 31 August 2016  
**Overall Expiry Date:** 18 July 2016  
**Case Officer:** Helen Bloomer **Ext:** 328

## CONSULTATIONS:

<b>Archaeology Section</b>	Advise scheme of archaeological evaluation
<b>Housing Services</b>	No views received to date
<b>Land Use Planning</b>	No views received to date
<b>Environmental Health Officer</b>	No views received to date
<b>Building Conservation Officer</b>	No views received to date
<b>Historic England</b>	Comments made
<b>Countryside Officer</b>	Recommend condition
<b>North Yorkshire Police Architectural Liaison Officer</b>	Recommend condition
<b>Tree &amp; Landscape Officer</b>	Objection to some aspects
<b>Public Rights Of Way</b>	Recommend informative
<b>Flood Risk</b>	Object
<b>Foss Internal Drainage Board</b>	Conditions to be included
<b>Parish Council</b>	No views received to date
<b>Highways North Yorkshire</b>	No views received to date

**Neighbour responses:** Mr And Mrs D Pattison, Mr Ian McLeod, Mr John Whitworth, Mrs Pauline Morson, Mr Neil Hodges, E De Berrie, Ms Pauline McLeod, Mr John Bennett, Mrs Frances Widdowson, Mary Brant, Mr Michael Lawson, Ms Catherine Jones, Ms Susan A Perkins, Mrs Margaret Fisher, Mrs Sarah Douglas, Mr Richard Masefield, Mr Ian Foxley,

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## INTRODUCTION

The above application was validated on 1 June 2016. The site (currently used as a joinery workshop and Yorkshire Water pumping station) is located immediately adjacent to the eastern boundary of both the Sherriff Hutton Development Limits and the designated Conservation Area. The Church of St Helens and The Holy Cross which is Grade I listed, is located on the southern boundary of the site on an elevated position.

There are sensitivities associated with the location of the site and the development proposed. Furthermore, the application has so far resulted in letters of representation comprising 16 letters of objection. The Parish Council are also holding an open meeting to discuss the application.



At this stage, given the early stage of processing the application, it is not possible to fully appraise the proposal and make a final recommendation to Members.

It is anticipated that a full report will be brought before Members at Planning Committee on 2 August 2016. However the application has been brought to this Committee Meeting to enable Members to consider whether to carry out a site visit in advance of the next meeting.

**RECOMMENDATION:**                      **Site Inspection**



**Item Number:** 14  
**Application No:** 16/00013/MOUT  
**Parish:** Malton Town Council  
**Appn. Type:** Outline Application Major  
**Applicant:** Commercial Development Projects/Fitzwilliam Trust Corp.  
**Proposal:** Residential development (Use Class C3) for 87no. dwellings  
**Location:** The Showfield Pasture Lane Malton North Yorkshire

**Registration Date:**  
**8/13 Wk Expiry Date:** 7 April 2016  
**Overall Expiry Date:** 17 February 2016  
**Case Officer:** Gary Housden **Ext:** 307

## CONSULTATIONS:

**North Yorkshire Police Architectural Liaison Officer** Comments and recommendations made and request for conditions to be added  
**NY Highways & Transportation** Conditions recommended  
**Environmental Health Officer** Conditions support  
**Countryside Officer** Recommend condition  
**Sustainable Places Team (Yorkshire Area)** No comments to make on this development  
**Land Use Planning** Conditions recommended  
**Highways England** No objection  
**Archaeology Section** A further scheme of archaeological evaluation should be undertaken  
**Vale Of Pickering Internal Drainage Boards** No objection  
**Parish Council** Recommend refusal  
**Neighbour responses:** Mr Ian Conlan, Paula Riley, Simon Thackray,

.....

## SITE:

The showfield site at Pasture Lane, Malton is comprised of two parcels of farmland, together with a small group of disused farm buildings. Pasture Lane abuts the southern site boundary with the A64 trunk road, forming the northern site boundary. To the east at lower level, is the established Showfield Lane industrial estate and to the west is Outgang Road, an un-surfaced lane which runs from Showfield Lane and which crosses the A64.

Further to the west is a substantial housing estate under construction by Taylor Wimpey Ltd. Three separate residential properties are located adjacent to the south-western corner of the site. The site generally falls from west to east and it is also elevated above the ground levels on Showfield Lane industrial estate. The land also rises from south to north across the parcel of land denoted as 'show ground'.

The first phase of development on the site has commenced and is being built by Linden Homes. A further Phase 2 is expected under a further approval of reserved matters that will utilise the extent of the earlier planning permission.

Plans showing this site location are attached for Members information.

## **PROPOSAL:**

This application is a further outline application which seeks planning permission for an increase of up to 87 dwellings on the northern extent of the Showfield site. The effect of this application would be to increase the permitted numbers of dwellings from 227 to 314.

The application is accompanied by a covering letter from the agents setting out the rationale and justification for the application. (see copy of letter appended to this report).

The application is accompanied by the following documents:-

Design and Access Statement  
Transport Assessment  
Air Quality Assessment  
Flood Risk and Drainage Statement  
And a Masterplan

In addition, the earlier technical reports relating to Noise; Geo Environmental Report, Archaeological Report, Ecological Report, Arboricultural Report and Landscape & Visual Assessment remain relevant to the current application.

The technical documents can be viewed on the Councils' website.

A copy of the approved plan for 14/00427, the approved layout for 15/00616 Phase 1 and the Masterplan for this application is appended for Members information.

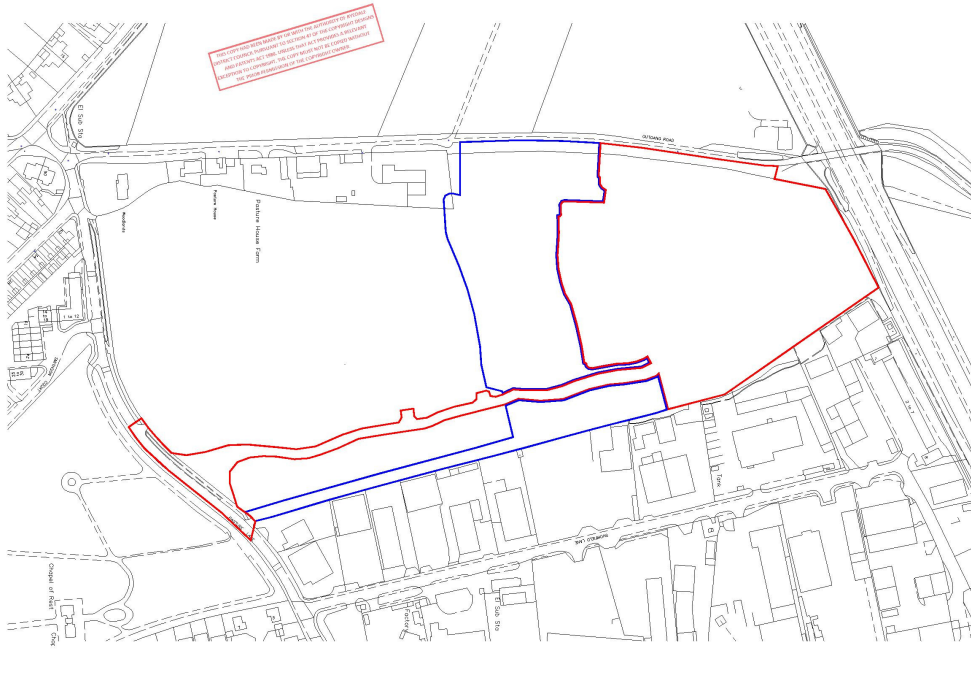
## **RELEVANT DEVELOPMENT PLAN POLICY:**

Ryedale Plan - Local Plan Strategy  
Policy SP1 - General Location of Development and Settlement Hierarchy  
Policy SP2 - Delivery and Distribution of New Housing  
Policy SP3 - Affordable Housing  
Policy SP4 - Type and Mix of New Housing  
Policy SP10 - Physical Infrastructure  
Policy SP11 - Community Facilities and Services  
Policy SP12 - Heritage  
Policy SP13 - Landscapes  
Policy SP14 - Biodiversity  
Policy SP15 - Green Infrastructure Networks  
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

## **HISTORY:**

14/00427/MOUTE	Outline planning permission of circa 227 dwellings and associated works	March 2015
15/00616/REM	Revised matters approval for Phase 1 (174 units) (Approx 28 units / ha)	September 2015

**APPRAISAL AND RECOMMENDATION:**                      **To Follow**



SCALED AT 1:2500



**Drawing Number:**  
001

**Client:**  
Commercial Development Projects

**Project:**  
Mallon Showfield  
Mallon

**Drawing Title:**  
Location plan

**Date:**  
Nov 2015

**Scale @ A3:**  
1:1250

**Revision:**  
B

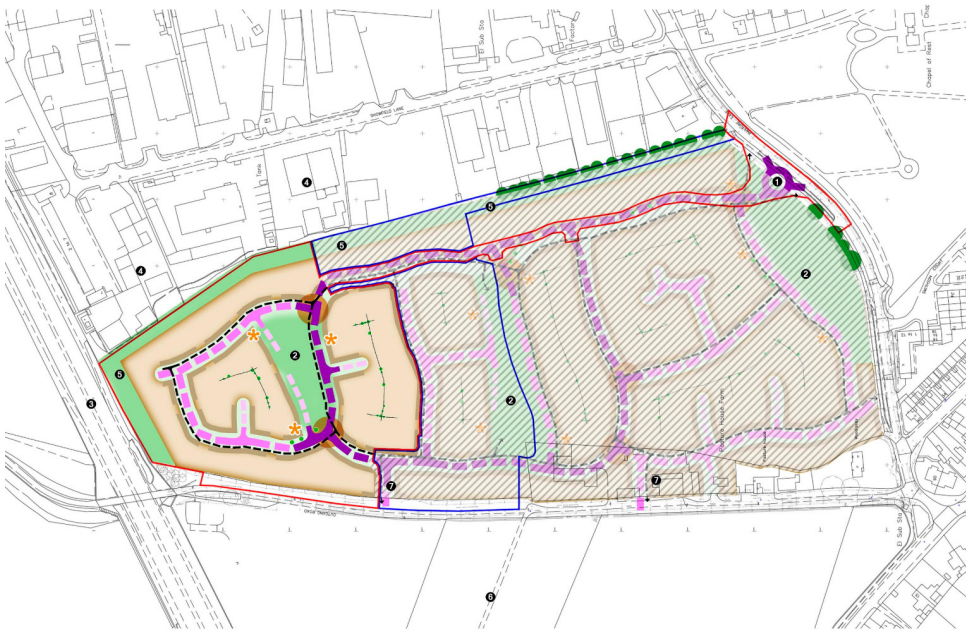
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# ILLUSTRATIVE MASTERPLAN



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- PRIMARY ROADS
- SECONDARY ROADS
- PROPOSED RESIDENTIAL DEVELOPMENT
- REAR BOUNDARIES TO DWELLINGS
- EXISTING HEDGEROWS / TREES TO BE RETAINED
- KEY NODAL SPACES WITHIN DEVELOPMENT
- KEY DWELLINGS IN PROMINENT POSITIONS
- PEDESTRIAN CONNECTIONS

- 1 Primary vehicle entrance point within Phase 1
- 2 Areas of open space distributed throughout the masterplan
- 3 A&A dual carriageway
- 4 Existing adjacent commercial and industrial estate
- 5 Landscaped acoustic buffer around Northern and Eastern boundary
- 6 Adjacent existing allotments bounded by open arable fields
- 7 Emergency access points

## DEVELOPMENT SUMMARY

**Outline Approval**  
 227 DWELLINGS  
 GROSS AREA = APPROX 8.42 HA

**Proposed Development**  
 87 DWELLINGS  
 GROSS AREA = APPROX 3.11 HA  
 (excluding access road)

**TOTAL DWELLINGS = 314 DWELLINGS**  
**GROSS AREA = 11.53HA**

DATE VALID  
07/01/16



Notes



ACCOMMODATION SCHEDULE

Showfield site area: 11.54 Ha  
 Total developable area: 7.7Ha  
 Developable ratio: 66%  
 @ 32.5/Ha = 227 units

2-bed homes: 44 = 19%  
 3-bed homes: 91 = 41%  
 4-bed homes: 89 = 39%  
 5-bed homes: 3 = 1%



Rural character of Outgang Road retained

Landscaped visual and acoustic buffer created around northern and eastern edges, with specially designed acoustically protected perimeter housing

Site divided into a series of plots, each capable of taking a range of house types, separated by communal green spaces

New road junction created and large green entry space formed

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UNAPPROVED PLAN

**Clarity**  
 07971 07008 info@clarity-ns.co.uk

0m 250m  
**Malton**  
 SHOWFIELD

**SITE LAYOUT**  
 Dwg 013f 1:2500@A3 Marshall CDP





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# FREETHS

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**RECORDED DELIVERY**

For the attention of Gary Housden  
Ryedale District Council  
Development Management  
Ryedale House  
Malton  
YO17 7HH

Direct dial: 0845 050 3676  
Direct fax: 0115 859 9642  
Switchboard: +44 (0)115 936 9369  
Email: liz.garvey@freeths.co.uk

21 December 2015

Our Ref: 2069778/3/163/LXG

Dear Mr Housden,

**MALTON: SHOWFIELD PHASE 3**  
**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT**  
**(USE CLASS C3) FOR 87 DWELLINGS**

We act on behalf of Commercial Development Projects and Fitzwilliam Trust Corporation and are instructed as town planning consultants to act as agents for the submission of the above planning application.

This application responds to the fact that the first phase of development on the Showfield site (pursuant to outline planning permission 14/00427/MOUTE for circa. 227 new homes and a subsequent approval of reserved matters (15/00616/MREM) for 174 new homes forming part of the 227) has achieved a higher density than first envisaged.

Against the background of the above this application – whilst relating solely to the northern part of the site – effectively seeks planning permission to increase the total number of new homes on the Showfield site from 227 to 314. That is an increase of 87.

The effect of this application will be to provide a standalone planning permission for Phase 3 of the Showfield development. Phase 1 being under way for 174 new homes with Phase 2 likely to deliver a further 53 new homes (the remainder of the original 227).

The application is in outline albeit access will be for detailed consideration to reflect the access arrangements previously approved and to be constructed for Phase 1.

The application consists of the following documents:

- i) Masterplan and Drawings;
- ii) Design and Access Statement;
- iii) Transport Assessment;
- iv) Air Quality Assessment;

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- v) Flood Risk and Drainage Statement; and
- vi) Viability Appraisal;

Due to the existing planning history on the site, the following documents which were commissioned last year are still relevant and therefore resubmitted:

- vii) Noise Assessment;
- viii) Phase 1 Site Investigation;
- ix) Archaeology Desk Based Assessment;
- x) Phase 1 Habitat Survey;
- xi) Arboricultural Assessment; and
- xii) Landscape and Visual Appraisal.

A planning application fee of £10,332 is enclosed with this application based on the site area of 3.11 hectares.

The principle of development of this site for residential use was deemed acceptable with the granting of outline planning permission in 2014 for the erection of 227 dwellings on this site (14/00427/MOUTE) however this letter sets out the key planning issues with respect to the additional development sought.

## **Planning History**

Outline Planning Permission for 'Demolition of existing buildings and structures and erection of circa 227 residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, cut and fill, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works' was granted permission on March 24 2015 (14/00427/MOUTE). The site area for this development was 11.90ha. The approval of details of layout, scale, appearance and landscaping were reserved matters. Access was for detailed consideration.

A reserved matters application (15/00616/MREM) was submitted by Linden Homes for the first phase of development of 174 no units and that was approved in September 2015. The site area for that first Phase was 6.32ha.

## **Planning Policy**

In so far as the determination of this application is concerned, the proposal will be assessed against National Planning Policy set out in the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG). They will also be assessed against the Development Plan, currently comprising the remaining saved policies of the Ryedale Local Plan (2002), the adopted Ryedale District Council Local Plan Strategy (2013) and other emerging documents, specifically the Local Plan Sites Document

### National Planning Policy

The NPPF was published in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied.

### *Achieving Sustainable Development:*

Paragraph 6 describes that the purpose of planning is to contribute to the achievement of sustainable development. The planning system needs to perform a number of roles:

- An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moved to a low carbon economy.

### *The Presumption in Favour of Sustainable Development:*

Paragraph 14 states that at the heart of the Framework is a presumption in favour of sustainable development. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, granting 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 this Framework indicate development should be restricted.

### *Core Planning Principles:*

The Framework sets out in Paragraph 17 the core planning principles which should underpin both plan-making and decision- marking. This includes the principles that planning should "proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that every country needs", "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it" and "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable".

### *Requiring good design*

Paragraph 58 of the Framework identifies that planning policies and decisions should aim to ensure that developments optimise the potential of the site to accommodate development.

### Local Planning Policy

The Local Plan Strategy (LPS) document does not identify or allocate land for development, nor set out site specific policies, it does however influence the location, amount and type of new development in certain places, and sets out both a strategy and suite of strategic policies to achieve this.

The twin towns of Malton and Norton are identified within the settlement hierarchy in Policy SP1 of the LPS as the principal Town for Ryedale and as such will be the focus for the development of the majority of new development and growth, including new housing, employment and retail space. The LPS sets out strategic policies for the delivery of a significant quantum of housing land over the plan period within Malton and Norton.

Policy SP2 of the LPS establishes a housing target of 3,000 new homes over the plan period (2012-2027) which equates to a build level of 200 units per annum, approximately 50% of which will be provided in Malton and Norton. This equates to the provision of approximately 1,500 new homes.

The pattern and distribution of site allocations for new homes will focus on sites within the current development limits and small, medium and large extension sites around the town and within the A64 boundary at Malton.

Consultation was undertaken in October 2015 on The Ryedale Plan Local Plan Sites Document. At the time of consultation there was a requirement to plan for and allocate 726 dwellings in Malton and Norton – including a buffer – with 1082 of the 1500 house having already been built or granted planning permission. This site is not identified within the document, as planning permission had already been granted for its development.

Four sites have been identified as having the most potential for residential development and cumulatively their theoretical yield would be just over 1500 dwellings, well in excess of the residual 'to plan for' requirements. However some of the sites will have reduced developable areas in order to meet wider infrastructural requirements, and to mitigate some constraints which are present. Moreover additional information is now available which challenges the deliverability of one of the sites (Site 218 – Land North of Castle Howard Road for circa 445 dwellings). Accordingly there is a potential issue with the delivery of housing in Malton and Norton, and the Council acknowledge that they may be required to consult on additional sites.

### **Material Considerations**

The original outline application identified that development of this land constituted sustainable development and that the site, whilst located on the edge of Malton, was considered to be in line

with the thrust of Policy SP2, in that it accorded with the target for new development provision within Norton and Malton.

Since the granting of planning permission for this site, Ryedale District Council can now demonstrate a 5 year housing land supply. Nevertheless the principle of development of this site remains the same, in that it represents sustainable development and accords with the target in the Local Plan Strategy for new housing provision within Malton.

The increased density and therefore effective development of this land will reduce the requirement for additional land and sites to be found around Malton and Norton. This is particularly pertinent considering the issues surrounding viability of those preferred sites identified in the Local Plan Sites consultation document. Moreover this application represents development on phase 3 of this site, and approval will help Ryedale Council maintain a five year housing land supply in future years of the Local Plan Strategy.

The technical documents submitted with this application demonstrate that there is no technical reason why additional development on this site should not take place. As the red line boundary for the site has not changed, conclusions drawn in respect of Landscape and Visual Appraisal, Ecology, Arboriculture, Ground Investigations and Archaeology remain the same, despite the additional quantum of development proposed.

In respect of noise, the buffer along the eastern boundary, approved as part of the outline application is to be implemented in full following approval of reserved matters on Phase 1. The buffer proposed on the northern boundary will remain as proposed in the original application. The noise levels agreed in full with Planning Officers and Environmental Health Officers on the outline application therefore remain achievable with the additional dwellings.

The reports on Transport, Flood Risk and Drainage and Air Quality have all been updated to take account of the additional quantum of development proposed. All three documents concluded that, subject to mitigation for Air Quality, there is no additional technical constraint due to an increase in density.

In respect of affordable housing it is acknowledged that policy requirement is for 35%. This will need to be considered in respect of the overall financial viability of the site, and in that respect further details will be forwarded under separate cover.

## **Conclusion**

This site represents sustainable development which is in accordance with the overall strategic policies of the Local Plan Strategy and overall policies contained within the National Planning Policy Framework. The increase in the number of dwellings at this site will have no additional impact, however effective development of this site will reduce the number of additional sites and land which will need to be found around Malton to meet the housing targets of the Local Plan Strategy.

We trust that the above and the enclosed information is sufficient to ensure the formal registration of this application but please do not hesitate to contact me if you wish to discuss any aspect of this application.

21 December 2015  
Page 6

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# FREETHS

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Yours sincerely

Liz Garvey  
Senior Planning Executive  
Planning and Environment Group.

Please respond by e-mail where possible

Enc

# Design and Access Statement

For Phase 3

## Malton Showfield

Issue 1 | November 2015



1.0 | Introduction

2.0 | Planning History

3.0 | Proposals

**COMMERCIAL  
DEVELOPMENT  
PROJECTS**

Client: Commercial Development Projects



Architect: STEN Architecture



Planning Consultant: FREETHS



# 1.0 | Introduction

## 1.0 | Introduction

This Design and Access Statement has been prepared by STEN Architecture on behalf of Commercial Developments Limited to accompany a Outline Planning Application for Phase 3 at Malton Showfield.

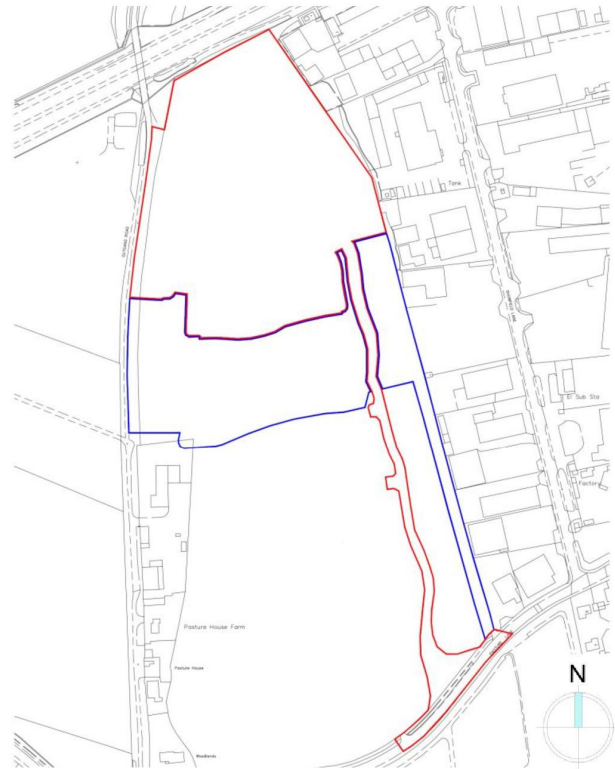
This document has been prepared in accordance with the Department for Communities and Local Government (DCLG) 'Planning Practice Guidance' (March 2014).

The Design and Access statement seeks to explain the design principles and concepts that have been applied to the development. It also aims to demonstrate how the proposed development's context has influenced the design. Commercial Development Projects have collaborated with other consultants to prepare an

appropriate design solution which responds to planning policy and site context whilst working to mitigate constraints and maximise the opportunities provided.

The ethos of the design is to:

- Create a high quality residential development
- Create a legible and attractive place with a sense of identity
- Create a sustainable and high quality living environment
- Make efficient use of land in terms of ecological enhancement and density
- Provide a well planned sustainable settlement with dwellings which will meet high architectural standards and the creation of pleasant and well planned streets



## 2.0 | Planning History

## 2.0 | Planning History

Outline Planning Permission for Demolition of existing buildings and structures and erection of circa 227 residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, cut and fill, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works (site area 11.90ha) was granted on Tue 24th Mar 2015 (14/00427/MOUTE )

The approval of the details of the layout, scale, appearance, and the landscaping of the site were the reserved matters.

Although the layout of the site was a Reserved Matter, there was an indicative site layout included with the outline application. This layout shows street and landscape infrastructure and cells of development and is shown opposite.



## 2.0 | Planning History



A reserved matters application 15/00616/MREM for the first phase of development for 174 units was submitted by Linden Homes and subsequently approved on the 4th September 2015.

This layout shows how the design was in accordance with the layout / design principles set out in the outline application and is shown opposite.



## 3.0 | Proposals



-  PRIMARY ROADS
  -  SECONDARY ROADS
  -  PROPOSED RESIDENTIAL DEVELOPMENT
  -  REAR BOUNDARIES TO DWELLINGS
  -  EXISTING HEDGEROWS / TREES TO BE RETAINED
  -  KEY NODAL SPACES WITHIN DEVELOPMENT
  -  KEY DWELLINGS IN PROMINENT POSITIONS
  -  PEDESTRIAN CONNECTIONS
- 1** Primary vehicle entrance point within Phase 1
  - 2** Areas of open space distributed throughout the masterplan
  - 3** A64, dual carriageway
  - 4** Existing adjacent commercial and industrial estate
  - 5** Landscaped acoustic buffer around Northern and Eastern boundary
  - 6** Adjacent existing allotments bounded by open arable fields
  - 7** Emergency access points

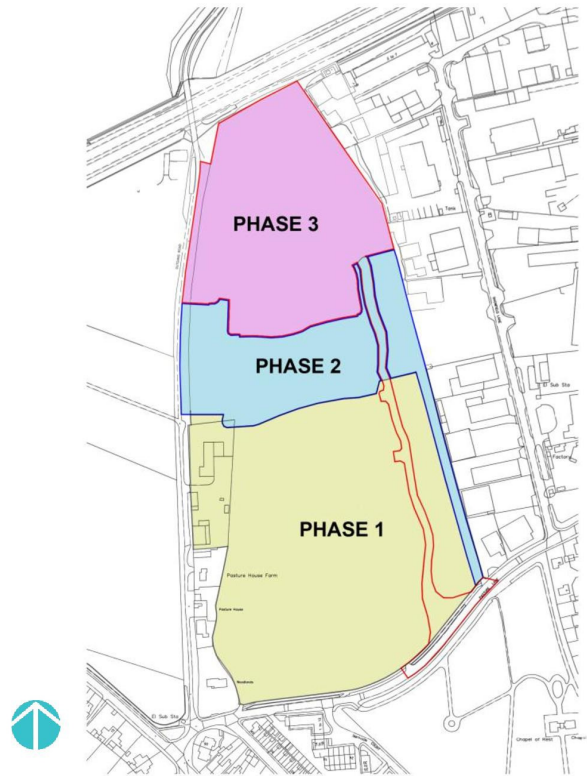
The proposal is for an increase in the overall quantum of development on the site from circa 227 dwellings to 314 units, an increase of circa 87 dwellings on a site area of 3.10 Hectare (28 dwelling to the Hectare).

Our proposals follow the principles set out in the original outline planning permission:-

- Attractive green space to add character to the development
- Highway and Pedestrian connectivity
- 10m Wide planted buffer to North & Eastern boundaries to screen unattractive views and disturbance from noise.
- Attractively planted trees and shrubs to housing parcels

Phasing

- Phase 1 174 Dwellings
- Phase 2 53 Dwellings
- Phase 3 87 Dwellings







STEN Architecture Ltd

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## MALTON TOWN COUNCIL

MPC SKEHAN Town Clerk

Telephone: 01653 228699  
Email. [clerk@malton-tc.gov.uk](mailto:clerk@malton-tc.gov.uk)  
Website. [www.malton-tc.gov.uk](http://www.malton-tc.gov.uk)



Ground Floor  
Community House  
Wentworth Street  
Malton  
North Yorkshire  
YO17 7BN

15 June 2016

Gary Housden  
Planning Officer  
Ryedale District Council;

Dear Mr Housden

**Re Application no 16/00013/MOUT. To build 87 dwellings at Showfield Lane, Malton**

The Town Council has considered the above application and recommends that it be refused on the following grounds:

1. That the application should not be considered until a site allocation document has been agreed.
2. That an addition of 87 further units in this area would represent a significant overdevelopment of the site.
3. There is a significant infrastructure deficiency in the area which needs to be resolved before adding further units to connect to the transport network, and waste and surface water drainage system.
4. The addition to traffic movements within and through the town from a development of this size, would add further to an air quality deficiency which already exceeds the recommended levels.

Yours sincerely

Mike Skehan

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



**Application No:** 16/00013/MOUT

**Proposed Development:** Residential development (Use Class C3) for 87no. dwellings

**Location:** The Showfield Pasture Lane Malton North Yorkshire

**Applicant:** Fitzwilliam Trust Corporation

**CH Ref:** TD/D4/943 **Case Officer:** James Kennedy

**Area Ref:** **Tel:** 01609 780780

**County Road No:** **E-mail:** development.control@northyorks.gov.uk

**To:** Ryedale District Council  
Ryedale House  
Old Malton Road  
MALTON  
North Yorkshire  
YO17 9HH

**Date:** 13 May 2016

**FAO:** Karen Hood **Copies to:** Area 4 Kirby Misperton

**Note to the Planning Officer:**

In assessing the proposals and reaching its recommendation the Local Highway Authority has taken into account the Transport Assessment submitted by the applicant. The proposed access arrangements onto Pasture Lane are considered satisfactory with adequate capacity to serve the proposed site.

The impact on the wider road network has been assessed by the applicant and capacity modelling undertaken at key junctions. The predicted traffic distribution for the site indicates an even split between east and west bound traffic once on Pasture Lane during the peak hours. This results in an increase of less than 30 trips at most of the nearby junctions on the main routes to the site.

To mitigate the impact of additional traffic heading towards Norton and Malton town centres it is recommended a Travel Plan be developed to reduce car trips and promote alternative means of transport. Funding for additional traffic management measures in Malton and Norton is also sought to implement schemes aimed at improving safety and removing trips from the Air Quality Management Area.

There are no highway authority objections to the proposed development.

The Local Highway Authority recommends that the following matters are addressed through inclusion in a Section 106 Agreement or by the imposition of conditions any planning permission the Planning Authority is minded to grant.

Matters to be included in a Section 106 Agreement to which the Local Highway Authority would wish to be a party:

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

16/00013/MOUT

A contribution towards junction and traffic management improvements in Malton and Norton

Matters to be covered by the imposition of Conditions:

**1. HC-01 DETAILED PLANS OF ROAD AND FOOTWAY LAYOUT  
(OUTLINE ALL TYPES)**

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 following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:
  - the proposed highway layout including the highway boundary
  - dimensions of any carriageway, cycleway, footway, and verges
  - visibility splays
  - the proposed buildings and site layout, including levels
  - accesses and driveways
  - drainage and sewerage system
  - lining and signing
  - traffic calming measures
  - all types of surfacing (including tactiles), kerbing and edging.
- b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:
  - the existing ground level
  - the proposed road channel and centre line levels
  - full details of surface water drainage proposals.
- c. Full highway construction details including:
  - typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
  - when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
  - kerb and edging construction details
  - typical drainage construction details.
- d. Details of the method and means of surface water disposal.
- e. Details of all proposed street lighting.
- f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g. Full working drawings for any structures which affect or form part of the highway network.
- h. A programme for completing the works.

The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority.

**HI-01 INFORMATIVE**

In imposing condition number above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

16/00013/MOUT

**REASON**

In accordance with policy # and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

**2. HC-02 CONSTRUCTION OF ROADS AND FOOTWAYS PRIOR TO OCCUPATION OF DWELLINGS**

No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation.

The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

**REASON**

In accordance with policy # and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

**3. HC-06 DISCHARGE OF SURFACE WATER**

There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

**REASON**

In accordance with policy # and in the interests of highway safety

**4. HC-12a APPROVAL OF DETAILS FOR SITE WORKS IN THE HIGHWAY**

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

- (i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:
  - a. Widening of the existing footpath along the site frontage to provide a 2m width
  - b. The installation on MOVA at the Broughton Road/The Mount signal junction.
  
- (iii) A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

16/00013/MOUT

**REASON**

In accordance with policy # and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

**5. HC-12c COMPLETION OF WORKS IN THE HIGHWAY (BEFORE OCCUPATION)**

Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number:

- a. Widening of the existing footpath along the site frontage to provide a 2m width
- b. The installation on MOVA at the Broughton Road/The Mount signal junction.

**REASON**

In accordance with policy # and in the interests of the safety and convenience of highway users.

**HI-12 INFORMATIVE SECTION 278 AGREEMENT**

There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

**6. HC-18a PRECAUTIONS TO PREVENT MUD ON THE HIGHWAY**

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 # and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

**7. HC-24 ONSITE PARKING, ON-SITE STORAGE AND CONSTRUCTION TRAFFIC DURING DEVELOPMENT**

Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on 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.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

16/00013/MOUT

- 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 # and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

**8. HC-26 TRAVEL PLANS**

Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- a. the appointment of a travel co-ordinator
- b. a partnership approach to influence travel behaviour
- c. measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- d. provision of up-to-date details of public transport services
- e. continual appraisal of travel patterns and measures provided through the travel plan
- f. improved safety for vulnerable road users
- g. a reduction in all vehicle trips and mileage
- h. a programme for the implementation of such measures and any proposed physical works
- i. procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

**REASON**

In accordance with policy # and to establish measures to encourage more sustainable non-car modes of transport

<p><b>Signed:</b></p>     <p style="text-align: center;"><b>James Kennedy</b></p> <p><small>For Corporate Director for Business and Environmental Services</small></p>	<p><b>Issued by:</b></p> <p>Transport and Development East Block County Hall Northallerton North Yorkshire DL7 8AH</p> <p><b>e-mail:</b> <a href="mailto:development.control@northyorks.gov.uk">development.control@northyorks.gov.uk</a></p>
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**Application 16/00013/MOU. Residential development (Use Class C3) for 87 dwellings. The Showfield, Pasture Lane, Malton.****Air quality**

Outline planning permission was granted for the erection of circa 227 residential dwellings on by permission 14/00427/MOUT. The approval of the details of the layout, scale, appearance and the landscaping were reserved matters. The reserved matters application 15/00616/MREM for the first phase of the development was approved on 4 September 2015. This application is for an increase in the overall numbers of dwellings from circa 227 to 314 units, an increase of 87 dwellings. An Air Quality Assessment (AQA) has been undertaken which describes the potential air quality impacts associated with the proposed development of up to 314 dwellings on land to the north of Pasture Lane. The AQA includes the following elements:

- Construction impacts - risks of dust impacts during earthworks and construction as well as from trackout of dust and dirt by vehicles onto the public highway
- Baseline concentrations of nitrogen dioxide (NO<sub>2</sub>), PM10 and PM2.5 have been modelled at each of 65 receptor locations. The results cover both a 2014 baseline and future years (2020) baseline (Without Scheme). The future baseline for nitrogen dioxide covers two scenarios: with the official reductions in vehicle emissions and without these reductions. This is to address the issue identified by Defra that road traffic emissions have not been declining as expected.
- Assessment of the impact of the predicted changes - The impact of the modelled changes in pollutant levels attributable to the proposed development has been assessed at the receptors both for the "Without Scheme" and "With Scheme". The impact identifies the change in pollution concentration at a specific location together with an impact descriptor, and has been assessed by utilising the approach outlined in the Environmental Protection UK (EPUK) and the Institute of Air Quality Management - Land Use Planning and Development Control: Planning For Air Quality (2015).

The predicted 2020 baseline are presented in two scenarios to reflect current uncertainty in Defra's future - year vehicle emission factor.

**Nitrogen dioxide with official emissions reduction**

The annual mean nitrogen dioxide concentrations are below the objective at all receptors, apart from Receptor 59 (equivalent to Ryedale District Council Site 6) both with and without the development. The receptor is within the AQMA. The percentage changes in concentration range between zero and 2%. These impacts are described as negligible at all receptors, apart from Receptor 59 where the impact is described as moderate adverse.

**Nitrogen dioxide without emissions reduction**

Assuming no reduction in emissions, the annual mean nitrogen dioxide concentrations are below the objective at most receptors, apart from Receptors 27, 40, 56,57,58,59 and 61 with and without the development. All these receptors are



within the AQMA apart from receptor 40, which is located outside the AQMA. The percentage change in concentrations, relative to the air quality objective are predicted to range between zero to 3% at all receptors, except Receptor 8 where a 6% increase is predicted. These impacts are described as negligible at most receptors, slight adverse at receptors 8 and 15, moderate adverse at Receptors 40, 57 and 58 and substantial adverse at receptor 59.

#### **PM<sub>10</sub> and PM<sub>2.5</sub>**

The annual mean PM<sub>10</sub> and PM<sub>2.5</sub> concentrations are predicted to be well below the objectives at all receptors with or without the scheme. As the annual mean PM<sub>10</sub> concentrations are below 32µg/m<sup>3</sup>, it is unlikely that the 24- hour mean PM<sub>10</sub> objective will be exceeded at any of the receptors. The percentage changes in both PM<sub>10</sub> and PM<sub>2.5</sub> concentrations, relative to the air quality objective are predicted to be zero at all of the receptors. These impacts are described as negligible.

The impact descriptors are not a clear and unambiguous guide to reaching a conclusion on the significance of the air quality impact of a development proposal. The assessment framework allows us to define the air quality impact of a proposal at each individual location and should be considered a starting point for making a judgement as to whether the overall impact on air quality of the proposed development will be significant.

#### **Assessment of the application**

Ryedale District Council submitted its latest air quality report to Defra in May 2015. The report includes details of the latest NO<sub>2</sub> monitoring results. These show that levels of NO<sub>2</sub> fell in 2014 but that the annual mean Air Quality Objective (AQO) for NO<sub>2</sub> was still exceeded at one site in the Malton AQMA. The level was equal to the AQO at one site and below the AQO at all other sites in the AQMA.

In making an overall judgement about the significance of the air quality impact of a development proposal, a number of factors should be considered. It would not be appropriate to base a judgement solely on whether or not an AQO is not currently met at one or more particular sensitive receptors. Neither is it the case, that any predicted negative impact on NO<sub>2</sub> concentrations in the Malton AQMA at one or more sensitive receptors automatically warrants refusal. Predicted future NO<sub>2</sub> levels must be considered in relation to the relevant air quality assessment levels. The AQA suggests that by 2020 NO<sub>2</sub> levels within the Malton AQMA that *with the official emission reductions*, the annual mean nitrogen dioxide concentrations will be below the objective at all receptors, apart from Receptor 59 (equivalent to Ryedale District Council(RDC) Site 6) both with and without the development and that *without the emission reductions* the annual mean nitrogen dioxide concentrations are below the objective at most receptors, apart from Receptors 27, 40, 56,57,58,59 and 61 with and without the development. All these receptors are within the AQMA apart from receptor 40.

The modelling has predicted 2020 levels without the scheme both with official emission reductions and without and then utilising these derived values has predicted impacts for them both, with and without the scheme. As expected the predicted levels for the *without emissions reductions* provide worse results than the

*with emissions reductions*. The sensitivity test that the *without emissions reduction* is over pessimist as it is anticipated the new Euro VI for heavy duty vehicles and Euro 6 for light duty vehicles which new vehicles had to comply with from 2013/15, will start having an impact in the next few years. It is likely that future concentrations due to road traffic will lie between the two sets of values, and the consultant believes they are likely to be closer to those derived using the official Defra values than those in the without emission reduction sensitivity test.

The modelling has derived a 2014 value for site 59 - the site of the worst predictions, where the impact is classed as substantially adverse (equivalent to RDC site 6) of  $55.8\mu\text{g}/\text{m}^3$ , whereas the levels in the years 2007 to 2014 have been between 31 and  $35\mu\text{g}/\text{m}^3$ .

The modelling has assumed that Castlegate, Newbiggin, Wheelgate, Yorkersgate, Old Maltongate and Princess Road are street canyons. these roads however are not full canyons as there are gaps between buildings allowing a level of ventilation and dispersion at these places and therefore likely to have over predicted concentrations at the facades of the properties along these roads.

The modelled nitrogen dioxide concentrations are predictions that depend on the interaction of many variables and there is therefore uncertainty with regard to the reliability of the model outputs. This is because of the possibility of error, which may arise from a range of model input factors, including: traffic volume data; traffic speeds; vehicle speeds; vehicle fleet composition and meteorological conditions. This is acknowledged in the consultants report and in order to minimise this a process of model verification, which involves comparing the model output with measured concentrations and believes there is reasonable confidence in the predictions of the current (2014) concentrations, however it is acknowledged that predicting pollution concentrations in the future year will always be subject to greater uncertainty. For example the future modelling takes no account of the proposed weight limit across the Malton/Norton level crossing.

Mitigation is another key issue. Relevant use of mitigation measures is widely seen as having an important role to play in ensuring that the planning system has a positive influence on local air quality by reducing emissions and therefore impacts. The provision of EV charging points to contribute to the growth of an infrastructure to enable penetration of low emission vehicles into the local fleet is indeed very important and has been identified as a requirement in this case. This is supported in Paragraph 35 of the National Planning Policy Framework (NPPF) 2012. The AQA recognises the operational air quality impacts may be significant without any mitigation (para1.69). For operational impacts the only mitigation put forward for this development is that of household travel plans however it is stated "The Client has indicated a willingness to include other measures if deemed necessary". It is disappointing that a range of mitigation measures have not been included within the proposals for this development.

## **Review and Conclusions**

The AQA is considered to be sufficiently robust to inform judgement of the overall impact of the development on air quality.

The AQA suggests that mitigation measures for construction should be written into a dust management plan.

The AQA has assessed the severity of the impact of the development on air quality at a number of receptors. The additional traffic generated by the proposed development will affect air quality at existing properties along the road network.

The assessment has demonstrated that the scheme will not cause any new exceedences of the air quality objectives, however there are some inherent uncertainties with any modelling

Although the possibility of systematic error in the air quality modelling means that there is uncertainty attached to predicted changes in pollutant concentrations, it is considered that a cautious approach has been taken.

Predictions of pollutant levels in the revised AQA did take into account other permitted developments in the area. The modelling did not assume that the complementary traffic measures identified in the Malton Air Quality Action Plan would be implemented. These measures, which include prohibition or weight restriction over Malton/Norton level crossing, are intended to increase utilisation of the improved Brambling Fields junction and thereby remove some traffic from the AQMA,. They have not been implemented yet but still form part of the Malton Air Quality Action Plan.

Assumptions on reductions in concentrations in the of NO<sub>x</sub> in vehicle exhaust emissions for the *with official emission reduction* scenarios are built into the Emissions Factor Toolkit used to model the impact of road traffic emissions and reflect the progressively tightening European exhaust emission standards that are applied to new vehicles through type approval regulations.

The EFT also makes assumptions about the growth in use of ultra low and zero emission vehicles, including electric and hybrid electric vehicles. Current projections indicate that electric vehicles will reach 50% of new vehicles sales by 2026. Predictions of falling NO<sub>2</sub> levels are therefore predicated on the growing use of these vehicles along with new petrol and diesel engine vehicles that meet the stricter emission limits. The use of electric vehicles requires a charging infrastructure and it is therefore essential that provision for this is addressed by new development. If the charging infrastructure is not provided then the uptake of these vehicles is likely to be lower than predicted. Consequently, assumptions about future vehicle emissions that were used to predict the air quality impact of the development could prove to be overstated.

The applicants have indicated that they are agreeable to the implementation of mitigation measures, including measures to reduce the use of high emission vehicles.

Other mitigation measures would need to include implementation of a Travel Plan with ongoing monitoring, to protect and improve air quality; and the incorporation of additional measures to offset emissions, which may be based the quantification of emissions associated with the development and using a damage cost approach.

Consideration must be given to the question of whether the proposed development would prevent implementation of the Malton Air Quality Action Plan.

Action 8 of the Plan states that planning and air quality functions should be carried out in close cooperation. The objective of this is to protect and/or enhance air quality by controlling development.

The Ryedale Plan addresses the need to protect air quality by making provision for:

- locating and managing development to reduce traffic congestion and air pollution and promoting the use of alternative forms of travel to the private car
- supporting measures to encourage non- car based means of travel or the use of low emission vehicles
- requiring development proposals within or adjoining the Malton Air Quality Management Area to demonstrate how effects on air quality will be mitigated and further human exposure to poor air quality reduced.
- only permitting development if the individual or cumulative impact on air quality is acceptable and appropriate mitigation measures are secured.

The overall purpose of the Malton Air Quality Action Plan is to secure improvements in air quality within the Malton AQMA so that ultimately the annual mean AQO for NO<sub>2</sub> is satisfied at all relevant receptor locations. This is to be achieved by the implementation of measures identified in the Plan. A commitment to ongoing air quality monitoring and periodic reviews of the measures required to attain acceptable air quality form an important element of the Action Plan.

The document 'Land -Use Planning & Development Control: Planning For Air Quality' advises that a particular concern of many local authorities is that individual developments are often shown to have a very small air quality impact, and as a consequence, there are few mechanisms available to the planning officer to require the developer to achieve lower emissions. This, in turn, leads to concerns about the potential air quality impacts of cumulative developments as many individual schemes deemed insignificant in themselves contribute to a 'creeping baseline'. The basic concept is that good practice to reduce emissions and exposure is incorporated into **all developments** at a scale commensurate with the emissions. The emphasis should be on mitigation measures rather than just on the modelled impacts. The proposed development constitutes major development and as such should include as a principle of good practice electric charging points and other means of mitigation at a level commensurate with the damage cost calculation as calculated within the AQA. This together with a detailed travel plan with ongoing monitoring, to protect and improve air quality, is consistent with the Council's Local Plan.

Having regard to all the matters considered above, I am of the opinion that if the Council is minded to grant approval for the development this should be conditional upon agreement that:

*1. Prior to any works commencing on site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning authority. The CEMP shall identify the steps and procedures that will be implemented to minimise the creation and impact of noise, vibration and dust*

*resulting from the site preparation, demolition, groundwork and construction phases of the development. Appropriate measures such as the use of agreed routes to and from site during construction works and allocating arrival times for construction vehicles and suppliers should be agreed with the Local Planning Authority. Consideration should also be given to setting minimum emission standards for construction vehicles.*

*Reason: to safeguard the amenity of adjoining residential properties.*

*2. No buildings shall be occupied until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan Targets, to the satisfaction of the Council.*

*Reason: in order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.*

*3. Prior to the occupation of the development, details of electric vehicle charging points shall be submitted to and approved in writing by the local planning authority. Installation shall comply with current guidance/advice. The first dwelling/development shall not be occupied until the approved connection has been installed and is operational and shall be retained for the lifetime of the development, The development shall be carried out in accordance with the approved details. The provision shall be based on;*

*One EV charging point per residential dwelling with dedicated off street parking e.g. a driveway or garage space  
One EV charging point per 10% of undedicated parking spaces (i.e. a minimum of 1 charging point for up to 10 undedicated parking spaces, 2 points for 11 to 20 parking spaces etc)*

*Reason: to protect air quality and comply with Policy SP17.*

*4. An emission mitigation package for the site shall be submitted in writing to the Local Planning Authority for approval prior to the commencement of the development. This shall include a site specific emission damage cost calculation undertaken in line with DEFRA emission factor toolkit and Interdepartmental Group on Costs and Benefits (IGCB) and must adequately demonstrate that the emission mitigation measures are proportionate to the damage costs. the emission mitigation package shall be implemented in line with the phasing of the development, in agreement with the Local Planning Authority.*

*Reason: to protect air quality and comply with Policy SP17.*

## **Contaminated land**

The Geotechnical desk study report compiled by JPC Civil and Structural Engineering (Reference RM/DS/4657 version 1-February 2014) has been submitted in support of the application.

Although the report considers the site to be low risk with respect to contamination, it has identified a number of potentially contaminative sources present on the site for example from the made ground around the farm buildings. Therefore, it recommends a Phase 2 intrusive investigation to fully assess and classify the risks to human health, groundwater, surface water and building/services. Given the sensitive end use of the development, I also advise this and therefore recommend the following condition should the application be approved:-

*Unless otherwise agreed in writing with the Local Planning Authority, development shall not commence until actual or potential land contamination at the site has been investigated and a Phase 2 Site Investigation Report (to follow the Geoenvironmental Desk Study (Report ref MT/DS/4657-Version 1) has been submitted to and approved in writing by the Local Planning Authority. Should remedial work be required, or requested by the Local Planning Authority, development shall not commence until a Remediation Statement has been submitted to and approved in writing by the Local Planning Authority. Reports shall be prepared in accordance with Contaminated Land Report 11 and BS 10175(2013) Code of Practice for the Investigation of Potential Contaminated Sites. Following remediation, submission of a verification report to be approved in writing by the Local Planning Authority will be required prior to the occupation of any dwellings.*

## **Noise**

The comments in relation to noise are the same as those in the e-mail from Ailish Lilley on 20 August 2014 in relation to the planning application 14/00427 (copy attached). Although the acoustic report (Peninsular Acoustics 3 April 2014) indicates the standards can be met in theory, through design, layout and use of acoustic barriers, as this is an outline application suitable conditions are required to ensure that the final proposed design and mitigation can meet the acoustic criteria. It is recommended the following conditions be applied :

### **PRE-COMMENCEMENT CONDITIONS**

*1. Except for preliminary works, no work shall commence on site until a detailed acoustic study has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed by the Local Planning Authority, the study shall demonstrate by means of acoustic modelling of the proposed design and layout of the dwellings that indoor ambient noise levels in all proposed dwellings on the site will be commensurate with Table 4 of BS8233:2014, as follows:*

Table 4 - Indoor ambient noise levels for dwellings

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 db L <sub>Aeq,16hour</sub>	-
Dining	Dining room/area	40 db L <sub>Aeq,16hour</sub>	-
Sleeping(daytime resting)	Bedroom	35 db L <sub>Aeq,16hour</sub>	30 db L <sub>Aeq,16hour</sub>

*Unless otherwise agreed with the Local Planning Authority, the acoustic study shall also demonstrate that outdoor ambient noise levels, e.g. in private gardens and amenity spaces shall not exceed 50 dB LAeq(16 hours) when assessed at the head height of a seated person of 1.2 metres.*

*Unless otherwise agreed with the Local Planning Authority, the acoustic study shall demonstrate that indoor levels in Table 4 can be achieved with windows to habitable rooms when partially open, without reliance on mechanical means of ventilation unless agreed with the local planning authority.*

*Reason: In order to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan Strategy.*

*2. Mitigation of noise, where required, shall take the form of bunds, barriers and fences, and design and orientation of dwellings demonstrated by acoustic modelling shall be submitted in writing for approval to the Local Planning Authority prior to commencement of work on site, with the exception of preliminary works. Unless otherwise agreed with the Local Planning Authority, the building envelope (including window design) shall be designed to achieve a 17dB reduction from free field to inside and shall assume that windows to habitable rooms can be left partially opened for natural ventilation, while still achieving the noise conditions stated in Condition 1 above.*

*Reason: In order to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan Strategy.*

#### CONTINUING EFFECT CONDITIONS

*3. The acoustic study shall demonstrate for any dwellings close to the sites eastern boundary with Showfield Lane Industrial estate that the noise conditions stated in Conditions Nos. 1 and 2 above are achievable with windows to habitable rooms partially open.*

*For the purposes of this condition, it has been assessed that noise from the industrial estate is typically 55 dB LAeq(15 minutes), exceptionally, 60 dB LAeq (15 minutes), at the boundary fence of the industrial estate, at any time of the day or night.*

*Reason: In order to provide a good level of residential amenity for the occupiers of the proposed dwellings and to satisfy Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy*

S.Richmond

Health and Environment Manager  
16 May 2016



**Item Number:** 15  
**Application No:** 15/00423/OUT  
**Parish:** Pickering Town Council  
**Appn. Type:** Outline Application  
**Applicant:** Mr Phil Cook  
**Proposal:** Erection of 5no. detached dwellings and formation of vehicular access together with demolition of existing dwelling and buildings.  
**Location:** Land At Meadowfield 40 Thornton Road Pickering North Yorkshire YO18 7HZ

**Registration Date:**  
**8/13 Wk Expiry Date:** 16 June 2015  
**Overall Expiry Date:** 24 May 2016  
**Case Officer:** Gary Housden **Ext:** 307

## CONSULTATIONS:

<b>Highways North Yorkshire</b>	Recommend Conditions
<b>Vale Of Pickering Internal Drainage Boards</b>	No further comments
<b>Land Use Planning</b>	Recommend condition
<b>Countryside Officer</b>	Recommend Condition
<b>Economic Development</b>	
<b>Environmental Health Officer</b>	Concerns regarding noise - conditions recommended if permission granted
<b>Archaeology Section</b>	No known archaeological constraint
<b>Parish Council</b>	No objection in principle, but concerns regarding vehicular movements and noise
<b>North Yorkshire Police Architectural Liaison Officer</b>	No comments on application
<b>Neighbour responses:</b>	John & Amanda Clifton, Ms Pam Northcote, Mrs Valerie Pell, Stephen Williams, Mr Darren Hugill, Alan Collinson, CK Mercer, Mr Edward Atkinson, Mr Mike Potter,

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## SITE:

The application site is located on the western edge of the town, to the south of the A170. It is situated between the built up area of the dwellings located to the south side of the 'A' road and the western extremity of Thornton Rd industrial estate. The land owned by the applicants extends to approximately 1.6 hectares in total and includes No 40 Thornton Rd (a single storey dwelling and its curtilage) and an adjacent paddock which extends some 185 metres to the south where it meets the boundary of Phase 2 of Thornton Rd industrial estate. There are mix of single and two storey dwellings in the vicinity of the site to the north and south of the A170. The nearest dwelling to the site No.36 is single storey.

## PROPOSAL:

This application was originally submitted in 2015 as a 'Major' outline application for 26 no dwellings and 7 business units. Much of the application site as originally submitted lay outside of 'saved' development limits of the town and the application site directly abutted the adjacent industrial estate. A significant number of objections were received to the plans as originally submitted which resulted in significant changes to the scheme. These comments can be seen on the Council's website.

Amended plans were received in May 2016 which significantly reduced the extent of the application site and the amount of development proposed. It is no longer a major application. The proposal has been reduced to show the erection of five detached dwellings only and all of these are located within the extent of the town's 'saved' development limits. The developable area of the land is approximately 0.26ha with a frontage of approximately 120 metres along Thornton Rd. The nearest proposed dwelling is located around 35 metres from the curtilage of the nearest business unit to the east.

The dwellings would be served by 3 No. accesses as shown although there are already two existing vehicular accesses from the land onto A170 from No 40 Thornton Rd and the adjacent land.

Access has been submitted as part of the application although all other matters have been reserved for future approval if planning permission is granted. To assist the consideration of the application an illustrative street scene drawing has been produced by the applicants to demonstrate how the site might appear if developed in the format shown on the submitted layout plan.

The application was originally accompanied by a series of technical reports including a Flood Risk Assessment, a Noise Assessment, an Ecological Assessment, A Transport Assessment and a Planning Support Statement. Members will appreciate that the proposals have been significantly altered and a revised statement in the form of a letter from the applicants agent dated 29th April has been submitted to accompany the revised reduced scheme.

The agents letter is appended to this report and the technical reports can be viewed on the Council's website

#### **HISTORY:**

10/01069/MFULE - Demolition of existing dwelling and the erection of 6no. five-bedroom dwellings, 43no. four-bedroom dwellings, 21no. three-bed dwellings, 41no. two-bedroom dwellings and 5no. one-bed dwellings with associated garages and parking spaces, areas of public open space, play area and formation of vehicular access.

Refused 8.9.10 Dismissed on appeal. Member will note that this scheme was for a much larger development of over 100 dwellings most of which lay outside of the identified development limits.

#### **POLICY:**

The following adopted development plan policies are considered to be relevant to this application.

Ryedale Plan - Local plan Strategy Adopted September 2013

#### **APPRAISAL:**

The following considerations are relevant to the determination of the application;

- Principle of development
- Design /layout issues
- Form and character/landscape impact
- Access/Highway safety
- Noise
- Ecology
- Flood risk/Drainage
- Residential Amenity
- Other matters including affordable housing and contributions

## **Principle of Development**

The site is (as amended) located within the 'saved' development limits of Pickering. Pickering is identified as a Local Service Centre (Market Town) and is a secondary focus for growth as set out in the adopted development plan. The town is identified as a place where around 25% of new housing land allocations will occur for the plan period. In the circumstances it is considered that there is no objection in principle to the proposal to erect 5 No. dwellings as proposed on the application site.

## **Form and Character/ Landscape Impact**

The site is located within the identified town development limits and the linear form of development proposed follows the pattern of existing residential development which fronts onto both sides of the A170 to the west of the site. In terms of form and character the development is considered to be in keeping with existing established street scene and the proposal is therefore considered to accord with Policies SP16 and SP20 of the adopted plan. The site is currently an extended garden area and land belonging to No 40 Thornton Road which is well screened by existing hedgerows. Whilst some of this will be removed to facilitate improved access to the site some will be retained as part of the redevelopment of the site. The site is not identified as being of any special landscape character and the visual impact of the new dwellings within the development limits is considered to be localised and of limited impact. The proposal is considered to be acceptable in terms of Policy SP13 of the adopted plan

## **Design / Layout issues**

Members will appreciate that layout, scale and appearance have been reserved for further consideration. However the illustrative plans show that five detached two storey dwellings can be accommodated on the site. The illustrative street elevation shows that adequate space can be provided between the individual blocks of buildings so that the resulting development will sit comfortably in the street scene. A gap of approximately 15 metres is shown between the side wall of No 36 Thornton Rd and the side wall of the first dwelling shown on Plot 1. Whilst there is a mix of two storey and single storey development in the vicinity of the site there is a predominance of two storey dwellings overall and the scheme as illustrated shows all two storey dwelling is considered to be acceptable in visual terms. It is noted that the approach into the town is also set in the context of the existing industrial estate further to the east which is characterised by large scale industrial buildings.

The site is also currently screened by a tall hedgerow fronting the A170 which (aside from the sections to be removed to provide one new access and to amend one existing access) will further assist in screening the new development proposed.

Whilst submitted in outline the proposal is considered to be compliant with Policies SP16 and SP20 in terms of the designs approval.

## **Access/ Highway safety**

The revised application has been considered by officers at NYCC Highways who note that the required vision splays for the access point onto the A170 are 57 metres x 2.4 metres as set out in Manual For Streets2. The available visibility is 80 metres x 2.4 metres which is well in excess of the specified standard. Subject to conditions no objections is raised to the application on highway safety grounds.

## **Noise**

A noise assessment was submitted as part of the application submission in response to previous concerns expressed about both traffic and industrial noise from the adjacent A170 and businesses on the adjacent employment area. It is of note that circumstances have changed significantly since the consideration of the earlier application which was refused and dismissed on appeal (see history

section of this report). The residential element of this proposal has also been much reduced during the consideration of the application. In addition the nearest dwelling is now located approximately 35metres away from the nearest industrial unit. It is of note that this industrial unit was previously occupied by Micrometalsmiths and that there was at the time an extant planning permission for a significant extension (including a foundry) on the premises. The current site operator is a builders merchant that operates between 07.30 to 17.00 Mondays to Fridays and 08.00 to 12.00 on Saturdays only which differs significantly from the previous occupiers 24 hour usage of the site.

In response to the reconsultation process Northern General Properties have responded raising concerns that the new residential development might have on their existing and future activities.

The applicant's agent has responded to the points raised and in their email of 25.5.2016 set out their thoughts in response (see attached copy).

The Council's EHO has previously expressed concerns about the general relationship between industrial/commercial uses and dwellings. There are however several instances in the District where the Council has been able to grant planning permission subject to the imposition of noise conditions to control noise levels within garden areas during the day and in habitable rooms at night to provide adequate protection from all sources of noise.

The Council's EHO has therefore recommended if permission is granted that the following detailed noise conditions are impose on the outline planning permission to adequately protect the amenities of future residents. The details of the reserved matters scheme would then need to demonstrate accordance with these requirements.

1. Construction of the dwellings hereby permitted shall not begin until a written scheme for protecting the proposed residential development from both traffic noise and industrial noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the noise level in the external amenity areas of the proposed properties shall not exceed 50 dB LAeq (16 hour) between 0700 hours and 2300 hours, for traffic noise, and shall protect against levels of rated industrial sound (in accordance with BS4142:2014), more than 5dB above background. All works which form part of this scheme shall be completed before any part of the development is occupied. The works provided as part of the approved scheme shall be permanently retained and maintained as such except as may be agreed in writing by the Local Planning Authority. The aforementioned written scheme shall demonstrate that the noise levels specified will be achieved.
2. Construction of the dwellings hereby permitted shall not begin until a written scheme for protecting the internal environment of the dwellings from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the building envelope of each plot is constructed so as to provide sound attenuation against external noise. The internal noise levels achieved should not exceed 35 dB LAeq (16 hour) inside the dwelling between 0700 hours and 2300 hours and 30 dB LAeq (8 hour) and 45 dB LAm<sub>ax</sub> in the bedrooms between 2300 and 0700 hours. This standard of insulation shall be achieved with adequate ventilation provided. All works which form part of the scheme shall be completed before any part of the development is occupied. The works provided as part of the approved scheme shall be permanently retained and maintained as such except as may be agreed in writing by the Local Planning Authority. The aforementioned written scheme shall demonstrate that the noise levels specified will be achieved, with windows partially open for ventilation. Where reliance is made on achieving this standard using greater than 12dB attenuation external to internal, details of appropriate window design to be used, referencing studies to demonstrate the noise reduction, shall be submitted.

## **Ecology**

The submitted information has been assessed by the Council's Countryside Management Officer and is considered to be acceptable. Conditional approval is recommended.

## **Flood Risk/Drainage**

The relevant organisations have been consulted including the EA, Lead Local Flood Authority, Local Internal Drainage Board and Yorkshire Water.

No objections are raised on grounds of flood risk - the site is located in Flood Zone 1 and is a minor development. Yorkshire Water have recommended separate systems for foul and surface water drainage and details of surface water disposal to be agreed to be the subject of conditions if planning permission is granted.

## **Residential Amenity**

The site located next to a single storey dwelling - No. 36 Thornton Rd. It is noted that the occupier whilst not objecting to the scheme has raised some points of concern. The neighbour has requested that no windows should directly overlook his living room and that sufficient space for maintenance of the new property on Plot 1 is designed into the scheme. It is considered that the illustrative spacing between the properties is acceptable and that these concerns relating to matters of privacy can be adequately controlled at reserved matters stage. It is recommended however that an informative is added to the outline permission if permission is granted to draw this matter to the attention of a future developer of the site.

The layout shows that adequate amenity space can be provided for the occupiers of the new dwellings and the proposal is considered to satisfy Policies SP16 and SP20 of the local plan strategy.

## **Consultation Responses**

Following the significant amendment to the scheme, reducing the proposal to the erection of 5no. dwellings, the number of third party comments has diminished to three responses. These can also be viewed on the Council's website but are summarised below.

### Occupier of No. 36 Thornton Road

No objection in principle but comments made relating to the relationship of the building on Plot 1 and possibility of overlooking windows, future maintenance. Suggests extending the 30mph limit.

### Occupier of No. 30 Thornton Road

Refers to earlier refusal and appeal relating to application 10/01069/MFULE. Concern over relationship between residential and nearby industrial users and objects over the principle, notwithstanding the reduced scale of the development.

### Northern General Properties

Acknowledges that the dwellings would be within the development limit but is concerned with potential impact on users on the industrial estate, referring to the earlier application and appeal decision. Therefore, objects to the proposal which might limit or prejudice future activity.

The Town Council has no objection in principle but has expressed some detailed concerns relating to vehicular access and noise.

These issues have, however, been addressed in the appraisal section of this report and subject to the imposition of appropriate conditions, the development is considered to be acceptable.

## OTHER MATTERS

The application is for the erection of 5 No. dwellings. Members will be aware of the recent Court of Appeal decision relating to the West Berkshire and Reading High Court case. In the light of the Court of appeal decision relating to developer contributions from small sites no affordable housing contributions can be sought from this scheme in the light of the Multi-national decision and the recent changes to national planning guidance.

## RECOMMENDATION

Approval subject to the following conditions.

### RECOMMENDATION: **Approval**

- 1 Application for approval of reserved matters shall be made to the Local Planning Authority not later than .

The development hereby permitted shall be begun on or before whichever is the later of the following dates:-

The expiration of two years from the final approval of the reserved matters or (in the case of approval on different dates) the final approval of the last such matters approved.

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

- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:-

(i) the layout, scale and appearance of every building, including a schedule of external materials to be used

(ii) the landscaping of the site

Reason:- To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.

- 3 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:

(a) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.

(b) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

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

(d) 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.

(e) Provision of tactile paving in accordance with the current Government guidance.

Reason:- In accordance with Policy SP20 of the adopted 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.

- 4 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 57m measured along both channel lines of the major road A170 from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be .06m. Once created, these visibility 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 adopted Ryedale Plan - Local Plan Strategy and in the interests of road safety.

- 5 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility 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 adopted Ryedale Plan - Local Plan Strategy and the interests of road safety to provide drivers of vehicles using the access and other users of the public highway with adequate inter-visibility commensurate with the traffic flows and road conditions.

- 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 in connection with the construction of the access road or building(s) or other works hereby permitted, until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- (a) tactile paving
- (b) vehicular, cycle and pedestrian accesses
- (c) vehicular and cycle parking
- (d) vehicular turning arrangements
- (e) manoeuvring arrangements

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

- 7 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition 6:

- (a) have been constructed in accordance with the submitted detailed drawings and in accordance with Standard Detail Number E6

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

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

- 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 adopted 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 adopted 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:

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

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

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

Reason:- In accordance with Policy SP20 of the adopted 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 site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason:- In the interests of satisfactory and sustainable drainage, and to satisfy Policy SP19 of the adopted Ryedale Plan - Local Plan Strategy.

- 12 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing work and off-site works have been submitted to and approved in writing by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, there shall be no piped



discharge of surface water from the development prior to the completion of the approved surface water drainage works.

Reason:- To ensure that no surface water discharges take place until proper provision has been made for its disposal, and to satisfy Policy SP19 of the adopted Ryedale Plan - Local Plan Strategy.

- 13 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 SP16 of the adopted Ryedale Plan - Local Plan Strategy

- 14 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 SP16 of the adopted Ryedale Plan - Local Plan Strategy

- 15 Construction of the dwellings hereby permitted shall not begin until a written scheme for protecting the proposed residential development from both traffic noise and industrial noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the noise level in the external amenity areas of the proposed properties shall not exceed 50 dB LAeq (16 hour) between 0700 hours and 2300 hours, for traffic noise, and shall protect against levels of rated industrial sound (in accordance with BS4142:2014), more than 5dB above background. All works which form part of this scheme shall be completed before any part of the development is occupied. The works provided as part of the approved scheme shall be permanently retained and maintained as such except as may be agreed in writing by the Local Planning Authority. The aforementioned written scheme shall demonstrate that the noise levels specified will be achieved.

Reason:- To satisfy Policy SP20 of the adopted Ryedale Plan - Local Plan Strategy.

- 16 Construction of the dwellings hereby permitted shall not begin until a written scheme for protecting the internal environment of the dwellings from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that the building envelope of each plot is constructed so as to provide sound attenuation against external noise. The internal noise levels achieved should not exceed 35 dB LAeq (16 hour) inside the dwelling between 0700 hours and 2300 hours and 30 dB LAeq (8 hour) and 45 dB LAm<sub>ax</sub> in the bedrooms between 2300 and 0700 hours. This standard of insulation shall be achieved with adequate ventilation provided. All works which form part of the scheme shall be completed before any part of the development is occupied. The works provided as part of the approved scheme shall be permanently retained and maintained as such except as may be agreed in writing by the Local Planning Authority. The aforementioned written scheme shall demonstrate that the noise levels specified will be achieved, with windows partially open for ventilation. Where reliance is made on achieving this standard using greater than 12dB attenuation external to internal, details of appropriate window design to be used, referencing studies to demonstrate the noise reduction, shall be submitted.

Reason:- To satisfy Policy SP20 of the adopted Ryedale Plan - Local Plan Strategy.

- 17 Before any part of the development hereby approved commences, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the

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

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policy SP16 of the adopted Ryedale Plan - Local Plan Strategy.

- 18 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 SP16 of the adopted Ryedale Plan - Local Plan Strategy.

- 19 All works shall be carried out in accordance with the details contained in the Ecological Appraisal section 4 ( Quants 2014) for Land at Meadowfields 40 Thornton Road, Pickering. This should include provision of a bat survey prior to demolition of the existing buildings, suitable timing of removal of vegetation to protect nesting birds and the provision of hedge, bird and bat habitat enhancements as set out in the report.

Reason:- To satisfy Policy SP14 of the adopted Ryedale Plan - Local Plan Strategy.

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

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

#### **INFORMATIVE:**

In relation to Condition 05, an explanation of the terms used above is available from the Highway Authority.

#### **Background Papers:**

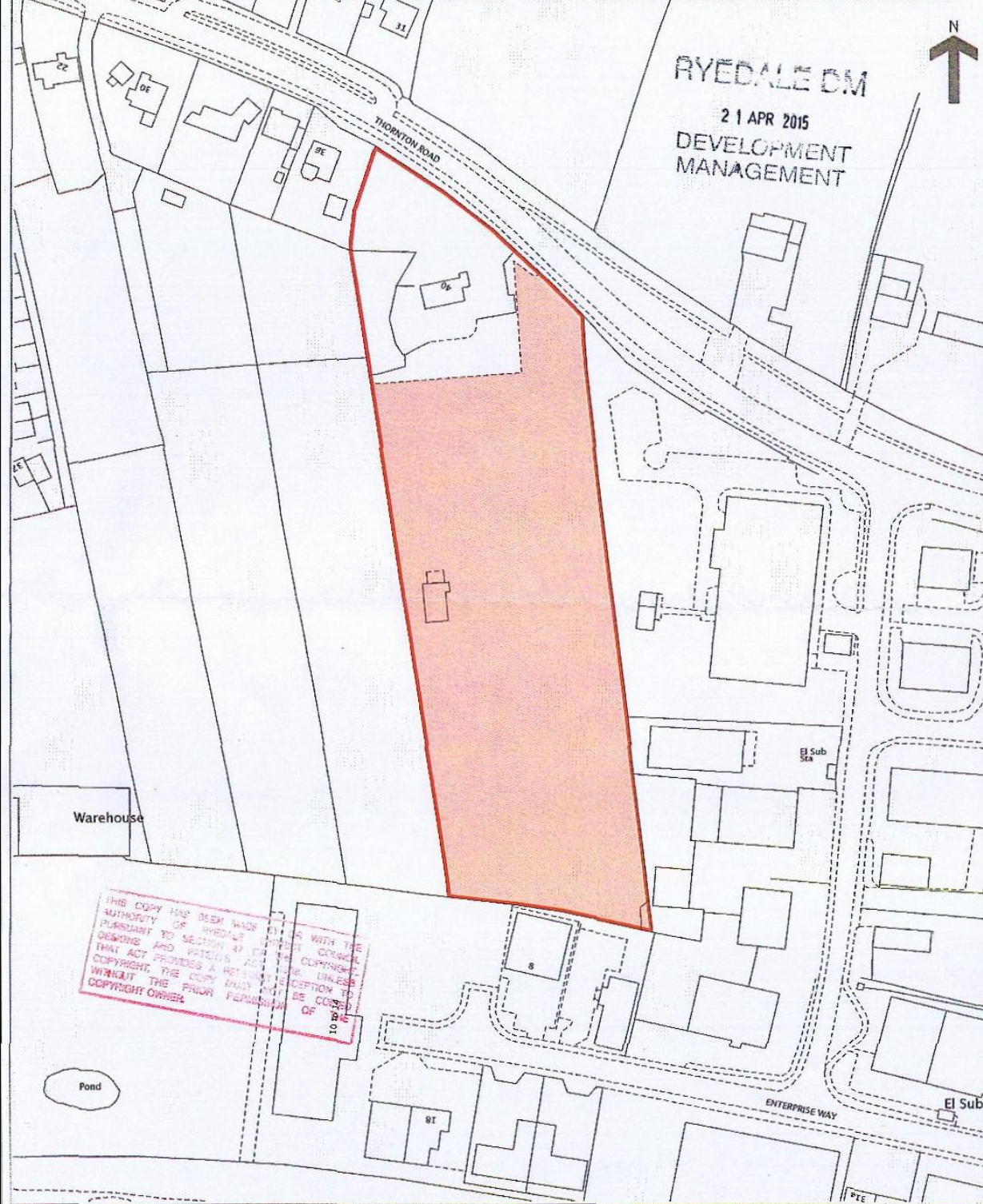
Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties

Land Registry  
Official copy of  
title plan

Title number NYK381406  
Ordnance Survey map reference SE8083SE  
Scale 1:1250 enlarged from 1:2500  
Administrative area North Yorkshire : Ryedale

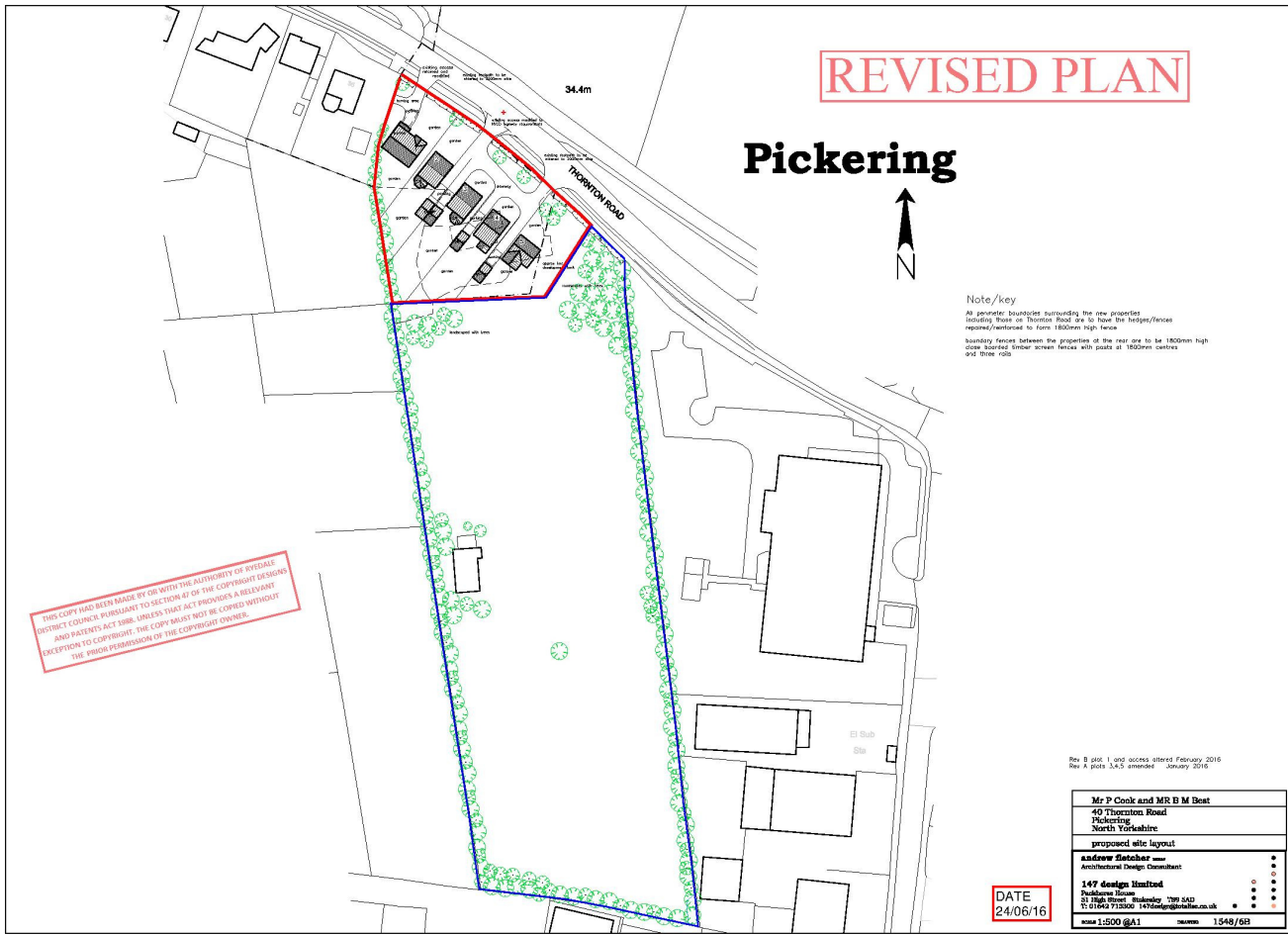


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**REVISED PLAN**

**Pickering**



**Note/key**  
 All perimeter boundaries surrounding the new properties including those on Thornton Road are to have the hedges/fences exposed/maintained to form 1800mm high fence.  
 Boundary fences between the properties of the rear are to be 1800mm high close boarded timber screen fences with posts at 1800mm centres and three rails.

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Rev B site 1 and access altered February 2016  
 Rev A plots 3,4,5 amended January 2016

<b>Mr P Cook and MR E M Best</b>	
40 Thornton Road Pickering North Yorkshire	
<b>proposed site layout</b>	
<b>Andrew Hatcher</b>	Architectural Design Consultant
<b>147 design limited</b>	Practice House
31 High Street	Thirsk
31 High Street	Thirsk
T: 01842 713300	147design@btinternet.com
scale 1:500 @A1	number 1548/05

DATE  
24/06/16

REVISED PLAN



THIS PLAN HAS BEEN REVISED TO REFLECT THE COMMENTS OF THE LOCAL PLANNING AUTHORITY AND TO TAKE ACCOUNT OF THE COMMENTS OF THE ARCHITECTURAL DESIGN CONSULTANT. THE REVISED PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY AND THE ARCHITECTURAL DESIGN CONSULTANT. THE REVISED PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING AUTHORITY AND THE ARCHITECTURAL DESIGN CONSULTANT.

DATE  
03/05/16

Mr P Cook and MR B M Best	
40 Thornton Road	
Pickering	
North Yorkshire	
proposed street elevation	
andrew Fletcher	Architectural Design Consultant
147 design limited	Architectural Design Consultant
Pickhouse House	Architectural Design Consultant
31 High Street	Architectural Design Consultant
Goole	Architectural Design Consultant
WY14 7SD	Architectural Design Consultant
T: 01652 713300	147design@btinternet.co.uk
scale 1:200 @A1	number 1548/7

29th April 2016

Gary Housden  
Development Control Manager  
Ryedale District Council  
Ryedale House  
Old Malton Road Malton  
North Yorkshire  
YO17 7HH

2 Bar Lane  
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27 Old Gloucester Street  
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info@aahplanning.com  
www.aahplanning.com

Dear Mr Housden

**Residential Development on Land at Meadowfield 40 - Thornton Road, Pickering Application Reference: 15/00423/MOUT**

I write in connection with the above pending application following on from our site visit and as a result of the consultation responses received in light of the above pending scheme.

In light of the discussions that have taken place my client has sought to address the concerns raised during the consultation period through the submission of the attached amended plans. I would therefore appreciate if you would substitute the plans submitted for those attached and arrange for the necessary consultations to be carried out. As a result of the discussions which have taken place it is considered that the following issues are key concerns of the council:

**Location of development outside the village envelope**

The application originally included the parcel of agricultural land to the rear of the 40 Thornton Road which is located outside the development limits. However given the Councils position in respect to their housing supply the plans have been amended to only show a limited number of dwellings lying entirely within the development limits of Pickering. As such the proposal now seeks the redevelopment of an existing site within the defined development limits of the market town of Pickering. The principle of development is in accordance with the recently adopted Local Plan Strategy. Additionally it is noted that the National Planning Policy Framework does not preclude the development of gardens: providing the development would not harm the character of the area, consequently, subject to an appropriate dwelling design which is to be secured at the reserved matters stage, the redevelopment of the smaller site is also in line with National policy.

### **Noise Implications**

A full noise assessment has been submitted with the application as part of ongoing discussions. In addition to this a further noise response was submitted to Ryedale Council on the 8th December 2015 responding to further points raised by the Councils Environmental Health Officer. The scheme has now been significantly reduced from that which was submitted and even more so from the scheme which was dismissed at appeal. The proposal is significantly different to the appeal proposal and should be determined on its own merits. It is now proposed to build 5 properties in a linear character fronting Thornton Road. There are currently no proposals to develop the land which abuts the nearby industrial estate which was proposed in the appeal proposals. The submitted noise assessment has demonstrated that a larger development comprising 9 dwellings is acceptable without mitigation such as acoustic fencing for example as such it is considered that a smaller development in this location which is in line with existing residential properties would provide for an adequate standard of residential amenity for the proposed dwellings.

If the Council considers that bunds are required as mentioned within recent correspondence then this is matter which could be addressed via suitably worded planning conditions to ensure these elements are incorporated in to the scheme.

Reference has been made regarding the proposal and the appeal which was dismissed on this site however when the appeal was considered the circumstances surrounding the application site and the proposal its self are significantly different.

Firstly the proposal is significantly reduced proposing 5 dwellings as opposed to the 43 proposed in the appeal proposal. Additionally the positioning of MircoSmith Metals - and its extension and relocation from the Kirkbymoorside Site - was a cause for concern within the previous application. When considering the appeal, MircoSmith Metals had a valid unimplemented planning permission, reference 11/00660ETM. This permission extended the time frame of application reference 08/00487MFUL, which granted planning permission for the erection of a two-storey extension to the north elevation, and a part-two-storey/part-single-storey office extension to the east elevation. Also included was a linked two-storey flat-roofed foundry building, refuse and cycle store, alterations to car parking layout with additional spaces, and the formation of additional vehicular access. The planning permission allowed for a significant expansion to the existing businesses in order to allow the relocation of the business from Kirkbymoorside. This planning permission has now expired and MircoSmith Metals no longer reside at the application site as such this element of concern no longer exists.

Thirdly the neighbouring site has now been taken over and a recent application approved under application reference 15/00684/FUL. When considering the proposed development and it's the impact upon amenity the officer report states "the site is within a pre-existing industrial estate with no immediate residential dwelling". The neighbouring property is owned by the applicant and is located at a distance of 40 metres from the application as

such this relationship with residential properties has been recently considered acceptable by the council. The revised plans only marginally show new residential development closer to this existing use than the existing dwelling. As such given the recent acceptance of this new use within close proximity to the existing residential use it is not considered that there are any grounds for resisting a proposal on this ground given that two uses currently exist and have recently been considered acceptable together.

#### **Impact upon the Character of the Area**

Policy SP16 requires new developments “to reinforce local distinctiveness” and the “location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings”.

Thornton Road benefits from a wide variety of house types which mainly provide frontage development served by individual driveways. However that been said there are wide variety of designs; materials, plot sizes and the dwellings in this area comprising both single storey and two storey properties. Additionally in depth development is a feature and modern estates have been constructed served from Thornton Road. The nearby industrial estate which is located to the east of the site also provides in-depth development providing a mixture of two and single storey buildings built in buff brick and steal. As such the character of the area is clearly mixed providing for a mixture of materials uses and designs. There have also been a number of recently approved modern developments located throughout the town.

In accordance with your advice the proposed development has been significantly reduced with the submitted layout plan making provision for 5 detached dwelling houses positioned in a linear form fronting Thornton Road. This form and layout of development is in keeping with that which currently exists along this road. In addition the indicative street scene provides one example as to the design of the dwellings which could be utilised at the reserved matters stage. As such subject to an appropriate design and materials which will be secured at the reserved matters stages it is considered that this smaller development is in keeping with the character of the area and therefore in accordance with the development plan.

#### **Impact upon Residential Amenity**

One of the core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Concern from consultees has raised the impact of the proposal on the residential amenity of neighbouring properties. The nearest residential properties are those located to the north and west of the site. Those to the north are unaffected being positioned across the road from the proposal. The revised layout plan has been designed in such a way to ensure a satisfactory standard of residential amenity is achieved for both the surrounding and



neighbouring properties and demonstrates that a suitable layout for the proposal can be achieved for the proposed development at the reserved matters stage.

Following our site visit as requested please see enclosed an indicative street scene in order to demonstrate the effects upon the nearby properties due to the slight difference in land levels between the neighbouring property and the application site. The enclosed street scene demonstrates that a two storey dwelling on plot one would not over dominate this property or cause any significant adverse effects upon the residential amenity of neighbouring properties. The proposed dwelling is shown at a distance of 13 metres at its nearest point which increases as the dwelling is angled slightly to the east. The Councils Residential Design Guidance requires a distance of 12 metres between a main dining room window and the gable of a new property. In this case a distance of over 13 metres is achieved on the indicative layout. As such it is considered that the submitted information demonstrates that a suitable layout can be achieved at the reserved matters stage which would not adverse effect the residential amenity of the neighbouring properties.

#### **Highways**

Neighbouring comments have raised concerns regarding highway safety. However the submitted transport assessment demonstrated that a much larger development on this site would not impact on highway safety as a result of the proposal. Furthermore the Council previously conceded that a much larger development could be accommodated on this site without detriment to highway safety. As such it is considered that this much smaller development is acceptable in respect to highway safety. I also note the comments of North Yorkshire County Council who raised no objections to a larger scale development as such it is considered that the proposed development is acceptable in respect to highway safety.

In response to the comments received from Yorkshire Water I can confirm my client has no objections to the conditions proposed by Yorkshire Water.

Yours Sincerely,

**Planning Consultant**

**Claire Richards**

**Chris Morris**

---

**Subject:** FW: 15/00423/MOUT - Land at Meadowfield, 40 Thornton Road, Pickering

---

**From:** Claire Richards [<mailto:claire.richards@aahplanning.com>]

**Sent:** 25 May 2016 15:07

**To:** Gary Housden

**Subject:** RE: Letter for attention of Gary Housden, Head of Planning and Housing

Dear Gary,

Thank you for your email.

Should the council consider noise attenuation to be necessary this can be provided within the reserved matters and through the build of the dwelling with appropriate mitigation.

A full noise assessment has been submitted with the application as part of ongoing discussions. In addition to this, a further noise response was submitted to Ryedale Council on the 8th December 2015 responding to further points raised by the Councils Environmental Health Officer. The scheme has now been significantly reduced from that which was submitted and even more so from the scheme which was dismissed at appeal. The proposal is significantly different to the appeal proposal and should be determined on its own merits. It is now proposed to build 5 properties in a linear character fronting Thornton Road. There are currently no proposals to develop the land which abuts the nearby industrial estate which was proposed in the appeal proposals. The submitted noise assessment has demonstrated that a larger development comprising 9 dwellings would be acceptable as such based on the proposals positioning on the revised plan the dwellings within the location proposed these dwellings would also conform. Reference has been made regarding the proposal and the appeal which was dismissed on this site however when the appeal was considered the circumstances surrounding the application site and the proposal itself are significantly different.

Firstly the proposal is significantly reduced proposing 5 dwellings as opposed to the 43 proposed in the appeal proposal. Additionally the positioning of MircoSmith Metals - and its extension and relocation from the Kirbymoorside Site - was a cause for concern within the previous application. When considering the appeal, MircoSmith Metals had a valid unimplemented planning permission, reference 11/00660ETM. This permission extended the time frame of application reference 08/00487MFUL, which granted planning permission for the erection of a two-storey extension to the north elevation, and a part-two-storey/part-single-storey office extension to the east elevation. Also included was a linked two-storey flat-roofed foundry building, refuse and cycle store, alterations to car parking layout with additional spaces, and the formation of additional vehicular access. The planning permission allowed for a significant expansion of the existing businesses in order to allow the relocation of the business from Kirbymoorside. This planning permission has now expired and MircoSmith Metals no longer reside at the application site as such this element of concern no longer exists.

Thirdly the neighbouring site has now been taken over and a recent application approved under application reference 15/00684/FUL. When considering the proposed development and it's the impact upon amenity the officer report states "the site is within a pre-existing industrial estate with no immediate residential dwelling". The neighbouring property is owned by the applicant and is located at a distance of 40 metres from the application as such this relationship with residential properties has been recently considered acceptable by the council. The revised plans only marginally show new residential development closer to this existing use than the existing dwelling. As such given the recent acceptance of this new use within close proximity to the existing residential use it is not considered that there are any grounds for resisting a proposal on this ground given that two uses currently exist and have recently been considered acceptable together.

I hope this satisfies any concerns you may have with respect to noise. As per my previous email, please could you provide me with your feedback on the suitability of the proposal as soon as possible?

Kind Regards

Claire Richards MA  
Planning Consultant



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**Subject:** FW: 15/00423/OUT - development of Meadowfield, 40 Thornton Road, Pickering, for five detached houses.

---

**From:** Pickering Town Council [<mailto:townclerk@pickering.gov.uk>]

**Sent:** 17 May 2016 08:17

**To:** Development Management

**Subject:** 15/00423/OUT - development of Meadowfield, 40 Thornton Road, Pickering, for five detached houses.

The council has no objection in principle to the develop of the land at Meadowfield for five houses or the demolition of the existing of the existing dwelling and outbuildings; however, the council is concerned that vehicular ingress and egress is not jeopardised by traffic moving along the A170 or jeopardises in turn vehicular movement along the A170 - - visibility is compromised because of the way the road rises and bends at this location. The council thinks that if planning permission is given, a condition should be introduced whereby the 30 mph speed limit should be moved easterly so that vehicular movement along the A170 at the front of the five dwellings is restricted to no more than 30mph.

The council remembers that when Barratts appealed against the district council's refusal to allow Meadowfield and adjoining fields to be developed for housing, the planning inspector laid great stress in rejecting the appeal on the proximity of the industrial estate and concomitant noise pollution. Is the council right to assume that noise pollution remains an issue and, thereby, the consequences for the proposed development should be given serious attention?

Andrew Husband  
Clerk to Pickering Town Council

**Item Number:** 16  
**Application No:** 16/00902/73A  
**Parish:** Cropton Parish Council  
**Appn. Type:** Non Compliance with Conditions  
**Applicant:** Honeybourne Developments  
**Proposal:** Variation of Condition 18 of approval 10/01367/FUL dated 15.04.2011 to replace drawing no. H/100/12/01 with drawing nos. H/100/12/01 REV A and H/100/12/15 to regularise timber clad garage as built  
**Location:** Land North Of Greys Farm High Street Cropton Pickering North Yorkshire

**Registration Date:**  
**8/13 Wk Expiry Date:** 21 July 2016  
**Overall Expiry Date:** 28 June 2016  
**Case Officer:** Helen Bloomer **Ext:** 328

## CONSULTATIONS:

**Parish Council** Object  
**Neighbour responses:** G Carter,

---

## SITE:

The application site is within the development limits of Cropton, to the southern side of the High Street at the south end of the village.

The village contains a range of building styles from small cottages to large detached dwellings with a predominance of stone pantile building materials. There is however no designated conservation area.

## PROPOSAL:

Planning permission was granted in 2011 for the erection of a three bedroom dwelling with detached garage, ref 10/01367/FUL. In 2014 an application was submitted to discharge the conditions. At that time the application details indicated that the garage would be constructed from stone to match that of the dwelling house, ref 14/00244/COND. The developer has however proceeded to clad the garage in horizontal cedar boards and this application is seeking to regularise the development on that basis.

## SITE HISTORY:

10/01367/FUL. Erection of three-bedroom dwelling with detached garage. Approved  
14/00244/COND. Discharge of condition numbers 02,06,11,12,13, and 14 of approval 10/01367/FUL dated 15.04.2011. Discharged

This application is presented to Members of the Planning Committee as a letter of objection has been received from the Parish Council. The Parish Councils full response to the consultation have been appended to this report.

## POLICY

Local Plan Strategy - Policy SP13 Landscapes  
Local Plan Strategy - Policy SP16 Design

**APPRAISAL:**

Character and Form

The principal, form, design and siting of the garage has all previously been approved. The consideration is therefore whether or not the use of horizontal cedar cladding is acceptable.

Whilst there are no examples of buildings being constructed from timber clad in the immediate locality, it is considered that this material is a natural material and does not have a material adverse impact upon the street scene. Furthermore, as untreated Cedar weathers its appearance will tone down to a more muted grey tone which officers consider will create a link between the new creamy stone of the associated dwelling and that of the greyer stone on the property to the west of the application site. In the intervening period this process has already started to occur and photos will be present to Members at the meeting

It will also not have a material adverse impact upon neighbouring occupiers.

The Parish Council has raised their objection. The full consultation response is set out;

- The PC believe that this was a blatant failure to comply with approved planning conditions
- To this end it should not be allowed to succeed
- Accordingly the PC have previously 'applied' for an Enforcement Order
- the appearance of the Cedar clad garage is considered to be far inferior to the stone building originally requested
- It stands out like a sore thumb and is an eyesore
- More especially as it is located in one of the most visually attractive areas of the village

Accordingly the PC continues to object to the current application.

The occupier of Chestnut Tree House (opposite the site) has also objected raising similar concerns to the Parish Council. The full response can be viewed on the Councils' website.

Members will appreciate that the fact that this application is retrospective is not a reason in itself to refuse planning permission. The Local Planning Authority is required to consider the scheme on its merits not withstanding the changes from the previously approved plans and elevations. In the light of the abovementioned merit assessment officers consider that there are no sustainable planning grounds to withhold permission.

In light of the above the recommendation is one of approval

**RECOMMENDATION:                      Approval**

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

Drawing No. H100/12/01 Revision A; Existing House and  
Drawing No. H100/12/15 Ste Plan

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

- 2 The existing stone wall along the frontage of the site shall be maintained along the frontage of the site, except where its removal is required to provide the access. The wall shall be continued across the existing access, details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity and to satisfy the requirements of Policy SP16 of the Ryedale Plan - Local Plan Strategy.

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

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

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

Class D: Erection or construction of a domestic external porch

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

Reason:- To ensure that the existing amenities of neighbouring occupiers are not affected by the development and to satisfy the requirements of Policy SP16 of the Ryedale Plan - Local Plan Strategy.

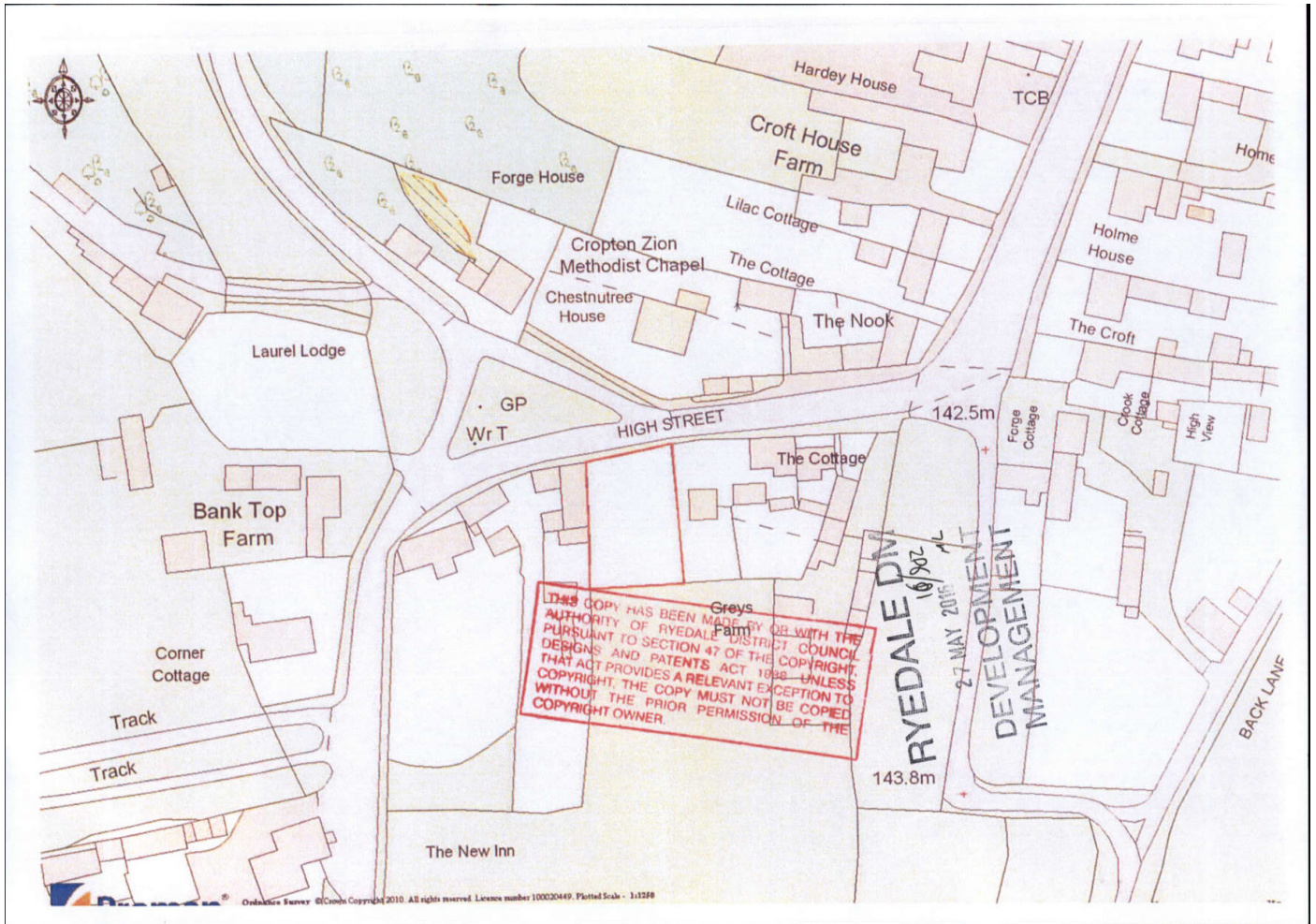
#### **Background Papers:**

Adopted Ryedale Local Plan 2002

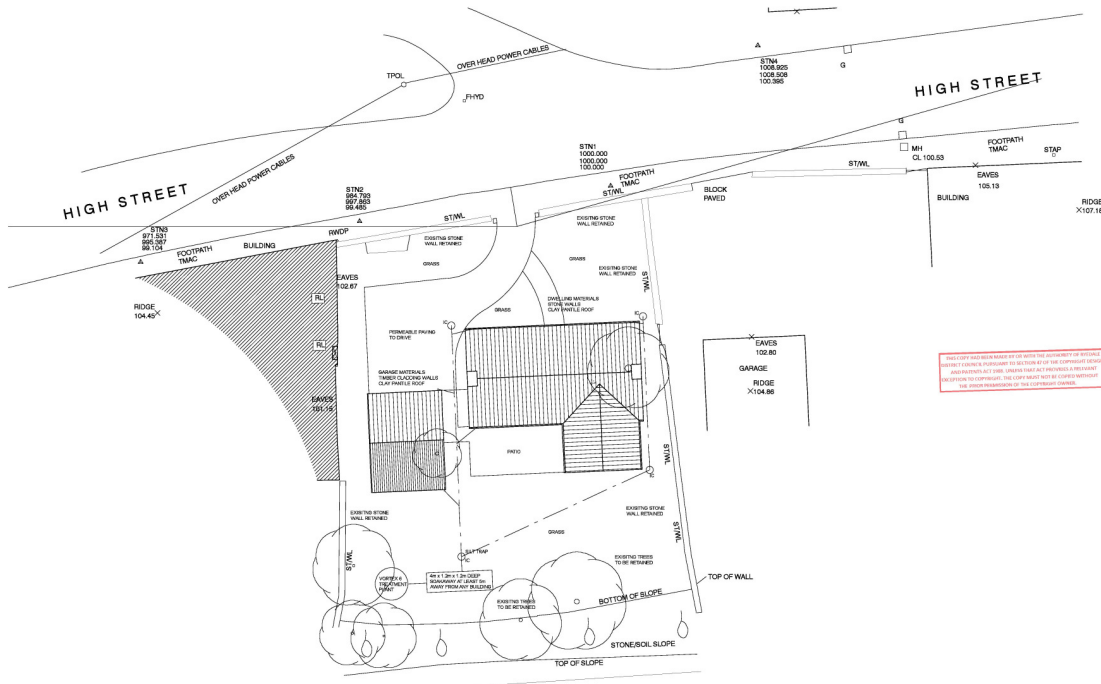
Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties







THE CLIENT HAS BEEN MADE AWARE OF THE POSSIBILITY OF REDUNDANT PROPERTY CHARGES IN CONNECTION WITH THE PROPOSED DEVELOPMENT. IT IS ADVISED THAT THE CLIENT SHOULD TAKE STEPS TO VERIFY THE STATUS OF ANY SUCH CHARGES TO ENSURE THAT THEY DO NOT AFFECT THE PROPOSED DEVELOPMENT. THE CLIENT SHOULD BE ADVISED WITHOUT DELAY OF ANY SUCH CHARGES.

RIBA 

**BrierleyGroom**  
Chartered Architects

BrierleyGroom LLP  
Incorporated in England  
15, The Quadrant, London, EC4A 3DF  
Tel: 020 7493 4444  
Fax: 020 7493 4445  
Email: info@brierleygroom.com  
Website: www.brierleygroom.com

client	<b>HONEYBOURNE DEVELOPMENTS LTD</b>	
project	PROPOSED NEW HOUSE HIGH STREET, CROPTON	
drawing	SITE PLAN	
date	NOV 2014	stage CONSTRUCTION
scale	1:100	revision
number	H100/12/15	

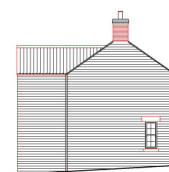
DATE VALID 28/05/16



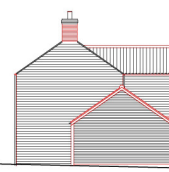
North Elevation



South Elevation

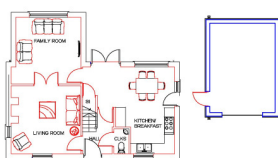


East Elevation

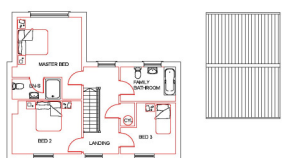


West Elevation

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GROUND FLOOR



FIRST FLOOR

RIBA #		 <b>BrierleyGroom</b> Chartered Architects
<small>Brierley Groom Ltd          10 Abchurch Lane          London EC4A 3DF          Telephone: 020 7404 1100          Fax: 020 7404 1101          Email: info@brierleygroom.co.uk          www.brierleygroom.co.uk</small>		
client	HONEYBOURNE DEVELOPMENTS LTD	
project	PROPOSED NEW HOUSE HIGH STREET, CROFTON	
drawing	EXISTING HOUSE	
date	Jan 2016	stage Planning
scale	1:100, 1:200	revision A
DATE VALID 02/05/16	number H100/12/01 REV A	

---

**Subject:** 16/00902/73A land north of Greys Farm, Cropton

---

**From:** vic worrall [<mailto:vic@cropton.net>]

**Sent:** 17 June 2016 10:35

**To:** Development Management

**Subject:** 16/00902/73A

Hi,

The PC considered the above application at our meeting of 13<sup>th</sup> June and I would advise you accordingly.

- The PC believe that this was a blatant failure to comply with approved planning conditions
- To this end it should not be allowed to succeed
- Accordingly the PC have previously applied for an Enforcement Order and an Officer has been allocated.
- Without a doubt the cedar clad garage is far inferior to the stone building originally requested
- It stands out like a sore thumb and is an eyesore
- More especially as it is located in one of the most visually attractive areas of the village

Accordingly the PC continues to object to the regularisation of this building.

Regards

Vic Worrall  
Chair – Cropton Parish Council

# Agenda Item 17

**Item Number:** 17  
**Application No:** 16/00936/HOUSE  
**Parish:** Habton Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr Robert Gardiner  
**Proposal:** Erection of single storey extension to detached garage following demolition of existing stable (revised details to approval 15/01059/HOUSE dated 14.10.2015) (part-retrospective)  
**Location:** Rose Cottage 2 South View Kirby Misperton Lane Great Habton Malton North Yorkshire YO17 6TU

**Registration Date:**  
**8/13 Wk Expiry Date:** 13 July 2016  
**Overall Expiry Date:** 17 June 2016  
**Case Officer:** Charlotte Cornforth **Ext:** 325

## CONSULTATIONS:

**Parish Council** No views received to date

**Neighbour responses:**

-----

## SITE:

Rose Cottage is located to the south east of the village of Great Habton. The dwelling is accessed off Kirby Misperton Road via a driveway that runs west - east. To the north of the existing garage is a wall that forms an outbuilding which abuts onto the site. Members should note that this is not within the applicants ownership.

## PROPOSAL:

Erection of single storey extension to detached garage following demolition of existing stable (revised details to approval 15/01059/HOUSE dated 14.10.2015) (part-retrospective)

Members are advised that this application has been referred to Planning Committee as the applicant is an elected member of Ryedale District Council.

It was brought to the attention of the Local Planning Authority that work was being undertaken at the site. A site inspection was carried out and it was concluded that under that the extension to the existing garage was not in accordance with the previously approved plans and the new works constituted development requiring a grant of planning permission from the Local Planning Authority. In the absence of planning permission, the development is currently unauthorised. In an attempt to remedy this breach of planning control, it was advised that retrospective planning permission for the retention of the extension to the existing garage should be sought. The application was received and validated on the 18th May 2016. It is described as part retrospective as the walls have been built, but the roof has not been installed.

The applicant decided to erect a single storey extension to the existing detached garage, rather than erecting a new build double garage and garden room following the demolition of the existing garage and stables which was granted approval on the 14th October 2015.

## **POLICY:**

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP16 – Design

Policy SP19 – Presumption in Favour of Sustainable Development

Policy SP20 – Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 7 - Requiring good design

## **HISTORY:**

15/01059/HOUSE - Planning permission granted 14.10.2015 - Erection of double garage and garden room following demolition of existing garage and stables.

## **APPRAISAL:**

The main considerations to be taken into account with regard to the proposal include:

- i. Character and form
- ii. Impact upon the street scene
- iii. Impact upon neighbouring amenity
- iv. Highway safety
- v. Other matters
- vi. Conclusion

### **i. Character and form**

The proposed single storey extension to the east of the existing garage will measure 2.4m to the eaves, 2.9m to the ridge, 5.1m in width at the widest point and 6.4m in depth. There will be a diagonal wall on the south elevation facing into the garden of Rose Cottage. The elevation facing the garden of Pear Cottage will be have a render finish, with the colour to be 'Linden' (a pale cream colour). The remaining walls are constructed of natural stone, with the roof being a steel clad box profile, in a pale green finish. It is considered that because the roof is a very shallow pitch, the roof will not be readily visible from ground level.

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

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

Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials

It is considered that the proposal is appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials.

### **ii. Impact upon the street scene**

The proposed garage and garden room will be positioned approximately 40m from Kirkby Misperton Lane, with only the western elevation being visible from the street scene. It is considered that the proposal will not be readily visible and therefore not detrimental to the street scene.

### **iii. Impact upon neighbouring amenity**

Rose Cottage is adjoined to 'South View'. To the north west of Rose Cottage are September Cottage and Lavender Cottage. The driveway that serves Rose Cottage is located adjacent to these dwellings. The garden and associated outbuildings of Pear Tree Cottage are located to the north of the proposed garage and garden room.

It is considered that the proposal, by virtue of its height and positioning of the proposed windows will not have a material adverse impact upon any neighbouring occupiers. This is in terms of being overbearing in presence, causing loss of natural light or loss of privacy. The proposals is therefore considered to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy. It is not anticipated there will not be a material increase in vehicles affecting the properties of September Cottage and Lavender Cottage.

### **iv. Highway safety**

The proposal continues to provide on site parking for the property.

### **v. Other matters**

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

### **vi. Conclusion**

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

### **RECOMMENDATION:                      Approval**

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

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

2            Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this Decision Notice, the north east elevation of the extension hereby approved as shown on Drawing 'As Existing Garage and Stable Block with Proposed Garage Workshop Extension (date stamped 18.05.2015) shall be rendered with a finish of silicone thin coat in the colour 'Linden' as submitted to the Local Planning Authority on 5th June 2016.

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

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

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

**Background Papers:**

Adopted Ryedale Local Plan 2002

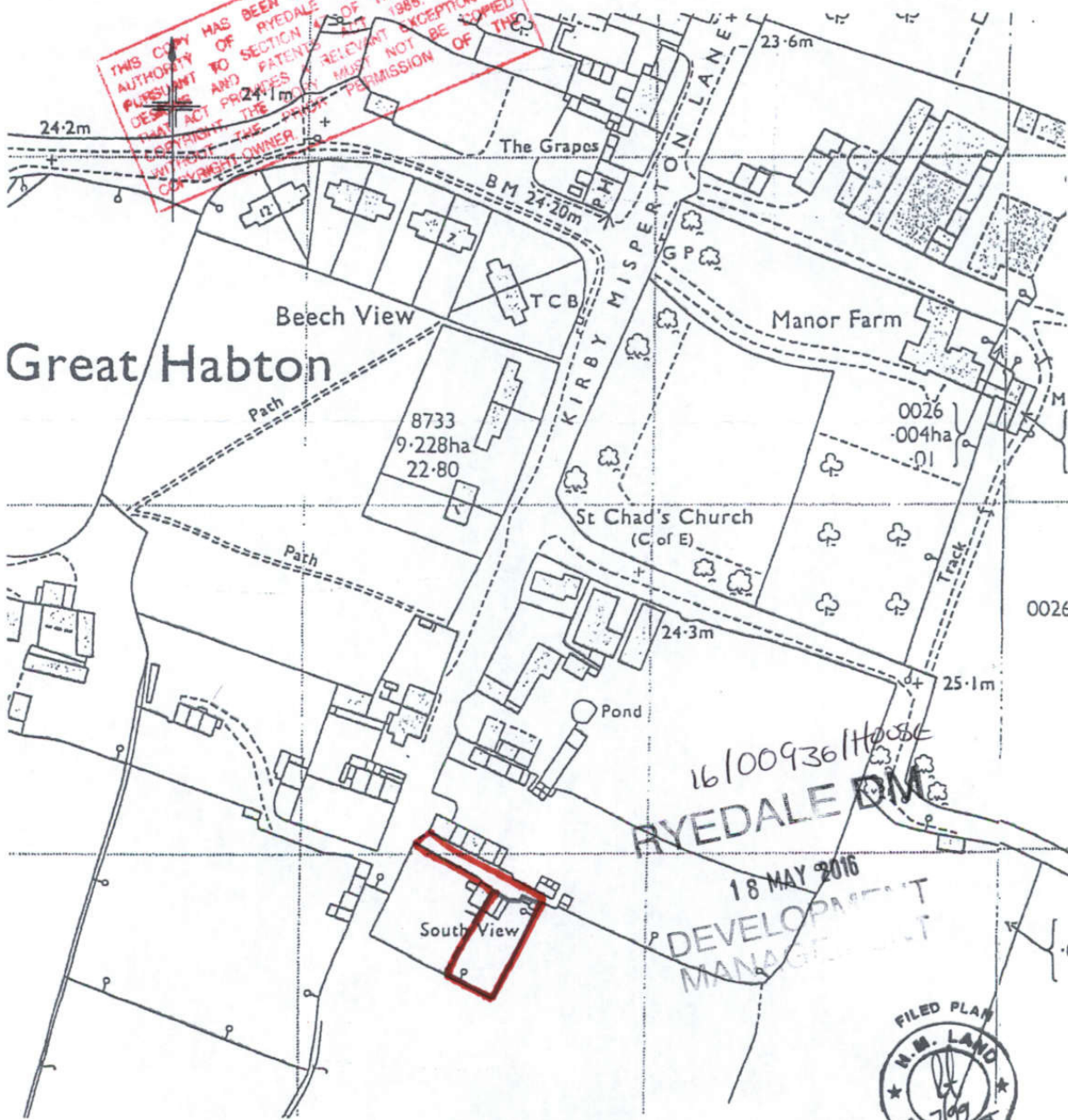
Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

H.M. LAND REGISTRY		TITLE NUMBER
		<b>NYK 218289</b>
ORDNANCE SURVEY PLAN REFERENCE	SE 7576 SE 7676	Scale 1/1250
COUNTY	NORTH YORKSHIRE	DISTRICT RYEDALE
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# Agenda Item 18

**Item Number:** 18  
**Application No:** 16/00941/FUL  
**Parish:** Norton Town Council  
**Appn. Type:** Full Application  
**Applicant:** Mr & Mrs D Duncan  
**Proposal:** Change of use and alterations to post office to form 1no. bedroom annexe together with formation of vehicular access and erection of close-boarded timber fence and gate to match existing  
**Location:** Shop 42 Beverley Road Norton Malton North Yorkshire YO17 9BU

**Registration Date:**  
**8/13 Wk Expiry Date:** 15 July 2016  
**Overall Expiry Date:** 18 June 2016  
**Case Officer:** Rachel Smith **Ext:** 323

## CONSULTATIONS:

**Parish Council** Recommend refusal  
**Highways North Yorkshire** Recommend conditions

**Neighbour responses:** Miss Leonie Coombes,

---

## 1.0 SITE

1.1 The application site is situated on the southern side of Beverley Road, close to the junction with Eastfield Road and Mill Street. It comprises a dwelling, with a post office forming the front part of the ground floor. There is an area of parking to the front. It is separated from the neighbouring dwelling by a mature hedge. The immediate area is predominantly residential.

## 2.0 PROPOSAL

2.1 The post office is currently operated by the family who occupy the associated dwelling. Permission is sought for the:

- (i) Change of use of the post office to form a one bedroom annexe,
- (ii) Alterations to front
- (ii) Formation of a vehicular access, and the;
- (iii) Erection of a fence and double gates to the front of the proposed annexe.

The application has been brought to Planning Committee because the applicants are the parents of a Council Member.

## 3.0 HISTORY

3.1 There is no planning history on the site.

## 4.0 POLICY

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development  
Policy SP2 - Delivery and Distribution of New Housing  
Policy SP4 - Type and Mix of New Housing

Policy SP7 - Town Centres and Retailing  
Policy SP11 - Community Facilities and Services  
Policy SP16 - Design  
Policy SP19 - Presumption in favour of sustainable development  
Policy SP20 - Generic Development Management Issues  
Policy SP22 - Planning Obligations, Developer Contributions and Community Infrastructure Levy

## 5.0 APPRAISAL.

The main issues in the consideration of the application are:

- principle of the change of use;
- impact on existing amenities of neighbouring occupiers;
- appropriateness of layout and design;
- highway considerations; and
- contributions

### 5.1 Principle of Change of use

5.1.2 Policy SP11 Community Facilities and Services provides policy support in principle for the provision of new community facilities, and also the protection of existing ones. The policy includes the following paragraph:

#### ***Protection***

*Existing local retail, community, cultural, leisure and recreational services and facilities that contribute to the vitality of the towns and villages and the well-being of local communities will be protected from loss/redevelopment unless it can be demonstrated that:*

- there is no longer a need for the facility or suitable and accessible alternatives exist, or*
- that it is no longer economically viable to provide the facility, or*
- Proposals involving replacement facilities provide an equivalent or greater benefit to the community and can be delivered with minimum disruption to provision*

5.1.3 The National Planning Policy Framework (NPPF) also expresses support for the provision and retention of community facilities, and includes the following paragraphs;

70. *To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*

5.1.4 Policy SP 7 - Town Centres and Retailing seeks to resist the loss of retail floor space. However, this restriction is limited to Primary Retail Frontages in Norton this relates to Commercial Street.

5.1.5 The proposed development will result in the loss of the post office. During the site visit, it was clear that it is a facility that is regularly used. It is noted that Norton Town Council has objected to the application on the basis of the 'loss of retail amenity'. They further state that shops are vital to this area of town, especially with new residential developments pending in the area.

Nevertheless the applicants have advised that the closure of Beverley Road Post Office is part of a number of changes to the post office service that are being implemented. A replacement facility will be integrated into Cost Cutter on Commercial Street.

5.1.6 Accordingly, it is considered that the closure of the post office has already been agreed as part of the business re-structure, and its loss will not breach the requirements of Policy SP11 of the Ryedale Plan - Local Plan Strategy, or the NPPF. Furthermore the Post Office is not situated on a Primary Retail Frontage, and therefore there is no protection through Policy SP7 of the Development Plan.

5.1.7 In relation to the change of use of the premises to an annexe, the Local Plan Strategy identifies

Malton and Norton as the Primary Focus for Growth. Furthermore Policy SP4 Type and Mix of New Housing, includes the following requirement:

*Increased housing choice and high quality housing will be provided through:*

- *New housing development*
- *The re-use of empty properties*
- *Improvements and adaptations to existing homes*

5.1.8 The proposed development will provide 1 bedroom accommodation for a family member, and therefore if approved would increase the range of accommodation available. It is considered therefore that the development accords with the development strategy of the Ryedale Plan - Local Plan Strategy.

5.1.9 Accordingly, there is no policy objection to the principle of the development.

## **5.2 Appropriateness of Layout and Design**

5.2.1 The proposed accommodation will provide one bedroom, together with a living room, kitchen and shower room. Access will be provided into the main dwelling. The annexe will have its own front door and a parking space. The principle dwelling will be accessed from the rear. It is considered that the layout will provide appropriate accommodation for one person, whilst the relationship with the main dwelling is such that care/supervision is available if required. It is considered however that due to the relationship between the annexe and the main house, occupation should be restricted to a family member or dependent of the occupants in the main house.

5.2.2 In terms of design, the development will result in the loss of the existing shop front, however the footprint will not be increased. It is considered that the materials and fenestration reasonably respects the design of the existing dwelling. Whilst there are few properties with extensions to the front on this part of Beverley Road, it is considered that the limited scale of the works is such that the development will not be out of keeping with the overall character of the area.

5.2.3 The initial plans provided a timber fence to the front, however the plans have since been revised to include the provision of privet hedging to the rear of it. It is considered that this will 'soften' the impact of the development, and better relate to the adjacent dwelling.

## **5.3 Impact of development on existing amenities of neighbouring occupiers**

5.3.1 It is not considered that the resultant development will result in a significant increase in comings and goings than may otherwise be associated with one, family sized dwelling. Furthermore, the bedroom for the annexe will be adjacent to the attached neighbouring property, and therefore is unlikely to result in increased noise or general disturbance. An additional parking space will be provided to the front, however this could be required in any

event for the existing dwelling. Furthermore it is of particular relevance, that the existing use of the premises as a post office also generates a significant volume of comings and goings.

#### **5.4 Highway Considerations**

**5.4.1** The development will provide a further off street parking space. It is noted that there is no turning space within the site, and therefore vehicles will have to reverse in, or out of the driveway. Nevertheless, this arrangement is carried out on many of the other dwellings on this part of Beverley Road. The Local Highways Authority has taken account of the current use of the site, and the 'generation of short-term on-street parking and vehicular activity associated with it'. Accordingly there is no Highway Authority objection to the proposed development.

#### **5.5 Contributions**

**5.5.1** The application provides annexe accommodation in relation to the existing dwelling, and therefore would not be subject to the Community Infrastructure Levy.

#### **6.0 Summary**

**6.1** The closure of Beverley Road Post Office has already been agreed by the Post Office, and will be implemented whether this planning application is approved or not. It is considered that the proposed development will increase the range of residential accommodation provided. It reasonably respects the character of both the existing dwelling, and the wider streetscene. There are no highway objections to the proposed development, and it is not considered that it will result in an adverse impact on the existing amenities of neighbouring occupiers. Accordingly, the recommendation is one of approval.

### **RECOMMENDATION: Approval**

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

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

2 The development hereby permitted shall be used only insofar as it forms an annexe/extension to the dwelling currently known as 42 Beverley Road, and shall at no time be occupied as a separate or self-contained dwelling unit.

Reason:- It is not considered that the layout, or relationship of the annexe with the existing dwelling, is appropriate for independent occupation, and to satisfy the requirements of policy SP20 of the Ryedale Plan - Local Plan Strategy.

3 Prior to the occupation of the annexe hereby approved, or such longer time as may be approved in writing by the Local Planning Authority, the landscaping shown on drawing No. 16-1142-2 shall be carried out in its entirety. Any plants which, within a period of five years from being planted die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

4 Notwithstanding the submitted details, the alterations to the property hereby approved shall be carried out in matching bricks and roof tiles, unless an alternative material has first been agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area, and to satisfy the requirements of policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plan(s):  
Dwg 16-1142-2 dated 03/06/15.

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

**Background Papers:**

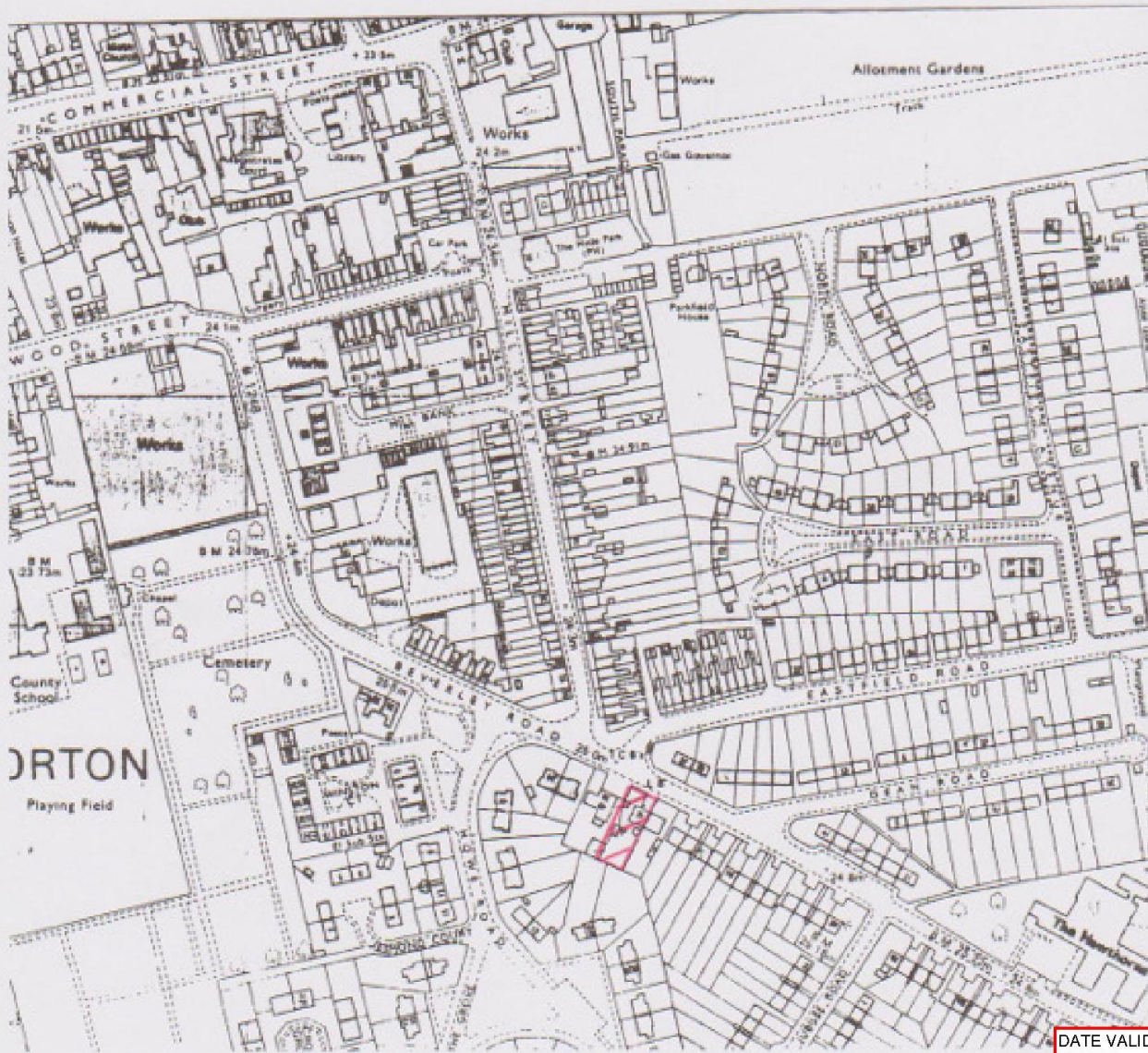
Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties

42 Beverley Road, Norton, Malton.

Scale 1:2500.

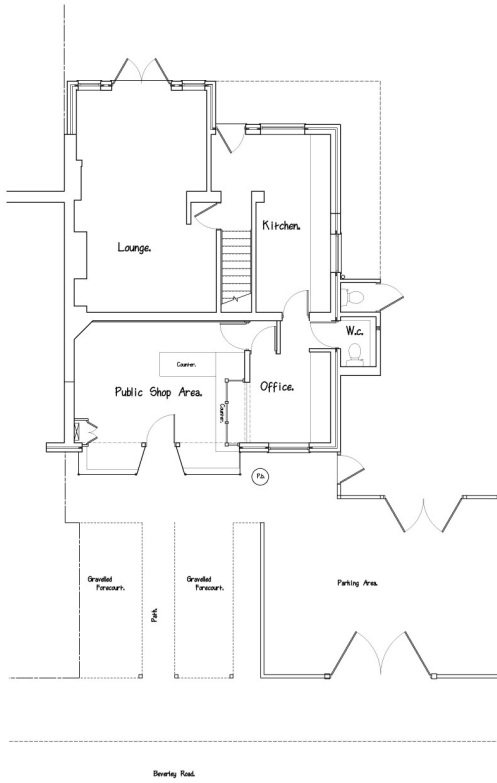


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DATE VALID  
20/05/16

Check All Dimensions on Site.



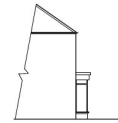
Existing Ground Floor Layout/Block Plan.



North East Elevation.



North West Elevation.



South East Elevation.

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TITLE :- Survey of Existing Premises.	AT :- The Post Office, 42 Beverley Road, Norton, Malton.	FOR :- Mr & Mrs Duncan.
SCALE :- 1:100, 1:50.	DATE :- April 2016.	DRAWING No. :- 16-1142-1.

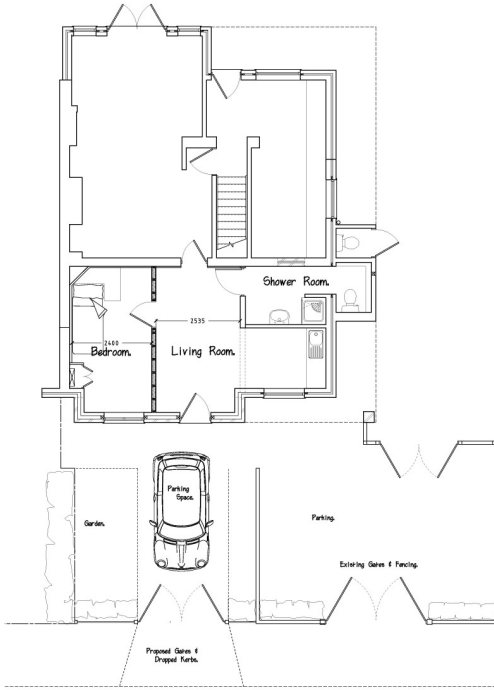
DATE VALID 20/05/16

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

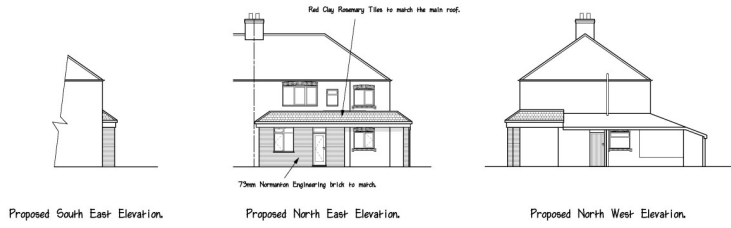


Check All Dimensions on Site.

**REVISED PLAN**



Proposed Ground Floor Layout.

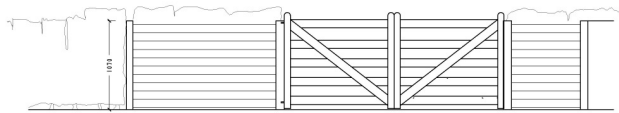


Proposed South East Elevation.

Proposed North East Elevation.

Proposed North West Elevation.

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Proposed Gates & close boarded fencing to match adjacent feature. (1/20) with a black planting of Privet hedging.

TITLE :- Change of Use of the former Post Office to a Granny Annex. AT :- 42 Beverley Road, Norton, Malton. FOR :- Mr & Mrs Duncan.  
 SCALES :- 1:100, 1:50. DATE :- May 2016. DRAWING No. :- 16-1142-2.

DATE: 03/05/15

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

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

9 The Avenue  
Norton  
Malton  
North Yorkshire  
YO17 9EF

Telephone 01653 694276  
Email; mikepunch2@btinternet.com

18 May 2016

Development Management  
Ryedale District Council  
Ryedale House  
Malton

Dear Sir/Madam

**Design & Access Statement in respect of the Proposed Change of Use of a Shop/Post Office  
to a Residential Annex at 42 Beverley Road, Norton, Malton.**

Please find attached a Full Planning application in respect of the above proposal.

At the end of July the present Post Office facility will be re-located to Costcutters Supermarket in Commercial Street, Norton. The applicants then propose to convert the vacated floor space to form a One Bedroomed Annex for an elderly parent. The Shop front window will be removed and replaced with a Brick faced cavity wall and with a conventional residential window and door built into it. The existing flat roofed canopy above will be altered to a Mono-pitched plain tiled roof and this will be extended across the frontage of the building and then wrap around the side elevation to link up with the lean-to W.C. extension. The existing forecourt will be fenced off to form an amenity area and parking space and with fencing and gates to match the existing. The Gates will open into the site and the verge crossing will be carried out by an approved contractor.

Yours faithfully

M J Punchard

# 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



21 June 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, 20 June 2016 the Town Council made the following recommendations in respect of the applications listed below:-

- |              |  |
|--------------|--|
| 16/00941/FUL | <p>Change of use and alterations to post office to form 1no. bedroom annexe together with formation of vehicular access and erection of close-boarded timber fence and gate to match existing<br/>Shop 42 Beverley Road, Norton, Malton, YO17 9BU<br/>For: Mr &amp; Mrs D Duncan<br/><u>RESOLVED</u> Recommend refusal, on the loss of retail amenity, shops are vital to this area of town especially with new residential development pending expanding the town further.</p>  |
| 16/00920/FUL | <p>Erection of an 18m high lattice tower to include 3no. antennas, 3no RRU's and 2no. transmission dishes together with installation of 3no. ground based equipment cabinets all within a compound formed from a 1.8m high palisade fence.<br/>Telecommunication Mast, Bright Steels Works off Eastfield Road, Norton, Malton<br/>For: Cornerstone Telecommunications Infrastructure Ltd &amp; Telefoni<br/><u>RESOLVED</u> Recommend refusal, members are concerned about the siting of telecommunications masts in close proximity to residential areas.</p> |
| 16/00974/CAT | <p>T1 – Tree of Heaven – Reduction in crown by height by 2 metres to reduce the risk of limb failure and to reduce the wind sail effect.<br/>The Mount, 45 St Nicholas Street, Norton, Malton, YO17 9AQ<br/>For: Mrs K Greene<br/><u>RESOLVED</u> Recommend Approval</p>   |

16/00990/HOUSE

Formation of vehicular access following removal of section of boundary wall to include installation of dropped kerb.

11 Langton Road, Norton, Malton, YO17 9AD

For: Ms K Hurst

RESOLVED Recommend refusal, the reversing and turning of a vehicle onto Langton Road at this point near to the head of St Nicholas Street is dangerous in road safety terms.

Yours sincerely,

Ros Tierney  
Town Clerk

E. Mail: [norton.tc@btconnect.com](mailto:norton.tc@btconnect.com)

## RYEDALE DISTRICT COUNCIL

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

---

1.

**Application No:** 15/01024/HOUSE **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** CRG Insolvency And Financial Reco (Mr Charles Ranby-Gorwood)  
**Location:** 12 Kirby Mills Road Kirby Mills Kirkbymoorside YO62 6NP  
**Proposal:** Erection of a two storey extension to side elevation

---

2.

**Application No:** 15/01412/OBL **Decision: Approval**  
**Parish:** Scrayingham Parish Council  
**Applicant:** Fendale Developments Ltd  
**Location:** Rectory Farm Main Street Scrayingham Malton YO41 1JD  
**Proposal:** Modification of the Affordable Housing Commuted Sum as specified in The Third Schedule (Negative Obligations) - Commuted Sums of the Deed made on 19.12.2013 relating to approval 06/01232/FUL dated 13.01.2014 - within Para.2 replace the figure of £80,000 (Eighty Thousand Pounds) by the figure of £75,000 (Seventy Five Thousand Pounds), remove the words "first instalment of" and delete completely Paras.3 and 4 of the Third Schedule (Negative Obligations)-Commuted Sums to give a total Affordable Housing Commuted sum of £75,000 (Seventy Five Thousand Pounds) instead of £240,000 (Two Hundred and Forty Thousand Pounds)

---

3.

**Application No:** 15/01486/FUL **Decision: Approval**  
**Parish:** Barton-le-Street Parish Meeting  
**Applicant:** Mr P Niven  
**Location:** Land Off High Street Barton Le Street Malton North Yorkshire  
**Proposal:** Erection of a 3no. bedroom house of multiple occupation to provide staff accommodation together with formation of vehicular access, parking and turning area.

---

4.

**Application No:** 16/00071/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr C Nichols  
**Location:** Land At OS Fields 0078 And 0063 Westgate Carr Road Pickering North Yorkshire  
**Proposal:** Erection of general purpose agricultural storage building to include housing of livestock

---

5.

**Application No:** 16/00091/OUT **Decision: Refusal**  
**Parish:** Sherburn Parish Council  
**Applicant:** Mr Brian Prince  
**Location:** Land North Of Sycamore Grove Sherburn Malton North Yorkshire  
**Proposal:** Erection of 2no. single storey dwellings (site area 0.041ha)

---

6.

**Application No:** 16/00231/HOUSE **Decision: Approval**  
**Parish:** Kirby Misperton Parish Council

**Applicant:** Mr Lee Wright  
**Location:** Greystones Main Street Kirby Misperton Malton North Yorkshire YO17 6XL  
**Proposal:** Erection of part two storey/ part single storey extensions to rear and side following partial demolition of rear outbuilding and demolition of conservatory

---

7.

**Application No:** 16/00311/HOUSE **Decision: Approval**  
**Parish:** Slingsby Parish Council  
**Applicant:** Mr & Mrs P Ormrod  
**Location:** Yew Tree Cottage Railway Street Slingsby Malton YO62 4AL  
**Proposal:** Erection of single storey extension to rear elevation.

---

8.

**Application No:** 16/00372/LBC **Decision: Refusal**  
**Parish:** Pickering Town Council  
**Applicant:** Mrs Janet Cooke  
**Location:** 6 Westgate Pickering North Yorkshire YO18 8BA  
**Proposal:** External alterations to include installation of 7no. timber double glazed replacement windows to front and rear elevations.

---

9.

**Application No:** 16/00384/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr Mark Norton  
**Location:** 81 Westgate Pickering North Yorkshire YO18 8AU  
**Proposal:** Rebuilding and reroofing of partially collapsed outbuilding to include installation of barn doors to east elevation (retrospective).

---

10.

**Application No:** 16/00443/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** H L Halder Ltd  
**Location:** Land Adj To 8 Norman Close Pickering North Yorkshire  
**Proposal:** Erection of a 4no. bedroom detached dwelling and detached garage together with formation of vehicular access (revised details to refusal 15/00766/FUL dated 25.08.2015)

---

11.

**Application No:** 16/00487/73AM **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Commercial Development Projects And Fitzwilliam Trust Corp  
**Location:** Land At Edenhouse Road Old Malton Malton North Yorkshire  
**Proposal:** Removal of Conditions 14 and 23 (detailed highway works) and Variation of Condition 40 to remove drawing no. 13051-011 Revision A (Connect) of approval 14/00426/MOUTE dated 24.03.2015.

---

12.

**Application No:** 16/00481/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr David Beeson  
**Location:** The Mount 37 Potter Hill Pickering North Yorkshire YO18 8AD  
**Proposal:** Change of use and alterations of part of ground floor to form a 1no. bedroom self-contained annexe for mixed use of family residential accommodation and holiday letting.

---

**13.**  
**Application No:** 16/00509/HOUSE **Decision: Approval**  
**Parish:** Sproxton Parish Meeting  
**Applicant:** Mr Jeremy Shaw  
**Location:** Honeystone House Chapel Lane Sproxton Helmsley YO62 5ER  
**Proposal:** Erection of a detached shed

---

**14.**  
**Application No:** 16/00569/LBC **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** Mr Colin Hepher  
**Location:** Home Cottage Main Street Hovingham YO62 4LF  
**Proposal:** Internal alterations to include installation of 6no. secondary glazing units to ground, first and second floor windows.

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**15.**  
**Application No:** 16/00612/FUL **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Sellers  
**Location:** Standfield Hall Westgate Carr Road Pickering North Yorkshire YO18 8LX  
**Proposal:** Change of use and alteration of outbuilding to form a two bedroom holiday cottage with removal of adjacent fold yard roof and pillars to form an associated parking/amenity area

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**16.**  
**Application No:** 16/00610/FUL **Decision: Approval**  
**Parish:** Sproxton Parish Meeting  
**Applicant:** Mr & Mrs Lamont  
**Location:** Buildings At Low Woods Farm Sproxton Helmsley  
**Proposal:** Change of use and alteration of existing attached agricultural buildings to form additional domestic living space to allow formation of a 7no. bedroom dwelling including 3no. en-suite guest bedrooms.

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**17.**  
**Application No:** 16/00611/FUL **Decision: Approval**  
**Parish:** Welburn (Malton) Parish Council  
**Applicant:** Mr Jonathan Bull-Diamond  
**Location:** Land North Of Stone Lea Main Street Welburn Malton  
**Proposal:** Erection of an agricultural building to support farming of sheep

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**18.**  
**Application No:** 16/00630/FUL **Decision: Approval**  
**Parish:** Hovingham Parish Council  
**Applicant:** Mr Peter Stark  
**Location:** Station Farm Main Street Hovingham North Yorkshire YO62 4LQ  
**Proposal:** Erection of an agricultural building for storage of fodder and agricultural machinery

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**19.**  
**Application No:** 16/00653/HOUSE **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr John Jaggard  
**Location:** 3 Westfield Mews Kirkbymoorside YO62 6BA  
**Proposal:** Erection of conservatory to rear elevation.

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20.

**Application No:** 16/00657/FUL **Decision: Approval**  
**Parish:** Sherburn Parish Council  
**Applicant:** Alan Wood & Partners (Mr Mike Trousdale)  
**Location:** Exhibition Building At Kingspan St Hildas Street Sherburn Malton North Yorkshire  
**Proposal:** Retention of exhibition building previously approved under 04/00885/FUL dated 22.11.2004.

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21.

**Application No:** 16/00658/HOUSE **Decision: Refusal**  
**Parish:** Gilling East Parish Council  
**Applicant:** Mr & Mrs D Guy  
**Location:** Sycamore Cottage 1 Cawton Road Gilling East Helmsley YO62 4JG  
**Proposal:** Installation of 2 dormer windows to front elevation

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22.

**Application No:** 16/00672/HOUSE **Decision: Refusal**  
**Parish:** Wombledon Parish Council  
**Applicant:** Mr Steve Gridley  
**Location:** High Bank High Street Wombledon Kirkbymoorside YO62 7RR  
**Proposal:** Erection of single storey extension to north elevation to form workshop and double garage, erection of covered porch area to west elevation, rebuilding and extension of existing garage to form summer room to include monopitch roof, and raising of roof pitches to north elevation following removal of dormer window (revised details to approval 15/01469/HOUSE dated 09.02.2016).

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23.

**Application No:** 16/00675/FUL **Decision: Approval**  
**Parish:** Aislaby, Middleton & Wreton Parish  
**Applicant:** Mr & Mrs Longbone  
**Location:** Land South Of Back Lane South Middleton Pickering North Yorkshire  
**Proposal:** Erection of a detached 4no. bedroom dwelling and attached garage together with formation of vehicular access and 2no. car parking spaces.

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24.

**Application No:** 16/00684/HOUSE **Decision: Approval**  
**Parish:** Norton Town Council  
**Applicant:** Next Generation Joinery (Mr Marcus Winn)  
**Location:** 70 Scarborough Road Norton Malton North Yorkshire YO17 8AE  
**Proposal:** Formation of vehicular access with parking/turning area

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25.

**Application No:** 16/00699/FUL **Decision: Approval**  
**Parish:** Claxton Parish Council  
**Applicant:** Mr & Mrs Burrows  
**Location:** York House Main Street Claxton Malton YO60 7SD  
**Proposal:** Change of use and alteration of existing detached outbuilding to form a one bedroom self-contained residential annex

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26.

**Application No:** 16/00701/LBC **Decision: Approval**  
**Parish:** Nawton Parish Council  
**Applicant:** Mr & Mrs Carveles  
**Location:** Orchard House High Street Nawton Helmsley YO62 7TT



**Proposal:** External and internal alterations to include erection of single storey rear extension and porch following removal of existing conservatory and utility room, installation of 2no. conservation roof lights to rear elevation roof slope, replacement of south elevation patio doors by a single timber window with stone lintel and stonework infill and internal alterations including removal of dummy chimney breast in kitchen, alterations to first floor bathroom/dressing room layout and insulated roof lining to attic rooms

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27.

**Application No:** 16/00704/HOUSE **Decision: Approval**  
**Parish:** Aislaby, Middleton & Wrelton Parish  
**Applicant:** Mrs V Clark  
**Location:** The Beech Villa Wrelton Cliff Road Wrelton Pickering North Yorkshire YO18 8PJ  
**Proposal:** Erection of single storey extension to side and detached double garage following demolition of existing single storey extension and detached garage

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28.

**Application No:** 16/00720/HOUSE **Decision: Approval**  
**Parish:** Weaverthorpe Parish Council  
**Applicant:** Mr & Mrs S Wallace  
**Location:** Wesley Cottage Main Road Weaverthorpe Malton North Yorkshire YO17 8EY  
**Proposal:** Erection of two storey rear extension to replace existing part flat roofed two storey/part single storey rear extension together with erection of front porch

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29.

**Application No:** 16/00736/LBC **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr Zak Robinson  
**Location:** 88 Westgate Pickering North Yorkshire YO18 8AU  
**Proposal:** External and internal works to include the retention of works undertaken to form a ground floor wc adjacent to ground floor bedroom, and works to facilitate completion of ensuite together with the installation of 4no. replacement timber sliding sash windows and replacement timber door to front elevation

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30.

**Application No:** 16/00737/LBC **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr B & Mrs B Wray  
**Location:** Low Mill Lendales Lane Pickering North Yorkshire YO18 8EE  
**Proposal:** External and internal alterations to include conversion of former mill to form a 4no. bedroom holiday cottage, installation of 5no. timber vertical sliding sash double glazed windows to replace existing rear elevation windows including opening up two blocked up windows to rear elevation, replacement of 3no. windows to gable elevation, installation of wood pellet boiler with associated flue protruding from rear-facing garage roof slope, repairs and alterations to internal layout to include installation of 3no. staircases to connect all floors, raising of rear elevation door to floor level with external steps and metal handrail, replacement concrete floor with associated under-floor heating to ground floor, simplifying of timber joists and beams to first floor, removal of existing raised platforms on first and second floors, blocking-up of doorway to existing Mill House and installation of partition walls

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31.

**Application No:** 16/00776/FUL **Decision: Approval**  
**Parish:** Helmsley Town Council  
**Applicant:** Mr David Waines  
**Location:** Coal Yard Station Road Helmsley

**Proposal:** Erection of storage building for coal, logs and associated coal merchant products

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**32.**

**Application No:** 16/00796/LBC **Decision: Approval**  
**Parish:** Birdsall Parish Council  
**Applicant:** The Birdsall Estates Company  
**Location:** Birdsall House Birdsall Malton YO17 9NR  
**Proposal:** Internal alterations to single storey section of the North Wing to include re-instatement of toilet cubicle, replacement flooring, replacement timber ceiling structure where damaged and missing, sections of lime plastering, repair and refurbishment of windows and doors with installation of metal security bars where shown, installation of mechanical ventilation system, heating system, shelving units and external French drain

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**33.**

**Application No:** 16/00800/FUL **Decision: Approval**  
**Parish:** Claxton Parish Council  
**Applicant:** Mr Carl Fawcett  
**Location:** Fox Hill Touring Caravan And Camping Site Claxton Malton YO60 7RX  
**Proposal:** Retention of a two bedroom wardens log cabin previously approved for a temporary period of five years by application 11/00248/FUL dated 03.06.2011

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**34.**

**Application No:** 16/00807/LBC **Decision: Approval**  
**Parish:** Oswaldkirk Parish Meeting  
**Applicant:** Mr R J A Elmhirst  
**Location:** Oswaldkirk Hall Main Street Oswaldkirk Helmsley YO62 5XT  
**Proposal:** Reinstatement of 5no. blocked up windows and replacement of 2no. windows to west elevation, replacement of 1no. window (W67) and alteration by lengthening of 2no. dormer windows to north elevation, installation of new limestone cills to the 9no. windows on the west elevation and removal of 2no. sections of timber panelling in the dining room to allow creation of window seats

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**35.**

**Application No:** 16/00811/HOUSE **Decision: Approval**  
**Parish:** Habton Parish Council  
**Applicant:** Mr Michael Pickering  
**Location:** 5 Beech View Kirby Misperton Lane Great Habton Malton North Yorkshire YO17 6TX  
**Proposal:** Erection of a detached garage following demolition of existing detached garage and attached outbuilding.

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**36.**

**Application No:** 16/00815/REM **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Taylor Built Developments Ltd  
**Location:** 114 Outgang Road Pickering North Yorkshire YO18 7EL  
**Proposal:** Erection of 2no. detached 2no. bedroom dwellings with detached garages following demolition of existing gym (outline approval 15/01123/OUT dated 24.02.2016 refers).

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**37.**

**Application No:** 16/00816/HOUSE **Decision: Approval**  
**Parish:** Amotherby Parish Council  
**Applicant:** Mr Gyles Park

**Location:** Glenmore Amotherby Malton YO17 6TG  
**Proposal:** Erection of flat roofed single storey rear extension with 3no. roof lanterns following removal of existing conservatory

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**38.**

**Application No:** 16/00818/HOUSE **Decision: Approval**  
**Parish:** Flaxton Parish Council  
**Applicant:** Mr J Hotopf & Miss L Orgill  
**Location:** The Cottage Main Street Flaxton Malton YO60 7RP  
**Proposal:** Installation of cast iron railings and gates on low front boundary wall with adjacent side gate and timber French double doors with glazed side panels to rear elevation

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**39.**

**Application No:** 16/00821/73A **Decision: Approval**  
**Parish:** Scrayingham Parish Council  
**Applicant:** Mr Peter Stacey  
**Location:** Land To North Of Manor Farm Leppington Lane Leppington Malton North Yorkshire  
**Proposal:** Variation of Condition 10 of approval 16/00008/73A dated 29.02.2016 to allow replacement of Drawing No.02A.2015.PA01 Proposed Floor Plans and Elevations by Drawing No.02A.2015.PA01 Rev.C Proposed Floor Plans and Elevations (Plot 1 main roof amended to have gables at both ends)

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**40.**

**Application No:** 16/00822/HOUSE **Decision: Approval**  
**Parish:** Sherburn Parish Council  
**Applicant:** Mr Mike Suggit  
**Location:** 7 West Garth Sherburn Malton North Yorkshire YO17 8PN  
**Proposal:** Erection of detached garage and formation of vehicular access following demolition of attached outbuilding

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**41.**

**Application No:** 16/00823/LBC **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr Shaun Fox  
**Location:** Derek Fox (Butchers) 25 Market Place Malton North Yorkshire YO17 7LP  
**Proposal:** External alterations to include installation of replacement pantiles to front facing roofslope

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**42.**

**Application No:** 16/00829/HOUSE **Decision: Approval**  
**Parish:** Welburn (Malton) Parish Council  
**Applicant:** Mr & Mrs I Thompson  
**Location:** East Cote House Water Lane Welburn Malton YO60 7EE  
**Proposal:** Erection of orangery to north elevation

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**43.**

**Application No:** 16/00833/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr Richard Fahey  
**Location:** Cherry Farm York Road Malton YO60 7JA  
**Proposal:** Erection of a two storey extension to west elevation following demolition of existing single storey extension

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- 44.**  
**Application No:** 16/00841/73A **Decision: Approval**  
**Parish:** Kirkbymoorside Town Council  
**Applicant:** Mr & Mrs Page  
**Location:** Land Adj 8 New Road Kirkbymoorside  
**Proposal:** Variation of Condition 12 of approval 14/01247/FUL dated 13.03.2015 by replacement of the listed plans by Drawing Nos. S10 Rev.D, 6405.3E and 6405.3 - revised house design and siting
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- 45.**  
**Application No:** 16/00856/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Ms Kirstie Vincer  
**Location:** 16 Castlegate Pickering North Yorkshire YO18 7AX  
**Proposal:** Erection of detached greenhouse
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- 46.**  
**Application No:** 16/00857/73A **Decision: Approval**  
**Parish:** Nawton Parish Council  
**Applicant:** Mr Neil Mercer  
**Location:** Grain Store OS Field No 2300 Common Lane Wombledon Kirkbymoorside  
**Proposal:** Variation of Condition 13 of approval 13/01148/FUL dated 10.01.2014 to replace Drawing nos.1387/3A and 1387/2B with Drawing no. 1654/1 - change to roofing material and alteration to first floor west elevation windows
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- 47.**  
**Application No:** 16/00863/HOUSE **Decision: Approval**  
**Parish:** Malton Town Council  
**Applicant:** Mr Raymond Pollard  
**Location:** Barugh House Castle Howard Road Malton North Yorkshire YO17 7AY  
**Proposal:** Erection of a detached double garage.
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- 48.**  
**Application No:** 16/00871/FUL **Decision: Approval**  
**Parish:** Slingsby Parish Council  
**Applicant:** Mr David Calvert  
**Location:** Village Hall Church Lane Slingsby Malton YO62 4AD  
**Proposal:** Erection of a single storey extension to east elevation to form storage area following removal of existing shed
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- 49.**  
**Application No:** 16/00872/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Douglas  
**Location:** Cattlemans Cottage Bean Sheaf Lane Pickering North Yorkshire YO17 6UJ  
**Proposal:** Erection of first floor extension
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- 50.**  
**Application No:** 16/00873/73A **Decision: Approval**  
**Parish:** Buttercrambe With Bossall Parish Meeting  
**Applicant:** Mrs B Sheppard  
**Location:** Howl Beck House 6 - 7 Bossall Malton YO60 7NT  
**Proposal:** Variation of Condition 07 of approval 15/1021/73A dated 15.10.2015 to replace drawing nos. AR50 01 B Plans and Elevations Proposed and AR50 02 B Plans

**51.**

**Application No:** 16/00898/HOUSE **Decision: Approval**  
**Parish:** Weaverthorpe Parish Council  
**Applicant:** Mr Nick Carnes  
**Location:** Fair View Main Road Weaverthorpe Malton North Yorkshire YO17 8EX  
**Proposal:** Erection of single storey extension to rear and side elevations following demolition of existing conservatory

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**52.**

**Application No:** 16/00908/HOUSE **Decision: Approval**  
**Parish:** Wilton Parish Council  
**Applicant:** Mr A Hall  
**Location:** Wilton Carr Gate House Cliff Lane Wilton Pickering North Yorkshire YO18 7LB  
**Proposal:** Erection of single storey extension to north elevation to form porch

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**53.**

**Application No:** 16/00926/HOUSE **Decision: Approval**  
**Parish:** Pickering Town Council  
**Applicant:** Mr & Mrs Howell  
**Location:** Uplands Whitby Road Pickering North Yorkshire YO18 7HL  
**Proposal:** Erection of single storey rear garden room extension

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