

PLANNING COMMITTEE

Tuesday 4 July 2017 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

- 1 **Apologies for absence**
- 2 **Minutes of previous meeting held on 7 June 2017** (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 **Schedule of Items to be determined by Committee** (Pages 9 - 10)
- 6 **16/01640/FUL - Hydramotion Ltd, 1A - 1B Seven Street, Malton** (Pages 11 - 18)
- 7 **17/00356/FUL - Masonic Hall, Bridge Street, Pickering** (Pages 19 - 26)
- 8 **17/00357/LBC - Masonic Hall, Bridge Street, Pickering** (Pages 27 - 28)

- 9 **17/00400/MFUL - Land Off Flatts Lane, Welburn, Kirkbymoorside** (Pages 29 - 46)
- 10 **17/00448/MREM - The Showfield, Pasture Lane, Malton** (Pages 47 - 87)
- 11 **16/01965/FUL - Midsummer Cottage, Thornton Lane, High Marishes** (Pages 88 - 100)
- 12 **17/00468/HOUSE - Hillside Cottage, Broughton Road, Malton** (Pages 101 - 111)
- 13 **17/00470/HOUSE - 14 Littledale, Pickering** (Pages 112 - 121)
- 14 **14/00035/CU - Land Adj To Keldholme Motorcare, Keldholme** (Pages 122 - 130)
- 15 **16/00045/UD - Mount House, Main Road, Nawton** (Pages 131 - 136)
- 16 **Any other business that the Chairman decides is urgent.**
- 17 **List of Applications determined under delegated Powers.** (Pages 137 - 143)
- 18 **Update on Appeal Decisions**

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Wednesday 7 June 2017

Present

Councillors Joy Andrews, Paul Andrews (Substitute), Cleary (Vice-Chairman), Farnell (Chairman), Goodrick, Hope, Jainu-Deen, Maud, Elizabeth Shields and Windress

Substitutes: Councillor P J Andrews

In Attendance

Samantha Burnett, Gary Housden and Ellis Mortimer

Minutes

194 **Apologies for absence**

Apologies were received from Councillor Burr.

195 **Minutes**

Decision		
That the minutes of the Planning Committee held on 9 May 2017 be approved and signed as a correct record		
[For 7	Against 0	Abstain 3]

196 **Urgent Business**

There was no urgent business.

197 **Declarations of Interest**

Councillor	Item
Cleary	15
Goodrick	8
Jainu-Deen	9
Hope	7
J Andrews	13

198 **Part A Report - Local Validation List**

Decision

Members agreed the officer recommendation to adopt the recommended Local Information Requirements (Local Validation List) and in addition agreed to also delegate authority to the Head of Planning in consultation with the Planning Committee Chairman to make minor changes to the Local Information Requirements in response to new information as might be received from the Government in the future.

[For 10 Against 0 Abstain 0]

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

The Head of Planning submitted a list (previously circulated) of the applications for planning permission with recommendations thereon.

200 **17/00288/MREM - 56 Low Moorgate, Rillington**

17/00288/MREM - Erection of 5 no. four bed detached dwellings, 2 no. three bed detached dwellings and terrace of 1 no. three bed dwelling and 2 no. two bed dwellings with associated garaging and parking/amenity areas (outline approval 13/00652/MOUT dated 17.03.14 refers)

Decision

PERMISSION GRANTED - subject to conditions as recommended

[For 10 Against 0 Abstain 0]

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

201 **17/00347/MFUL - Rainbow Farm Veterinary Surgery, Rainbow Lane, Malton**

17/00347/MFUL - Erection of a portal steel frame building to form both an infill between existing buildings and provide an insulated water proof shell over an existing building including installation of a first floor together with the extension of an adjacent single storey stable block to improve isolation facilities

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

In accordance with the Members Code of Conduct, Councillor Goodrick declared a personal non prejudicial but pecuniary interest.

202 **17/00405/MFUL - Dotterel Farm, Main Road, Weaverthorpe**

17/00405/MFUL - Erection of 2no. agricultural buildings for the housing of 1,960 pigs to include demolition of existing agricultural buildings

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

In accordance with the Members Code of Conduct, Councillor Jainu-Deen declared a personal non pecuniary but not prejudicial interest.

203 **17/00109/FUL - Land To The East Of Mowthorpe Lane, Terrington**

17/00109/FUL - Erection of a 15m high telegraph pole style telecommunications mast with associated equipment cabinets and ancillary equipment and erection of an adjacent satellite backhaul dish on a 2.7m high pole all within a 1.2m high stock proof fenced compound together with formation of a 3m wide access track from Mowthorpe Lane and an area for the parking of vehicles

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

204 **17/00356/FUL - Masonic Hall, Bridge Street, Pickering**

17/00356/FUL - Erection of single storey extension to the north elevation (revised details to refusal 16/01414/FUL dated 15.11.2016)

Decision		
SITE VISIT - 20th June 2017		
[For 10	Against 0	Abstain 0]

205 **17/00357/LBC - Masonic Hall, Bridge Street, Pickering**

17/00357/LBC - Erection of single storey extension to the north elevation to include removal of section of north wall of existing Hall

Decision		
SITE VISIT - 20th June 2017		
[For 10	Against 0	Abstain 0]

206 **17/00507/FUL - Rocklands, Cawthorne Lane, Wrelton**

17/00507/FUL - Erection of 12no. hot tub gazebos, siting of 2no. metal containers forming a biomass boiler and fuel store, siting of a two bedroom holiday lodge (cabin 10) to replace an existing caravan and siting of an additional two bedroom holiday lodge (cabin 9) - retrospective application

Decision		
PERMISSION GRANTED - Subject to conditions as recommended		
[For 9	Against 0	Abstain 0]

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

207 **16/01424/FUL - Sledgate Garage, Low Moor Lane, Rillington**

16/01424/FUL - Change of use of land and buildings to B1 (Business), B2 (General Industry) and B8 (Storage and Distribution) Uses and erection of fuel store, vehicle valet bay, disability toilet and site toilet (part retrospective application)

Decision		
PERMISSION GRANTED - Subject to conditions as recommended with an additional lighting condition, recommended hours of operation 8am - 8pm for the scaffolding business . Members also resolved to grant temporary planning permission for a period of 12 months in order to fully appraise the impacts of the operation of the scaffolding business use on nearby residents		
[For 10	Against 0	Abstain 0]

208 **16/01640/FUL - Hydramotion Ltd, 1A - 1B Seven Street, Malton**

16/01640/FUL - Erection of a two storey linking extension for office and storage use, replacement of metal cladding on Unit 1 and sections of Unit 3 with a composite panel on the roof and walls to include 10no. rooflights to Unit 1, replacement of existing windows and installation of additional windows to Unit 1

Decision		
SITE VISIT - 20th June 2017		
[For 5	Against 5	Abstain 0]
Following the tied vote above Councillor Farnell used her casting vote in favour of a Site Visit.		

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

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

There was no other business.

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

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

211 **Update on Appeal Decisions**

Members were advised of the following appeal decisions:

Appeal ref: APP/Y2736/D/16/3167527 - Greystones, The Terrace, Oswaldkirk.

Meeting Closed at 8.30pm

Agenda Item 5

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 04/07/17

6

Application No: 16/01640/FUL

Application Site: Hydramotion Ltd 1A - 1B Seven Street Malton North Yorkshire YO17 6YA

Proposal: Erection of a two storey linking extension for office and storage use, replacement of metal cladding on Unit 1 and sections of Unit 3 with a composite panel on the roof and walls to include 10no. rooflights to Unit 1, replacement of existing windows and installation of additional windows to Unit 1

7

Application No: 17/00356/FUL

Application Site: Masonic Hall Bridge Street Pickering North Yorkshire YO18 8DT

Proposal: Erection of single storey extension to the north elevation (revised details to refusal 16/01414/FUL dated 15.11.2016)

8

Application No: 17/00357/LBC

Application Site: Masonic Hall Bridge Street Pickering North Yorkshire YO18 8DT

Proposal: Erection of single storey extension to the north elevation to include removal of section of north wall of existing Hall

9

Application No: 17/00400/MFUL

Application Site: Land Off Flatts Lane Welburn Kirkbymoorside

Proposal: Erection of 3 no. steel framed and clad agricultural buildings for the housing of livestock, with associated works including circulation space, hardstanding and landscaping.

10

Application No: 17/00448/MREM

Application Site: The Showfield Pasture Lane Malton North Yorkshire

Proposal: Variation of Condition 01 of approval 15/00616/MREM dated 04.09.2015 - addition and substitution of house type drawings and revision of site layout and landscaping plans

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 04/07/17

11

Application No: 16/01965/FUL

Application Site: Midsummer Cottage Thornton Lane High Marishes Malton North Yorkshire

Proposal: Formation of 1no. vehicular to access dwelling and associated agricultural buildings

12

Application No: 17/00468/HOUSE

Application Site: Hillside Cottage Broughton Road Malton North Yorkshire YO17 7BP

Proposal: Erection of two storey rear extension following demolition of existing conservatory.

13

Application No: 17/00470/HOUSE

Application Site: 14 Littledale Pickering North Yorkshire YO18 8PS

Proposal: Erection of a single storey side/rear extension (revised details to approval 15/00795/HOUSE dated 18.11.2015)

RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 16/01640/FUL
Parish: Huttons Ambo Parish Council
Appn. Type: Full Application
Applicant: Hydramotion Ltd (Mr John Gallagher)
Proposal: Erection of a two storey linking extension for office and storage use, replacement of metal cladding on Unit 1 and sections of Unit 3 with a composite panel on the roof and walls to include 10no. rooflights to Unit 1, replacement of existing windows and installation of additional windows to Unit 1
Location: Hydramotion Ltd 1A - 1B Seven Street Malton North Yorkshire YO17 6YA
Registration Date: 10 October 2016 **8/13 Week Expiry Date:** 5 December 2016
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Tree & Landscape Officer	Object
Countryside Officer	Concerns relating to the existing tree belt
Neighbouring Parish Council	No objection
Tree & Landscape Officer	Concerns
Parish Council	Support
Highways North Yorkshire	Concerns
Neighbouring Parish Council	No views received to date

Neighbour responses: None

Overall Expiry Date: 25 April 2017

Members will recall that this application was deferred at the meeting on the 7th June 2017 for a site visit. This site visit took place on the 20th June 2017.

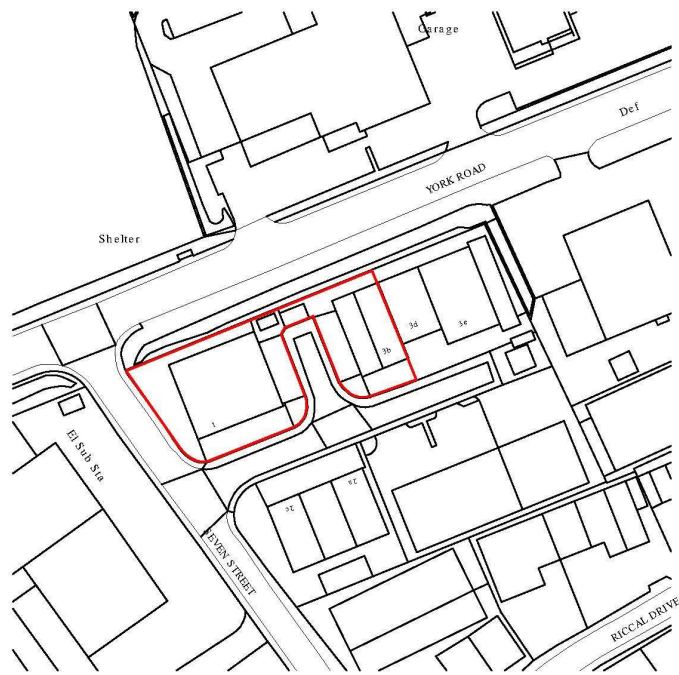
Since the site visit discussions have been ongoing with the applicant who has responded stating:

Further to our telephone conversation yesterday regarding our 16/01640/FUL Hydramotion Planning Application, I can confirm we would be happy to work directly with yourselves with a view to resolving the planning/design issues expediently within the current application if the Planning Committee were to delegate the matter to the Planning Department.

RECOMMENDATION: **Defer for further negotiations**

Background Papers:

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



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 17 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS OTHERWISE INDICATED, NO EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



Gravica

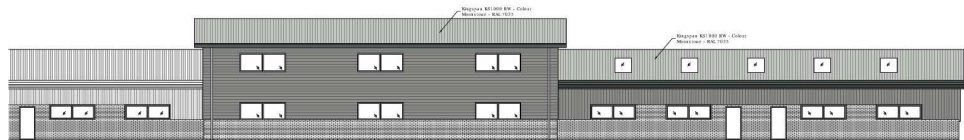
Total Project &
Construction Solutions

Gravica Limited
Unit 385 Clifford House
7 - 9 Clifford Street
York
YO1 9RA
info@gravica.co.uk
01904 236 306
www.gravica.co.uk

Project	Hydramation Ltd Link Building	Number: 16cm 566.102
Section	Proposed Link Building	Page:
Item	Location Plan	Date: Sep Sep
		Rev: - -
		Project Supervisor:
		Daniel Wilkinson

DATE
VALID:
10.10.2016

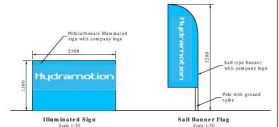
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF HYDRAK MOTION PICTURES PURSUANT TO SECTION 17(2) OF THE COPYRIGHT ACT AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RESERVATION TO CONTRARY, THIS COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



Proposed Rear Elevation (North)
Scale: 1/8"=1'-0"

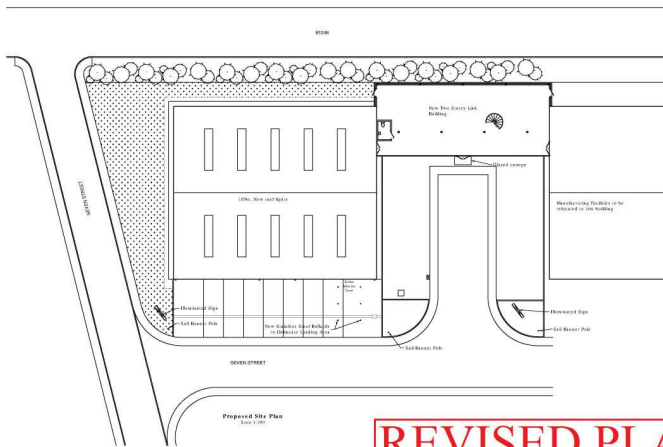


Proposed Front Elevation (South)
Scale: 1/8"=1'-0"

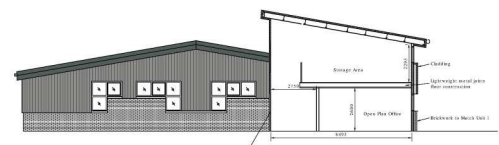


Illustrated Sign
Scale: 1/8"=1'-0"

Roll Banner Flag
Scale: 1/8"=1'-0"



Proposed Site Plan
Scale: 1/8"=1'-0"



Proposed Sectional Elevation (East)
Scale: 1/8"=1'-0"



Proposed Gable Elevation (West)
Scale: 1/8"=1'-0"

Rooflights were added	1/8"=1'-0"
General Notebooks	1/8"=1'-0"
Custom walling added	1/8"=1'-0"
Modifications to client's comments	1/8"=1'-0"
Client's comments	1/8"=1'-0"
Client's comments	1/8"=1'-0"
Client's comments	1/8"=1'-0"
Client's comments	1/8"=1'-0"
Client's comments	1/8"=1'-0"
Client's comments	1/8"=1'-0"

Gravica

Gravica Limited
100 King Street West
Toronto, Ontario M5X 1C5
Canada

www.gravica.ca
416-593-2344
416-593-2345
416-593-2346
416-593-2347
416-593-2348
416-593-2349
416-593-2350
416-593-2351
416-593-2352
416-593-2353
416-593-2354
416-593-2355
416-593-2356
416-593-2357
416-593-2358
416-593-2359
416-593-2360

Information

Project Name: Proposed Link Building Plan & Elevations

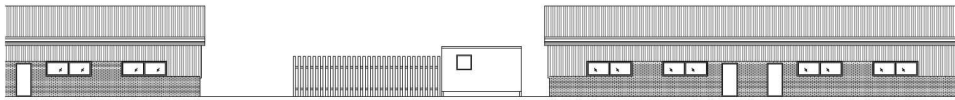
Project Location: 100 King Street West, Toronto, Ontario

Project Date: 10/01/2014

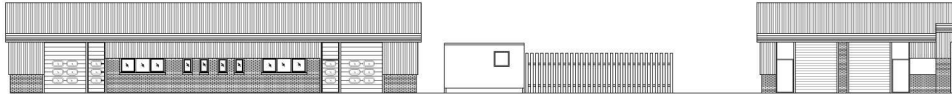
Project Status: Approved

Project Number: 10cm566-101.1

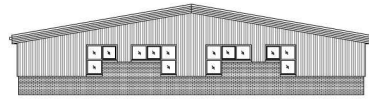
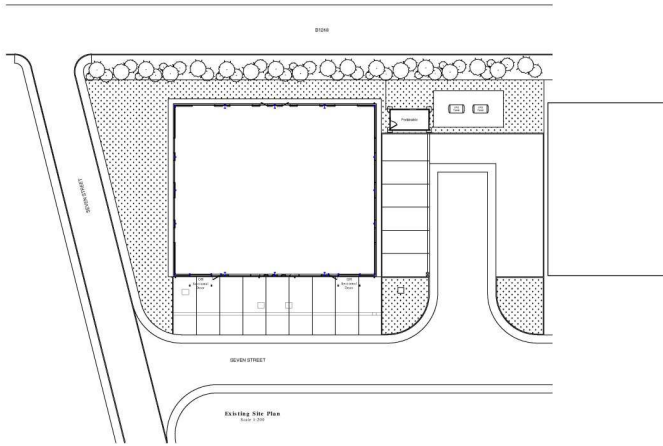
REVISED PLAN



Existing Rear Elevation (North)
Scale: 1/8"=1'-0"



Existing Front Elevation (South)
Scale: 1/8"=1'-0"



Existing Gable Elevation (East/West)
Scale: 1/8"=1'-0"

DATE VALID:
10.10.2016

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF A RELEASABLE
DEFENSE CONTRACT, PURSUANT TO SECTION 552 OF THE COPYRIGHT STATUTES,
AND PATENTS ACT AND STATUTES THAT APPLY TO PROTECTED & RELEASED
EXCEPT TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT
THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

Gravica Building Information

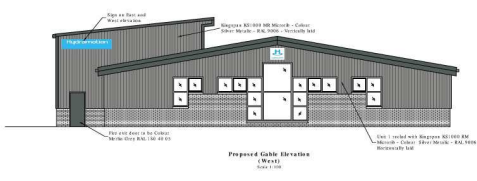
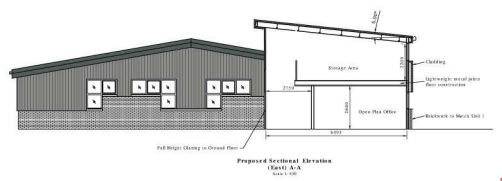
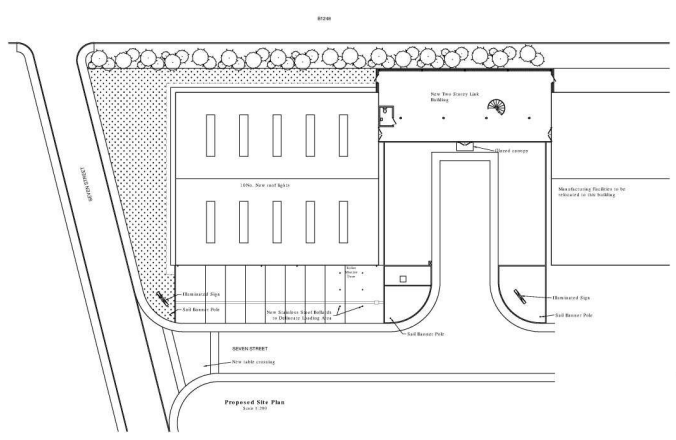
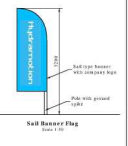
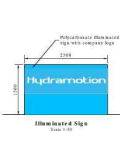
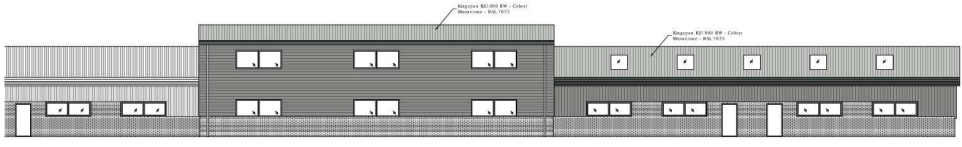
Gravica Building Information
16cm566.100
16cm566.100

Gravica

Gravica Limited
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Section	Information
Project Name	Existing Building Plan & Elevations
Project Number	16cm566.100

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF OFFICIALS OF THE DISTRICT OF COLUMBIA PURSUANT TO SECTION 617 OF THE COPYRIGHT REVISIONS AND PATENTS ACTS 1909, UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THIS COPY SHOULD NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



DATE VALID: 10.10.2016

Date Valid: 10.10.2016 Project Name: Proposed Link Building Plan & Elevations Project No: 16cm566.101.11	
Client: Gravica Address: 1000 ... City: ... State: ... Zip: ...	Architect: ... Address: ... City: ... State: ... Zip: ...
Information Project Name: Proposed Link Building Plan & Elevations Project No: 16cm566.101.11	



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

ADDITIONAL PLAN



Active Network Infrastructure
 Maintenance or Alter's contracts
 2015/16
 Client # Project Details
 High Wycombe Bus
 Link Building

Gravica

Gravica Limited
 100, The Central House
 Link, W16 7AA
 www.gravica.co.uk
 0208 234 1844
 info@gravica.co.uk

Gravica Project Information
 16cm566.105
 Detail View

Information

Project Name
 Proposed Link Building
 3D Views

Drawing Number
 16cm566.105

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYDHALLE DISTRICT COUNCIL PURSUANT TO SECTION 10 OF THE COPYRIGHT ACT 1988 AND PART 1 OF THE PATENT ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



ADDITIONAL PLAN



Gravica Limited
 100, The Grange, Grange Road
 Grange, Walsby, Lincolnshire
 LN11 8JH
 Tel: 01522 810000
 Fax: 01522 810001
 Email: sales@gravica.co.uk
 www.gravica.co.uk

Information
 Project Name: Proposed Link Building
 3D Views

16cm566.104.1

Application for Planning Permission



Design and Access Statement

Site: Hydramotion Ltd, 1 Seven Street, York Road Industrial Estate, Malton

Description: Link building

Design and Access Statement Points in Accordance with Ryedale District Council Guidance.

- **Layout** – The plan area of the existing building will be maintained and the existing gas storage area will be reclaimed and used for the link building. The new link building will house the office space on the ground floor and storage area on the first floor.
- **Scale** – The plan area of the existing building will be retained. The link building's floor area and height has been determined from required use and the height of other buildings around the industrial park.
- **Appearance** – The existing brickwork of the building will be retained but the metal cladding on Unit 1 and sections of Unit 3 which Hydramotion own will be replaced with a new composite panel on the roof and walls. New windows will be installed with the whole building requiring much less energy due to the massive increase in thermal performance. New roof lights will be installed in the roof of the Unit 1. The roof lights will be 10% of the roof area. The specification and colour of the proposed cladding and windows has been chosen to reflect the nature of products Hydramotion design and produce.
- **Access** – Access for both vehicles and pedestrians into the building will be unchanged. A new automatic door will provide enhanced entry for pedestrians, disabled and ambulant disabled persons and larger doorways and toilets will be provided in the link building. A new cycle store will provide improved facilities for employees which choose to cycle to work.
- **Landscaping** – Landscaping around the building will remain unchanged. New illuminated signs and sail banner flag will be install in certain areas of the site.
- **Use** – The new building will be used for office area and storage. No additional working hours or new operations are planned following these works. Internally the link building will be open plan office area on the ground floor and storage on the first floor.
- **Amount of Development** – The development area is limited to the existing site – no further development is planned on this project outside the limits shown on drawing 16cm566.101.
- **Indicative Layout** – Shown on drawing 16cm566.101.
- **Scale Parameters** – Upper eaves of building approximately 5.6m with a mono-pitch roof of approximately 6 degrees. Plan areas shown on drawings.
- **Indicative Access Point** – unchanged.

Agenda Item 7

Item Number: 7
Application No: 17/00356/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr James Johnson
Proposal: Erection of single storey extension to the north elevation (revised details to refusal 16/01414/FUL dated 15.11.2016)
Location: Masonic Hall Bridge Street Pickering North Yorkshire YO18 8DT
Registration Date: 30 March 2017 **8/13 Week Expiry Date:** 25 May 2017
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council No objection
Highways North Yorkshire No objections
Sustainable Places Team (Yorkshire Area) Comments received

Neighbour responses: Mr P Croot, Mrs Kathleen Grayston,

Overall Expiry Date: 30 May 2017

Members will recall that this application was deferred at the meeting on the 7th June 2017 for a site visit. This site visit took place on the 20th June 2017. Members should refer to the agenda pages from the 7th June meeting for the application documents, including the Officer Report. 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 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP 16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP 16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, details of all external joinery, including windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority. These shall be shown on a 1:10 scale drawing.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any mechanical extraction or ventilation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any external guttering shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Site Location Plan - dated 30.03.2017.

Proposed Extension - Plans Drawing No 180 816 3

Proposed Extension - Elevations Drawing No 180816 4.

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

VALID
30.03.17

Location Plan

Scale 1:2500

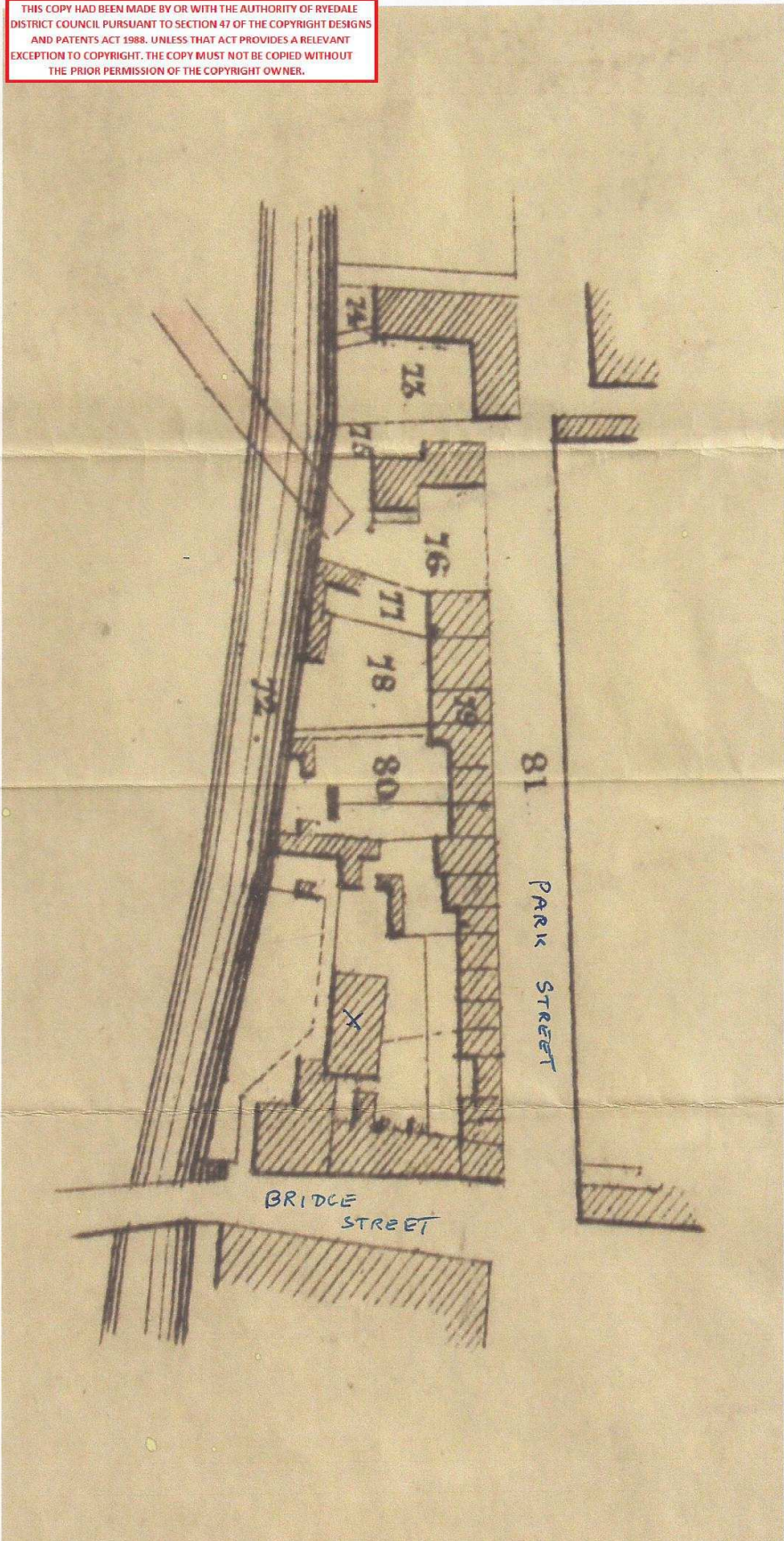


THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

VALID
30.03.17

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

Whitby & Pickering Railway survey 1832 - 81 is Park Street

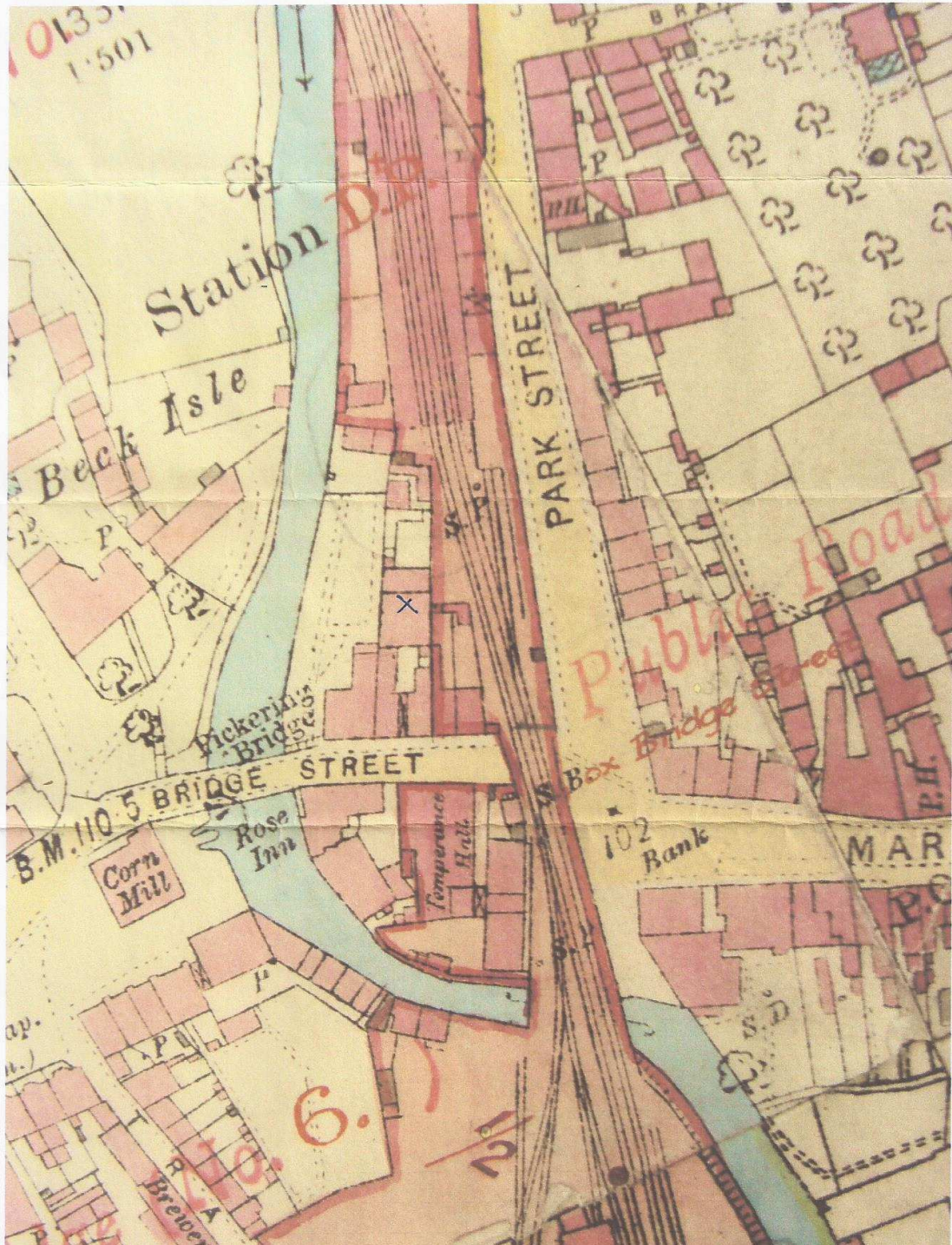


X = Masonry Hall?

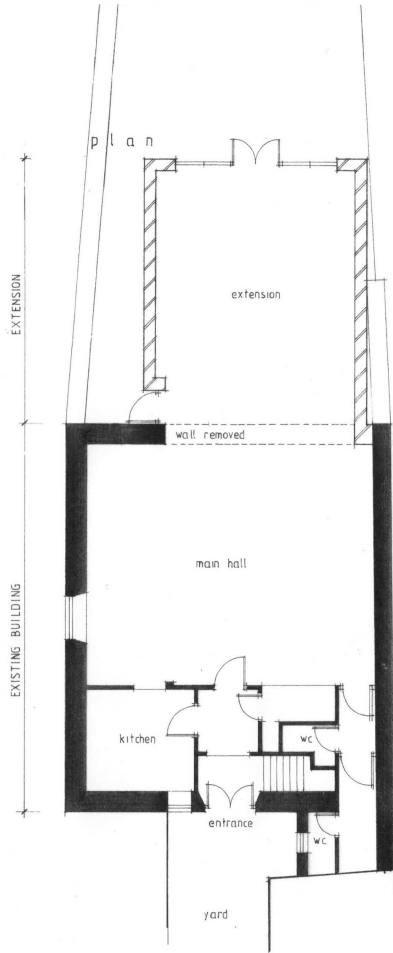
THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

X = Masonic Hall

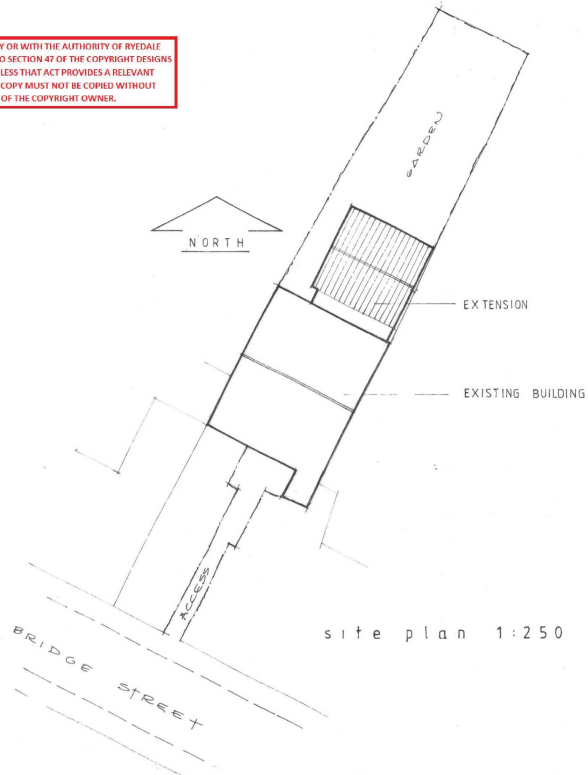
North Eastern Railway - Estates map c 1880.



VALID
30.03.17



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

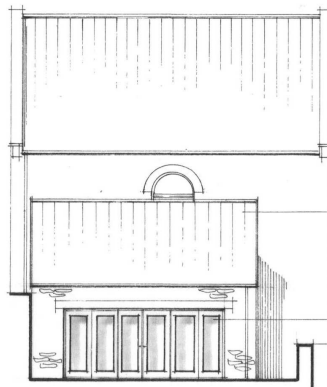


Peter Rayment Design Ltd architectural designers
Upping, Westgate, Thornton le Dale
Pickering YO18 79B
email: raymentdesign@btinternet.com
tel: 01751 472541

PROPOSED EXTENSION - PLANS
PICKERING MASONIC HALL
BRIDGE STREET, PICKERING
Scale: 1:100 1:250 A3
No: 180 B16 3

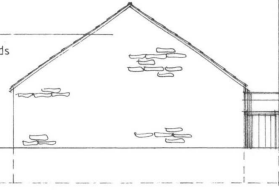
VALID
30.03.17

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

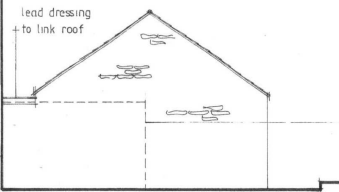
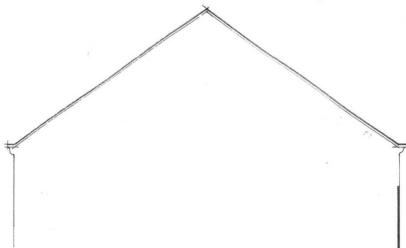


proposed north

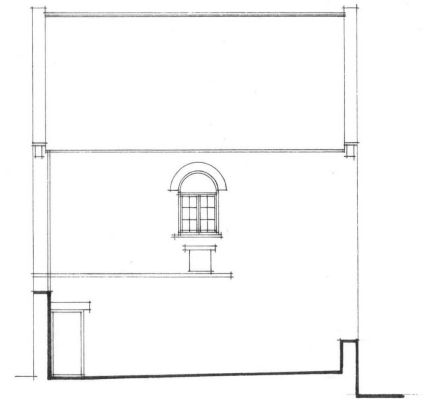
red clay panthiles
natural stone walls
cast iron rainwater goods
painted timber doors



west



east



existing north

Peter Rayment Design Ltd architectural designers
Upping, Westgate, Thornton le Dale,
Pickering YO6 7SS
email: raymentdesign@gmail.com
tel: 01751 472541

PROPOSED EXTENSION - ELEVATIONS
DICKERING MASONIC HALL
BRIDGE STREET, PICKERING
Scale: 1:100 1:250 A3
No: 180 816 41

No objection

CC

DATE
25.04.17

Subject: FW: 17/00356/FUL

From: Pickering Town Council [<mailto:townclerk@pickering.gov.uk>]

Sent: 25 April 2017 08:13

To: Development Management

Subject: 17/00356/FUL - Masonic Hall, Bridge Street, Pickering

The council has studied the revised details rethis application and has decided that they meet the concerns that were raised about the original application. Therefore the council has no objections to the erection of a single storey extension to the north elevation at the Masonic Hall.

Andrew Husband
Clerk to the Council

Agenda Item 8

Item Number: 8
Application No: 17/00357/LBC
Parish: Pickering Town Council
Appn. Type: Listed Building Consent
Applicant: Mr James Johnson
Proposal: Erection of single storey extension to the north elevation to include removal of section of north wall of existing Hall
Location: Masonic Hall Bridge Street Pickering North Yorkshire YO18 8DT
Registration Date: 30 March 2017 **8/13 Week Expiry Date:** 25 May 2017
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council No views received to date
Building Conservation Officer No Objection

Neighbour responses: Mrs K Grayson, D & S Glanville, Mr P Croot,

Overall Expiry Date: 30 May 2017

Members will recall that this application was deferred at the meeting on the 7th June 2017 for a site visit. This site visit took place on the 20th June 2017. Members should refer to the agenda pages from the 7th June 2017 meeting for the application documents, including the Officer Report. 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 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

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

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, details of all external joinery, including windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority. These shall be shown on a 1:10 scale drawing.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any mechanical extraction or ventilation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any external guttering shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Site Location Plan - dated 30.03.2017.

Proposed Extension - Plans Drawing No 180 816 3

Proposed Extension - Elevations Drawing No 180816 4.

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

Agenda Item 9

Item Number: 9
Application No: 17/00400/MFUL
Parish: Welburn (Kirkbymoorside) Parish Meeting
Appn. Type: Full Application Major
Applicant: Mr William Shaw
Proposal: Erection of 3 no. steel framed and clad agricultural buildings for the housing of livestock, with associated works including circulation space, hardstanding and landscaping.
Location: Land Off Flatts Lane Welburn Kirkbymoorside

Registration Date:
8/13 Wk Expiry Date: 18 July 2017
Overall Expiry Date: 25 May 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Parish Council	No comment
Highways North Yorkshire	Recommend conditions
Land Use Planning	Recommends condition
Environmental Health Officer	No views received to date
Countryside Officer	Submission of a landscaping plan required

Neighbour responses: None

SITE:

The proposed livestock buildings are to be located at Hall Farm and will be accessed off Back Lane, to the north of Flatts Lane on the western fringes of the hamlet of Welburn. The main A170 is located approximately 500 metres to the north of the site. The proposed livestock buildings are to be positioned in part on the site of an old steel framed agricultural building that the agent has stated is nearing the end of its useful life. The proposed buildings will be extend onto farmland to the immediate west of a number of existing partly redundant traditional farm buildings that are under the same ownership as the applicant. The surrounding land comprises of agricultural land of both pasture and arable use, comprising of c860 acres of which c300 acres is permanent grass.

PROPOSAL:

Erection of 3 no. steel framed and clad agricultural buildings for the housing of livestock, with associated works including circulation space, hard standing and landscaping.

The application is to be determined by Planning Committee as the floor areas of the building exceeds 1000 square metres (2517 square metres). The overall area of coverage of the new development, including the buildings, apron and hard standing is 0.55 hectares.

The largest building that will be positioned in the middle of the two smaller buildings. It will measure 45.9 metres in length, 27.7 metres in width, with an eave height of 5 metres and a ridge height of 8.6 metres.

The two smaller buildings to the north and south of the larger building will measure 45.9 metres in length, 13.7 metres in width, 5 metres to the eaves and 6.8 metres to the ridge.

All 3 buildings are to be of steel frame construction, with fibre cement roof sheets incorporating roof lights with open protected vented ridges and fibre cement barge boards to the gable end and verges.

The upper walls will comprise of a combination of open and overlap vertical boarding (Yorkshire Boarding) with 2.4 metre concrete panels to the base, with each building being part open to the ends and where facing into the feed passages. Rainwater goods will be uPVC. Rainwater will be collected from the roofs for livestock and for other uses on the farm.

The existing agricultural building will be demolished.

The proposed buildings will provide space for approximately 250-300 beef cattle. The applicant proposes to focus on high quality native beef cattle breeds such as Hereford which will be housed in the buildings over winter, grazing on adjacent pasture during the summer.

HISTORY:

There is no relevant planning history regarding the site.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP9 - Land Based 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 (NPPF) (2012)

Chapter 3. Supporting a prosperous rural economy

Chapter 7. Requiring good design

National Planning Policy Guidance (NPPG)

APPRAISAL:

The main considerations in relation to this application are

- i. The Principle of Development
- ii. Size, scale and design of the proposed buildings
- iii. Impact upon the wider open countryside landscape
- iv. Highway safety
- v. Impact upon neighbour amenity
- vii. Other matters
- viii. Conclusion

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 agent has provided a commentary outlining the economic and land use benefits of a mixed use farming approach. The commentary states:

- *Increasing the level of grassland in use will have environmental benefits in that there be less use of/need for sprays that are normally required for arable land. Nutrients will be recycled on the farm via muck spreading from the livestock operation, therefore reducing the need for importing. The cattle will be bedded on straw, which will be collected and then spread on nearby land, under the ownership/control of the applicant. Soil health generally will be improved by the introduction of animal muck/organic matter*
- *Having a mixed use farming operation in this area with c300 acres of pasture within the 850 acre land holding will have clear benefits with regarding to improving and restoring the grassland and landscape character, much of which has been lost in recent years on other farms as intensive arable farming operations have development*
- *For the farming operation, business risk will be reduced with the risk being spread between two different farming methods/types.*
- *With a high end beef operation such as with this proposal, the market is more likely to be stable and local/UK focused, providing clear economic benefits for the region and country*
- *Benefits also include the employment of additional staff to include one further full time and two part time farm workers/stockmen for day to day farm management and animal husbandry etc, with significant related local and wider ranging spin off employment in construction, machinery, feed, butchers, sales to local shops etc.*
- *The development will provide up to date and high quality space/accommodation for livestock, compared with many other operations that exist, which must be regarded as a positive in relation to animal welfare/husbandry etc. An existing old framed building on the farm, which is nearing the end of its life and is quite unsightly, will be replaced resulting in visual enhancements.*
- *It is expected that as part of this development to provide modern up to date livestock buildings that will assist in moving forward a sustainable farm business, several adjacent and redundant traditional farm buildings will be converted for occupation by farm workers. This will benefit these currently redundant buildings in that they will have a future beneficial and sustainable use and from a general security perspective, the farm workers will be located on site.*

It is considered that the principle of erecting 3 no. steel framed and clad agricultural buildings for the housing of livestock, with associated works including circulation space, hard standing and landscaping in this location and within the farmstead is considered acceptable and satisfies Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan – Local Plan Strategy.

ii. Size, scale and design of the proposed building

This siting of the proposed buildings is considered to be the most appropriate within the farmstead and is considered to be a logical expansion to the existing farmstead. The floor level of the buildings will be lower than the existing ground level, varying from 1.74 metres to the east of the site and 3.19 metres to the west. The design of the building is typical of a modern agricultural building under a pitched roof. The Yorkshire Boarding and dark grey roof will also ensure that the building will be integrated into the surrounding landscape and relate to the existing buildings on the site.

It is considered that the proposal satisfies Policy SP16 (Design) and Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon the wider open countryside landscape

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

Landscape Character:

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

- *The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)*
- *Visually sensitive skylines, hill and valley sides*

There will be views of the proposed building from both Flatts Lane to the south and Back Lane to the east. There will be closer views of the proposed building from the Public Rights of Way that runs to the north of the site. These views of the building will be within the context of an established group of buildings and will replace an existing old steel framed and clad building that is a state of disrepair.

The proposal will involve the removal of a mature tree. An additional plan has been received showing detailed planting which is appended to this agenda. A mixed hedge is proposed around the perimeter of the proposed buildings and additional tree planting is proposed along the western boundary and eastern boundary. The existing trees on the southern and east boundary are proposed to be retained and will be protected during construction in accordance with British Standard BS 5837:2012.

It is considered that the proposal satisfies the requirements of Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy.

iv. Highway safety

The proposed buildings will be accessed via the existing vehicular access off Back Lane to the east of the site. The A170 is located 500 metres to the north of the site. The Local Highway Authority has raised no objection to the proposal and has recommended that conditions regarding the discharge of surface water and precautions to prevent mud on the highway are attached to the Decision Notice.

It is considered that the proposal satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

v. Impact upon neighbour amenity

The closest residential property to the site (not within the applicants ownership) is Welham House, located approximately 60 metres to the east of the siting of the proposed buildings.

The proposed building is not considered to have a material adverse effect upon the amenity of the property of Welham House. This is in terms of being overbearing in presence, cause loss of light or loss of privacy.

The buildings will house livestock over the winter months and there is the potential for the livestock to cause issues regarding noise and odour.

However, the agents have submitted a Manure Management Plan. There is 667 acres of land available to spread manure on. The Manure Management Plan further states that straw bedding will be used in all of the buildings, with fresh straw being put in the cattle pens on a daily basis. The cattle housing will be mucked out, with the muck being transported from the buildings by tractors and trailers to the farm land. The manure will be stored in temporary field heaps, in each field where the manure will be spread. The manure will generally be applied in the arable rotation, prior to the drilling of the crops in the autumn and the spring. A Map has been submitted that shows 'Green' areas that are suitable for spreading subject to weather and ground conditions and 'Yellow' areas where more care is needed when spreading the manure due to slope, soil type or nearby non-agricultural uses.

A condition will be attached to the Decision Notice if Members are minded to approve the application to ensure that the Manure Management Plan is adhered to. If there are any future complaints regarding noise and odour will be dealt with by Environmental Health Officers. The proposal is therefore considered to comply with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

There has been no response from the occupier of Welham House or any other third parties with regard to the proposal.

vii. Other matters

Yorkshire Water have stated the following with regard to the proposal in terms of its impact upon water supply:

If planning permission is to be granted, the following condition should be attached in order to protect the local aquatic environment and YW infrastructure:

Development shall not commence in the relevant part of the site until such time as evidence has been submitted to and approved by the Local Planning Authority that diversion of the 225mm water main laid within the site boundary has been agreed with the relevant statutory undertaker and that the required works have been undertaken without detriment to the public water supply .(In order to protect the public water supply and allow sufficient access for maintenance and repair work at all times)

A 225mm water main runs across this land and will need diverting to allow the proposed development. The developer has been working with Yorkshire Water in this regard and has submitted a request for a diversion estimate. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.

Until such time as the pipe is diverted, the water main is lawfully retained in its existing position and the water supply undertaker (Yorkshire Water) is entitled to have the pipe remain so without any disturbance. The provisions of Section 159 of the Water Industry Act 1991 provides that the water supply undertaker may "inspect, maintain, adjust, repair or alter" the pipe. These rights are given to enable the water supply undertaker to perform its statutory duties.

The suggested condition will be attached to the decision notice if members are minded to approve the application.

Kirkbymoorside Town Council have no comments to make regarding the proposal.

viii. Conclusion

In light of the above considerations, the erection of 3 no. steel framed and clad agricultural buildings for the housing of livestock, with associated works including circulation space, hard standing and landscaping 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 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 of 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 SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of highway safety.

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

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

- 4 Development shall not commence in the relevant part of the site until such time as evidence has been submitted to and approved by the Local Planning Authority that diversion of the 225mm water main laid within the site boundary has been agreed with the relevant statutory undertaker and that the required works have been undertaken without detriment to the public water supply .

Reason: In order to protect the public water supply and allow sufficient access for maintenance and repair work at all times.

- 5 The development hereby approved shall be carried out in accordance with the submitted Hall Farm Manure Management Plan dated 18.05.2017 unless details of a variation have first been submitted to, and approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not have an adverse impact on the existing amenities of neighbouring occupiers nor water courses in the area and to satisfy the requirements of Policies SP17 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Site Location Plan - YSRU 383234/AG03.
Proposed Agricultural Buildings Site Plan - YSRU 383234/AG01 Rev C.
Proposed Agricultural Buildings Sections and Elevations - YSRU 383234/AG02 Rev B.
Additional Landscaping and Planting Plan - RM 7.6.2017

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

Background Papers:

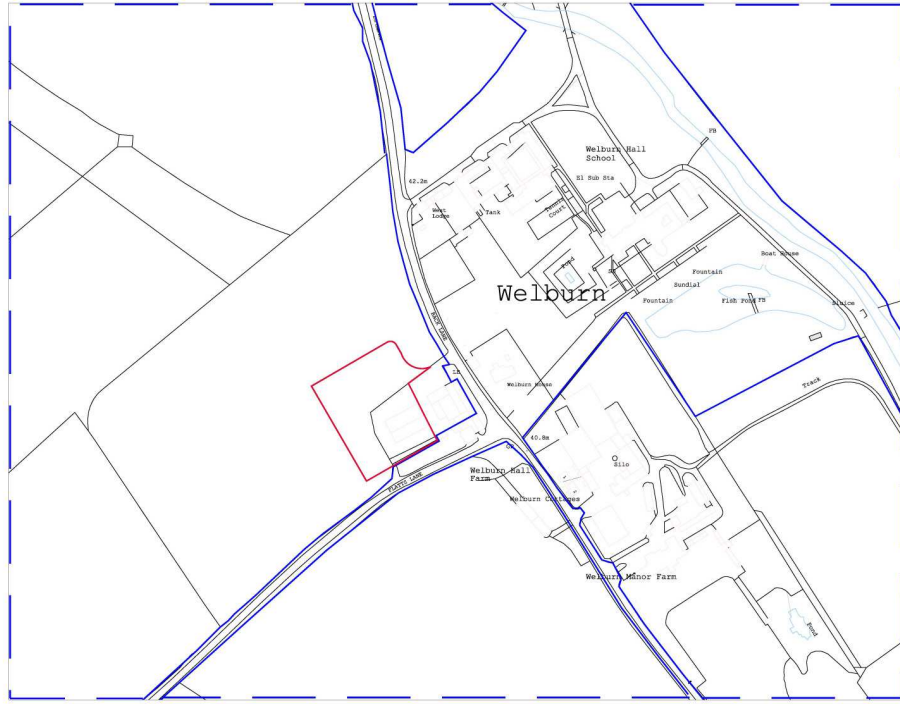
Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties

THIS COPY HAS BEEN MADE BY OR WITH THE APPROVAL OF SAVILLS
 OFFICE LOCATED HEREIN. IT IS THE PROPERTY OF THE COMPANY WHOSE
 AND THESE PLANS. THE COMPANY HAS THE RIGHT TO REPRODUCE
 AND TO COPY. THE COMPANY HAS THE RIGHT TO REPRODUCE
 THE INFORMATION OF THE COMPANY.



— APPLICATION SITE
 — LAND UNDER CONTROL AND OWNED BY APPLICANT
 - - - LAND UNDER CONTROL AND OWNED BY APPLICANT BEYOND MAP BOUNDARIES

NOTES
 The drawings and the design contained hereon are the property of Savills. It is not to be reproduced or used in any way without the written consent of Savills. The drawings are prepared for the use of the client and are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.

REVISIONS

REV	NOTE / DRAWN BY	DATE



PROJECT TITLE
 HALL FARM
 SACK LANE
 WELBURN YO62 7RH
CLIENT
 MR WILLIAM SHAW

DRAWING TITLE
 LOCATION PLAN

SCALE # 11
 1:1250

PROJECT / SHEET / REV NO.
 YSRU 383234/AG03

PLANNING

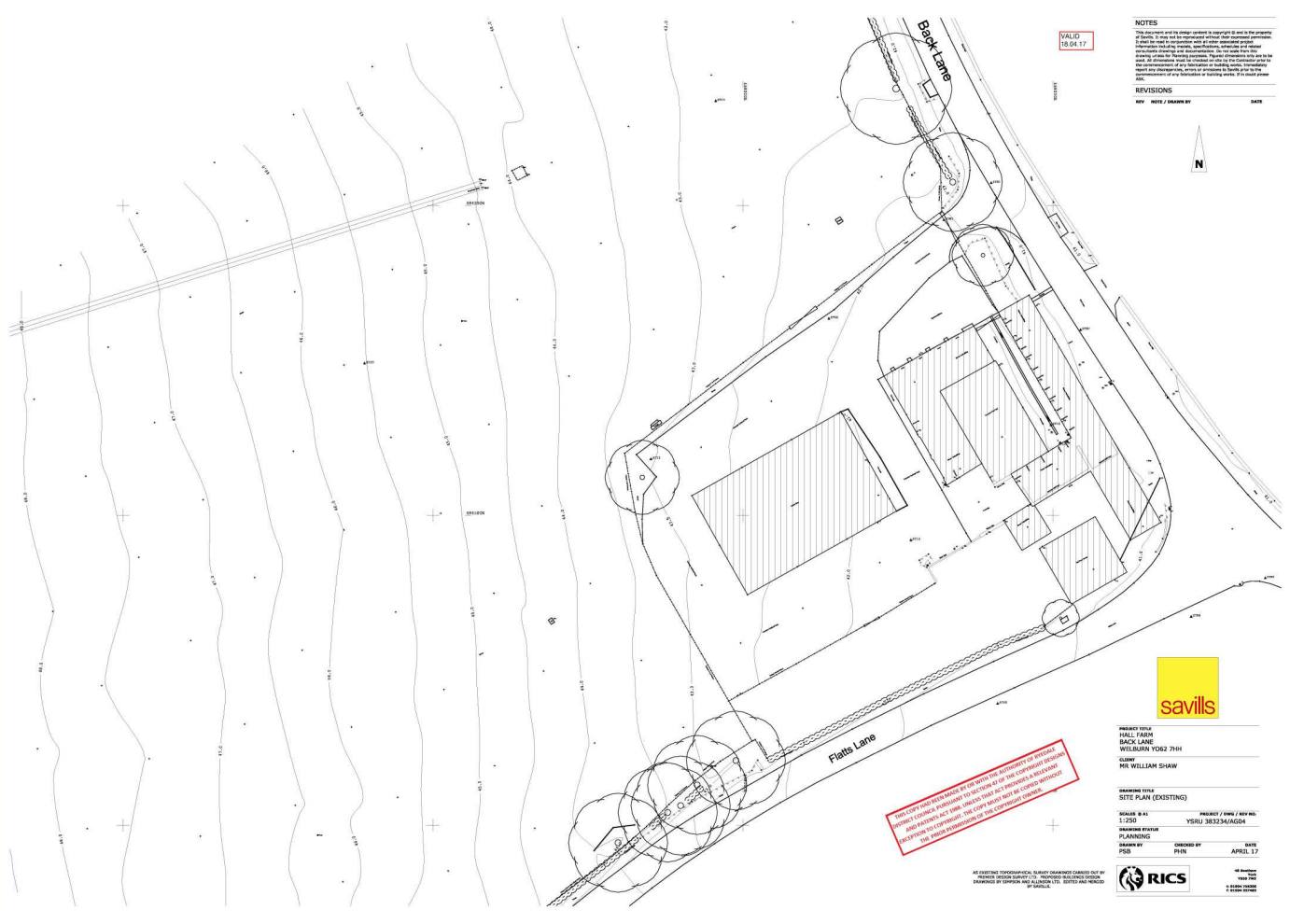
DRAWN BY P/N

CHECKED BY P/N

DATE
 APRIL 17

VALID
 18.04.17





NOTES
 The drawings and the design contained hereon are the property of RICS. It shall not be reproduced or used for any purpose other than that for which it was prepared, without the written consent of RICS. The drawings are the property of RICS and shall remain the property of RICS. The drawings are the property of RICS and shall remain the property of RICS. The drawings are the property of RICS and shall remain the property of RICS.

REV	NOTE / DRAWN BY	DATE



PROJECT TITLE
 SMALL FARMS
 BACK LANE
 WILKESBORO YORK YO22 7RH
 CLIENT
 MR WILLIAM SHAW

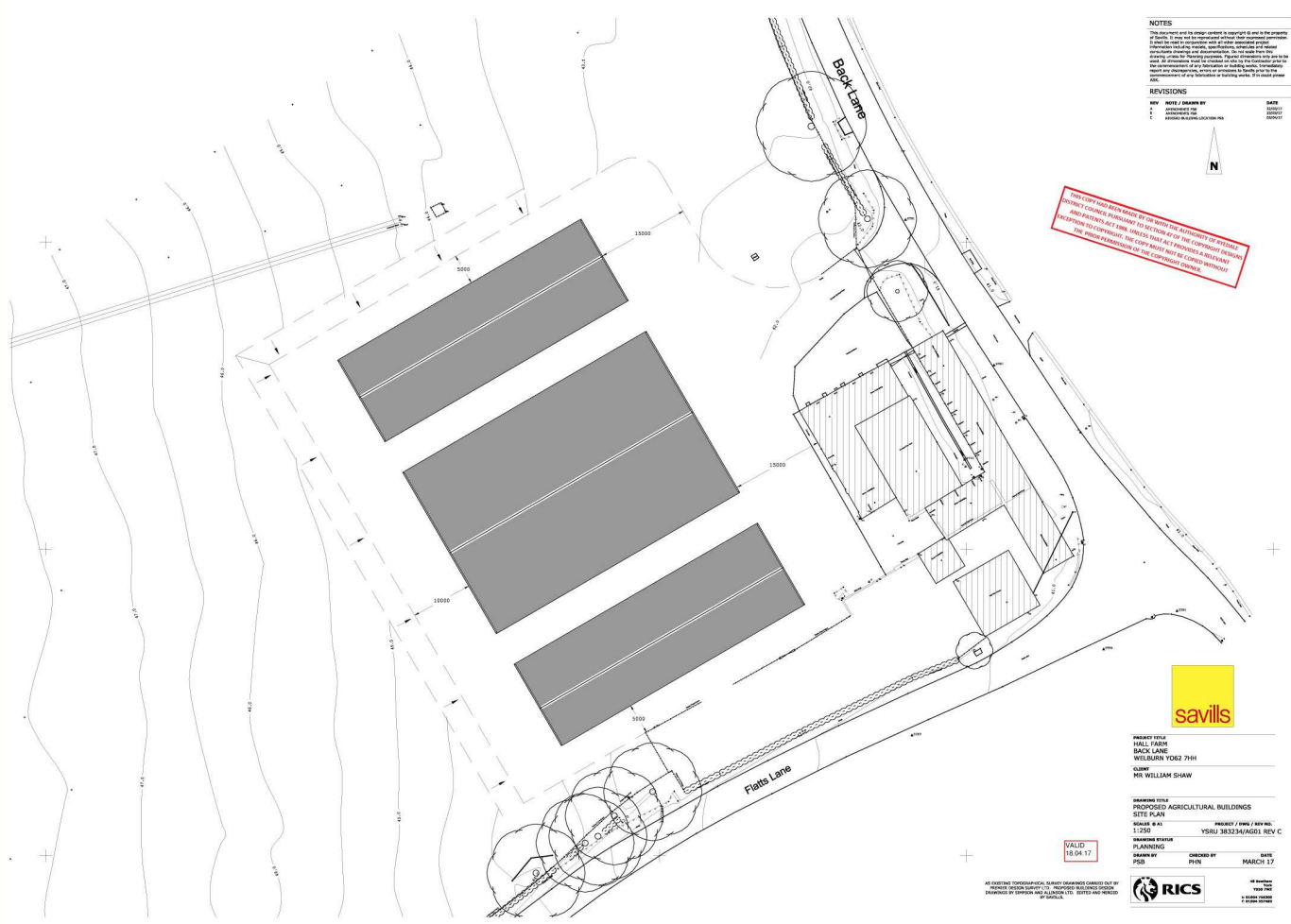
DRAWING TITLE
 SITE PLAN (EXISTING)

SCALE 1:250 **PROJECT / DRAW / REV NO.** YS01/2012/MAG/04

DRAWING STATUS
 PLANNING **DESIGNED BY** PJS **DRAWN BY** PJS **CHECKED BY** PJS **DATE** APRIL 17



ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RICS.



NOTES

This drawing is the property of Savills & Partners LLP and is not to be used for any other purpose without the written consent of Savills & Partners LLP. It is not to be used for any other purpose without the written consent of Savills & Partners LLP. It is not to be used for any other purpose without the written consent of Savills & Partners LLP. It is not to be used for any other purpose without the written consent of Savills & Partners LLP.

REVISIONS

REV	NOTE / DRAWN BY	DATE
1	ISSUED FOR PERMIT	20/03/17
2	ISSUED FOR PERMIT	20/03/17



THIS COPY HAS BEEN MADE BY ME WITH THE SUPPORT OF SAVILLS PROJECT CONSULTANTS FOR THE USE OF THE COPYRIGHT DESIGNER. I ACCEPT THAT I HAVE NO RIGHTS IN THE COPYRIGHT DESIGN. THE COPYRIGHT DESIGNER IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGE CAUSED BY THE USE OF THIS COPY.



PROJECT TITLE
 SMALL FARMS
 BACK LANE
 WILSDON YORK YO22 7RH

CLIENT
 MR WILLIAM SHAW

DRAWING TITLE
 PROPOSED AGRICULTURAL BUILDINGS
 SITE PLAN

SCALE 1:250 **PROJECT / DRAW / REV NO.** YS01/2017/MARCH/REV C

VALID
 18.04.17

DRAWING STATUS
 PLANNING **DESIGNED BY** **DATE**
 JOSH PAUL MARCH 17

RICS **18** **18**

ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAVILLS & PARTNERS LLP.

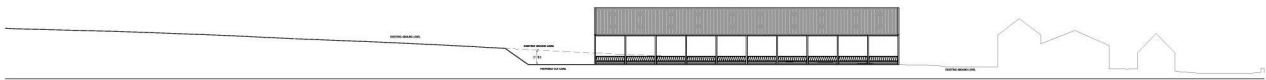
TWO COPY HAS BEEN MADE BY THE ARCHITECT OF THE DRAWINGS BY REVISIONS
 WHICH CANNOT BE TAKEN TO BE DONE BY THE COPYRIGHT HOLDER
 AND ANY OTHER COPY MUST NOT BE COPIED WITHOUT
 PERMISSION TO COPYRIGHT THE COPY MUST NOT BE COPIED WITHOUT
 THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

NOTES

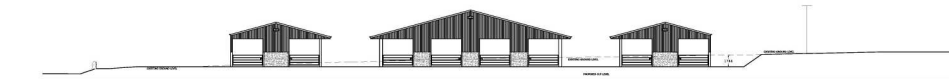
The drawings and the design contained hereon are the property
 of Savills. It shall not be reproduced or used for any purpose
 other than that for which it was prepared, and no other drawings or other
 information shall be derived therefrom. It is not to be used for any
 other purpose than that for which it was prepared. It is not to be used
 for any other purpose than that for which it was prepared. It is not to be
 used for any other purpose than that for which it was prepared. It is not to
 be used for any other purpose than that for which it was prepared. It is not
 to be used for any other purpose than that for which it was prepared. It is
 not to be used for any other purpose than that for which it was prepared. It
 is not to be used for any other purpose than that for which it was prepared.
 It is not to be used for any other purpose than that for which it was prepared.

REVISIONS

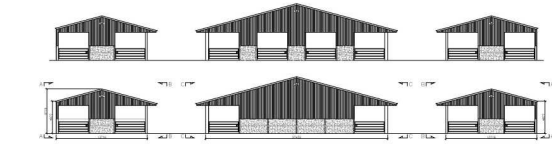
NO.	NOTE / DRAWN BY	DATE
1	ISSUED FOR PERMIT	2017
2	ISSUED FOR PERMIT	2017



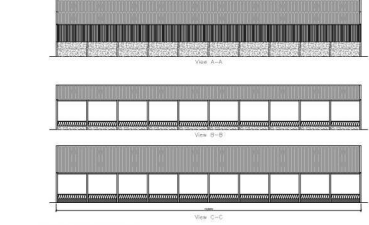
B - B SITE SECTION



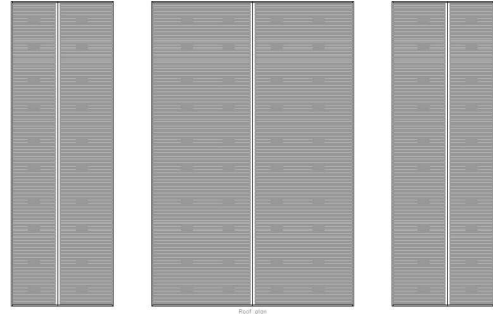
A - A SITE SECTION



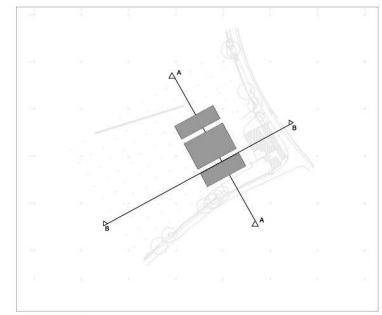
THE ARCHITECT HAS BEEN MADE BY THE ARCHITECT OF THE DRAWINGS BY REVISIONS WHICH CANNOT BE TAKEN TO BE DONE BY THE COPYRIGHT HOLDER AND ANY OTHER COPY MUST NOT BE COPIED WITHOUT PERMISSION TO COPYRIGHT THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



ELEVATIONS AND ROOF PLANS



Roof plan



SECTION MAP (NTS)



PROJECT TITLE
 HALL FARM
 SACK LANE
 WELBURN YO22 7RH
CLIENT
 MR WILLIAM SHAW

DRAWING TITLE
 PROPOSED AGRICULTURAL BUILDINGS
 SECTIONS AND ELEVATIONS

SCALE 1:1250
PROJECT / SHEET / REV NO.
 YSRJ 383234/AG02 REV B

VALID
 16.04.17

DESIGNED BY PSB
CHECKED BY PHN
DATE MARCH 17

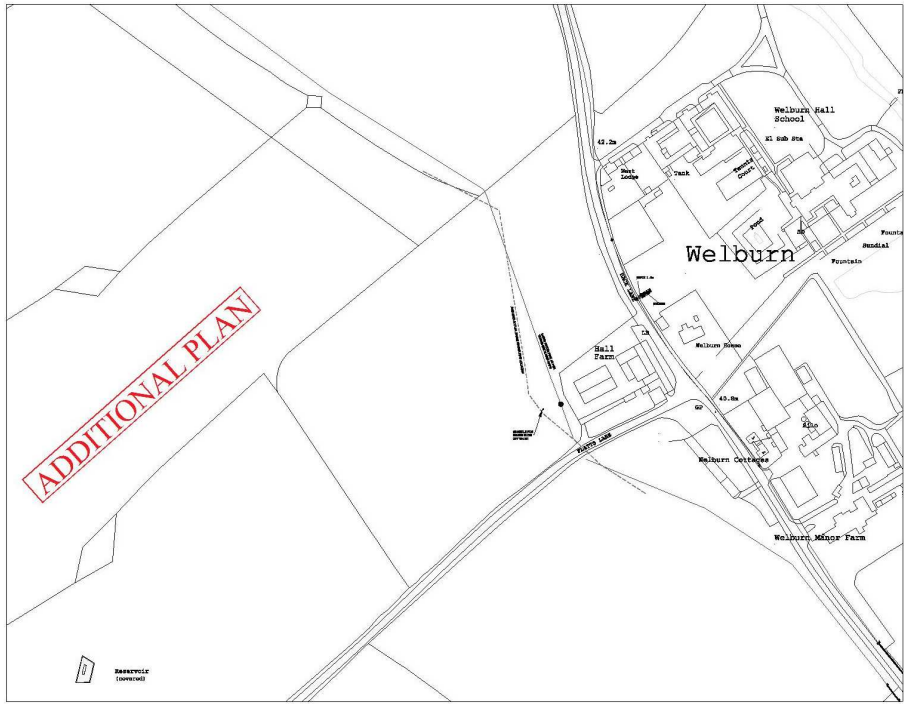
ALL EXISTING INFORMATION, SURVEY DATA AND DRAWINGS OBTAINED FROM THE ARCHITECT'S OFFICE AND THE ARCHITECT'S OFFICE SHALL BE USED AS A GUIDE ONLY. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DRAWINGS OR FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THE DRAWINGS.



NOTES
 1. This document is the property of RICS and is not to be distributed outside the project team.
 2. It is the responsibility of the client to ensure that the information provided is accurate and up to date.
 3. The information provided is for informational purposes only and does not constitute a warranty or guarantee.
 4. The information provided is based on the best available information at the time of writing.
 5. The information provided is subject to change without notice.
 6. The information provided is not to be used for any other purpose without the prior written consent of RICS.

REVISIONS

REV	DATE / REVISION BY	DATE



--- ASSUMED LOCATION OF WATER PIPE BASED ON INVESTIGATIONS
 — SAFERIVE EXISTING LOCATION OF WATER PIPE



PROJECT NAME
 HALL FARM
 BACK LANE
 WELBURN YO21 7PH

CLIENT
 MRS WILHELM SHAW

ISSUED FOR
 EXISTING WATER PIPE LOCATION PLAN

PROJECT NO 111250 **PROJECT / REV / DATE** YSRU 38324/01/15

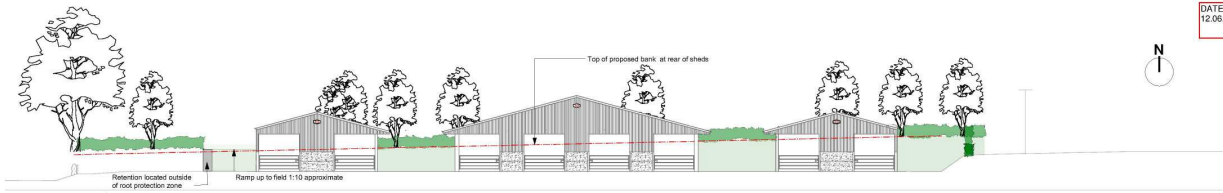
ISSUED FOR INFORMATION

ISSUED BY PUN **CHECKED BY** PUN **DATE** APRIL 17

DATE
 24.04.17



DATE
12.06.17



Elevation looking from section line A1 as indicated. Tree heights/spread shown at 10 years approximate after planting

ADDITIONAL PLAN

Key

- Existing contours
- Proposed contours
- Stock fencing set 1m from final width of hedge
- Proposed or existing field gate
- Retention: Gabions or concrete panel to avoid root protection zone of trees
- Proposed tree planting
- Proposed Mixed Hedge
- Existing tree retained and root protection zone protected with fencing during works as BS5837:2012. Trees in relation to design, demolition and construction



Proposed hedge line stepped to maintain recommended safe clearance of 24m from overhead power lines.

Assumed line of underground cable to be verified by CAT scan prior to excavation

740 plants:
500 Crataegus monogyna
148 Prunus spinosa
37 Ilex aquifolium
22 Corylus avellana
13 Acer campestre

44 plants:
29 Crataegus monogyna
10 Prunus spinosa
5 Ilex aquifolium

65 plants:
52 Crataegus monogyna
13 Prunus spinosa

630 plants:
450 Crataegus monogyna
125 Prunus spinosa
30 Ilex aquifolium
19 Corylus avellana
6 Acer campestre

3 no Carpinus betulus (Hornbeam)
3 no Acer pseudoplatanus (Sycamore)

84 plants:
58 Crataegus monogyna
17 Prunus spinosa
5 Ilex aquifolium
3 Corylus avellana

PLEASE NOTE: THIS PLAN IS FOR INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. THE CLIENT IS ADVISED THAT THE INFORMATION PROVIDED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT IS ADVISED THAT THE INFORMATION PROVIDED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.

Qty	Latin Name	Common Name	Scheduled Size	Remarks
Hedging species				
1110	Crataegus monogyna	Hawthorn	40-60 cm height	All stock to be UK provenance
321	Prunus spinosa	Blackthorn	40-60cm height	t+1 bare rooted, 2 breaks. Protect with 600mm tree guard
77	Ilex aquifolium	Holly	40-60cm height	C2 Container grown protect with mesh guard
44	Corylus avellana	Hazel	40-60cm height	t+1 bare rooted, 2 breaks. Protect with 600mm tree guard
19	Acer campestre	Field maple	40-60cm height	t+1 bare rooted, 3 breaks. Protect with 600mm tree guard
Tree species				
6	Quercus robur	oak	125-150cm height	All stock to be UK provenance
4	Acer pseudoplatanus	sycamore	125-150cm height	wh/p 1+2 bare rooted planted in 1.5m tree shelter
3	Carpinus betulus	hornbeam	125-150cm height	wh/p 1+2 bare rooted planted in 1.5m tree shelter

Notes
Hedging
 Plants to be planted in double staggered line at 6 plants/linear metre spaced at 30cm approximate, apart with 30 cm between rows.
 Planted as random mix with Hawthorn and Blackthorn in minimum groups of 5

Hedging trees
 Pe plant - Small stock selected for ease of establishment and speed of growth.
 Oak being planted for long term effect, to reflect existing trees on site and for wildlife.
 Sycamore planted to reflect the number of surrounding large trees in the area and as a faster growing species not poisonous to cattle.
 Hornbeam selected as an alternative to ash being a native tree, more tolerant of northern climate than beech and not poisonous to cattle.

Planting Season
 Stock to be planted in winter months when ground not waterlogged or frozen, between November and end of March

Grassed areas to be made good with agricultural seed mix on completion of grafting works

The Landscape Design Company
 1 Newgate, Malton North Yorkshire YO17 7LF
 Tel 01653 692466 Fax 01653 692466 email mail@lndesco.co.uk

Hall Farm, Back Lane, Welburn

Mr W Shaw

Landscape & Planting Plan

Scale: 1:250 @A1

Drawn: RM 7.6.17

Checked: 143

Shading: 1

Revised:

VALID
18.04.17



New Agricultural/Livestock Buildings
Hall Farm
Back lane
Welburn
YO62 7HH
Ref: YSRU383234
April 2017

DESIGN & ACCESS STATEMENT

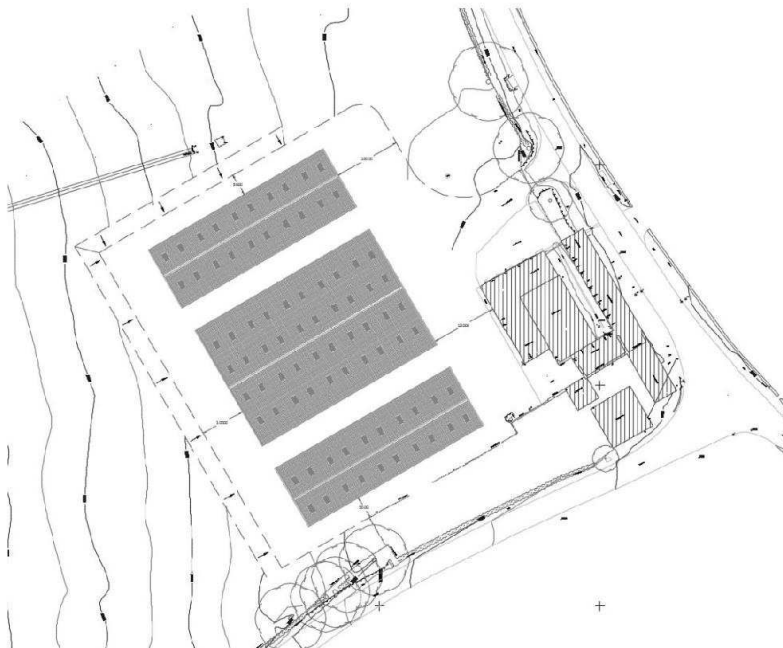
NEW AGRICULTURAL/LIVESTOCK BUILDINGS

Hall Farm

Back Lane

Welburn

Kirkbymoorside YO62 7HH



On behalf of Mr William Shaw

New Agricultural/Livestock Buildings
Hall Farm
Back lane
Welburn
YO62 7HH
Ref: YSRU383234
April 2017



Location

The proposed livestock buildings are to be located at Hall Farm, off Back Lane to the western fringes of Welburn, Kirkbymoorside – OS Landranger 100 Ref: 679845 (Easting 467986, Northing 484493). The site is located to the immediate north of Flatts Lane and west of Back Lane, with the main A170 located approximately .5km to the north. The new livestock buildings are to be positioned in part on the site of an old steel framed agricultural building that is nearing the end of its useful life and extending onto farmland to the immediate west of a number of existing partly redundant traditional farm buildings that are under the same ownership as the applicant.

Welburn is a small hamlet, with the general facilities of Kirkbymoorside and Helmsley located nearby with York, Malton and Thirsk all within commuting distance.

The surroundings comprise agricultural land of both pasture and arable. The farming operation to which this application applies is c860 acres of which c300 acres is permanent grass.

Use

The proposal is to develop a modern livestock enterprise at Hall Farm to create a sustainable farming business moving forward. This will involve the construction of three new livestock sheds, as shown on the accompanying drawings, adjacent to a number of existing traditional buildings, with the new buildings providing space for approximately 250 – 300 beef cattle. The applicant proposes to focus on high quality native beef cattle breeds such as Hereford, which will be housed in the buildings over winter, grazing on adjacent pasture during the summer.

This development, which will involve considerable investment by the applicant, will assist in ensuring the best use is made of the farmland that is under his control and ownership

The economic and land use benefits of this mixed use farming approach are clear and include:

- Increasing the level of grassland in use will have environmental benefits in that there will be less use of/need for sprays that are normally required for arable land. Nutrients will be recycled on the farm via muck spreading from the livestock operation, therefore reducing the need for importing. The cattle will be bedded on straw, which will be collected and then spread on nearby land, under the ownership/control of the applicant. Soil health generally will be improved by the introduction of animal muck/organic matter.
- Having a mixed use farming operation in this area with c300 acres of pasture within the 850 acre land holding will have clear benefits with regard to improving and restoring the grassland and landscape character, much of which has been lost in recent years on other farms as intensive arable farming operations have developed.
- For the farming operation, business risk will be reduced with the risk being spread between two different farming methods/types.

New Agricultural/Livestock Buildings
Hall Farm
Back lane
Welburn
YO62 7HH
Ref: YSRU383234
April 2017



- With a high end beef operation such as with this proposal, the market is more likely to be stable and local/UK focussed, providing clear economic benefits for the region and country.
- Benefits also include the employment of additional staff to include one further full time and two part time farmworkers/ stockmen for day to day farm management and animal husbandry etc., with significant related local and wider ranging spin off employment in construction, machinery, feed, butchers, sales to local shops etc.
- The development will provide up to date and high quality space/accommodation for livestock, compared with many other operations that exist, which must be regarded as a positive in relation to animal welfare/husbandry etc. An existing old steel framed building on the farm, which is nearing the end of its life and is quite unsightly, will be replaced resulting in visual enhancements.
- It is expected that as part of this development to provide modern up to date livestock buildings that will assist in moving forward a sustainable farm business, several adjacent and redundant traditional farm buildings will be converted for occupation by farmworkers. This will benefit these currently redundant buildings in that they will have a future beneficial and sustainable use and from a general security perspective, the farmworkers will be located on site.

Scale

There are three buildings proposed, these to be located adjacent to each other with a west – east orientation and comprising one large central shed with two smaller, one to either side of the largest. All buildings are to be the same length with the variation of size being in their width. Feed passages are to be provided between each of the buildings and there will be perimeter aprons in concrete and hardcore for vehicle and animal circulation.

The Gross External Floor Area (GEFA) of the largest building is c1259m² the corresponding Gross Internal Floor Area (GIFA) being c1208m². This buildings external dimensions (excluding roof overhangs) are c45.9m in length x c27.4m in width.

The two smaller buildings each have Gross External Floor Areas (GEFA) of c629m² with a corresponding Gross Internal Floor Area (GIFA) of c597m². The external dimensions (excluding roof overhangs) of both these buildings is c45.9m in length x c13.7m in width.

The overall area of coverage of this new/proposed development including buildings, apron/hardstanding etc. is c .55ha.

The proposed eaves and ridge heights are c5m for the eaves of all buildings with the ridge height of the main building at c8.6m and 6.8 for the smaller.

New Agricultural/Livestock Buildings
Hall Farm
Back lane
Welburn
YO62 7HH
Ref: YSRU383234
April 2017



The impact of the buildings will be managed to a degree in that the development will be cut into the land, that rises from east to west and from south to north. Additional landscaping and screening will be provided by planting of native trees, hedging, shrubs etc.

Design and Appearance

The building size and design is based on the requirements of the livestock and the sustainable future business. The new buildings are to be of steel frame construction, with fibre cement roofs incorporating roof-lights with open protected vented ridges and fibre cements barge boards to gable ends/verges. The upper walls will comprise a combination of open and overlap vertical timber/Yorkshire boarding with 2.4m concrete panels to base, each building will be part open to the ends and where facing into feed passages etc. Rainwater goods will be in uPVC, comprising ½ round gutters and round downpipes. It is proposed that rainwater will be harvested/collected from the roofs for livestock and for other uses on the farm. Internally, floors will be concrete as will feed passages and perimeter aprons for cattle and vehicle circulation will be a combination of concrete and hardcore etc.

Standard security/working lighting will be required, much of which will be contained within the buildings themselves and within the related feed passages, which are designed in a way to contain and minimise artificial light pollution.

Landscape

The development will be an extension to a group of buildings that already exist and a rather poor quality old steel framed and clad building will be removed prior to commencing the development. Accordingly, it will not be seen as an out of place development in the open countryside but merely an extension to a farm that already exists. It will benefit, as indicated, from a degree of landscaping and screening by the surrounding land/ground levels as the process of site levelling will involve cutting into the land, which slopes upwards from east to west and from south to north, refer to sections on drawings. The proposal is also to include the planting of native tree, hedge and shrub species, which will not only assist in screening of the buildings, but will also provide new wildlife habitats that do not currently exist.

Access

The proposal does not affect any existing highway or rights of way, with access to the development using an existing access to Hall Farm, where there is currently a good level of visibility in either direction onto Back Lane. Hall Farm is located close to the A170, which provides good main road transport links.

Item Number: 10
Application No: 17/00448/MREM
Parish: Malton Town Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Linden Homes (Miss Claire Sampson)
Proposal: Variation of Condition 01 of approval 15/00616/MREM dated 04.09.2015
- addition and substitution of house type drawings and revision of site layout and landscaping plans
Location: The Showfield Pasture Lane Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 27 July 2017
Overall Expiry Date: 8 June 2017
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

NY Highways & Transportation	No views received to date
Parish Council	Support
NY Highways & Transportation	Concerns as plans do not comply with NYCC requirements for adoptable roads

Neighbour responses: None

SITE

The show field site at Pasture Lane benefits from an outline planning permission granted in 2015 and the site is already under construction, the development being carried out by Linden Homes. This application site is located with the area shown as Phase 1 on the first reserved matters approval granted under Ref 15/00616/MREM.

PROPOSAL

This application is a reserved matters submission which seeks approval for amended House types on Plot numbers 21 to 37 inc. Plot numbers 99 to 131 inc and Plot numbers 151 to 166 inc.(66No plots in total) together with consequential minor amendments to the layout, street scene and landscaping. The road layout remains as previously approved under Ref 15/00616/MREM which was granted on 4th September 2015 for 174 plots. There is no increase in numbers of dwellings on this part of the site although the amended plan does result in a change of the mix of dwellings as previously approved.

To assist Members' understanding of the changes an extract of the previously approved layout for this part of the site is appended to this report together with the proposed layout. Plans and elevations of the proposed house types are also attached.

This application is presented to Members for consideration because it is a major category of application.

HISTORY

14/00427. Outline planning permission for circa 227 dwellings Approved 24.3.2015

15/00616. Reserved matters approval for 174 dwellings (Phase 1 of OPP granted above) Approved 4.9.2015

POLICY

Policy SP 1. General Location of Development and Settlement Hierarchy
Policy SP 2. Location and Distribution of New Housing
Policy SP 4. Housing Mix
Policy SP 13 Landscapes
Policy SP 16 Design
Policy SP 19 Sustainable Development
Policy SP 20 Generic Development Management Issues

APPRAISAL

As mentioned earlier in this report this application is for revisions to the earlier reserved matters approval granted in September 2015 which itself followed the grant of outline planning permission earlier that year.

Considerations relating to the overall landscaping approach remain the same and issues relating to noise/amenity matters, drainage, secured by design and archaeology are not considered to be affected as a result of the current proposal.

Similarly the overall road layout is unaltered and aside from minor revisions requested to the site's landscaping proposals NYCC Highways have confirmed that they have no objection to the scheme. The landscape scheme has been amended to ensure that the site's soakaway systems are not adversely affected by tree planting and adequate access for maintenance is available.

The key considerations therefore relate to matters of the overall design and layout of the amended reserved matters scheme, the individual designs of the new house types proposed and materials, and any implications for the overall housing mix.

Overall design and layout

The plots in question abut Pasture Lane at the southern extent (Plots 124 & 125) and then extend along the western part of the site abutting Outgang Lane (Plots 99 to 110 inc.). The northern and easternmost plots are in effect internal site boundaries to the rest of Phase 1 and to Phase 2 (the remainder of the site covered by the outline planning permission).

Whilst there are minor revisions to the layout and precise positions of buildings proposed these do not in the opinion of officers have an adverse impact on the overall design approach which was considered to be acceptable in respect of the earlier scheme. Views of the site as built from the nearest adjacent public viewpoints in Pasture Lane, Wentworth street and Outgang Lane will for the most part remain materially the same as anticipated when the Phase 1 reserved matters approval was granted in March 2015,

Individual house designs

The full set of application drawings has been appended to the officer report for Members information. As with the earlier application the designs have been drawn to include traditional vernacular detailing found elsewhere in the town. In terms of their appearance the individual designs are considered to be acceptable. The palette of materials remains as previously proposed and approved – which again reflect the colours and profiles of tiles and bricks found in the locality.

Implications for housing mix within the overall phase.

The reserved matters approval for Phase 1 approved under Ref 15/00616 granted permission for 8 two bed bungalows, 26 two bed terraces, 59 three bed dwellings (terraced, semi detached and detached) and 81 four bed detached comprising 174 dwellings in total.

Arising from the current application the mix for Phase 1 overall would change to 8 two bed bungalows, 26 two bed terraces , 59 three bed dwellings and 81 four bed dwellings again comprising 174 dwellings in total. In essence the revised scheme would result in 5 less three bed units on the first phase of the development and an increase of 5 four bedroom units in comparison to the earlier approval ref 15/00616/MREM for 174 dwellings. Overall however the mix is considered to be acceptable with a significant amount of smaller sized market housing being retained in the phase.

Third Party Responses

NYCC Highways have no objection to the amendment shown in this application.

Malton Town Council have responded indicating no objection to the application

RECOMMENDATION: Approval

1 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

LOCATION PLAN – RE PLAN | MALTON SHOWGROUND, MALTON

SHEET 7 - DRG NUM: 1448.011



- PLANNING LAYOUT LAYERS KEY
- 210mm BRICK WALL
 - 210mm BRICK WALL WITH STONE COPING
 - 1800mm TIMBER FENCE
 - 900mm ESTATE RAILINGS
 - PILLARS
 - BEAM ACCESS SATE (KEY OPERATED & OPENABLE FROM BOTH SIDES)
 - BIN COLLECTION POINTS
 - BLOCK PAVING
 - RETAINED TREE
 - TRUNK

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE NECESSARY APPROVALS.

SCALE 1:500



Scale 1:500

Client: MALTON SHOWGROUND TRUST	Project: MALTON SHOWGROUND TRUST	Date: 15/03/2024	Drawn: J. SMITH	Checked: M. JONES	Scale: 1:500	Sheet: 7 of 7	Project: MALTON SHOWGROUND TRUST	Client: MALTON SHOWGROUND TRUST
Site: MALTON SHOWGROUND	Location: MALTON, NORTH YORKSHIRE	Drawn: J. SMITH	Checked: M. JONES	Scale: 1:500	Sheet: 7 of 7	Project: MALTON SHOWGROUND TRUST	Client: MALTON SHOWGROUND TRUST	



PLANNING LAYOUT | MALTON SHOWGROUND, MALTON

SHEET 7 - DRG NUM: 1448.011

PLANNING LAYOUT LAYERS KEY

- 210mm BRICK WALL
- 210mm BRICK WALL WITH STONE COPING
- 1800mm TIMBER FENCE
- WOMEN ESTATE RAILINGS
- PILAGES
- FEET ACCESS DATE (NOT OPERABLE FROM BOTH SIDES)
- BIN COLLECTION POINTS
- BLOCK PAVING
- RETAINED TREE
- TIN

SCALE 1:200



This drawing is a preliminary design and is not to be used for construction without the approval of the relevant authorities. It is subject to change without notice.

Revisions

No.	Date	By	Description
1	01/10/2023	STEN	Initial design
2	02/10/2023	STEN	Revised design
3	03/10/2023	STEN	Final design

Notes: 1. All dimensions are in millimeters unless otherwise stated. 2. All dimensions are to the centerline of the wall unless otherwise stated. 3. All dimensions are to the face of the wall unless otherwise stated. 4. All dimensions are to the centerline of the road unless otherwise stated. 5. All dimensions are to the centerline of the path unless otherwise stated. 6. All dimensions are to the centerline of the drainage unless otherwise stated. 7. All dimensions are to the centerline of the utility unless otherwise stated.

Site Information

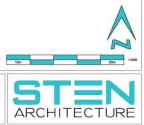
Project Name	MALTON SHOWGROUND
Client	STEN ARCHITECTURE
Site	1448.011
Location	MALTON, NORTH YORKSHIRE

Project Details

Phase	PLANNING LAYOUT
Date	01/10/2023
Scale	1:200
Author	STEN ARCHITECTURE
Checker	STEN ARCHITECTURE
Reviewer	STEN ARCHITECTURE

Contact Information

STEN ARCHITECTURE	1448.011
1448.011	1448.011
1448.011	1448.011
1448.011	1448.011



VALID
27.04.17



FRONT ELEVATION
Harcourt - Plot 130 Harcourt - Plot 129 Harcourt - Plot 128

FRONT ELEVATION
Harcourt - Plot 130



REAR ELEVATION
Harcourt - Plot 128 Harcourt - Plot 129 Harcourt - Plot 130

REAR ELEVATION
Harcourt - Plot 128

THIS DRAWING IS THE PROPERTY OF STEN ARCHITECTURE LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD.

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number:
1448.300

Client:
Linden Homes North

Project:
Malton Show Ground

Drawing Title:
Elevations Plots 128-130

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--

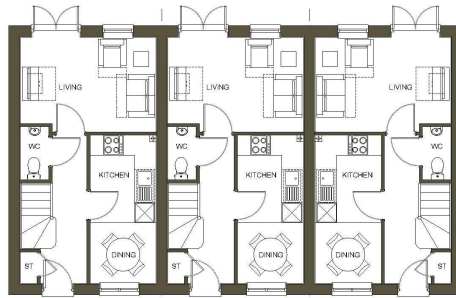


STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 669424

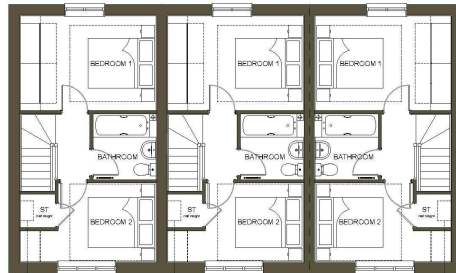
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureid](https://www.facebook.com/stenarchitecture/)
LinkedIn: Sten Architecture



VALID
27.04.17



GROUND FLOOR
Harcourt - Plot 130 Harcourt - Plot 129 Harcourt - Plot 128



FIRST FLOOR
Harcourt - Plot 130 Harcourt - Plot 129 Harcourt - Plot 128

THIS COPY HAS BEEN MADE BY THE USER TO THE EXCLUSIVE PROPERTY OF STEN ARCHITECTURE. ANY CHANGES TO THIS COPY SHALL BE THE RESPONSIBILITY OF THE USER. STEN ARCHITECTURE ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF DATA ARISING FROM THE USE OF THIS COPY. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS COPY.

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments

Drawing Number: 1448.321	Project: Malton Showground
Client: Linden Homes North	Drawing Title: Floor plans Plots 128 - 130

Date: 05.04.17	Scale @ A3: 1:100
Revision: --	



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horsburg,
Walsfield,
WF4 6SA
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture/)
LinkedIn: Sten Architecture



VALID
27.04.17



FRONT ELEVATION
Harcourt - Plot 110

Harcourt - Plot 109

Harcourt - Plot 108

Harcourt - Plot 107

FRONT ELEVATION
Harcourt - Plot 110

THIS DRAWING IS UNLESS OTHERWISE STATED THE PROPERTY OF STEN ARCHITECTURE LTD AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD.



REAR ELEVATION
Harcourt - Plot 107

Harcourt - Plot 108

Harcourt - Plot 109

Harcourt - Plot 110

REAR ELEVATION
Harcourt - Plot 107

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number:
1448.302

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Elevations Plots 107-110

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--

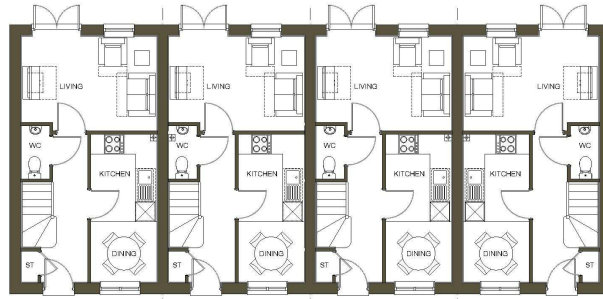


STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureltd](https://www.facebook.com/stenarchitectureltd)
LinkedIn: Sten Architecture



VALID
27.04.17



GROUND FLOOR
Harcourt - Plot 110 Harcourt - Plot 109 Harcourt - Plot 108 Harcourt - Plot 107



FIRST FLOOR
Harcourt - Plot 110 Harcourt - Plot 109 Harcourt - Plot 108 Harcourt - Plot 107

This plan has been created for the purpose of providing an indication of the proposed development. It is not intended to be used for any other purpose. The client should verify the accuracy of the information provided and is responsible for any errors or omissions. The client should also verify the accuracy of the information provided for the development.

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments

Drawing Number:
1448.303

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Floor plans Plots 107-110

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horsburg,
Walsfield,
WF4 6PA
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



VALID
27.04.17

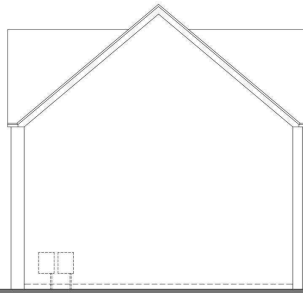


FRONT/SIDE ELEVATION
Plot 113 - Mountford

Plot 113 - Mountford

Plot 112 - Harcourt

FRONT ELEVATION
Plot 111 - Harcourt



SIDE ELEVATION
Plot 111 - Harcourt



Plot 111 - Harcourt

Plot 112 - Harcourt

REAR ELEVATION
Plot 113 - Mountford

This drawing is a preliminary design and is not to be used for construction purposes without the written consent of STEN Architecture Ltd. It is the property of STEN Architecture Ltd and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of STEN Architecture Ltd.

SCALED
AT 1:100



Rev	Date	Comments
-	-	-

Drawing Number:
1448.304

Client:
Linden Homes North

Project:
Malton
Showground

Drawing Title:
Elevations
Plots 111-113

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 668424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureid](https://www.facebook.com/stenarchitecture/)
LinkedIn: Sten Architecture

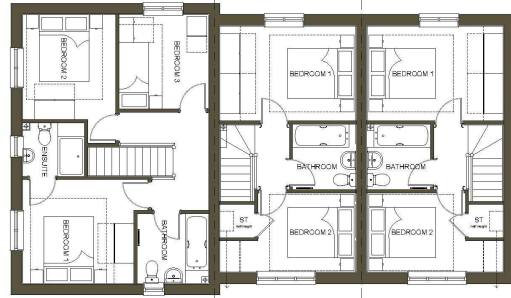


VALID
27.04.17

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF STEVEN
STEVENS ARCHITECTURE LTD IN ACCORDANCE WITH SECTION 42 OF THE COPYRIGHT ACT 1988
AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
EXCEPT TO THE EXTENT PERMITTED IN WRITING BY STEVEN STEVENS ARCHITECTURE LTD
THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT SUBJECT TO THE PROVISIONS OF THE
REGULATIONS OF THE COPYRIGHT ACT 1988.



GROUND FLOOR
Plot 113 - Mountford Plot 112 - Harcourt Plot 111 - Harcourt



FIRST FLOOR
Plot 113 - Mountford Plot 112 - Harcourt Plot 111 - Harcourt

SCALED
AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number: 1448.305
Client: Linden Homes North

Project: Malton Showground
Drawing Title: Elevations Flats 111-113

Date: 05.04.17
Scale @ A3: 1:100
Revision: --



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horsley,
Walsfield,
WF4 6SA
Tel: 01924 669424

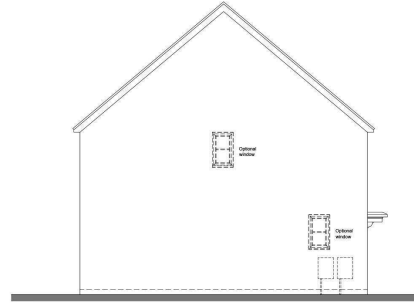
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



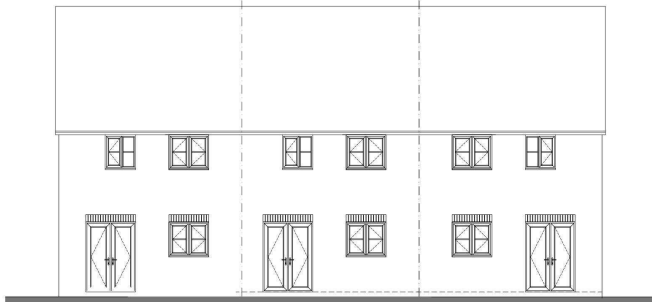
VALID
27.04.17



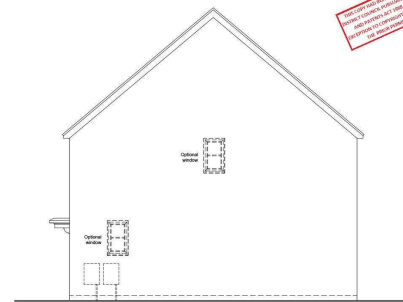
FRONT ELEVATION
(as end) 160 (op mid) Plot 159 (op end) Plot 158



SIDE ELEVATION
(as end) Plot 160



REAR ELEVATION
(op mid) Plot 160 (op mid) Plot 159 (as end) Plot 158



SIDE ELEVATION
(op end) Plot 158

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

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number: 1448.306
Client: Linden Homes North

Project: Malton Showground
Drawing Title: Elevations Evesleigh - Plots 158-160

Date: 05.04.17
Scale @ A3: 1:100
Revision: --

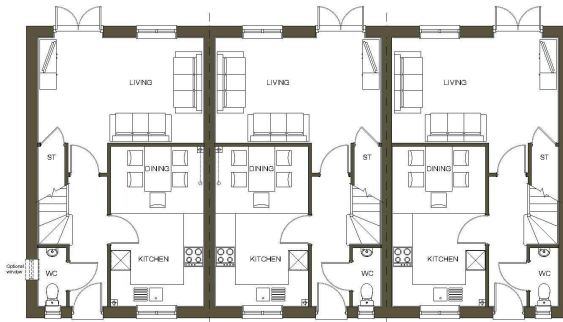


STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA
Tel: 01924 668424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture

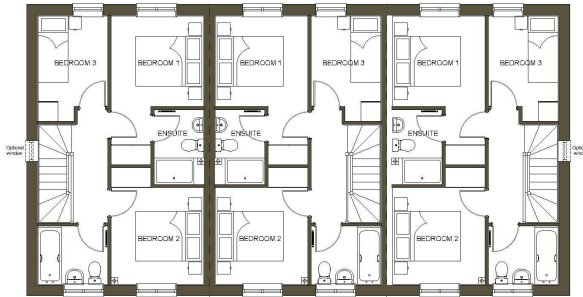


VALID
27.04.17



GROUND FLOOR
(as end) Plot 160 (op mid) Plot 159 (op end) Plot 158

THIS DOCUMENT IS THE PROPERTY OF STEN ARCHITECTURE LTD. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT IS STRICTLY PROHIBITED. YOU AGREE TO COMPENSATE STEN ARCHITECTURE LTD. FOR ANY SUCH REPRODUCTION OR DISTRIBUTION.



FIRST FLOOR
(as end) Plot 160 (op mid) Plot 159 (op end) Plot 158

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments

Drawing Number: 1448.327	Project: Malton Showground
Client: Linden Homes North	Drawing Title: Floor Plans Evalegh Flats 158-160

Date: 05.04.17	Scale @ A3: 1:100
Revision: ..	



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Barnett Avenue,
Horsburg,
Walsfield,
WF4 6SA
Tel: 01924 669424

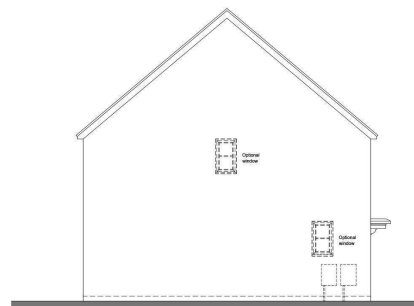
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



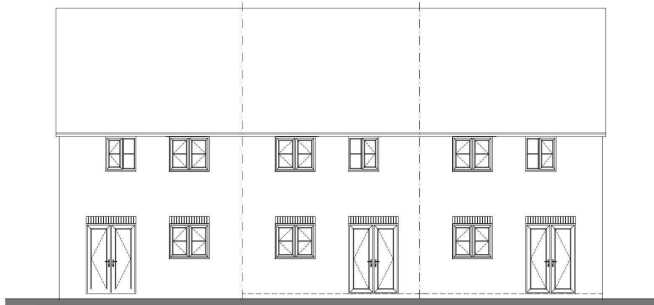
VALID
27.04.17



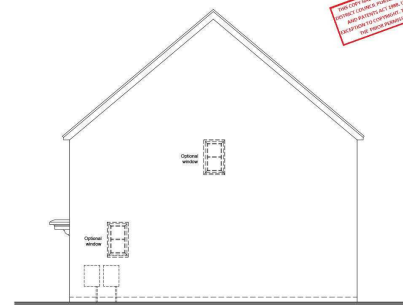
FRONT ELEVATION
(as end) Plot 165 (op mid) Plot 164 (op end) Plot 163



SIDE ELEVATION
(as end) Plot 165



REAR ELEVATION
(op mid) Plot 163 (op mid) Plot 164 (as end) Plot 165



SIDE ELEVATION
(op end) Plot 163

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN WILL BE MADE AT THE CLIENT'S RISK AND WITHOUT LIABILITY TO STEN ARCHITECTURE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL INFORMATION PROVIDED AND FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number:
1448.308

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Elevations

Revision:
--

Date:
05.04.17

Scale @ A3:
1:100

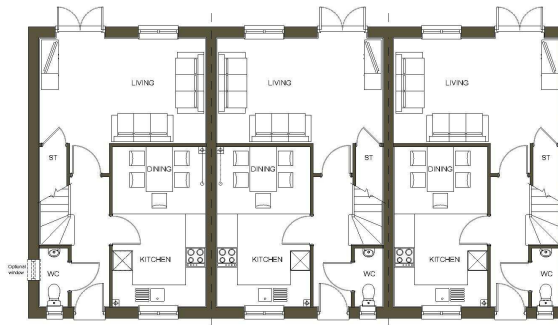


STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horsburg,
Wakefield,
WF4 5DA.
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture

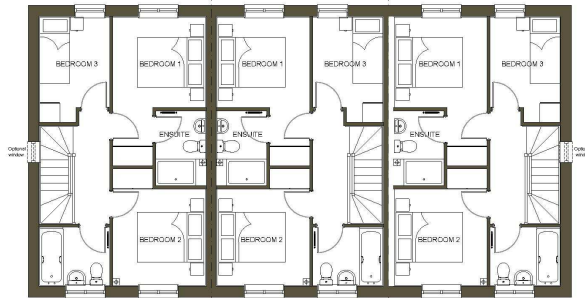


VALID
27.04.17



GROUND FLOOR
(as end) Plot 165 (op mid) Plot 164 (op end) Plot 163

THIS DOCUMENT IS THE PROPERTY OF STEN ARCHITECTURE LTD AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD.



FIRST FLOOR
(as end) Plot 165 (op mid) Plot 164 (op end) Plot 163

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments

Drawing Number: 1448.329	Project: Malton Showground
Client: Linden Homes North	Drawing Title: Floor Plans Evelagh Flats 103-105

Date: 05.04.17	Scale @ A3: 1:100
Revision: --	

--



STEN Architecture Ltd
Suite 10, Unit 2,
Benton Office Park,
Bennett Avenue,
Horsburg,
Walsfield,
WF4 6BA
Tel: 01924 669424

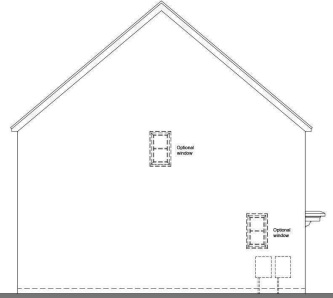
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture/)
LinkedIn: Sten Architecture



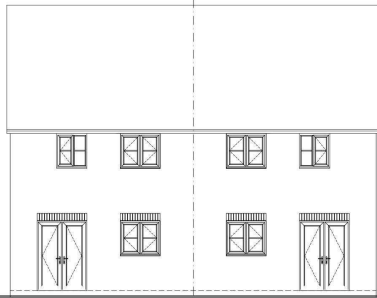
VALID
27.04.17



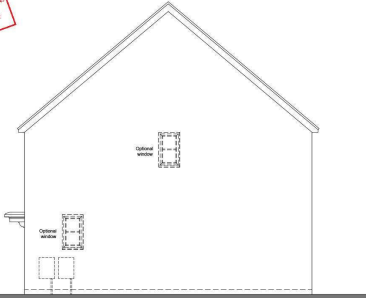
FRONT ELEVATION
(as end) 115 (op end) Plot 114



SIDE ELEVATION
(as end) Plot 115



REAR ELEVATIONS
(op end) 114 (as end) Plot 115



SIDE ELEVATION
(op end) Plot 114

THIS SET OF DRAWINGS IS TO BE USED FOR THE PURPOSES OF THE PROJECT ONLY. ANY CHANGES TO THE DRAWINGS MUST BE APPROVED BY STEN ARCHITECTURE. ANY UNAPPROVED CHANGES WILL BE AT THE USER'S RISK. THE USER ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE CONSEQUENCES OF ANY SUCH CHANGES.

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number:
1448.310

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Elevations Evesleigh Plots 114-115

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--



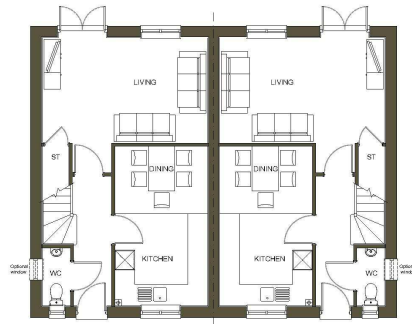
STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA
Tel: 01924 668424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture

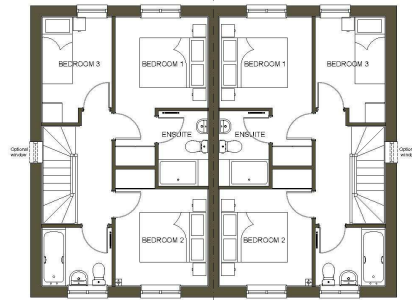


VALID
27.04.17

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF STEN ARCHITECTURE & COMPANY. ANY OTHER COPY OF THIS DRAWING MADE WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE & COMPANY IS UNLAWFUL. THIS COPY MUST NOT BE COPIED, REPRODUCED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



GROUND FLOOR
(as end) Plot 115 (op end) Plot 114



FIRST FLOOR
(as end) Plot 115 (op end) Plot 114

SCALED AT 1:100 1m 10m

Rev	Date	Comments

Drawing Number: 1446.311
Client: Linden Homes North

Project: Malton Showground
Drawing Title: Floor Plans Evelagh Flats 114 - 115

Date: 05.04.17
Scale @ A3: 1:100
Revision: ..



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Barnett Avenue,
Horsburg,
Walsfield,
WF4 6PA
Tel: 01924 669424

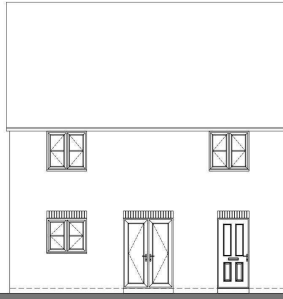
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



VALID
27.04.17



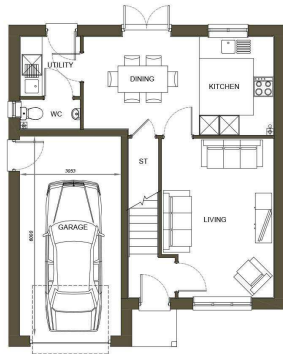
FRONT ELEVATION



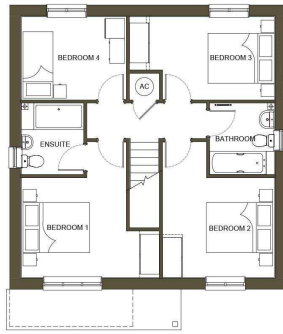
REAR ELEVATION



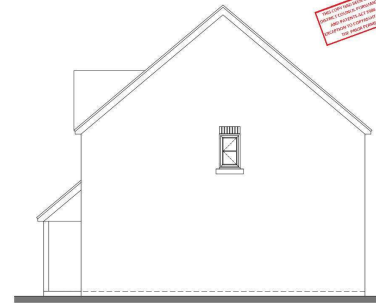
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

THIS DRAWING IS THE PROPERTY OF STEN ARCHITECTURE LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD.

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number:
1448.312

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Planning drawings Goodridge (98)

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--

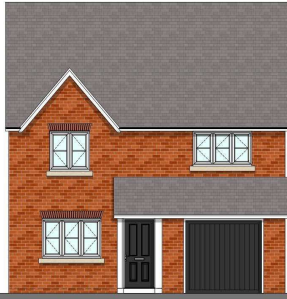


STEN Architecture Ltd
Suite 10, Unit 2,
Benton Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



VALID
27.04.17



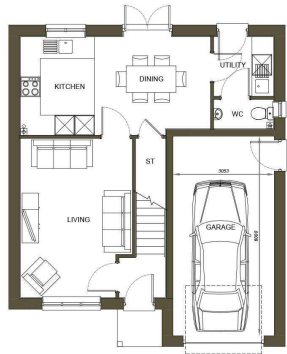
FRONT ELEVATION



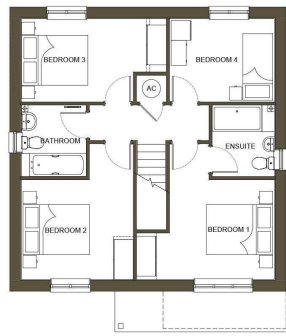
REAR ELEVATION



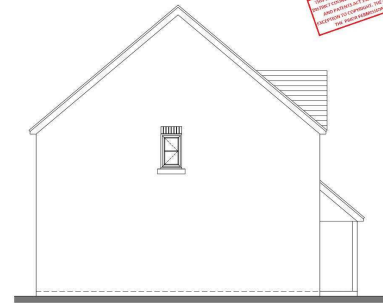
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

THIS DRAWING IS THE PROPERTY OF STEN ARCHITECTURE LTD. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD.

SCALED AT 1:100 1m 10m

Rev	Date	Comments
-	-	-

Drawing Number:
1448.13

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Planning drawings Goodridge (999)

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 669424

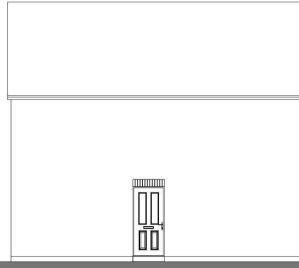
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



VALID
27.04.17



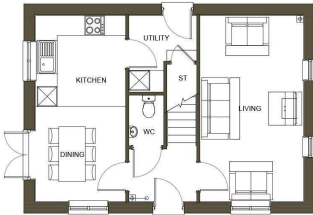
FRONT/SIDE ELEVATION



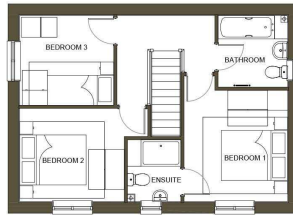
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

This drawing is a preliminary design and is not to be used for construction purposes without the written consent of STEN Architecture. It is intended for planning purposes only.



Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number:
1448.314

Client:
Linden Homes North

Project:
Malton
Dixfield

Drawing Title:
Planning drawings
Mountford (ps)

Date:
05.04.17

Scale @ A3:
Shewground

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Benton Office Park,
Bennett Avenue,
Horsburg,
Wakefield,
WF4 5DA.
Tel: 01924 669424

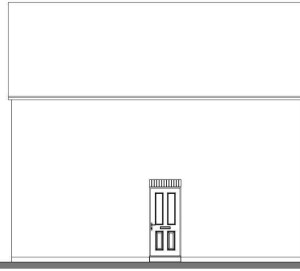
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



VALID
27.04.17



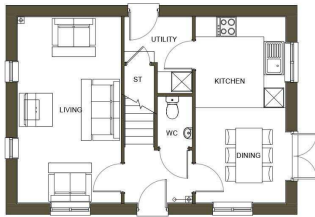
FRONT/SIDE ELEVATION



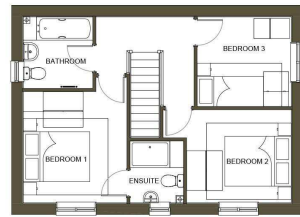
SIDE ELEVATION



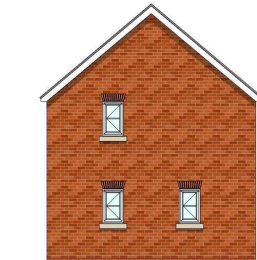
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

THIS DRAWING IS THE PROPERTY OF STEN ARCHITECTURE LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD.



Rev	Date	Comments
-	-	-

Drawing Number:
1448.315

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Planning drawings (Mountford spp)

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 669424

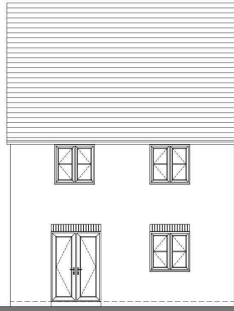
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureid](https://www.facebook.com/stenarchitecture/)
LinkedIn: Sten Architecture



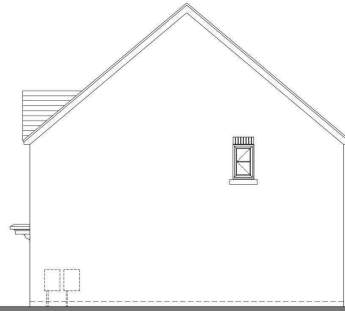
VALID
27.04.17



FRONT ELEVATION



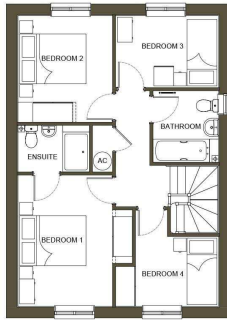
REAR ELEVATION



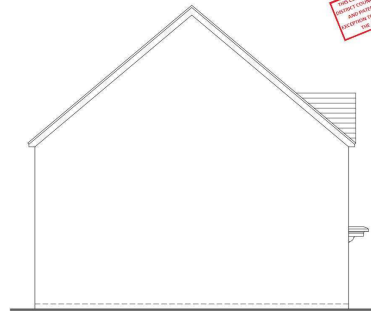
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

THIS DRAWING IS INTENDED TO BE USED FOR INFORMATION ONLY. IT IS NOT A CONTRACT DOCUMENT. ANY CHANGES TO THE DESIGN OR SPECIFICATION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS TO THE WORK.

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number: 1448.316
Client: Linden Homes North

Project: Malton Showground
Drawing Title: Planning drawings Myline (94)

Date: 20.03.17
Scale @ A3: 1:100
Revision: --



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



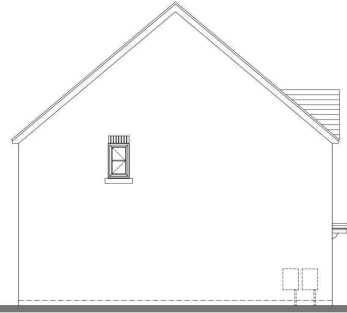
VALID
27.04.17



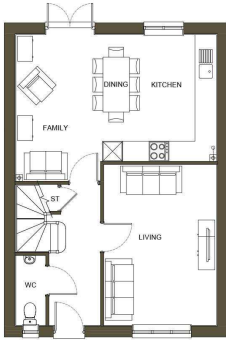
FRONT ELEVATION



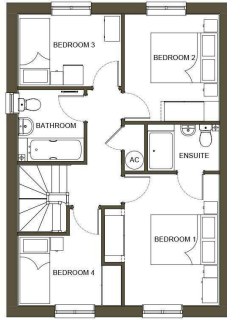
REAR ELEVATION



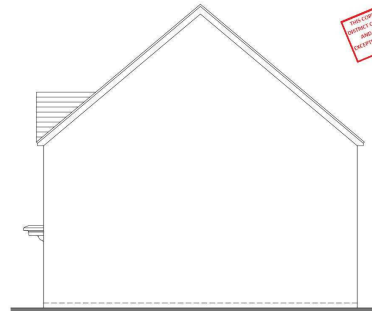
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

THIS DRAWING IS THE PROPERTY OF STEN ARCHITECTURE LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE DRAWING. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD. IS STRICTLY PROHIBITED. ANY UNAUTHORIZED REUSE OR MODIFICATION OF THIS DRAWING WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

SCALED AT 1:100
1m 10m

Rev	Date	Comments
-	-	-

Drawing Number:
1448.317

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Planning drawings Myline (94)

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA,
Tel: 01924 669424

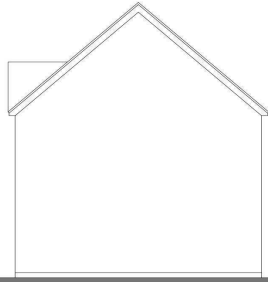
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



VALID
27.04.17



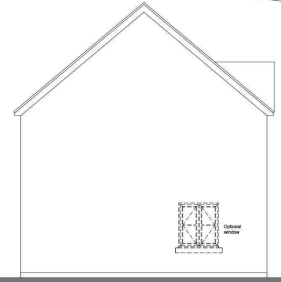
FRONT ELEVATION



SIDE ELEVATION



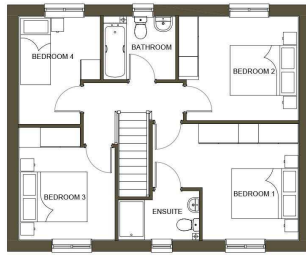
REAR ELEVATION



SIDE ELEVATION



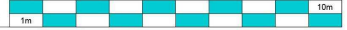
GROUND FLOOR (1:100)



FIRST FLOOR

THIS COPY HAS BEEN MADE BY OR WITH THE ASSISTANCE OF A PERSON WHOSE IDENTIFYING DETAILS HAVE BEEN REMOVED. IT IS NOT A VALID COPY OF THE ORIGINAL DRAWING AND SHOULD NOT BE USED FOR CONSTRUCTION. THE COPY MUST BE DELETED IMMEDIATELY UPON RECEIPT OF THE ORIGINAL DRAWING.

SCALED
AT 1:100



Rev	Date	Comments
-	-	-

Drawing Number: 1448.318	Project: Malton Showground
Client: Linden Homes North	Drawing Title: Planning drawings Leventon (as)

Date: 05.04.17	Scale @ A3: 1:100
Revision: --	



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Barnhill Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 669424

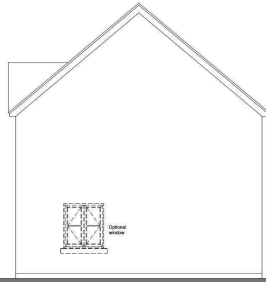
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureid](https://www.facebook.com/stenarchitecture/)
LinkedIn: Sten Architecture



VALID
27.04.17



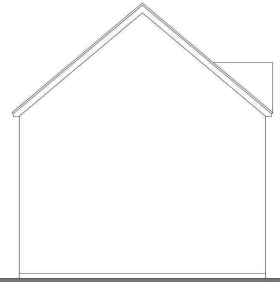
FRONT ELEVATION



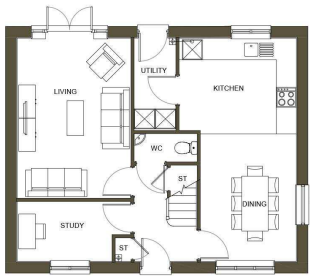
SIDE ELEVATION



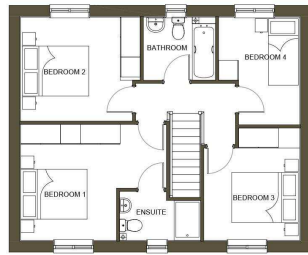
REAR ELEVATION



SIDE ELEVATION

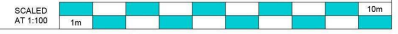


GROUND FLOOR



FIRST FLOOR

This plan was prepared by the architect for the client. It is not to be used for any other purpose without the written consent of the architect.



Rev	Date	Comments

Drawing Number:
1448.319

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Planning drawings
Leverton (pp)

Date:
05.04.17

Scale @ A3:
1:100

Revision:
-



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



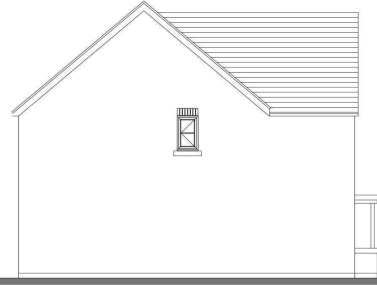
VALID
27.04.17



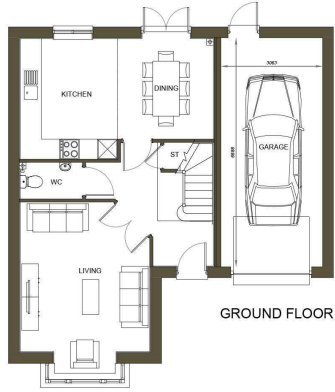
FRONT ELEVATION



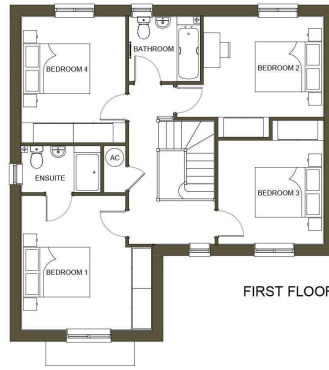
REAR ELEVATION



SIDE ELEVATION

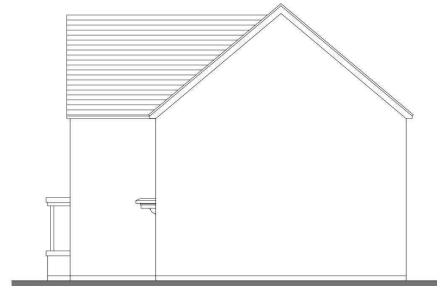


GROUND FLOOR



FIRST FLOOR

THIS DRAWING IS THE PROPERTY OF STEN ARCHITECTURE LTD. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THIS DRAWING IS STRICTLY PROHIBITED. THE CLIENT ACCEPTS THAT THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD.



SIDE ELEVATION

SCALED AT 1:100
1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number: 1448.320
Client: Linden Homes North

Project: Malton Showground
Drawing Title: Planning drawings Glaugher (as)

Date: 06.04.17
Scale @ A3: 1:100
Revision: --



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Walesfield,
WF4 5DA.
Tel: 01924 669424

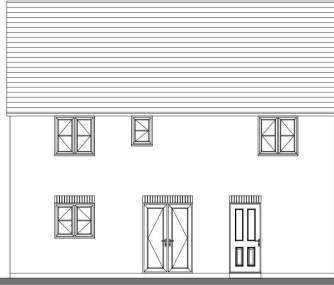
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



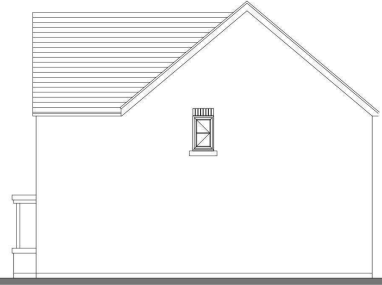
VALID
27.04.17



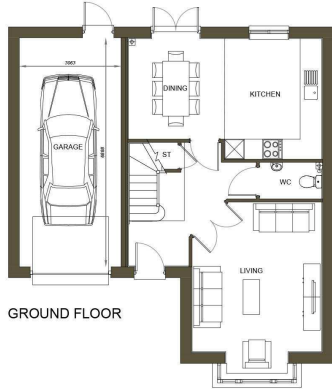
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

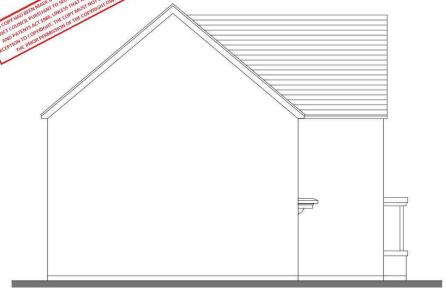


GROUND FLOOR



FIRST FLOOR

THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR CONTRACTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR ANY COSTS INCURRED BY THEM IN CONNECTION WITH THE DRAWING.



SIDE ELEVATION

SCALED AT 1:100 1m 10m

Rev	Date	Comments
-	-	-

Drawing Number:
1448.321

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Planning drawings
Gauger (app)

Date:
06.04.17

Scale @ A3:
1:100

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Barnett Avenue,
Horbury,
Wakefield,
WF4 5DA.
Tel: 01924 669424

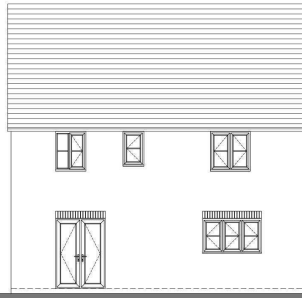
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture



VALID
27.04.17



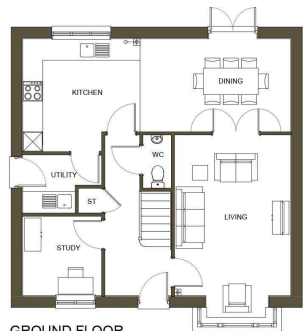
FRONT ELEVATION



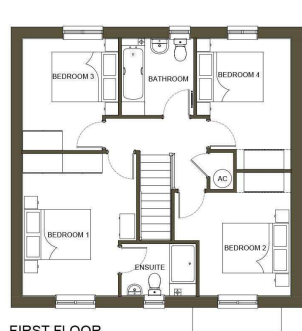
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

STEN ARCHITECTURE LTD
10, UNIT 2, BENTON OFFICE PARK,
BONNETT AVENUE, HORBURY,
WAKEFIELD, WF4 5DA
Tel: 01924 669424

SCALED AT 1:100 1m 10m

Rev	Date	Comments
-	-	-

Drawing Number:
1448.322

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Planning drawings Penelope (98)

Date:
06.04.17

Scale @ A3:
1:100

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Benton Office Park,
Bonnett Avenue,
Horbury,
Wakefield,
WF4 5DA
Tel: 01924 669424

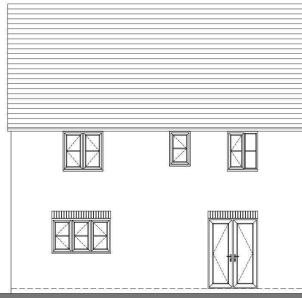
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureid](https://www.facebook.com/stenarchitecture/)
LinkedIn: Sten Architecture



VALID
27.04.17



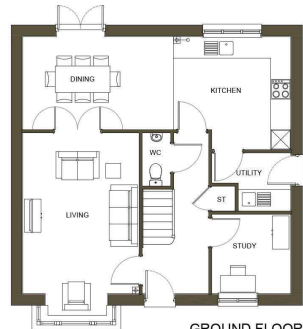
FRONT ELEVATION



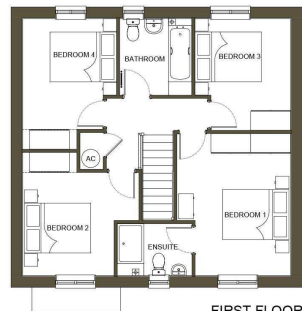
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

These drawings are for planning purposes only and do not constitute a contract. The client is responsible for ensuring that the drawings comply with all relevant planning regulations and that the proposed works are carried out in accordance with the drawings.

SCALED AT 1:100 1m 10m

Rev	Date	Comments
-	-	-

Drawing Number:
1448.323

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Planning drawings Penelope (ppp)

Date:
06.04.17

Scale @ A3:
1:100

Revision:
--



STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Bennett Avenue,
Horbury,
Wakefield,
WF4 5DA
Tel: 01924 669424

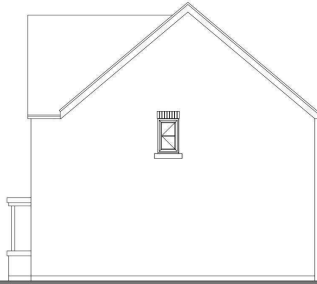
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureid](https://www.facebook.com/stenarchitecture/)
LinkedIn: Sten Architecture



VALID
27.04.17



FRONT ELEVATION



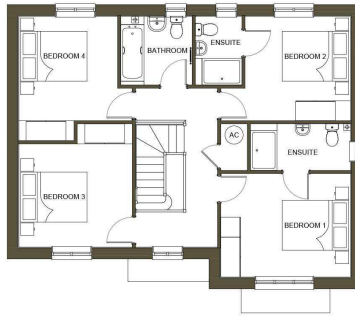
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

THIS COPY HAS BEEN PROVIDED FOR THE PURPOSES OF PROVIDING INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

SCALED AT 1:100
1m 10m

Revision notes		
Rev	Date	Comments

Drawing Number: 1448.324
Client: Linden Homes North

Project: Malton Showground
Drawing Title: Planning drawings Cottingham (as)

Date: 06.04.17
Scale @ A3: 1:100
Revision: -



STEN Architecture Ltd
Suite 10, Unit 2,
Barnett Office Park,
Horbury Avenue,
Horbury,
Wales, SA
Tel: 01924 669424

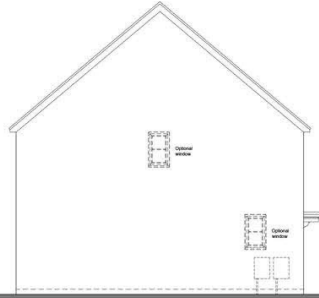
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: stenarchitectureltd
LinkedIn: Sten Architecture



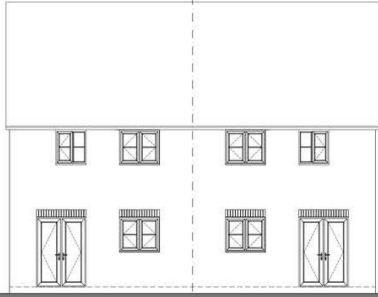
VALID
27.04.17



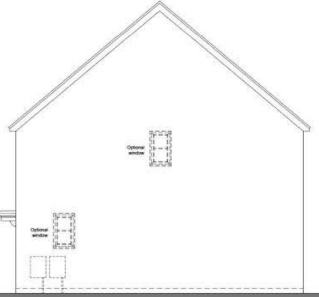
FRONT ELEVATION
(as end) 157 (op end) Plot 156



SIDE ELEVATION
(as end) Plot 157



REAR ELEVATIONS
(op end) 156 (as end) Plot 157



SIDE ELEVATION
(as end) Plot 156

This drawing is a preliminary design and is not to be used for construction purposes without the written consent of STEN Architecture Ltd.

SCALED AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments

Drawing Number:
1448.326

Client:
Linden Homes North

Project:
Malton Showground

Drawing Title:
Elevations Evesleigh Plots 156-157

Date:
05.04.17

Scale @ A3:
1:100

Revision:
--



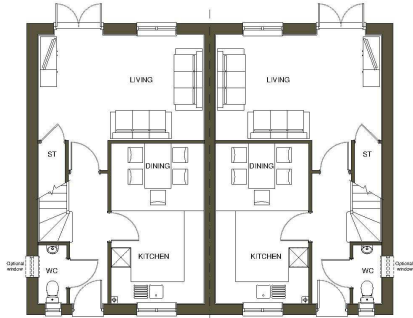
STEN Architecture Ltd
Suite 10, Unit 2,
Benton Office Park,
Bentley Avenue,
Hockley,
Wakefield,
WF4 5DA
Tel: 01924 668424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureid](https://www.facebook.com/stenarchitecture)
LinkedIn: [Sten Architecture](https://www.linkedin.com/company/sten-architecture)



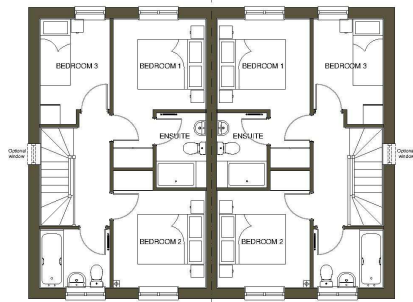
VALID
27.04.17

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF PROVIDING
GENERAL INFORMATION ONLY. IT IS NOT TO BE USED AS A BASIS FOR
CONSTRUCTION OR AS A BASIS FOR ANY OTHER DECISIONS WITHOUT
THE SUPERVISION OF THE COPYRIGHT OWNER.



GROUND FLOOR
(as end) Plot 157

(op end) Plot 156



FIRST FLOOR
(as end) Plot 157



Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number: 1448.327	Project: Malton Showground
Client: Linden Homes North	Drawing Title: Floor Plans Covalegh Plots 156-157

Date: 05.04.17	Scale @ A3: 1:100
Revision: --	



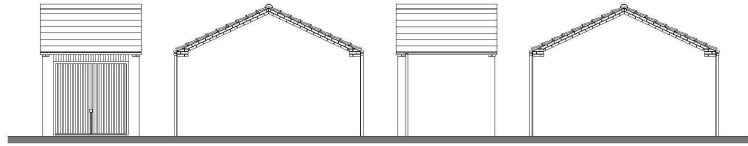
STEN Architecture Ltd
Suite 10, Unit 2,
Bentley Office Park,
Barnett Avenue,
Holtby, Walsfield,
WFS4 6SA.
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecturalltd](https://www.facebook.com/stenarchitecturalltd)
LinkedIn: Sten Architecture



VALID
27.04.17

THIS DRAWING IS THE PROPERTY OF STEN ARCHITECTURE LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE LTD.



ELEVATIONS
Front Side Rear Side



PLAN

SCALED
AT 1:100

1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number:
1448.421

Client:
Linden Homes North

Project:
Malton
Showground

Drawing Title:
Single garage
Planning drawing

Date:
08.04.17

Scale @ A3:
1:100

Revision:
-

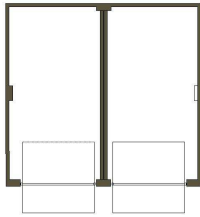
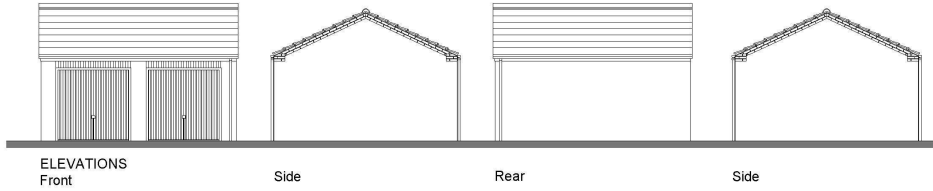


STEN Architecture Ltd
Suite 15, Unit 2,
Benslow Office Park,
Benslow Avenue,
Horbury,
Wakefield,
WF4 6QA
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitectureltd](https://www.facebook.com/stenarchitectureltd)
LinkedIn: Sten Architecture



VALID
27.04.17



THIS DOCUMENT IS PREPARED BY OR WITH THE ASSISTANCE OF ARCHITECTS
HEREBY CONFIRMS THAT THE INFORMATION CONTAINED HEREIN IS
CORRECT AND THAT THE ARCHITECT HAS REVIEWED THE DOCUMENT
EXCEPT FOR THE INFORMATION CONTAINED HEREIN. THE ARCHITECT
DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED
HEREIN.

SCALED
AT 1:100 1m 10m

Revision notes		
Rev	Date	Comments
-	-	-

Drawing Number:
1448.402

Client:
Linden Homes North

Project:
Malton
Showground

Drawing Title:
Twin garage
Flooring drawing

Date:
08.04.17

Scale @ A3:
1:100

Revision:
-



STEN Architecture Ltd
Suite 10, Unit 2,
Benslow Office Park,
Benslow Avenue,
Horbury,
Wakefield,
WF4 5QA,
Tel: 01924 669424

Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: [stenarchitecture](https://www.facebook.com/stenarchitecture)
LinkedIn: Sten Architecture





LEGEND

	Proposed Single
	Proposed (New)
	Proposed (Existing)
	Proposed (Old)
	Proposed (New)
	Proposed (Existing)
	Proposed (Old)
	Proposed (New)

Proposed Streets

Item	Name	Start	End	Width	Speed
101	101 Street	101.000	101.000	10.000	30
102	102 Street	102.000	102.000	10.000	30
103	103 Street	103.000	103.000	10.000	30
104	104 Street	104.000	104.000	10.000	30
105	105 Street	105.000	105.000	10.000	30
106	106 Street	106.000	106.000	10.000	30
107	107 Street	107.000	107.000	10.000	30
108	108 Street	108.000	108.000	10.000	30
109	109 Street	109.000	109.000	10.000	30
110	110 Street	110.000	110.000	10.000	30
111	111 Street	111.000	111.000	10.000	30
112	112 Street	112.000	112.000	10.000	30
113	113 Street	113.000	113.000	10.000	30
114	114 Street	114.000	114.000	10.000	30
115	115 Street	115.000	115.000	10.000	30
116	116 Street	116.000	116.000	10.000	30
117	117 Street	117.000	117.000	10.000	30
118	118 Street	118.000	118.000	10.000	30
119	119 Street	119.000	119.000	10.000	30
120	120 Street	120.000	120.000	10.000	30
121	121 Street	121.000	121.000	10.000	30
122	122 Street	122.000	122.000	10.000	30
123	123 Street	123.000	123.000	10.000	30
124	124 Street	124.000	124.000	10.000	30
125	125 Street	125.000	125.000	10.000	30
126	126 Street	126.000	126.000	10.000	30
127	127 Street	127.000	127.000	10.000	30
128	128 Street	128.000	128.000	10.000	30
129	129 Street	129.000	129.000	10.000	30
130	130 Street	130.000	130.000	10.000	30
131	131 Street	131.000	131.000	10.000	30
132	132 Street	132.000	132.000	10.000	30
133	133 Street	133.000	133.000	10.000	30
134	134 Street	134.000	134.000	10.000	30
135	135 Street	135.000	135.000	10.000	30
136	136 Street	136.000	136.000	10.000	30
137	137 Street	137.000	137.000	10.000	30
138	138 Street	138.000	138.000	10.000	30
139	139 Street	139.000	139.000	10.000	30
140	140 Street	140.000	140.000	10.000	30
141	141 Street	141.000	141.000	10.000	30
142	142 Street	142.000	142.000	10.000	30
143	143 Street	143.000	143.000	10.000	30
144	144 Street	144.000	144.000	10.000	30
145	145 Street	145.000	145.000	10.000	30
146	146 Street	146.000	146.000	10.000	30
147	147 Street	147.000	147.000	10.000	30
148	148 Street	148.000	148.000	10.000	30
149	149 Street	149.000	149.000	10.000	30
150	150 Street	150.000	150.000	10.000	30
151	151 Street	151.000	151.000	10.000	30
152	152 Street	152.000	152.000	10.000	30
153	153 Street	153.000	153.000	10.000	30
154	154 Street	154.000	154.000	10.000	30
155	155 Street	155.000	155.000	10.000	30
156	156 Street	156.000	156.000	10.000	30
157	157 Street	157.000	157.000	10.000	30
158	158 Street	158.000	158.000	10.000	30
159	159 Street	159.000	159.000	10.000	30
160	160 Street	160.000	160.000	10.000	30
161	161 Street	161.000	161.000	10.000	30
162	162 Street	162.000	162.000	10.000	30
163	163 Street	163.000	163.000	10.000	30
164	164 Street	164.000	164.000	10.000	30
165	165 Street	165.000	165.000	10.000	30
166	166 Street	166.000	166.000	10.000	30
167	167 Street	167.000	167.000	10.000	30
168	168 Street	168.000	168.000	10.000	30
169	169 Street	169.000	169.000	10.000	30
170	170 Street	170.000	170.000	10.000	30
171	171 Street	171.000	171.000	10.000	30
172	172 Street	172.000	172.000	10.000	30
173	173 Street	173.000	173.000	10.000	30
174	174 Street	174.000	174.000	10.000	30
175	175 Street	175.000	175.000	10.000	30
176	176 Street	176.000	176.000	10.000	30
177	177 Street	177.000	177.000	10.000	30
178	178 Street	178.000	178.000	10.000	30
179	179 Street	179.000	179.000	10.000	30
180	180 Street	180.000	180.000	10.000	30
181	181 Street	181.000	181.000	10.000	30
182	182 Street	182.000	182.000	10.000	30
183	183 Street	183.000	183.000	10.000	30
184	184 Street	184.000	184.000	10.000	30
185	185 Street	185.000	185.000	10.000	30
186	186 Street	186.000	186.000	10.000	30
187	187 Street	187.000	187.000	10.000	30
188	188 Street	188.000	188.000	10.000	30
189	189 Street	189.000	189.000	10.000	30
190	190 Street	190.000	190.000	10.000	30
191	191 Street	191.000	191.000	10.000	30
192	192 Street	192.000	192.000	10.000	30
193	193 Street	193.000	193.000	10.000	30
194	194 Street	194.000	194.000	10.000	30
195	195 Street	195.000	195.000	10.000	30
196	196 Street	196.000	196.000	10.000	30
197	197 Street	197.000	197.000	10.000	30
198	198 Street	198.000	198.000	10.000	30
199	199 Street	199.000	199.000	10.000	30
200	200 Street	200.000	200.000	10.000	30

Proposed Traces

Item	Name	Start	End	Width	Speed
201	201 Trace	201.000	201.000	10.000	30
202	202 Trace	202.000	202.000	10.000	30
203	203 Trace	203.000	203.000	10.000	30
204	204 Trace	204.000	204.000	10.000	30
205	205 Trace	205.000	205.000	10.000	30
206	206 Trace	206.000	206.000	10.000	30
207	207 Trace	207.000	207.000	10.000	30
208	208 Trace	208.000	208.000	10.000	30
209	209 Trace	209.000	209.000	10.000	30
210	210 Trace	210.000	210.000	10.000	30
211	211 Trace	211.000	211.000	10.000	30
212	212 Trace	212.000	212.000	10.000	30
213	213 Trace	213.000	213.000	10.000	30
214	214 Trace	214.000	214.000	10.000	30
215	215 Trace	215.000	215.000	10.000	30
216	216 Trace	216.000	216.000	10.000	30
217	217 Trace	217.000	217.000	10.000	30
218	218 Trace	218.000	218.000	10.000	30
219	219 Trace	219.000	219.000	10.000	30
220	220 Trace	220.000	220.000	10.000	30
221	221 Trace	221.000	221.000	10.000	30
222	222 Trace	222.000	222.000	10.000	30
223	223 Trace	223.000	223.000	10.000	30
224	224 Trace	224.000	224.000	10.000	30
225	225 Trace	225.000	225.000	10.000	30
226	226 Trace	226.000	226.000	10.000	30
227	227 Trace	227.000	227.000	10.000	30
228	228 Trace	228.000	228.000	10.000	30
229	229 Trace	229.000	229.000	10.000	30
230	230 Trace	230.000	230.000	10.000	30
231	231 Trace	231.000	231.000	10.000	30
232	232 Trace	232.000	232.000	10.000	30
233	233 Trace	233.000	233.000	10.000	30
234	234 Trace	234.000	234.000	10.000	30
235	235 Trace	235.000	235.000	10.000	30
236	236 Trace	236.000	236.000	10.000	30
237	237 Trace	237.000	237.000	10.000	30
238	238 Trace	238.000	238.000	10.000	30
239	239 Trace	239.000	239.000	10.000	30
240	240 Trace	240.000	240.000	10.000	30
241	241 Trace	241.000	241.000	10.000	30
242	242 Trace	242.000	242.000	10.000	30
243	243 Trace	243.000	243.000	10.000	30
244	244 Trace	244.000	244.000	10.000	30
245	245 Trace	245.000	245.000	10.000	30
246	246 Trace	246.000	246.000	10.000	30
247	247 Trace	247.000	247.000	10.000	30
248	248 Trace	248.000	248.000	10.000	30
249	249 Trace	249.000	249.000	10.000	30
250	250 Trace	250.000	250.000	10.000	30

Proposed Light Wooded (14'-20' x 20')

Item	Name	Start	End	Width	Speed
301	301 Light Wooded	301.000	301.000	10.000	30
302	302 Light Wooded	302.000	302.000	10.000	30
303	303 Light Wooded	303.000	303.000	10.000	30
304	304 Light Wooded	304.000	304.000	10.000	30
305	305 Light Wooded	305.000	305.000	10.000	30
306	306 Light Wooded	306.000	306.000	10.000	30
307	307 Light Wooded	307.000	307.000	10.000	30
308	308 Light Wooded	308.000	308.000	10.000	30
309	309 Light Wooded	309.000	309.000	10.000	30
310	310 Light Wooded	310.000	310.000	10.000	30
311	311 Light Wooded	311.000	311.000	10.000	30
312	312 Light Wooded	312.000	312.000	10.000	30
313	313 Light Wooded	313.000	313.000	10.000	30
314	314 Light Wooded	314.000	314.000	10.000	30
315	315 Light Wooded	315.000	315.000	10.000	30
316	316 Light Wooded	316.000	316.000	10.000	30
317	317 Light Wooded	317.000	317.000	10.000	30
318	318 Light Wooded	318.000	318.000	10.000	30
319	319 Light Wooded	319.000	319.000	10.000	30
320	320 Light Wooded	320.000	320.000	10.000	30
321	321 Light Wooded	321.000	321.000	10.000	30
322	322 Light Wooded	322.000	322.000	10.000	30
323	323 Light Wooded	323.000	323.000	10.000	30
324	324 Light Wooded	324.000	324.000	10.000	30
325	325 Light Wooded	325.000	325.000	10.000	30
326	326 Light Wooded	326.000	326.000	10.000	30
327	327 Light Wooded	327.000	327.000	10.000	30
328	328 Light Wooded	328.000	328.000	10.000	30
329	329 Light Wooded	329.000	329.000	10.000	30
330	330 Light Wooded	330.000	330.000	10.000	30
331	331 Light Wooded	331.000	331.000	10.000	30
332	332 Light Wooded	332.000	3		



LEGEND

	Existing tree to be retained		Proposed fence
	Proposed tree to be removed		Proposed grass
	Proposed tree to be replaced		Proposed subsoil
	Proposed tree to be replaced		Proposed water shed & water management system (see Note 10 for details)
	Proposed tree to be replaced		Proposed water shed & water management system (see Note 10 for details)
	Proposed tree to be replaced		Proposed water shed & water management system (see Note 10 for details)

REVISED PLAN

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



This drawing is the property of Rosetta Landscape Design and should be used only for the project for which it was prepared. It is not to be used for any other project without the written consent of Rosetta Landscape Design. All other drawings are the property of Rosetta Landscape Design.

This drawing has been prepared for the purpose of planning approval.

Plot 10 Rosetta's new residential development in the suburb of North Sydney, NSW 1585.
 Plot 10 Rosetta's new residential development in the suburb of North Sydney, NSW 1585.
 Site: 10/10 Rosetta's new residential development in the suburb of North Sydney, NSW 1585.

PROJECT: Water Management, North Sydney	ROSETTA
TITLE: Landscape Proposal (1 of 2)	ROSETTA LANDSCAPE DESIGN
CLIENT: Lend Lease North Sydney Ltd	100 East, North Sydney, NSW 1585
DATE: 28 April 2015 SCALE: 1:200 SHEET NO: 01	Phone: 02 9550 1000
DRAWN: SP DRAWING NO: 20881	Website: www.rosetta.com.au
CHECKED: MP REVISION: 8	Email: info@rosetta.com.au

DATE: 11/08/15

PLANNING LAYOUT | MALTON SHOWGROUND, MALTON

SHEET 7 - DRG NUM: 1448.011

REVISED PLAN



- PLANNING LAYOUT LAYERS KEY**
- 2500mm BRICK WALL
 - 2500mm BRICK WALL WITH STONE CORNICE
 - 1500mm TIMBER FENCE
 - 1500mm GASTRO FENCING
 - PILLARS: 1500mm OPERABLE & OPERABLE FROM BOTH SIDES
 - 800mm COLLECTION POINTS
 - RETAINED TREE (T10)

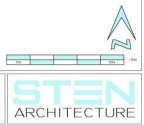
GROSS SITE AREA: 15.61 Acres
 AREA NETTED OFF: 2.59 Acres
 NETT DEVELOPABLE AREA: 13.02 Acres
 TOTAL HOUSETYPE SQ FT COVERAGE: 17881 Sq Ft per Acre

REFERENCE	HOUSE TYPE	BED NO	SIZE	AMOUNT
002	2 Storey Semi	2 Bed	720 Sq Ft	26 No
003	1 Storey Semi Det	2 Bed	420 Sq Ft	8 No
004	2 Storey Semi Det	3 Bed	433 Sq Ft	18 No
005	2 Storey Semi Det	3 Bed	545 Sq Ft	18 No
006	2 Storey Det. Open Plan/Terr	3 Bed	545 Sq Ft	18 No
007	2 Storey Detached	3 Bed	710 Sq Ft	18 No
008	2 Storey Detached Semi	4 Bed	1120 Sq Ft	12 No
009	2 Storey Detached	4 Bed	1150 Sq Ft	8 No
010	2 Storey Detached	4 Bed	1195 Sq Ft	8 No
011	2 Storey Detached	4 Bed	1277 Sq Ft	12 No
012	2 Storey Detached	4 Bed	1405 Sq Ft	12 No
013	2 Storey Detached	4 Bed	1405 Sq Ft	12 No
014	2 Storey Detached	4 Bed	1405 Sq Ft	12 No
015	2 Storey Detached	4 Bed	1405 Sq Ft	12 No
016	2 Storey Detached	4 Bed	1405 Sq Ft	12 No
				Total 174

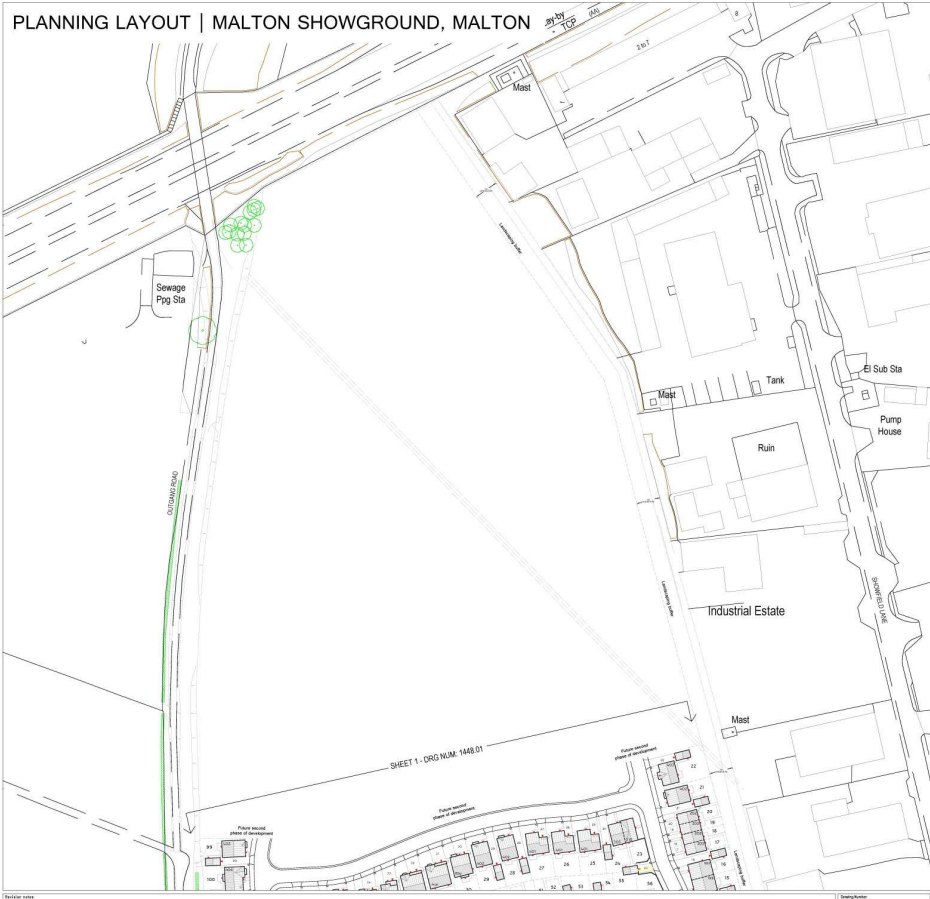
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. THE LOCAL AUTHORITY WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE LOCAL AUTHORITY WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE LOCAL AUTHORITY WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Scale: 1:500
 Date: 10/06/15
 Author: [Name]
 Checker: [Name]
 Designer: [Name]
 Project: [Name]

Client: [Name]	Project: [Name]	Date: 10/06/15
Location: [Name]	Site: [Name]	Scale: 1:500
Author: [Name]	Checker: [Name]	Designer: [Name]



REVISED PLAN



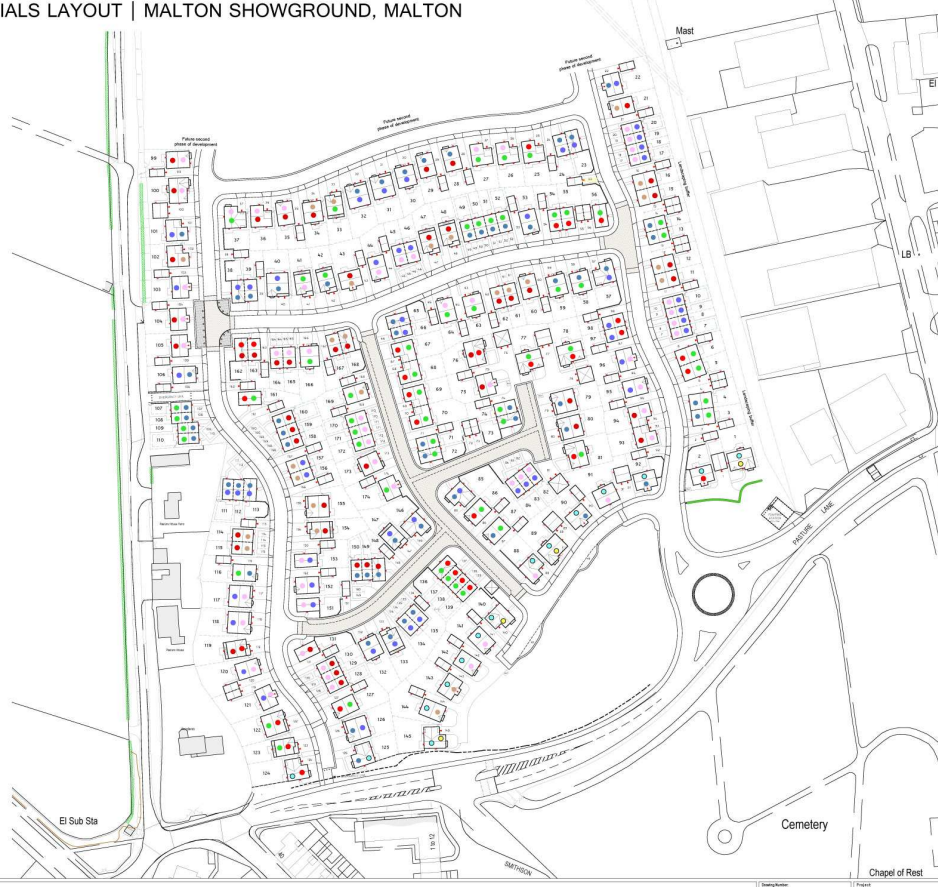
- PLANNING LAYOUT LAYERS KEY**
- 2500MM BRICK WALL
 - 1500MM BRICK WALL WITH STONE CORING
 - 1500MM TIMBER FENCE
 - 1500MM CONCRETE FENCING
 - ***** FILLARS
 - REAR ACCESS DATE (W/ OPERATES & OPENABLE FROM BOTH SIDES)
 - ■ ■ ■ ■ BIN COLLECTION POINTS

GROSS SITE AREA : 15.61 Acres
 AREA NETTED OFF : 2.59 Acres
 NETT DEVELOPABLE AREA : 13.02 Acres
 TOTAL HOUSETYPE SQ FT COVERAGE : 17881 SQ FT @ 1381.6 SQ FT per Acre

THIS PLAN AND THE LAYERS KEY ARE THE PROPERTY OF STEN ARCHITECTURE. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF STEN ARCHITECTURE IS STRICTLY PROHIBITED. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE CLIENT'S OBLIGATION TO OBTAIN NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.

REFERENCE	HOUSE TYPE	BED NO	SIZE	AMOUNT
001	2 Storey Terrace	2 Bed	710 SQ FT	26 No
002	1 Storey Semi Det	2 Bed	420 SQ FT	8 No
003	2 Storey Semi Det	3 Bed	430 SQ FT	16 No
004	2 Storey Det. Open Plan/Ten	3 Bed	540 SQ FT	16 No
005	2 Storey Detached	4 Bed	1110 SQ FT	8 No
006	2 Storey Detached Semi	4 Bed	1120 SQ FT	12 No
007	2 Storey Detached	4 Bed	1130 SQ FT	8 No
008	2 Storey Detached	4 Bed	1140 SQ FT	8 No
009	2 Storey Detached	4 Bed	1150 SQ FT	12 No
010	2 Storey Detached	4 Bed	1160 SQ FT	12 No
011	2 Storey Detached	4 Bed	1170 SQ FT	12 No
012	2 Storey Detached	4 Bed	1180 SQ FT	12 No
013	2 Storey Detached	4 Bed	1190 SQ FT	12 No
014	2 Storey Detached	4 Bed	1200 SQ FT	12 No
015	2 Storey Detached	4 Bed	1210 SQ FT	12 No
016	2 Storey Detached	4 Bed	1220 SQ FT	12 No
017	2 Storey Detached	4 Bed	1230 SQ FT	12 No
018	2 Storey Detached	4 Bed	1240 SQ FT	12 No
019	2 Storey Detached	4 Bed	1250 SQ FT	12 No
020	2 Storey Detached	4 Bed	1260 SQ FT	12 No
021	2 Storey Detached	4 Bed	1270 SQ FT	12 No
022	2 Storey Detached	4 Bed	1280 SQ FT	12 No
023	2 Storey Detached	4 Bed	1290 SQ FT	12 No
024	2 Storey Detached	4 Bed	1300 SQ FT	12 No
025	2 Storey Detached	4 Bed	1310 SQ FT	12 No
026	2 Storey Detached	4 Bed	1320 SQ FT	12 No
027	2 Storey Detached	4 Bed	1330 SQ FT	12 No
028	2 Storey Detached	4 Bed	1340 SQ FT	12 No
029	2 Storey Detached	4 Bed	1350 SQ FT	12 No
030	2 Storey Detached	4 Bed	1360 SQ FT	12 No
031	2 Storey Detached	4 Bed	1370 SQ FT	12 No
032	2 Storey Detached	4 Bed	1380 SQ FT	12 No
033	2 Storey Detached	4 Bed	1390 SQ FT	12 No
034	2 Storey Detached	4 Bed	1400 SQ FT	12 No
035	2 Storey Detached	4 Bed	1410 SQ FT	12 No
036	2 Storey Detached	4 Bed	1420 SQ FT	12 No
037	2 Storey Detached	4 Bed	1430 SQ FT	12 No
038	2 Storey Detached	4 Bed	1440 SQ FT	12 No
039	2 Storey Detached	4 Bed	1450 SQ FT	12 No
040	2 Storey Detached	4 Bed	1460 SQ FT	12 No
041	2 Storey Detached	4 Bed	1470 SQ FT	12 No
042	2 Storey Detached	4 Bed	1480 SQ FT	12 No
043	2 Storey Detached	4 Bed	1490 SQ FT	12 No
044	2 Storey Detached	4 Bed	1500 SQ FT	12 No
045	2 Storey Detached	4 Bed	1510 SQ FT	12 No
046	2 Storey Detached	4 Bed	1520 SQ FT	12 No
047	2 Storey Detached	4 Bed	1530 SQ FT	12 No
048	2 Storey Detached	4 Bed	1540 SQ FT	12 No
049	2 Storey Detached	4 Bed	1550 SQ FT	12 No
050	2 Storey Detached	4 Bed	1560 SQ FT	12 No
051	2 Storey Detached	4 Bed	1570 SQ FT	12 No
052	2 Storey Detached	4 Bed	1580 SQ FT	12 No
053	2 Storey Detached	4 Bed	1590 SQ FT	12 No
054	2 Storey Detached	4 Bed	1600 SQ FT	12 No
055	2 Storey Detached	4 Bed	1610 SQ FT	12 No
056	2 Storey Detached	4 Bed	1620 SQ FT	12 No
057	2 Storey Detached	4 Bed	1630 SQ FT	12 No
058	2 Storey Detached	4 Bed	1640 SQ FT	12 No
059	2 Storey Detached	4 Bed	1650 SQ FT	12 No
060	2 Storey Detached	4 Bed	1660 SQ FT	12 No
061	2 Storey Detached	4 Bed	1670 SQ FT	12 No
062	2 Storey Detached	4 Bed	1680 SQ FT	12 No
063	2 Storey Detached	4 Bed	1690 SQ FT	12 No
064	2 Storey Detached	4 Bed	1700 SQ FT	12 No
065	2 Storey Detached	4 Bed	1710 SQ FT	12 No
066	2 Storey Detached	4 Bed	1720 SQ FT	12 No
067	2 Storey Detached	4 Bed	1730 SQ FT	12 No
068	2 Storey Detached	4 Bed	1740 SQ FT	12 No
069	2 Storey Detached	4 Bed	1750 SQ FT	12 No
070	2 Storey Detached	4 Bed	1760 SQ FT	12 No
071	2 Storey Detached	4 Bed	1770 SQ FT	12 No
072	2 Storey Detached	4 Bed	1780 SQ FT	12 No
073	2 Storey Detached	4 Bed	1790 SQ FT	12 No
074	2 Storey Detached	4 Bed	1800 SQ FT	12 No
075	2 Storey Detached	4 Bed	1810 SQ FT	12 No
076	2 Storey Detached	4 Bed	1820 SQ FT	12 No
077	2 Storey Detached	4 Bed	1830 SQ FT	12 No
078	2 Storey Detached	4 Bed	1840 SQ FT	12 No
079	2 Storey Detached	4 Bed	1850 SQ FT	12 No
080	2 Storey Detached	4 Bed	1860 SQ FT	12 No
081	2 Storey Detached	4 Bed	1870 SQ FT	12 No
082	2 Storey Detached	4 Bed	1880 SQ FT	12 No
083	2 Storey Detached	4 Bed	1890 SQ FT	12 No
084	2 Storey Detached	4 Bed	1900 SQ FT	12 No
085	2 Storey Detached	4 Bed	1910 SQ FT	12 No
086	2 Storey Detached	4 Bed	1920 SQ FT	12 No
087	2 Storey Detached	4 Bed	1930 SQ FT	12 No
088	2 Storey Detached	4 Bed	1940 SQ FT	12 No
089	2 Storey Detached	4 Bed	1950 SQ FT	12 No
090	2 Storey Detached	4 Bed	1960 SQ FT	12 No
091	2 Storey Detached	4 Bed	1970 SQ FT	12 No
092	2 Storey Detached	4 Bed	1980 SQ FT	12 No
093	2 Storey Detached	4 Bed	1990 SQ FT	12 No
094	2 Storey Detached	4 Bed	2000 SQ FT	12 No
095	2 Storey Detached	4 Bed	2010 SQ FT	12 No
096	2 Storey Detached	4 Bed	2020 SQ FT	12 No
097	2 Storey Detached	4 Bed	2030 SQ FT	12 No
098	2 Storey Detached	4 Bed	2040 SQ FT	12 No
099	2 Storey Detached	4 Bed	2050 SQ FT	12 No
100	2 Storey Detached	4 Bed	2060 SQ FT	12 No
101	2 Storey Detached	4 Bed	2070 SQ FT	12 No
102	2 Storey Detached	4 Bed	2080 SQ FT	12 No
103	2 Storey Detached	4 Bed	2090 SQ FT	12 No
104	2 Storey Detached	4 Bed	2100 SQ FT	12 No
105	2 Storey Detached	4 Bed	2110 SQ FT	12 No
106	2 Storey Detached	4 Bed	2120 SQ FT	12 No
107	2 Storey Detached	4 Bed	2130 SQ FT	12 No
108	2 Storey Detached	4 Bed	2140 SQ FT	12 No
109	2 Storey Detached	4 Bed	2150 SQ FT	12 No
110	2 Storey Detached	4 Bed	2160 SQ FT	12 No
111	2 Storey Detached	4 Bed	2170 SQ FT	12 No
112	2 Storey Detached	4 Bed	2180 SQ FT	12 No
113	2 Storey Detached	4 Bed	2190 SQ FT	12 No
114	2 Storey Detached	4 Bed	2200 SQ FT	12 No
115	2 Storey Detached	4 Bed	2210 SQ FT	12 No
116	2 Storey Detached	4 Bed	2220 SQ FT	12 No
117	2 Storey Detached	4 Bed	2230 SQ FT	12 No
118	2 Storey Detached	4 Bed	2240 SQ FT	12 No
119	2 Storey Detached	4 Bed	2250 SQ FT	12 No
120	2 Storey Detached	4 Bed	2260 SQ FT	12 No
121	2 Storey Detached	4 Bed	2270 SQ FT	12 No
122	2 Storey Detached	4 Bed	2280 SQ FT	12 No
123	2 Storey Detached	4 Bed	2290 SQ FT	12 No
124	2 Storey Detached	4 Bed	2300 SQ FT	12 No
125	2 Storey Detached	4 Bed	2310 SQ FT	12 No
126	2 Storey Detached	4 Bed	2320 SQ FT	12 No
127	2 Storey Detached	4 Bed	2330 SQ FT	12 No
128	2 Storey Detached	4 Bed	2340 SQ FT	12 No
129	2 Storey Detached	4 Bed	2350 SQ FT	12 No
130	2 Storey Detached	4 Bed	2360 SQ FT	12 No
131	2 Storey Detached	4 Bed	2370 SQ FT	12 No
132	2 Storey Detached	4 Bed	2380 SQ FT	12 No
133	2 Storey Detached	4 Bed	2390 SQ FT	12 No
134	2 Storey Detached	4 Bed	2400 SQ FT	12 No
135	2 Storey Detached	4 Bed	2410 SQ FT	12 No
136	2 Storey Detached	4 Bed	2420 SQ FT	12 No
137	2 Storey Detached	4 Bed	2430 SQ FT	12 No
138	2 Storey Detached	4 Bed	2440 SQ FT	12 No
139	2 Storey Detached	4 Bed	2450 SQ FT	12 No
140	2 Storey Detached	4 Bed	2460 SQ FT	12 No
141	2 Storey Detached	4 Bed	2470 SQ FT	12 No
142	2 Storey Detached	4 Bed	2480 SQ FT	12 No
143	2 Storey Detached	4 Bed	2490 SQ FT	12 No
144	2 Storey Detached	4 Bed	2500 SQ FT	12 No
145	2 Storey Detached	4 Bed	2510 SQ FT	12 No
146	2 Storey Detached	4 Bed	2520 SQ FT	12 No
147	2 Storey Detached	4 Bed	2530 SQ FT	12 No
148	2 Storey Detached	4 Bed	2540 SQ FT	12 No
149	2 Storey Detached	4 Bed	2550 SQ FT	12 No
150	2 Storey Detached	4 Bed	2560 SQ FT	12 No
151	2 Storey Detached	4 Bed	2570 SQ FT	12 No
152	2 Storey Detached	4 Bed	2580 SQ FT	12 No
153	2 Storey Detached	4 Bed	2590 SQ FT	12 No
154	2 Storey Detached	4 Bed	2600 SQ FT	12 No
155	2 Storey Detached	4 Bed	2610 SQ FT	12 No
156	2 Storey Detached	4 Bed	2620 SQ FT	12 No
157	2 Storey Detached	4 Bed	2630 SQ FT	12 No
158	2 Storey Detached	4 Bed	2640 SQ FT	12 No
159	2 Storey Detached	4 Bed	2650 SQ FT	12 No
160	2 Storey Detached	4 Bed	2660 SQ FT	12 No
161	2 Storey Detached	4 Bed	2670 SQ FT	12 No
162	2 Storey Detached	4 Bed	2680 SQ FT	12 No
163	2 Storey Detached	4 Bed	2690 SQ FT	12 No
164	2 Storey Detached	4 Bed	2700 SQ FT	12 No
165	2 Storey Detached	4 Bed	2710 SQ FT	12 No
166	2 Storey Detached	4 Bed	2720 SQ FT	12 No
167	2 Storey Detached	4 Bed	2730 SQ FT	12 No
168	2 Storey Detached	4 Bed	2740 SQ FT	12 No
169	2 Storey Detached	4 Bed	2750 SQ FT	12 No
170	2 Storey Detached	4 Bed	2760 SQ FT	12 No
171	2 Storey Detached	4 Bed	2770 SQ FT	12 No
172	2 Storey Detached	4 Bed	2780 SQ FT	12 No
173	2 Storey Detached	4 Bed	2790 SQ FT	12 No
174	2 Storey Detached	4 Bed	2800 SQ FT	12 No
175	2 Storey Detached	4 Bed	2810 SQ FT	12 No
176	2 Storey Detached	4 Bed	2820 SQ FT	12 No
177	2 Storey Detached	4 Bed	2830 SQ FT	12 No
178	2 Storey Detached	4 Bed	2840 SQ FT	12 No
179	2 Storey Detached	4 Bed	2850 SQ FT	12 No
180	2 Storey Detached	4 Bed	2860 SQ FT	12 No
181	2 Storey Detached	4 Bed	2870 SQ FT	12 No
182	2 Storey Detached	4 Bed	2880 SQ FT	12 No
183	2 Storey Detached	4 Bed	2890 SQ FT	12 No
184	2 Storey Detached	4 Bed	2900 SQ FT	12 No
185	2 Storey Detached	4 Bed	2910 SQ FT	12 No
186	2 Storey Detached	4 Bed	2920 SQ FT	12 No
187	2 Storey Detached	4 Bed	2930 SQ FT	12 No
188	2 Storey Detached	4 Bed	2940 SQ FT	12 No
189	2 Storey Detached	4 Bed	2950 SQ FT	12 No
190	2 Storey Detached	4 Bed	2960 SQ FT	12 No
191	2 Storey Detached	4 Bed	2970 SQ FT	12 No
192	2 Storey Detached	4 Bed	2980 SQ FT	12 No
193	2 Storey Detached	4 Bed	2990 SQ FT	12 No
194	2 Storey Detached	4 Bed	3000 SQ FT	12 No
195	2 Storey Detached	4 Bed	3010 SQ FT	12 No
196	2 Storey Detached	4 Bed	3020 SQ FT	12 No
197	2 Storey Detached	4 Bed	3030 SQ FT	12 No
198	2 Storey Detached	4 Bed	3040 SQ FT	12 No
199	2 Storey Detached	4 Bed	3050 SQ FT	12 No
200	2 Storey Detached	4 Bed	3060 SQ FT	12 No
201	2 Storey Detached	4 Bed	3070 SQ FT	12 No
202	2 Storey Detached	4 Bed	3080 SQ FT	12 No
203	2 Storey Detached	4 Bed	3090 SQ FT	12 No
204	2 Storey Detached	4 Bed	3100 SQ FT	12 No
205	2 Storey Detached	4 Bed	3110 SQ FT	12 No
206	2 Storey Detached	4 Bed	3120 SQ FT	12 No
207	2 Storey Detached	4 Bed		

MATERIALS LAYOUT | MALTON SHOWGROUND, MALTON



THIS PLAN HAS BEEN REVISED TO REFLECT THE APPROVED OR REVISED CONTRACT DOCUMENTS. ANY CHANGES TO THE CONTRACT DOCUMENTS SHALL BE REFLECTED IN THIS PLAN. THE CONTRACT DOCUMENTS SHALL BE THE FINAL AUTHORITY IN THE EVENT OF A DISCREPANCY.

- MATERIAL LAYOUT LAYERS KEY**
- FORMER/ICE FREQUENCY HEAD
 - BISTOCK WILSON DORSET BLEND
 - BISTOCK WILSON VILLAGE BLEND
 - WIENERBERGER GATWELL BLEND
 - WIENERBERGER HARVEST BUFF MULTI
 - CALDERIALE - DARK GREY
 - CALDERIALE - TERRACOTTA RED
 - SHIRE SINGLE PAN/TILE - TERRACOTTA RED
 - TILE (THIN LEADING EDGE) - DARK GREY

REVISED PLAN

Revision	Date	By	Check
1	10/05/15	STEN	STEN
2	10/05/15	STEN	STEN
3	10/05/15	STEN	STEN
4	10/05/15	STEN	STEN
5	10/05/15	STEN	STEN

Project Name	Malton Showground
Client	Malton Showground
Location	Malton, East Yorkshire
Scale	1:1000
Drawn By	STEN
Checked By	STEN
Date	10/05/15

DATE: 10/05/15

STEN
ARCHITECTURE

Item Number: 11
Application No: 16/01965/FUL
Parish: Thornton-le-Dale Parish Council
Appn. Type: Full Application
Applicant: Mr Verity
Proposal: Formation of 1no. vehicular to access dwelling and associated agricultural buildings
Location: Midsummer Cottage Thornton Lane High Marishes Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 8 February 2017
Overall Expiry Date: 19 April 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Public Rights Of Way	Recommend informative
Parish Council	Object
Highways North Yorkshire	Recommend conditions
Highways North Yorkshire	Recommends conditions
Parish Council	No views received to date

Neighbour responses: Bridget Eldridge,

SITE:

The site is located within the wider open countryside, approximately 2.6 kilometres to the south of the village of Thornton-le-Dale. A public right of way runs to the north of the site and the site is located within Flood Zones 2 and 3.

The property itself, Midsummer Cottage is a holiday cottage that is attached to the dwelling known as Summertree Cottage. To the north of the site is the dwelling known as Summer Tree Farm.

In 2003 when the planning permission was granted to change the use of the outbuilding to form a holiday cottage, the outbuilding in question was in the same ownership as Summer Tree Farm. However, this is no longer the case. There is currently no vehicular access to Midsummer Cottage or the associated agricultural buildings following separation from Summertree Cottage. Therefore, the property is effectively landlocked despite it fronting Thornton Lane.

PROPOSAL:

Formation of 1no. vehicular to access dwelling and associated agricultural buildings.

The initial proposal stated the following:

Change of use of existing holiday cottage to form a one bedroom dwelling for permanent residential use together with formation of 2no. vehicular accesses - one to access the dwelling and the other to access the associated agricultural buildings to the rear.

However, following lengthy discussions between the Case Officer and the applicant, it became apparent that the applicant could not meet the requirements of the Local Needs Occupancy criteria. The change of use of the existing holiday cottage to form a one bedroom dwelling for permanent residential use was therefore omitted from the scheme.

Subsequently, the proposed additional vehicular access to the front of the dwelling was also omitted from the scheme. A full re-consultation was then carried out for the formation of 1no. vehicular to access the rear of the dwelling and associated agricultural buildings as this as the only element of the original proposal that remained to be determined.

HISTORY:

The relevant planning history includes:

03/00157/FUL - Planning permission granted 30.05.2003 - Change of use and extension to outbuilding to form holiday cottage.

POLICY :

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP1 General Location of Development and Settlement Hierarchy

Policy SP12 Heritage

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)

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 wider open countryside landscape
- iii. Highway safety
- vi. Other matters
- vii. Conclusion

i. The Principle of Development

There is currently no vehicular access to the dwelling known as Midsummer Cottage or the associated agricultural buildings since their separation from Summertree Cottage. Therefore, it is considered that the principle of forming a vehicular access to gain access to the rear of the property, the formation of 2no. on site car parking spaces and access to the associated agricultural buildings is not unreasonable. The proposed vehicular access will be positioned to the south of the Summertree Cottage and will be 4.5 metres in width. It is noted that Thornton Lane is on higher land compared to the field that the access passes through.

ii. Impact upon the wider open countryside landscape

The formation of 1no. vehicular access will involve the removal of 5.5 metres in length of hedgerow and 1no. ash tree. However, it is considered that this limited length of hedgerow removal will not be detrimental to the character and appearance of the wider open countryside. A further 10 metres of mixed native hedging is proposed along the southern boundary within the site. The new access track to be constructed using limestone chippings. Five bar field type timber gates are proposed to be positioned 15.188 metres back from the main highway of Thornton Lane.

Subject to the additional planting, It is considered that the proposal satisfies the requirements of Policy SP 13 (Landscapes) of the Ryedale Plan - Local Plan Strategy.

iii. Highway safety

The Local Highway Authority have stated the following with regard to the proposal:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The design standard for the site is DMRB and the required visibility splay is 2.4 metres by 160 metres (north) & 90 metres (south). The available visibility is 2.4 metres by 160 metres (north) and 80 metres (south). Consequently the Local Highway Authority recommends that the following Conditions are attached to any permission granted.

These conditions are regarding the private access and verge crossing construction requirements and full technical details relating to the bridging/culverting of the watercourse adjacent to the site.

The Local Highway Authority have further provided the following information following an email that was sent by the Case Officer to provide clarity regarding the visibility splays.

As you are aware from my consultation dated 13 April 2017, DMRB standards are considered appropriate for this location, and based upon the observed and self-driven vehicle speeds, the required visibility distances appropriate for 50 to 55mph (160 metres) for the southbound approach; and 25 to 30mph (90 metres for 30mph) for the northbound approach should be applied.

On site checking at the proposed site entrance (measured from a point 2.4 metres back from the carriageway edge and along the nearside carriageway edge), the actual visibility to the north is in excess of 160 metres, and to the south 80 metres (the limiting restriction being the bridge parapet over the beck). However, given that this distance is more or less to the end of the 90-degree bend in the road, where vehicle speeds would be around 20mph, a shortfall of 10 metres visibility distance is not considered an unreasonable departure.

Whilst it is appreciated that the distances quoted are different to what has been submitted on the architects drawings, they are based upon surveyed measurements taken on site and represent the correct situation as I see it.

It is considered that the proposal satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

vi. Other matters

A full re-consultation was carried out with regard to the revised scheme and no additional responses were received from any third parties.

However, Thornton-le-Dale Parish Council stated the following with regard to the initial proposal:

All Councillors objected to this application. They considered the new vehicular access too close to the bridge.

A letter was received from the occupiers of Summer Tree Cottage with regard to the initial proposal. Their full letter of objection can be viewed on the Council's website. They have raised points regarding highway safety, the impact of the proposal upon the setting of the Grade II listed building of Summertree Farm and the restriction of new residential development within the countryside.

The issues regarding highway safety have been addressed in iii of the report. Due to the siting of the proposed vehicular access, it is considered to not impact upon the setting of the Grade II listed building.

vii. Conclusion

In light of the above considerations, the proposal is considered to satisfy the relevant policy criteria outlined within Policies SP13, SP 16, SP 19 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 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:

d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details on Drawing Number 79/02 REV A and Standard Detail number DC/E9A.

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

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

3 There shall be no access or egress by any vehicles between the highway and the application site until:

(i) full technical details relating to the bridging/culverting of the watercourse adjacent to the site have been submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority; and

(ii) the surface water ditch at the location has been piped in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

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

4 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 79/02 REV A. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

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

Site Location Plan - 79/01 REV A.

Proposed Access - 79/02 REV A.

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

INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

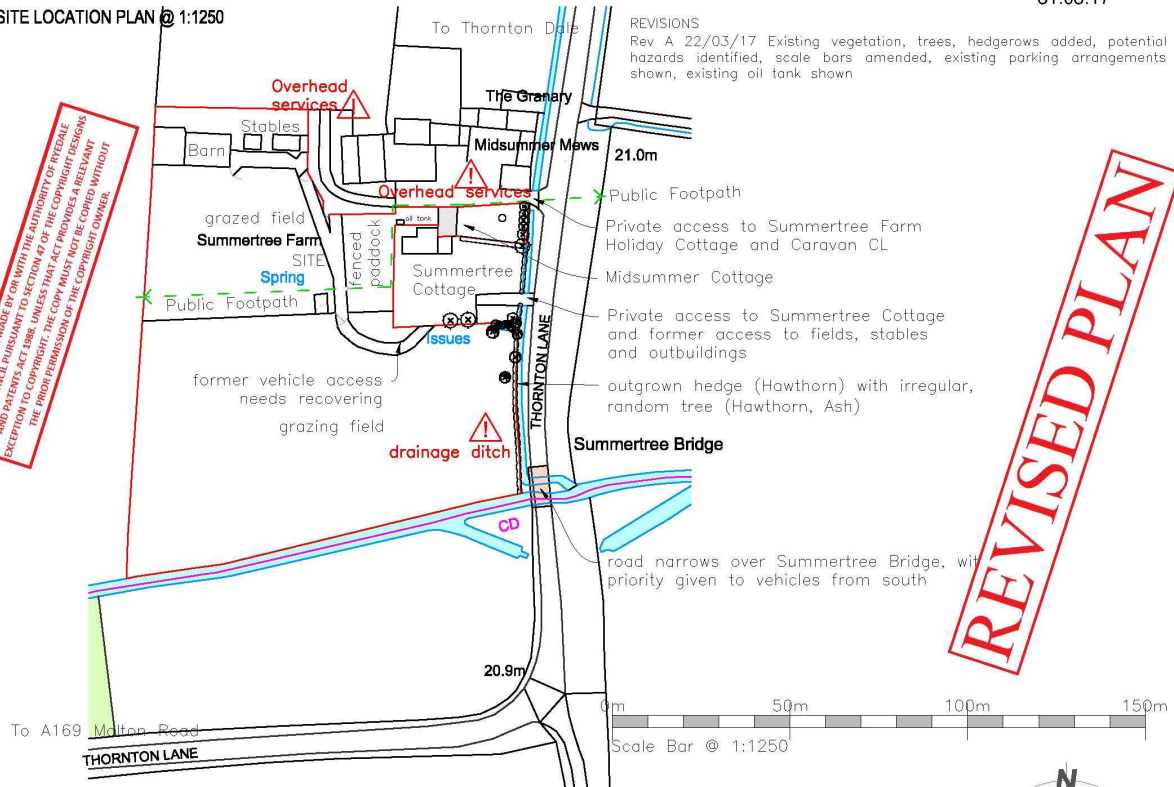
National Planning Policy Framework

Responses from consultees and interested parties

SITE LOCATION PLAN @ 1:1250

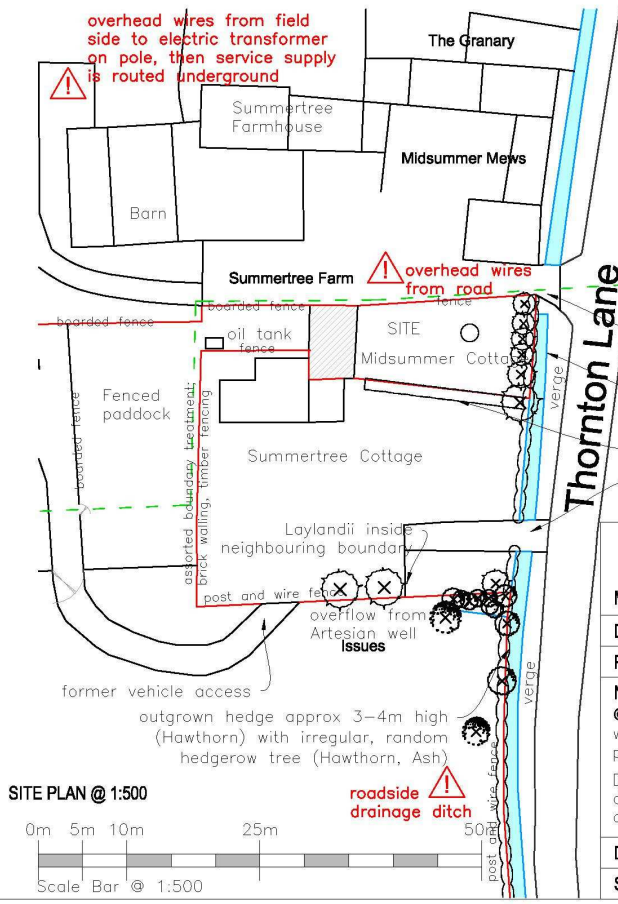
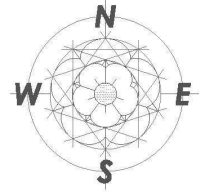
REVISIONS
Rev A 22/03/17 Existing vegetation, trees, hedgerows added, potential hazards identified, scale bars amended, existing parking arrangements shown, existing oil tank shown

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RIVALE DISTRICT COUNCIL PURSUANT TO SECTION 17 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

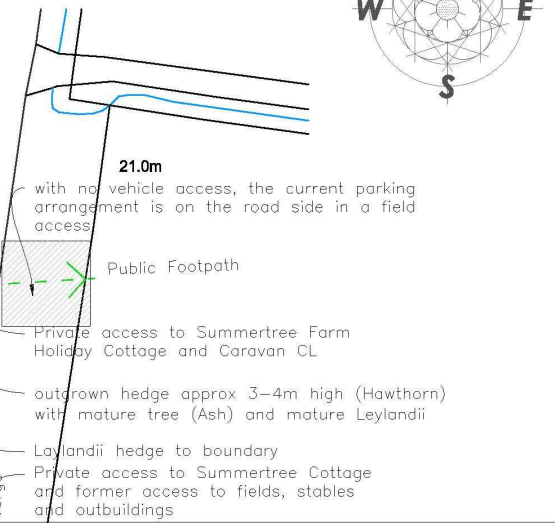
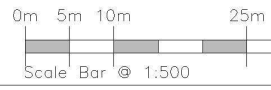


REVISED PLAN

Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100022432



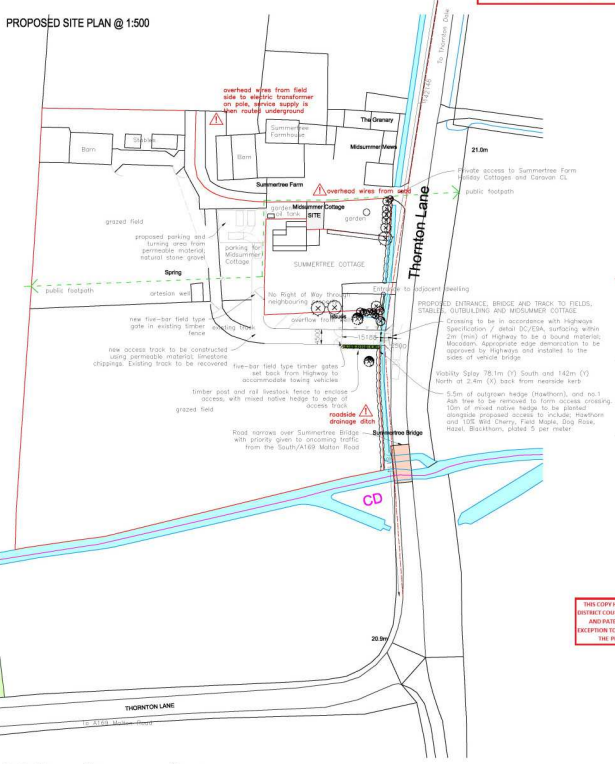
SITE PLAN @ 1:500



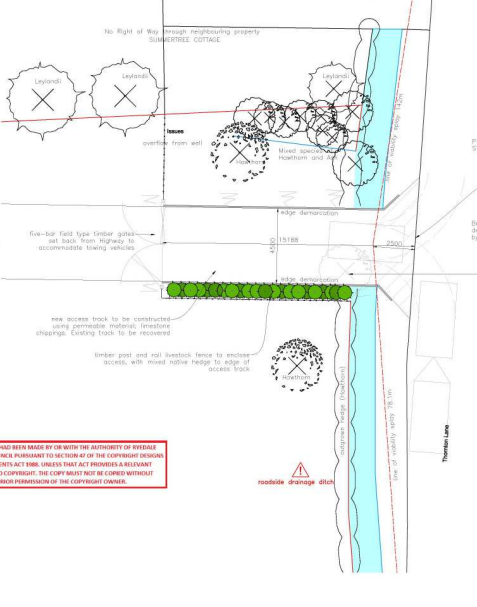
Daniel Bland RIBA	
UPLAND ARCHITECT	
M: 07595 512691	E: daniel@uplandarchitect.co.uk
Drawing Title: Site Location Plan and Site Plan	
Project: Midsummer Cottage	Project Ref: 79
Notes:	
©2016 Daniel Bland. This document must not be reproduced in whole or part without the written permission of the copyright owner. Do NOT scale from drawing, if in doubt ask. All dimensions to be checked onsite prior to construction and any off site fabrication.	
Drawn By: DB	Checked By: DB
Scale: 1:1250 & 1:500@A3	Date: 08/12/16
Drawing No. 79/01	Revision: A

REVISED PLAN

PROPOSED SITE PLAN @ 1:500



PROPOSED ENTRANCE CROSSING PLAN @ 1:100



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RIBA AND RIBA CONTRACT FORMS. IT IS THE PROPERTY OF RIBA AND RIBA CONTRACT FORMS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

Notes...

- There are overhead wires from a field side to a substation. These are to be retained and replaced as necessary. A new access track to be constructed using permeable material, reinforced chippings.
- Information and Risk Register: Existing Health and Safety information, including the Building File, should be reviewed and updated. Information and Risk Register should be updated and submitted to the client.
- There is no vehicle access to the site of present. Vehicle access for the construction phase may only be possible on Summer Farm via the adjacent public footpath. Potential risks associated with this are listed below.

- There are overhead wires from a field side to a substation. These are to be retained and replaced as necessary. A new access track to be constructed using permeable material, reinforced chippings.
- Information and Risk Register: Existing Health and Safety information, including the Building File, should be reviewed and updated. Information and Risk Register should be updated and submitted to the client.
- There is no vehicle access to the site of present. Vehicle access for the construction phase may only be possible on Summer Farm via the adjacent public footpath. Potential risks associated with this are listed below.

DESIGN AND CONSTRUCTION REGULATIONS 2015
The design and construction stages shall be carried out in accordance with the Construction (Design and Management) (CDM) Regulations 2015. Detail Design contract shall have the role of Principal Designer for the duration of the project.

- Information and Risk Register: Existing Health and Safety information, including the Building File, should be reviewed and updated. Information and Risk Register should be updated and submitted to the client.
- There is no vehicle access to the site of present. Vehicle access for the construction phase may only be possible on Summer Farm via the adjacent public footpath. Potential risks associated with this are listed below.

PLANNING NOTES
The length of the hedges to be removed has been clearly stated and is to be replaced with a new hedge. The proposed hedges are to be replaced with a new hedge. The proposed hedges are to be replaced with a new hedge. The proposed hedges are to be replaced with a new hedge.

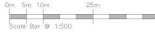
TOOK RISK ASSESSMENT
The site and existing properties are located within a flood zone. A risk assessment has been carried out. The proposed hedges are to be replaced with a new hedge. The proposed hedges are to be replaced with a new hedge.

**Daniel Bland RIBA
UPLAND ARCHITECT**
E: daniel@blandarchitect.co.uk
M: 07956 512891

Project Title: Proposed Access **Project Ref: 79**

Notes:
© Daniel Bland. This document must not be reproduced in whole or part without the written permission of the copyright owner. Do NOT scale from drawing. If in doubt, ask. All dimensions to be checked on site prior to construction and any off-site fabrication.

Drawn By: DB **Checked By: DB** **Date: 08/12/16**
Scale: 1:500/1000/1 **Drawing No: 79/02** **Revision: A**





Development Management
Ryedale District Council
Ryedale House
MALTON,
North Yorkshire
YO17 7HH

DESIGN AND ACCESS STATEMENT

Change of Use of Midsummer Cottage, Thornton Lane, High Marishes, Thornton Le Dale, Malton, North Yorkshire, YO17 6UH and the Formation of Two New Vehicular Access.

9th December 2016

Design and Access Statement

I am submitting a Full Planning Application on behalf of my client Mr Verity and his Architect, Daniel Bland, Upland Architect.

The property in question is Midsummer Cottage on Thornton Lane, near Thornton Le Dale. My client has recently purchased Lot 1 and 2 off the attached plan that came up for sale in September 2016. The lots include Midsummer Cottage and attached land to the rear that was being sold off from the parent property of Summertree Farm. This Design and Access Statement conforms to guidance contained in the Design Council CABE 'Design and Access Statements: how to read write and use them' published in 2007.

USE

The proposal intends to retain the land and buildings in their original and existing use with the exception of Midsummer Cottage that will be used as a permanent dwelling house as opposed to a holiday cottage. This is to enable the sustainable continued use of the site into the future following the sites subdivision from its parent property of Summertree Farm.

The use is therefore complimentary to the existing use but with the benefit of having occupants that will maintain a long term interest in the property, its appearance and maintenance.

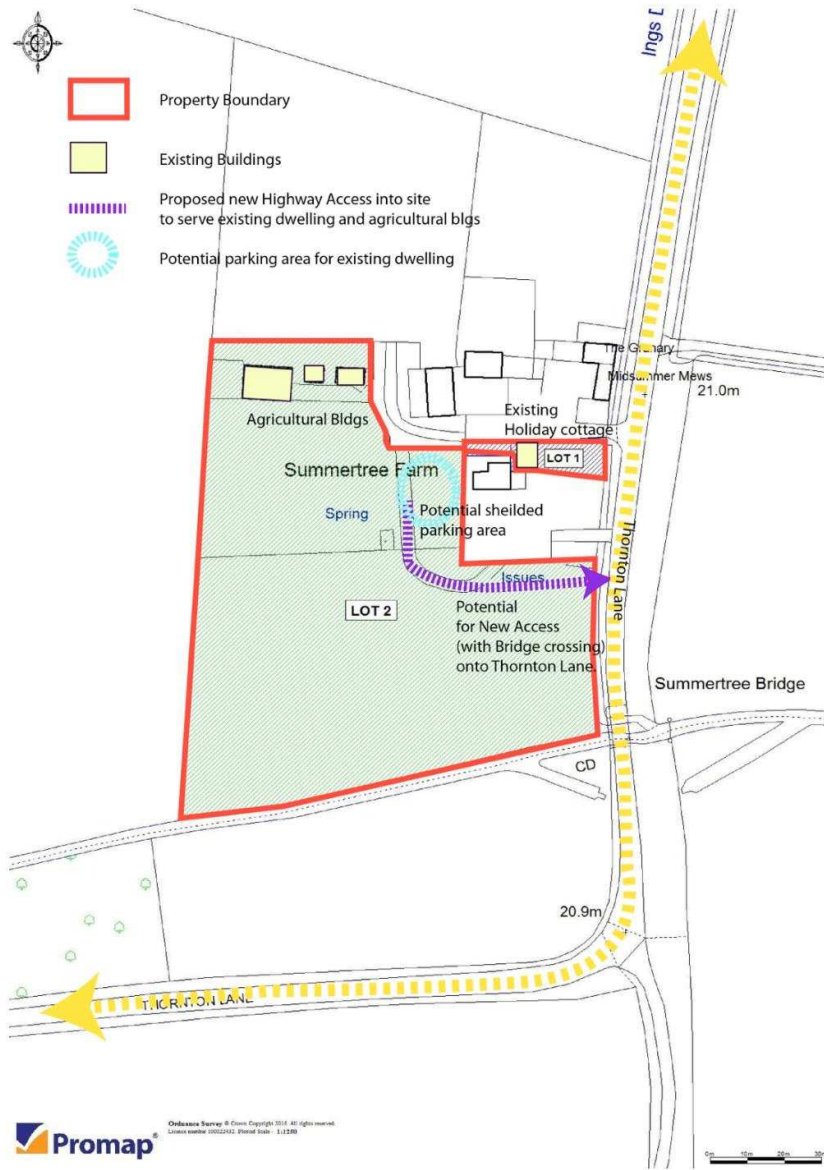
AMOUNT

There are to be no new buildings erected on the site. Two new accesses will be provided for vehicles in order to serve Midsummer Cottage and its associated agricultural buildings.

LAYOUT

The proposal intends to minimize highway infrastructure to a minimum to allow private vehicle access to the site. In order to do this the locations of the new accesses have been carefully positioned to minimize their impact both visually and from a highways safety perspective. See plan indicative early plan below to be read in conjunction with submitted drawings no.03/01 and 79/01.

TheUrbanGlow
15 Wilton Grove, Headingley
Leeds, Yorkshire, LS6 4ES
Phone: 07736834722
E-Mail: theurbanglow@gmail.com



Promap Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100020142. Printed scale: 1:1250

SCALE

The scale of the buildings will remain unchanged as there are no proposals for any new build or extensions.

TheUrbanGlow
 15 Wilton Grove, Headingley
 Leeds, Yorkshire, LS6 4ES
 Phone: 07736834722
 E-Mail: theurbanglow@gmail.com

LANDSCAPING and APPEARANCE

The intention is to maintain the open aspect and character of the rural countryside as far as possible whilst enabling the necessary practicalities to be achieved. Therefore all hedges and any trees will be retained with no development encroaching upon root zones or canopies. Where highway access is proposed there will be a requirement to remove a select area of hedge line. This will be kept to an absolute minimum and materials and extra landscaping will be proposed to be as sensitive as possible. There will be the requirement for a new modest bridge crossing over the existing stream that bounds the site in a similar manner to the several already existing bridges that are currently in situ serving other properties. These will be minimal in their design and with foliage, grasses and sedges allowed to grow alongside so as to maintain any biodiversity value of the streams and to visually hide the structure.

ACCESS

In order to achieve access into this site following its subdivision from the parent property Summertree Farm, it is necessary to create at least one new vehicular entrance. The application proposes two new accesses for extra convenience however there is the possibility that this could be condensed to a single access. Accesses will contain a vehicular opening and driveway of subtle and sensitive design in order to minimize the visual impact upon Thornton Lane and the surrounding open rural landscape. The accesses will also require a modest bridge structure to enable vehicles to cross over the existing stream that runs alongside Thornton Lane.

The materials, associated structures and any walling and landscaping will be sensitively designed by Daniel Bland, Architect whose work is mainly concerned with heritage and Listed buildings along with the guidance of Andrew Graham, IHBC who is a qualified and well practised Urban Designer and Heritage Professional. We are happy for such elements to be conditioned as per the Local Planning Authorities requirements.

Written by:

Andrew Graham BA(hons) MA IHBC

Urban Designer and Heritage Professional

TheUrbanGlow Urban Design & Heritage

Daniel Bland Upland Architect

To be read in conjunction with submitted drawings no.03/01 and 79/01.

TheUrbanGlow
15 Wilton Grove, Headingley
Leeds, Yorkshire, LS6 4ES
Phone: 07736834722
E-Mail: theurbanglow@gmail.com

CC.

objected - stat 16/01965/FUL.

Thornton le dale Parish Council

RYEDA

18 Filey Road

Flixton

North Yorkshire

YO11 3UF

- 9 JAN 2017 9/1/17

DEVELOPMENT
MANAGEMENT

mw-boden@outlook.com

01723-892763

Ryedale District Council (Planning)
Ryedale House
Old Malton Road
Malton
North Yorkshire
YO17 7HH

4th January 2017

Dear Sir or Madam

Thornton Le Dale Parish Council discussed the following planning applications on the 3rd January 2017 and made the following observations.

Applicant: Mr C Bosomworth 16/01996/HOUSE
Address: Willow Grange, Hurrell Lane
Application: Erection of two storey extension to north and east elevations and conservatory to south elevation following demolition of existing entrance lobby.

All Councillors were in favour of this application.

* Applicant: Mr Verity 16/01965/FUL
Address: Midsummer Cottage, Thornton Lane, High Marishes
Application: Change of use of existing holiday cottage to form a one bedroom dwelling for permanent residential use together with formation of 2 vehicular accesses – one to access the dwelling and the other to access the associated agricultural buildings to the rear of site.

All Councillors objected to this application. They considered the new vehicular access too close to the bridge.

Applicant: Mr D Warrington 16/01947/MFUL
Address: Easthill, Wilton Road
Application: Erection of 9 no. Four bedroom dwellings, 13 no. Three bedroom dwellings and 4 no. Two bedroom dwellings with associated garaging, parking, amenity areas and formation of vehicular access to include demolition of existing dwelling and buildings

All Councillors were in favour of this application.

Yours faithfully

M W Boden Clerk

Item Number: 12
Application No: 17/00468/HOUSE
Parish: Malton Town Council
Appn. Type: Householder Application
Applicant: Mr & Mrs I Parker & Mrs L Arekhi
Proposal: Erection of two storey rear extension following demolition of existing conservatory.
Location: Hillside Cottage Broughton Road Malton North Yorkshire YO17 7BP

Registration Date:
8/13 Wk Expiry Date: 20 June 2017
Overall Expiry Date: 4 July 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council Support, subject to any neighbour concerns being taken into account

Neighbour responses: Mr & Mrs R Smith, Greame Watson & Karen Whitfield,

SITE

Hillside Cottage is located on the southern side of Broughton Rd opposite the residential development site being built by the Developer Taylor Wimpey. It is located between two recently constructed two storey dwellings known as Garth view and Lime Kiln House. The site has a width which varies between 11.4 metres and 12 metres and an overall depth of 51 metres. The property has a rear garden with an existing depth of approximately 27 metres to the southern boundary where the site abuts the rear garden of Number 5 Folliot Ward Close.

PROPOSAL

The application is for the erection of a two storey rear extension following the demolition of an existing single storey conservatory. As originally submitted the extension is shown to project 5.04 metres from the rear wall of the dwelling and it extends almost the full width of the rear of the dwelling. Its length is 8.28 metres.

The extension has a double gable roof form with matching roof tiles, facing brickwork at ground floor and matching render at first floor.

During the processing of the application the extension has been reduced in size with a reduction in the rearward projection to 4.59 metres. The amended plans are the subject of further consultation with adjacent residents and the consultation period expires on 4th July 2017.

The submitted amended plans are appended to this report for Members information.

HISTORY

Reference 08/00883/FUL. Erection of 2No. Four bedroom dwellings, erection of two storey rear extension (to Hillside Cottage) and formation of vehicular access. Approved 6.11.2008

Note . The rear extension to Hillside Cottage referred to above was for an extension with a width of approximately 4.6metres and a rearward projection of 4.5metres. For comparison purposes a copy of the earlier approved plan is appended to this report

RELEVANT POLICY

National Policy

NPPF

NPPG

Local Plan Policy

Ryedale Plan Local Plan Strategy adopted 2013

Policy SP 16 Design

Policy SP 20 Generic Development Management Issues

APPRAISAL

The key issues in respect of this application are:

- Design and Appearance
- Impact on Residential Amenity

Design and Appearance

The extension is located to the rear of the existing dwelling and is obscured by the bulk of the existing dwelling house when viewed from Broughton Rd. There are limited views from either side because of the presence of Garth View and Lime Kiln House.

The extension has a double gable design and is subordinate in scale to the existing dwelling house. It's appearance and use of materials is considered to be in keeping with the existing dwelling house. This aspect of Policy SP 16 and SP20 is considered to be acceptable.

Impact on residential amenity

As discussed earlier this extension has been amended during the processing of the application to reduce its rearward project to 4.59 metres.

The attached site plan shows the footprint of the dwelling as it is proposed to be extended together with the position of the adjacent dwellings Garth View and Lime Kiln House.

Response in relation to original plans

Objection from occupiers of Lime Kiln House

Objects on grounds of overlooking, loss of privacy and overbearing impact.

Objection from occupiers of 5 Folliot Ward Close

Object on grounds of loss of privacy and design grounds

The full letters of objection can be viewed on the Council's website.

Any further responses received as a result of re-consultation on the amended plans will be reported on the Late Pages or at the Committee meeting.

Members will note that there are already two bedroom windows at first floor in the rear elevation of the existing house. This remains the case in the proposed extension although these would be set further back on the plot. The dwelling has a substantial rear curtilage with a garden of approximately 27 metres in depth and a separation distance of approximately 44 metres to the rear of No. 5 Folliot Ward Close. Given the distances involved it is not considered that there is an additional material adverse impact on the occupiers of that property arising from the proposal.

There are no side facing windows at first floor proposed in the extension. It is not considered therefore that there is any significant additional impact on the amenities of the adjacent objector arising from overlooking resulting in loss of privacy. The submitted plans show that Lime Kiln House itself has a rear projecting element which projects further than the proposed extension. The extension is positioned to the western north west of the adjacent property with a separation between both properties of around 4 metres. The amended plans have reduced the rearward extent of the extension to 4.59 metres. As amended the proposal is considered to be acceptable in terms of its impacts upon the amenities of adjacent residents and it complies with this aspect of Policies SP16 and SP20.

RECOMMENDATION: Approval

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

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

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

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

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy HI3 (i); of the Ryedale Local Plan

3 Obscure glazed window to west first floor elevation of existing dwelling house

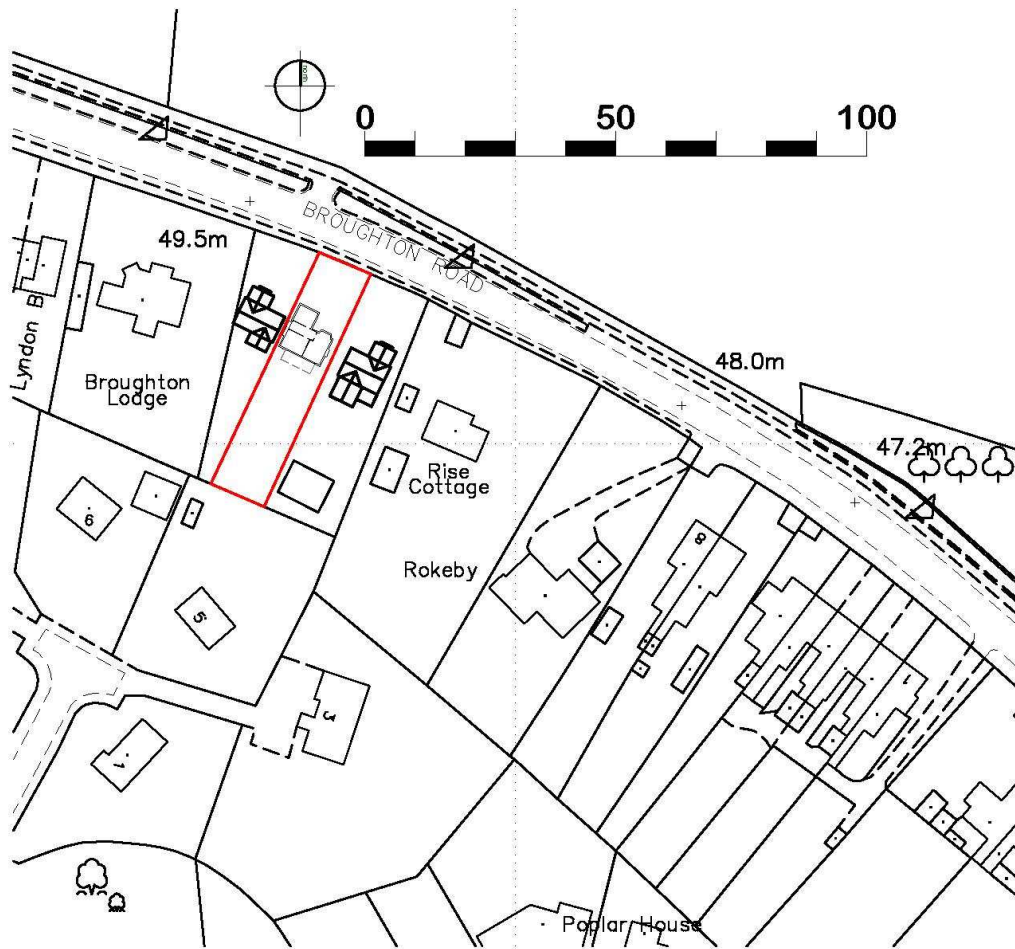
4 The development hereby permitted shall be carried out in accordance with the following approved plan(s):.

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

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF ESTATE
DISTRICT COUNCIL PURSUANT TO SECTION 62 OF THE COPYRIGHT DESIGNS
AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT
EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT
THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



©Crown Copyright. All rights reserved. Licence no. 100019980

DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT PLEASE ASK
ALL DIMENSIONS MUST BE CHECKED ON SITE WHERE POSSIBLE
THIS DRAWING MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT
WRITTEN AUTHORITY

Amendments

Nicholas W Greenhalgh Dip Arch. R.I.B.A.
Chartered Architect Cedar Studio Designs Limited
42 Town St. Old Malton Malton N. Yorks. YO17 7HD
Tel 01653 693957 07710 882456 Mobile

client Mr & Mrs Ian Parker & Mrs Lucy Arekhi
project Hillside Cottage, Broughton Road
title Block Plan
job ref 16/P20/P/OS01 scale 1:1250

©A4

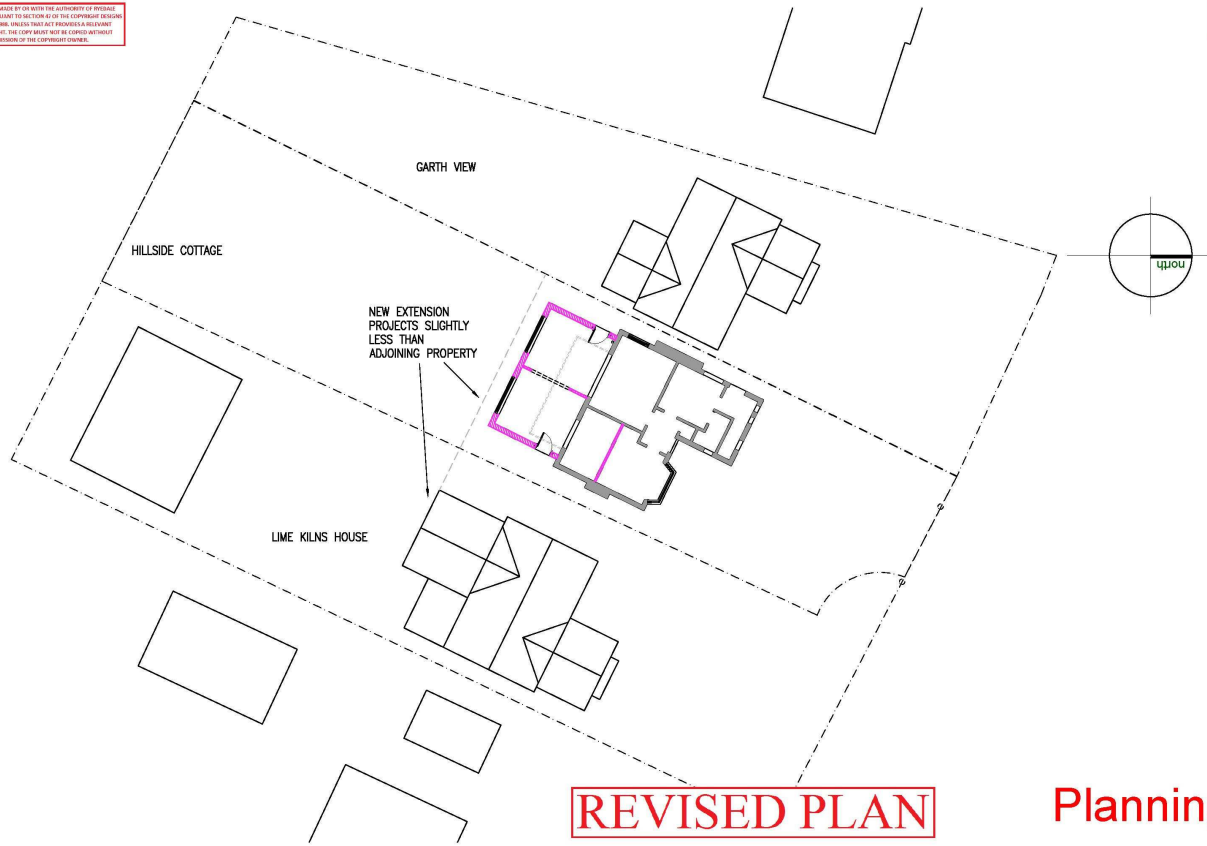
shadows representative of 12:00hrs 11th. January

© 2017 Hillside Cottage Broughton Road Malton
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Hillside Cottage Broughton Road Malton.



THIS COPY IS UNCONTROLLED BY OR UNDER THE AUTHORITY OF BRITAIN'S
 DISTRICT COUNCIL PURSUANT TO SECTION 42 OF THE COPYRIGHT DESIGNERS
 AND PATENTERS ACT 1988. UNLESS THIS COPY IS REPRODUCED IN FULL
 ACCORDANCE WITH THE ACT, THIS COPY MUST NOT BE REPRODUCED WITHOUT
 THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

REVISED
 20.06.17



REVISED PLAN

Planning

Nicholas W Greenhalgh Dip Arch. R.I.B.A.
 Chartered Architect Cedar Studio Designs Limited
 42 Town St. Old Malton Malton N. Yorks. YO17 7HD
 Tel. 01653 693957 07710 682456 Mobile



Revision	
C	Extension reduced 19-06-2017
B	Lime Kilns House location corrected 04-04-2017
A	Extension reduced 07-02-2017

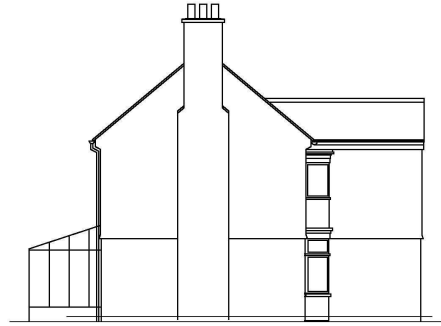
DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT PLEASE ASK
 ALL DIMENSIONS MUST BE CHECKED ON SITE WHERE POSSIBLE
 THIS DRAWING MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT
 WRITTEN AUTHORITY

client Mr & Mrs Ian Parker & Mrs Lucy Arekhi
 project Hillside Cottage, Broughton Road, Malton
 title Planning Proposals (Site Plan)
 job ref 16/P20/P/03C scale 1:200 © A3

VALID
25.04.17



REAR (South) ELEVATION - EXISTING

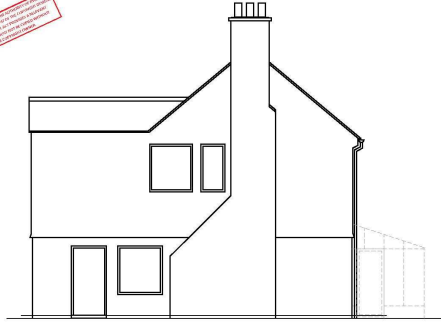


SIDE (East) ELEVATION - EXISTING



FRONT (North) ELEVATION - EXISTING

THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN AUTHORITY OF CEDAR STUDIO DESIGNS LIMITED.



SIDE (West) ELEVATION - EXISTING

Planning

Nicholas W Greenhalgh Dip Arch. R.I.B.A.
Chartered Architect Cedar Studio Designs Limited
42 Town St. Old Malton Malton N. Yorks. YO17 7HD
Tel: 01653 693957 07710 682456 Mobile

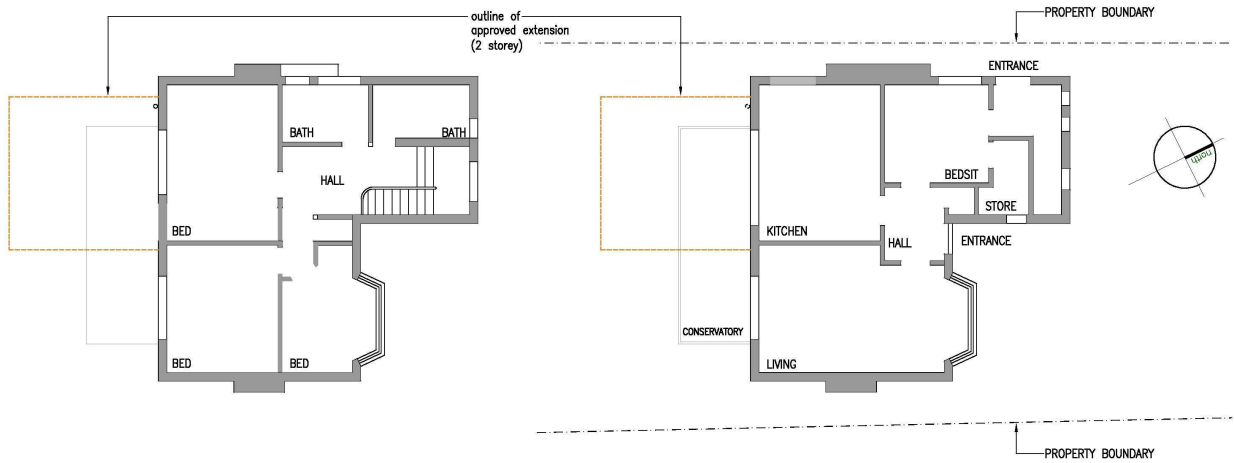


Architect

DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT PLEASE ASK
ALL DIMENSIONS MUST BE CHECKED ON SITE WHERE POSSIBLE
THIS DRAWING MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT
WRITTEN AUTHORITY

client Mr & Mrs Ian Parker & Mrs Lucy Arekhi
project Hillside Cottage, Broughton Road, Malton
title Planning Proposals
job ref 16/P20/P/06 scale 1:100 © A3

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF THE
CONTRACT CONTAINED HEREIN TO BE TAKEN AS THE CONTRACT DOCUMENT
AND ANY OTHER ACT SHALL BE VOID IN AS MUCH AS IT RELATES TO THE CONTRACT
EXCEPT TO THE EXTENT THAT THE COPY MAY BE COPIED WITHOUT
THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



FIRST FLOOR PLAN

GROUND FLOOR PLAN

Nicholas W Greenhalgh Dip Arch. R.I.B.A.
Chartered Architect Cedar Studio Designs Limited
42 Town St. Old Malton Malton N. Yorks. YO17 7HD
Tel: 01653 693957 07710 882456 Mobile



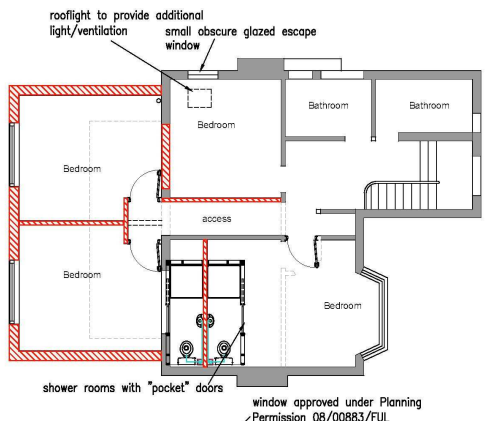
Architect	
Project	
Title	
Job Ref	
Scale	
Drawn	
Checked	
Approved	
Date	
By	
For	
Notes	
A Existing plans added 04-04-2017	

DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT PLEASE ASK
ALL DIMENSIONS MUST BE CHECKED ON SITE WHERE POSSIBLE
THIS DRAWING MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT
WRITTEN AUTHORITY

client Mr & Mrs Ian Parker & Mrs Lucy Arekhi
project Hillside Cottage, Broughton Road, Malton
title Floor Plans as Existing
job ref 16/P20/P/04A scale 1:100 © A3

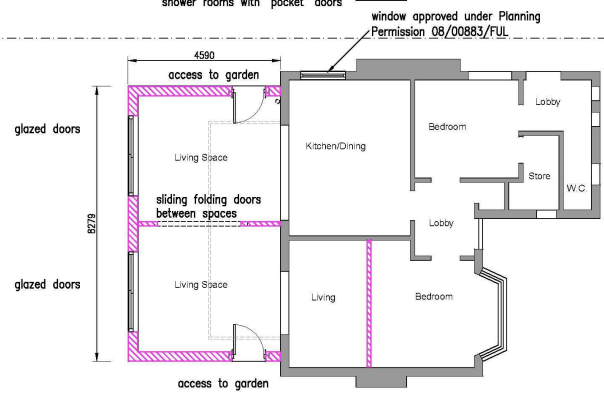
REVISED
20.06.17

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF BYSPACE
PROPERTY CONSULTANTS LIMITED TO BE SHOWN FOR THE COPYRIGHT DESIGNER.
ARCHITECTS ACT 1997. UNLESS THAT ACT PROVIDES OTHERWISE, NO
RESPONSIBILITY OR LIABILITY SHALL BE INCURRED BY THE COPYRIGHT DESIGNER
OR THE PROPERTY CONSULTANTS LIMITED FOR THE REPRODUCTION OF THIS COPY.



REVISED PLAN

FIRST FLOOR PLAN



GROUND FLOOR PLAN

Planning

Nicholas W Greenhalgh Dip Arch. R.I.B.A.
Chartered Architect Cedar Studio Designs Limited
42 Town St. Old Malton Malton N. Yorks. YO17 7HD
Tel: 01653 693957 07710 682456 Mobile



Revision	1	Extension reduced slightly 19-06-2017
Revision	2	Extension enlarged slightly 04-04-2017

DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT PLEASE ASK
ALL DIMENSIONS MUST BE CHECKED ON SITE WHERE POSSIBLE
THIS DRAWING MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT
WRITTEN AUTHORITY

client	Mr & Mrs Ian Parker & Mrs Lucy Arekhi
project	Hillside Cottage, Broughton Road, Malton
title	Planning Proposals
job ref	16/P20/P/05B scale 1:100 © A3

Support, subject to any neighbour concerns being taken into account

JOM

DATE
01.06.17

Subject: 17/00468/HOUSE

From: Clerk - MTC [<mailto:clerk@malton-tc.gov.uk>]

Sent: 01 June 2017 15:14

To: Development Management

Cc: clerk@malton-tc.gov.uk

Subject: Malton Town Council

Hi Karen

The following planning applications were discussed at the Malton Town Council meeting held on 31st May 2017, please see comments below:-

17/00310/FUL	
17/00340/LBC	Support
17/00438/HOUSE	Support, subject to any neighbour concerns being taken into account
17/00448/73AM	Support
17/00468/HOUSE	Support, subject to any neighbour concerns being taken into account
17/00500/FUL	
17/00501/LBC	Support
17/00566/HOUSE	Support
17/00597/LBC	No objection
17/00504/CAT	Support (this is a Malton Town Council application but joint project with other organisations)

--

Many thanks

Gail Cook
Clerk to Malton Town Council

Tel: 01653 228699
Email: clerk@malton-tc.gov.uk

Community House, Wentworth Street, Malton, North Yorkshire, YO17 7BN

Item Number: 13
Application No: 17/00470/HOUSE
Parish: Pickering Town Council
Appn. Type: Householder Application
Applicant: Mr M N Walls
Proposal: Erection of a single storey side/rear extension (revised details to approval 15/00795/HOUSE dated 18.11.2015)
Location: 14 Littledale Pickering North Yorkshire YO18 8PS

Registration Date:
8/13 Wk Expiry Date: 20 June 2017
Overall Expiry Date: 29 May 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council No views received to date

Neighbour responses: Mrs Valerie Hunter,

SITE:

The application site is located in Littledale, accessed off Swainsea Lane Pickering. It is located in a suburban area which is characterised by a combination of single storey and two storey dwellings.

PROPOSAL:

The application is for the reception of a single storey side/rear extension to No 14 Littledale and has been submitted as a revised scheme to that previously approved Ref. 15/00795/HOUSE on 18th November 2015 under the Council's scheme of officer delegation.

A copy of the earlier approved plans and the delegated officer report are appended for Members information.

The submitted application is similar in its design approach to the previously approved scheme. However the key differences are set out below:

- The flank wall of the proposed extension has increased in size from 6.3 metres to 7 metres.
- High level windows proposed for bedrooms 2 and 3 in the north facing wall have been replaced by one with a normal cill height for bedroom 3. No window is proposed in the north facing wall to serve bedroom 2.
- The west facing wall is approximately 30 cm further forward on the plot in relation to the rear of No. 16 Littledale.

The eaves and apex heights of the proposal remain as previously submitted and approved. No windows are shown in the west facing wall and the dividing boundary fence has already been raised to the previously approved height of 1.96 metres as shown on the approved plans.

HISTORY:

Planning permission granted Ref 15/00795/HOUSE for single storey side/rear extension 18.11.2015

POLICY:

National Policy

NPPF
NPPG

Local Policy

Ryedale Plan Local Plan Strategy
Policy SP 16 Design
Policy SP 20 Generic Development Management Issues

APPRAISAL

The following issues are relevant in this case:

- Design
- Impact on residential Amenity

Design

The design is considered to remain subordinate to the existing dwelling. It is set well back in terms of any impact on the street scene and it is considered by officers to be acceptable in terms of the requirements of Policies SP16 and SP20.

Impact on Amenity

The occupiers of No. 16 Littledale have objected to the current application raising amenity concerns, they consider the extension to be overbearing and visually intrusive. They state that the window in the north wall will overlook their property adversely their privacy and adversely affecting the daylight enjoyed by their rear facing windows. Concern is also raised about reduced parking spaces on the driveway. The remaining driveway would have a length of approximately 20metres. The objectors full response to the proposal can be viewed on the Councils website.

It is officers opinion that the scheme as submitted closely follows the form of the previously approved proposal. The extension is located no nearer the side boundary and has the same eaves and apex heights as previously approved. The front wall of the current proposal is approximately 30 centimetres nearer to the rear wall of No. 16 Littledale but this is not considered to be a significant material difference to the previously approved scheme.

The side facing bedroom window is screened by a 1.96 high fence-however the applicants agent has offered that this be obscure glazed in order to further protect the amenities of the neighbouring property. The agents letter in response to the objection is also appended.

No windows are proposed in the western facing wall and as before if permission is granted a condition is proposed to control any additional openings being installed without the grant of a further planning permission.

Subject to controls over obscured glazing and further new openings the amenity impacts of the proposal are considered to be acceptable and in accordance with Policy SP16 and SP20 of the development plan.

RECOMMENDATION:**Approval**

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

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

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

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

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

3 No additional windows and/or doorways shall be inserted in the north west elevation or in the north east elevation of the extension hereby approved without the grant of a further express planning permission.

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

4 Obscure glazing to be provided to the window of Bedroom 3

Reason: To ensure that the amenities of adjacent residents is adequately protected and to satisfy 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):

Red line plan Scale 1:2500
Existing elevations Drawing No. 15-1090-1
Proposed elevations Drawing No. 15-1090-2 Amended 20.10.2015
(Narrow side windows added and cross section)

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

Background Papers:

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



14 Little Dale, Pickering. Scale:- 1:2500.

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

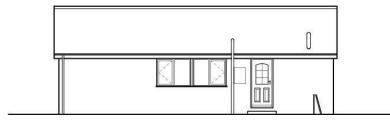
VALID
25.04.17

Check All Dimensions on Site

VALID
24.05.17



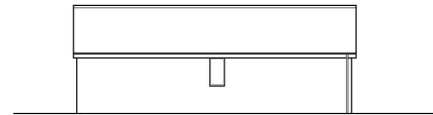
North West Elevation.



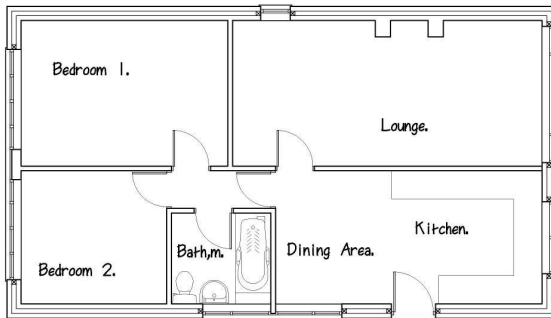
North East Elevation.



South East Elevation.



South West Elevation.



Existing Layout.

THIS COPY HAS BEEN MADE BY OR WITH THE ASSISTANCE OF AN UNQUALIFIED PERSON AND IS NOT A COPY OF THE ORIGINAL DRAWING. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

TITLE :- Survey of Existing Bungalow. AT :- 14 Littledale, Pickering.

SCALES :- 1:100, 1:50.

DATE :- April 2015.

DRAWING No. :- 15-1090-1.

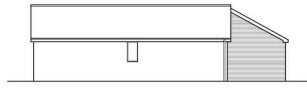
**MIKE PUNCHARD
PLAN DRAWING SERVICE**
9 THE AVENUE, NORTON, MALTON.
N. YORKS. YO17 9EF
TEL:- 01653 694276

Check All Dimensions on Site.

VALID
25.04.17



Proposed North West Elevation.



Proposed South West Elevation.

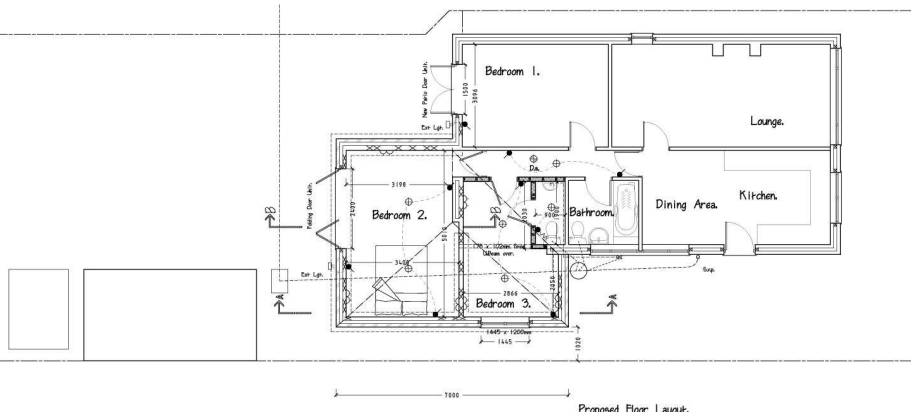


Proposed South East Elevation.

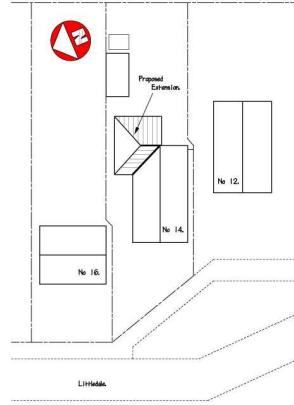


Proposed North East Elevation.

THIS COPY HAS BEEN MADE BY US WITH THE AUTHORITY OF EXTENDS ARCHITECTS. PERMISSION TO REPRODUCE IS FOR THE COPYRIGHT HOLDER AND FOR THE PROJECT ONLY. OTHERS MUST NOT REPRODUCE OR REUSE THIS COPY WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.



Proposed Floor Layout.



Proposed Block Plan 1:200.

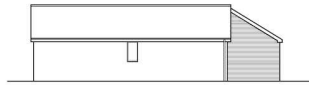
TITLE :- Proposed part Side & part Rear Extension.	AT :- 14 Littledale, Pickering.	FOR :- Mr M. Walls
SCALE :- 1:100, 1:50, 1:200.	DATE :- Mar 2017.	DRAWING No. :- 15-1090-4.

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

Check All Dimensions on Site.



Proposed North West Elevation.



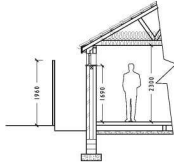
Proposed South West Elevation.



Proposed South East Elevation.



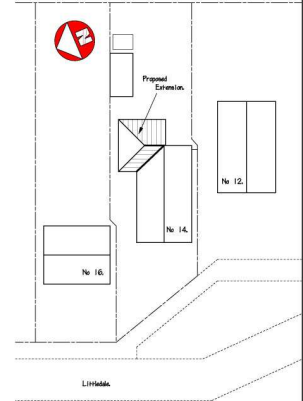
Proposed North East Elevation.



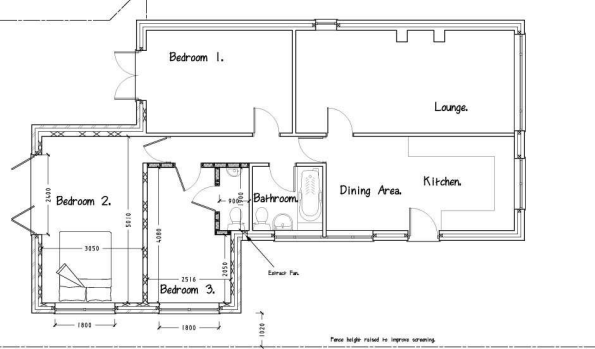
Proposed Cross Section.

THIS DRAWING AND ANY INFORMATION ON IT ARE THE PROPERTY OF MIKE PUNCHARD PLAN DRAWING SERVICE. ANY REUSE, REPRODUCTION OR DISTRIBUTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MIKE PUNCHARD PLAN DRAWING SERVICE IS STRICTLY PROHIBITED.

REVISED PLAN



Proposed Block Plan 1:200.



Proposed Floor Layout.

Amended 25.06.2015.
Amended 20.10.2015. Narrow side windows added if Cross Section.

DATE
22/10/15

**MIKE PUNCHARD
PLAN DRAWING SERVICE**
9 THE AVENUE, NORTON, MALTON,
N. YORKS. YO17 9EF
TEL:- 01563 694276

TITLE :- Proposed part Side & part Rear Extension. AT :- 14 Littledale, Pickering.
SCALES :- 1:100, 1:50, 1:200. DATE :- June 2015.

FOR :- Mr M. Walls
DRAWING No. :- 15-1090-2.

PLANNING APPLICATION REPORT: DELEGATED APPROVAL

Application No. 15/00795/HOUSE
Parish: Pickering Town Council
Applicant: Mr M.N. Walls
Location: 14 Littledale Pickering North Yorkshire YO18 8PS
Proposal: Erection of a single storey side/rear extension

CONSULTATIONS:

Parish Council No objection

Neighbour responses:

Overall Expiry Date: 5 November 2015

SITE:

The site is located within the built up area of Pickering within a relative recent suburban area of the town off Swainsea Lane. Littledale is a street comprised of single storey and two storey dwellings. The application site is located at a chicane in the local estate road which means that the bungalow at number 14 is set well behind the front wall of the house number 16 to the north. It is also set in front of the bungalow at number 12 to the south. The land falls gently from north to south. The existing property is a modest two bedroom bungalow with a detached garage and a sizeable rear garden area

PROPOSAL:

The proposed single storey extension is set to the side and rear of the property, projecting approx 3.15meters to the rear and approximately 2.2 meters to the side. A gap of approx 1metre is retained to the side boundary with the neighbouring property at No.16. The dividing fence is shown on the submitted plans raised with additional trellis fencing to a height of 1.96 metres -measured from the neighbouring garden level.

The proposed extension has a hipped roof design and is proposed to be built from matching tiles and brickwork. The scheme has been amended during the processing of the application and no windows are shown on the front facing elevation of the extension. Two side facing windows are shown as high level windows and a section drawing confirms that an internal cill height of 1.69metres is achieved. This will ensure that concerns regarding overlooking of the adjacent residential curtilage are adequately addressed.

RELEVANT HISTORY:

None relevant

POLICY:

National Policy

NPPF
NPPG

Local Policy

Ryedale Plan - Local Plan Strategy

Policy SP16 Design

Policy SP20 Generic Development Management Issues

APPRAISAL:

The main issues relating to the consideration of this application are .

- . Design and appearance
- . Impact on amenity

Design

The extension is subordinate in scale and not obtrusive in the street scene . It is set well to the rear of the property which limits its impact on the immediate street scene. The existing bungalow is a low profile gabled ended design facing the street . Whilst the extension has a hipped roof form (in order to reduce its impact in terms of shadowing on the neighbours garden area) it is subordinate and in general terms the character of the existing dwelling is considered to be adequately respected.

Impact on amenity

The scheme has been amended on two occasions -largely to address amenity impacts and to overcome the concerns and objections expressed to the officer by the occupiers of number 16 Littledale.

The amended plans shown a hipped roof design, high level windows on the side facing wall of the extension and no windows in the front facing wall. These are considered to address concerns relating to potential loss of privacy and daylight/sunlight impacts. Subject to control over materials and any further new openings being inserted in the walls of the extension it is considered that the scheme is acceptable in terms of Policies SP16 and SP20 of the development plan.

RECOMMENDATION:

Approval

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

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

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

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

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

-
- 3 No additional windows and/or doorways shall be inserted in the north west elevation or in the north east elevation of the extension hereby approved without the grant of a further express planning permission.

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

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

Red line plan Scale 1:2500
Existing elevations Drawing No. 15-1090-1
Proposed elevations Drawing No. 15-1090-2 Amended 20.10.2015
(Narrow side windows added and cross section)

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

SIGNED:

Head of Planning & Housing

Date:

18.11.2015

RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE - 4 July 2017

Report of the Head of Planning

Land Adjacent to Keldholme Motorcare, Keldholme

Purpose of the Report

To advise Members of an alleged breach of planning control and recommend an appropriate course of action.

1. SITE LOCATION

- 1.1 The site is a former pony paddock that occupies approximately 0.39 hectares, to the south side of the A170.

2. ALLEGED BREACH OF PLANNING CONTROL

- 2.1 The breach of planning control:

- Without planning permission, the material change of use of the land from a paddock with associate hardstanding to domestic use with the siting of a mobile home for residential use.
- Without planning permission the formation of an access from the south west of the site to the lay-by of the A170.

3. WHEN ALLEGED BREACH FIRST OCCURRED

- 3.1 June 2014.

4. HISTORY AND EVIDENCE OF BREACH

- 4.1 The Local Planning Authority was first made aware of this site in June 2014. At that time a caravan had been brought on to the site and was being permanently occupied.
- 4.2 Ryedale District Council (RDC) Officers subsequently visited the site and confirmed that the material change of use had occurred.
- 4.3 RDC officers wrote to the occupier in June 2014 requesting that the use be ceased and that the caravan was removed or alternatively a retrospective application be submitted with the advice that it would be unlikely that the Council would support any such application.

4.4 Planning application 14/01344/FUL was received on the 08 December 2014 for the 'Change of use of land to include reinstatement of a section of railway track on the old track bed/embankment with siting of 3 no. converted railway carriages on the reinstated track with each forming two bedroom holiday accommodation together with erection of 1 no. two bedroom holiday lodge and 1 no. two bedroom lodge for site managers accommodation, alteration to existing vehicular access and formation of site gravelled track and parking areas with retention of existing caravan until one lodge is ready for occupancy'. This application was subsequently refused on the 6 February 2015 for the following reasons:

01 The proposed holiday accommodation by virtue of its siting, scale and design is considered to have a material adverse effect upon the character and appearance of the wider open countryside, defined by the Ryedale Local Plan. The proposal is therefore contrary to Policy SP8 (Tourism), Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.

02 In the absence of a bona-fide Holiday Accommodation Business there is no land use requirement for a dwelling within the open countryside. The proposed creation of a dwelling and the retention of the existing touring caravan are therefore contrary to Policy SP1 (General Location of Development and Settlement Hierarchy), SP2 (delivery and Distribution of New Housing) and SP21 (Occupancy Restrictions) of the Ryedale Plan - Local Plan Strategy and contrary to the aims of the National Planning Policy Framework.

03 The proposed formalisation of the existing access, by which vehicles associated with the proposal, would leave and rejoin the county highway is unsatisfactory. The required visibility of 2.4 metres x 215 metres cannot be achieved at the junction in an easterly direction. The intensification of the use of the existing access is considered unacceptable in terms of highway safety. The proposal is therefore contrary to SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.

04 The proposed development would give rise to additional vehicles waiting in the carriageway and leaving and rejoining the traffic stream on an open stretch of road where vehicles are at high speed, thus causing interference with the free flow of traffic and consequent danger to highway users. The proposal is therefore contrary to SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.

4.5 In December 2015 the owner stated that he was going to submit a new application but none has been forthcoming. There has been no appeal against the refusal of planning permission and the development on site remains in breach of planning control.

5. APPRAISAL AND POLICY CONTEXT

5.1 The caravan is located in a former pony paddock, the majority of the boundaries are well screened with a mixture of mature native hedgerows and trees. The eastern boundary is flanked by a small industrial estate. There is an existing wooden storage building and wooden stables sited to the south west corner of the site adjacent to an unauthorised vehicle access which joins the site from a lay by to the west of the existing boundary fence.

The caravan is located to the north eastern corner of the site. The site is outside of the Development Limits of Keldholme, within the open countryside.

- 5.2 The relevant planning policy considerations are:

National Planning Policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Planning Policy For Traveller Sites, Communities and Local Government

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy
Policy SP2 - Delivery and Distribution of New Housing
Policy SP4 - Type and Mix of New Housing
Policy SP9 - The Land-Based and Rural Economy
Policy SP16 - Design
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issue

- 5.3 Policies SP1 and SP2 of the Ryedale Plan - Local Plan Strategy states that new housing should normally be directed to the existing settlements within the district.
- 5.4 Policy SP16 of the Ryedale Plan - Local Plan Strategy requires proposed development to integrate well with their surroundings. It is Officers opinion that such a prominent alien feature in an otherwise open landscape would fail to integrate with the site surroundings in addition the associated domestic paraphernalia adversely effects the rural character of the wider open countryside.
- 5.5 The unauthorised access is constructed from hardcore. When consulted on planning application 14/01344/FUL the Highway Authority considered that the existing access was unsatisfactory as the required visibility splays of 2.4m x 215m could not be achieved in an easterly direction and as such was considered unacceptable in terms of highway safety. The proposal is therefore contrary to Policy SP20 of the adopted Ryedale Plan-Local Plan Strategy

6. HUMAN RIGHTS AND EQUALITIES

- The Human Rights Act 1998 means that it is now, subject to certain circumstances, directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions.
- When a planning decision is made there is further provision that the Authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest and therefore the Local Planning Authority's decision making will continue to take into account this balance.

- The Human Rights Act is not referred to above because no exceptional circumstances have been raised which require a more careful and sensitive consideration of Human Rights issues.
- In making its decision the Council must also have regard to its public sector equality duty (PSED) under section 149 of the Equality Act 2010. The duty is to have due regard to the need (in discharging its functions) to:
 - Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
 - Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
 - Foster good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
 - The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
 - The PSED must be considered as a relevant factor when considering its decision but does not impose a duty to achieve the outcomes in s.149. The level of consideration required (i.e. due regard) will vary with the decision including such factors as:
 - The importance of the decision and the severity of the impact on the Council's ability to meet its PSED
 - The likelihood of discriminatory effect or that it could eliminate existing discrimination.
 - The Council should give greater consideration to decisions that have a disproportionately adverse impact on a protected characteristic and this impact may be unintentional. In appropriate cases, this may involve an understanding of the practical impact on individuals so affected by the decision. Regard should be had to the effect of mitigation taken to reduce any adverse impact.
 - Further, the PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The Council is also entitled to take into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.
 - This recommendation does not raise any equalities issues.

7 WHY IS IT CONSIDERED EXPEDIENT TO SERVE A NOTICE?

- 7.1 The breach of planning control is contrary to the NPPF, and Policies SP1, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy in that the caravan constitutes inappropriate development resulting in an unacceptable impact on the openness of the countryside.

North Yorkshire County Council Highways also consider that the access compromises highway safety.

8 STEPS NECESSARY TO REMEDY THE BREACH

- 8.1 This report seeks authorisation to serve a formal enforcement notice to remedy the breach of planning control. In order to achieve compliance the necessary steps include:

1. Cease the use of the land for residential purposes.
2. Removal of the caravan.
3. Remove from the land all domestic paraphernalia.
4. Restore the land to its former condition, through the removal of the additional car parking area. Removal of the gate and stopping up of the unauthorised access to the A170.

9 SUGGESTED PERIOD FOR COMPLIANCE

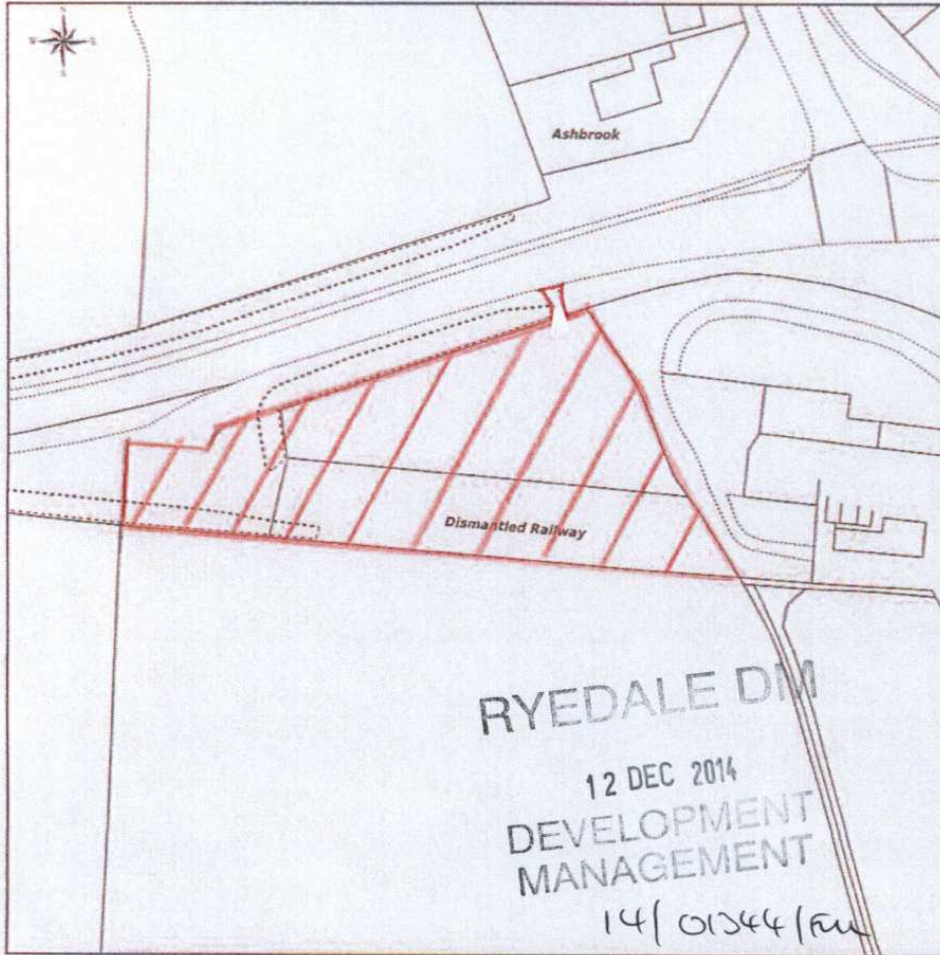
- 9.1 The suggested period for compliance is 6 (six) months in respect of an Enforcement Notice

Recommendation

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

1. Cease the use of the land adjacent to Keldholme Motorcare Keldholme York for residential purposes
2. Remove from the land the caravan.
3. Restoration of the land to its former condition, through the removal of the additional car parking area. Remove the gate and stop up the unauthorised access to the A170.

Site Plan of Kirkbymoorside



This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Site Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production.
 Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2014. Ordnance Survey 0100031673

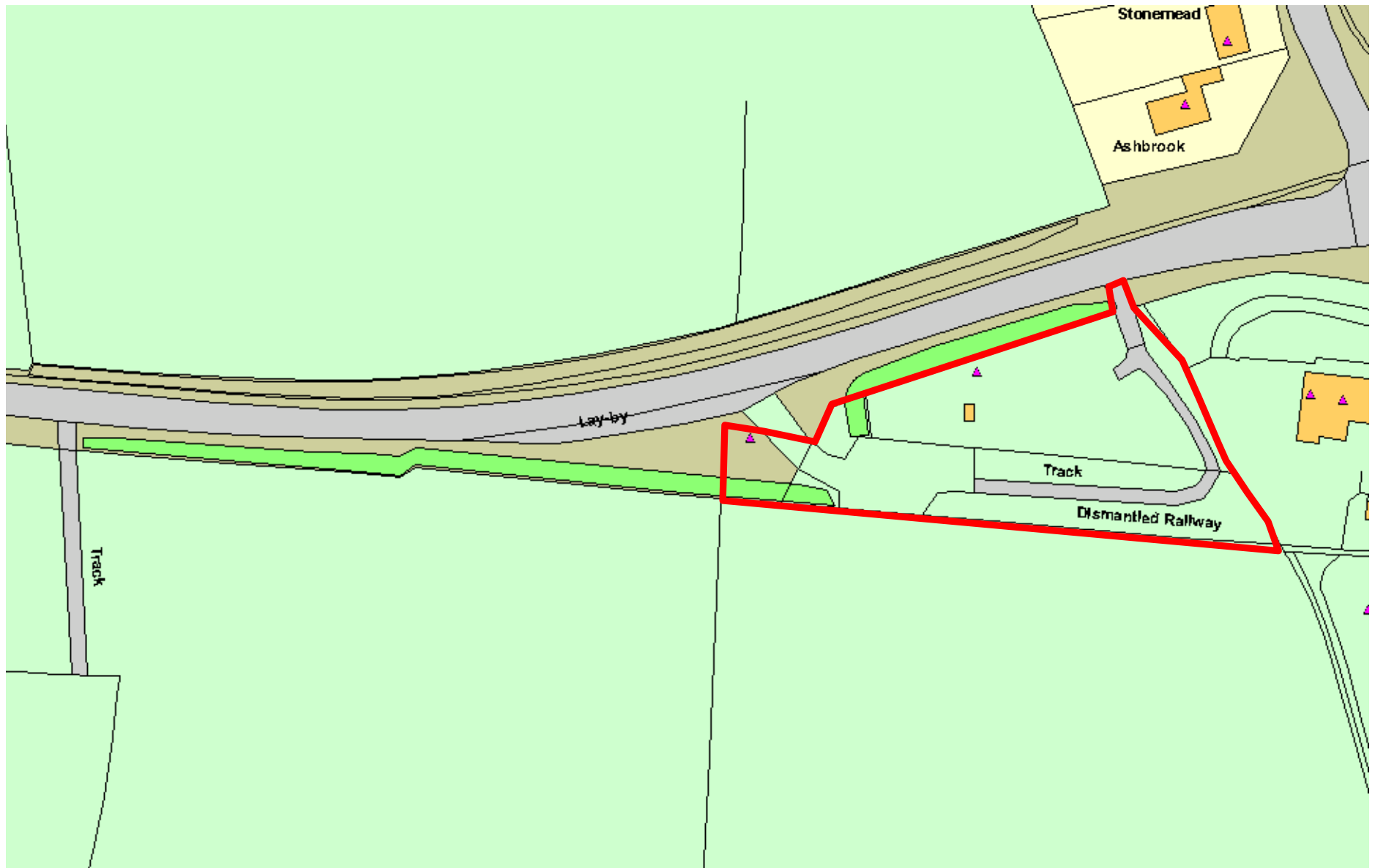
Scale: 1:1250, paper size: A4

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

The Old Lineside, Keldholme.

plans ahead by emapsite™

Prepared by: Mike Punchard, 12-05-2014



RYEDALE DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED THAT IT SHOULD BE REFUSED FOR THE REASON(S) GIVEN BELOW:

Application No: 14/01344/FUL

Proposal: Change of use of land to include reinstatement of a section of railway track on the old track bed/embankment with siting of 3 no. converted railway carriages on the reinstated track with each forming two bedroom holiday accommodation together with erection of 1 no. two bedroom holiday lodge and 1 no. two bedroom lodge for site managers accommodation, alteration to existing vehicular access and formation of site gravelled track and parking areas with retention of existing caravan until one lodge is ready for occupancy.

at: Land Adj Keldholme Motorcare Keldholme York

for: Mr & Mrs J Farrow

Decision Date: 6 February 2015

REASON(S)

- 01 The proposed holiday accommodation by virtue of its siting, scale and design is considered to have a material adverse effect upon the character and appearance of the wider open countryside, defined by the Ryedale Local Plan. The proposal is therefore contrary to Policy SP8 (Tourism), Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.
- 02 In the absence of a bona-fide Holiday Accommodation Business there is no land use requirement for a dwelling within the open countryside. The proposed creation of a dwelling and the retention of the existing touring caravan are therefore contrary to Policy SP1 (General Location of Development and Settlement Hierarchy), SP2 (delivery and Distribution of New Housing) and SP21 (Occupancy Restrictions) of the Ryedale Plan - Local Plan Strategy and contrary to the aims of the National Planning Policy Framework.

Mr & Mrs J Farrow
C/O Mike Punched Plan Drawing Service
9 The Avenue
Norton
Malton
North Yorkshire
YO17 9EF

- 03 The proposed formalisation of the existing access, by which vehicles associated with the proposal, would leave and rejoin the county highway is unsatisfactory. The required visibility of 2.4 metres x 215 metres cannot be achieved at the junction in an easterly direction. The intensification of the use of the existing access is considered unacceptable in terms of highway safety. The proposal is therefore contrary to SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.
- 04 The proposed development would give rise to additional vehicles waiting in the carriageway and leaving and rejoining the traffic stream on an open stretch of road where vehicles are at high speed, thus causing interference with the free flow of traffic and consequent danger to highway users. The proposal is therefore contrary to SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and contrary to the National Planning Policy Framework.



HEAD OF PLANNING & HOUSING

Mr & Mrs J Farrow
C/O Mike Punchard Plan Drawing Service
9 The Avenue
Norton
Malton
North Yorkshire
YO17 9EF

RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE – 4 JULY 2017

Report of the Head of Planning

Mount House, Main Road, Nawton, Helmsley

Purpose of the Report

To advise Members of an alleged breach of planning control and recommend an appropriate course of action.

1. SITE LOCATION

- 1.1 Mount House is located just outside the centre of Nawton, within the defined development limits of the settlement. The property lies to the southern side of the A170. It is the end property in a row of three.

2. ALLEGED BREACH OF PLANNING CONTROL

- 2.1 The breach of planning control:

- The erection of a two storey wood clad side extension.

3. WHEN ALLEGED BREACH FIRST OCCURRED

- 3.1 April 2016.

4. HISTORY AND EVIDENCE OF BREACH

- 4.1 The Local Planning Authority was first made aware of this site in April 2016. At that time a two storey side extension was being built.
- 4.2 Ryedale District Council (RDC) Officers subsequently visited the site and confirmed that the development was under construction.
- 4.3 RDC officers wrote to the property owners in May 2016 requesting that a retrospective planning application be submitted or that the unauthorised works be removed. No response was forthcoming.
- 4.4 RDC officers visited the site in November 2016 and confirmed that the development appeared to be substantially complete. Officers subsequently wrote to the owners again requesting that they contact the Council. However, again no response has been received.

5. APPRAISAL AND POLICY CONTEXT

- 5.1 The property is a typical vernacular two storey house constructed from grey limestone with a slate roof. The unauthorised two storey side extension replaced a single storey side extension that was set back from the front of the property. The two storey side extension now forms the eastern gable of the property has a half jetted top story to the rear. It is clad in black stained/painted wood with a matching slate roof.
- 5.2 Proposed extensions, considered acceptable in principle should be of an architectural style which compliments the character of the main building. Attention should be paid to the grain of settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. Consideration must also be given to the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.
- 5.3 Timber cladding has been used as a contrast material and is relatively common place on both vernacular and modern buildings within the district. The use of overlapping planks, often known as weatherboarding, have been used as the outside covering of timber-framed structures and are common in many parts of the country. The timber-clad design is identifiably different from the original building and makes the extension more legible and 'honest'. In terms of its general proportions and appearance the extension is subordinate and has similar window styles and proportions to the existing dwelling house.

5.4 National Planning Policy Framework

5.4.1 Section 7. Requiring good design.

Paragraph 56. states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60. states that "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness".

5.5 Ryedale Local Plan Strategy

- 5.5.1 Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy states that new development should respect the context of its surroundings including the plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. The type, texture and colour of materials should also be respected.
- 5.5.2 Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy advises that extensions to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form and use of materials.

6. HUMAN RIGHTS AND EQUALITIES

- The Human Rights Act 1998 means that it is now, subject to certain circumstances, directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions.
- When a planning decision is made there is further provision that the Authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest and therefore the Local Planning Authority's decision making will continue to take into account this balance.
- The Human Rights Act is not referred to above because no exceptional circumstances have been raised which require a more careful and sensitive consideration of Human Rights issues.
- In making its decision the Council must also have regard to its public sector equality duty (PSED) under section 149 of the Equality Act 2010. The duty is to have due regard to the need (in discharging its functions) to:
 - Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
 - Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
 - Foster good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
 - The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
 - The PSED must be considered as a relevant factor when considering its decision but does not impose a duty to achieve the outcomes in s.149. The level of consideration required (i.e. due regard) will vary with the decision including such factors as:
 - The importance of the decision and the severity of the impact on the Council's ability to meet its PSED
 - The likelihood of discriminatory effect or that it could eliminate existing discrimination.
 - The Council should give greater consideration to decisions that have a disproportionately adverse impact on a protected characteristic and this impact

may be unintentional. In appropriate cases, this may involve an understanding of the practical impact on individuals so affected by the decision. Regard should be had to the effect of mitigation taken to reduce any adverse impact.

- Further, the PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The Council is also entitled to take into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.
- This recommendation does not raise any equalities issues.

7 WHY IS IT CONSIDERED NOT EXPEDIENT TO SERVE A NOTICE?

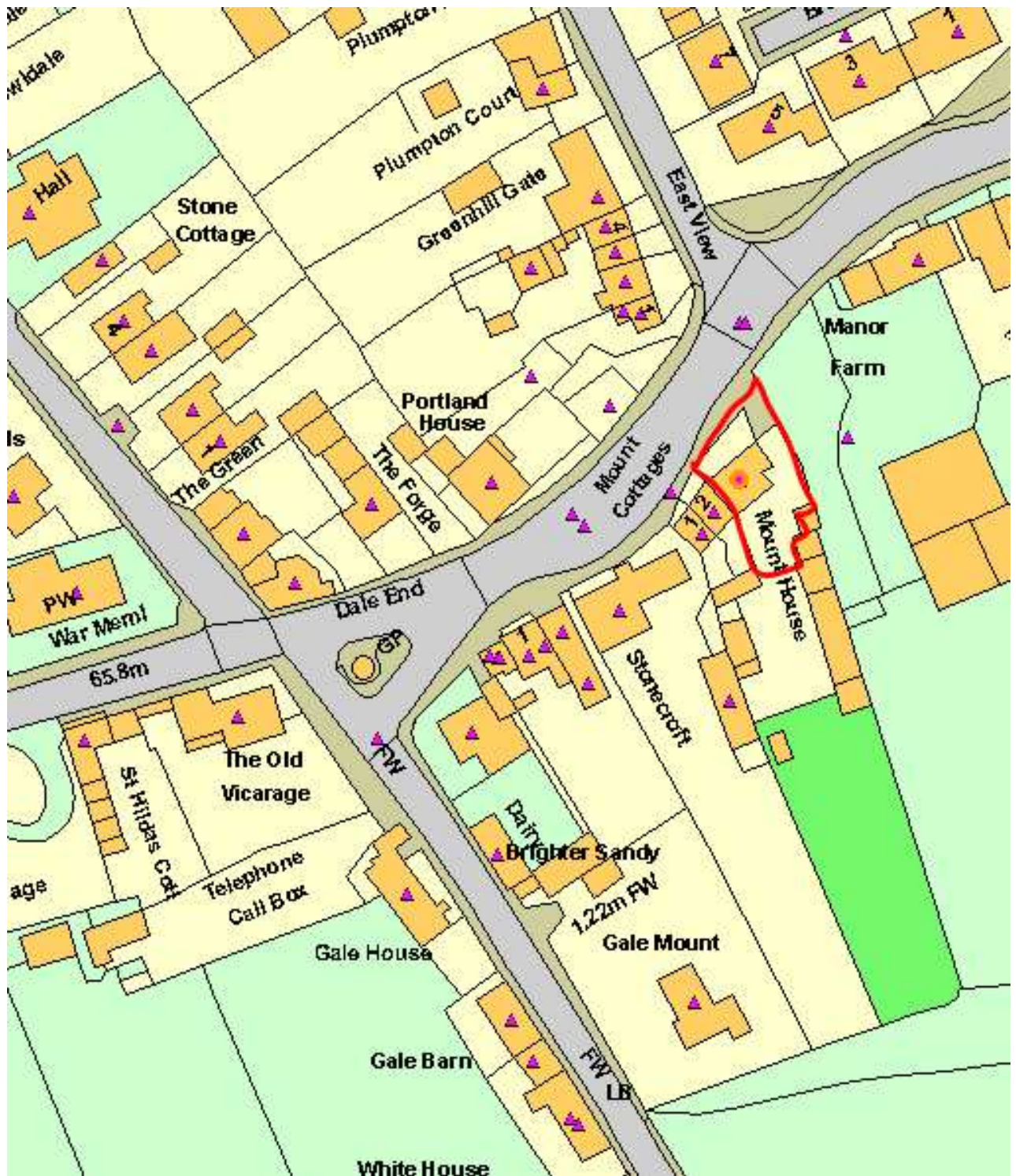
7.1 The extension is considered to be acceptable in terms of its general form, scale and fenestration. There is considered to be no wider adverse impact upon the street scene. The use of black painted timber boarding differs from the facing stonework of the original dwelling house although matching slate has been used on its roof. The use of dark boarding marks the divide between the original house and the newer extension. The material used is however considered to be recessive in colour and overall the extension is considered to be acceptable in terms of its design.

7.2 The appearance of the extension is considered to comply with Policy SP 16 (Design) of the Ryedale Plan - Local Plan Strategy, Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy, as well as the NPPF and NPPG.

As such, it is considered that it is not expedient for the Council to take any further action in relation to this matter.

Recommendation

It is **recommended** that the Council take no further action in relation to the unauthorised erection of a two story side extension.





RYEDALE DISTRICT COUNCIL

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

PERIOD 29.05.2017 TO 23.06.2017

1.

Application No: 16/01892/OUT **Decision: Approval**
Parish: Westow Parish Council
Applicant: Mr J Lambert
Location: Westfield Farm Low Lane Westow Malton YO60 7LX
Proposal: Erection of an agricultural workers dwelling (site area 0.089ha)

2.

Application No: 16/01926/FUL **Decision: Approval**
Parish: Harome Parish Council
Applicant: The Star Inn (Mr & Mrs Pern)
Location: Cross House Lodge Owmn Field Lane Harome Helmsley YO62 5JE
Proposal: Erection of an attached six-bedroom managers dwelling, change of use of existing attached farmhouse and erection of four extensions to north, south, east and west elevations and detached timber suite to provide additional accommodation and seating areas together with the formation of 39no. additional car parking spaces on land south of Acres Lane - all in association with Cross House Lodge and Star Inn

3.

Application No: 16/01927/LBC **Decision: Approval**
Parish: Harome Parish Council
Applicant: The Star Inn (Mr & Mrs Pern)
Location: Cross House Lodge Owmn Field Lane Harome Helmsley YO62 5JE
Proposal: External alterations to include erection of 5no. extensions to north, south, east and west elevations and installation of covered walkway to north elevation together with alterations to internal layout

4.

Application No: 17/00092/73A **Decision: Approval**
Parish: Burythorpe Parish Council
Applicant: Mr Nicholas Brooksbank
Location: Land And Barn At Menethorpe Hall Menethorpe Lane Menethorpe Malton YO17 9QX
Proposal: Variation of Condition 08 of approval 16/01407/FUL dated 17.10.2016 to replace drawing no. MSB-PO7 with MSB-PO7 REV A

5.

Application No: 17/00285/FUL **Decision: Approval**
Parish: Gillamoor Parish Meeting
Applicant: Mr & Mrs S Hackett
Location: Gales Cottage Kirkby Lane Gillamoor Kirkbymoorside YO62 7HT
Proposal: Erection of an attached three-bedroom dwelling to west elevation of Gales House Farm following demolition of existing attached two-bedroom dwelling together with erection of detached three-bay garage to serve both dwellings

6.
Application No: 17/00287/LBC **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr Clive Allanson
Location: 54 Westgate Pickering North Yorkshire YO18 8AZ
Proposal: Replacement of existing felt roof covering with fibreglass covering to rear extension.

7.
Application No: 17/00310/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estates
Location: 1, 2 And 3 Navigation Wharf Yorkersgate Malton North Yorkshire YO17 7AA
Proposal: Change of use of part of Unit 1 from B1 Use to A5 Use for sale of bakery products with alteration to existing access doors, installation of a disabled access ramp with handrails to east elevation of Unit 3 and erection of a services housing unit to west elevation of Unit 2 with formation of an adjacent entrance door to Unit 3

8.
Application No: 17/00340/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estates
Location: 1, 2 And 3 Navigation Wharf Yorkersgate Malton North Yorkshire YO17 7AA
Proposal: External and internal alterations to include alteration to existing access doors to west elevation of Unit 1, installation of a disabled access ramp with handrails to east elevation of Unit 3 and erection of a services housing unit to west elevation of Unit 2 with formation of an adjacent entrance door to Unit 3

9.
Application No: 17/00339/HOUSE **Decision: Approval**
Parish: Burythorpe Parish Council
Applicant: Mr & Mrs Paul Radford
Location: 2 Ruffin Lane Eddlethorpe YO17 9QU
Proposal: Demolition of existing single storey garage and erection of a two storey side extension and front porch

10.
Application No: 17/00351/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: The Camphill Village Trust
Location: The Croft Highfield Road Malton North Yorkshire YO17 7DB
Proposal: Erection of biomass boiler plant room and associated storage silo (retrospective application)

11.
Application No: 17/00362/HOUSE **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Mr Tim Bradford
Location: Rowan Tree Cottage 18 High Market Place Kirkbymoorside North Yorkshire YO62 6BQ
Proposal: Installation of replacement rear ground floor kitchen and bathroom windows with timber double glazed Yorkshire sliding sash windows

12.
Application No: 17/00363/LBC **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Mr Tim Bradford
Location: Rowan Tree Cottage 18 High Market Place Kirkbymoorside North Yorkshire YO62 6BQ
Proposal: External and internal alteration to include replacement of rear ground floor kitchen and bathroom windows with timber double glazed Yorkshire sliding sash windows, removal and alteration to layout of stud partition walling on ground and first floors

13.
Application No: 17/00371/FUL **Decision: Approval**
Parish: Crambe Parish Council
Applicant: Superior Machines Ltd (Mr Robert Theakston)
Location: Pluckham Farm Thixendale Road Fridaythorpe Malton North Yorkshire YO25 9SD
Proposal: Erection of extension to existing industrial storage/workshop building

14.
Application No: 17/00372/FUL **Decision: Approval**
Parish: Flaxton Parish Council
Applicant: White Rose Caravan Club Ltd (Mr David Beckwith)
Location: White Rose Caravan Club Cross Lane Flaxton YO60 7QZ
Proposal: Erection of single storey kitchen extension to the rear, removal of existing access ramp and installation of replacement ramp to north east elevation, formation of new door and window layout to north east and south west elevation

15.
Application No: 17/00380/FUL **Decision: Approval**
Parish: Huttons Ambo Parish Council
Applicant: DH Group (Mr Sean Harrison)
Location: Land At Malton Enterprise Park York Road Malton North Yorkshire
Proposal: Erection of extension to Unit 7 of approval 16/00947/FUL dated 20.07.16 to allow formation of an additional unit

16.
Application No: 17/00399/FUL **Decision: Approval**
Parish: Wombleton Parish Council
Applicant: Mrs A Ponthus
Location: Eastville & The Old Forge Main Street Wombleton Kirkbymoorside North Yorkshire YO62 7RX
Proposal: Amalgamation and alteration of an existing four bedroom dwelling and existing two bedroom dwelling to form 1 no five bedroom dwelling together with formation of new entrance door and erection of front porch

17.
Application No: 17/00411/REM **Decision: Approval**
Parish: Marishes Parish Meeting
Applicant: Mr Andrew Willis
Location: Land At Golden Square Howe Bridge To Bellerbyhum Road Low Marishes Malton North Yorkshire
Proposal: Erection of a detached 2 bedroom rural workers dwelling (outline approval 16/00072/OUT dated 20.01.2017 refers).

18.
Application No: 17/00414/73A **Decision: Approval**
Parish: Harome Parish Council
Applicant: The Greystone Trust (Ms Kerry Scholes)
Location: Greystones Main Street Harome Helmsley YO62 5JF
Proposal: Variation of Condition 22 of approval 15/00263/FUL dated 08.07.2015 to replace Drawing Nos. 1408/P/25F, 1408/28F, 1408/29E and 1408/30F by Drawing Nos. GRY/P.800 and GRY/P.805 - in relation to the doors and windows of the Barns

19.
Application No: 17/00415/73A **Decision: Approval**
Parish: Harome Parish Council
Applicant: The Greystone Trust (Ms Kerry Scholes)
Location: Greystones Main Street Harome Helmsley North Yorkshire YO62 5JF
Proposal: Variation of Condition 11 of approval 15/00264/LBC dated 08.07.2015 to replace Drawing Nos. 1408/P/25F, 1408/28F, 1408/29E and 1408/30F by Drawing Nos. GRY/P.800 and GRY/P.805 - in relation to the doors and windows of the Barns

20.
Application No: 17/00421/LBC **Decision: Approval**
Parish: Howsham Parish Meeting
Applicant: Miss Catriona Valentine
Location: Kirkham Cottage 2 Village Street Howsham Malton North Yorkshire YO60 7PH
Proposal: Installation of satellite dish to rear south east elevation

21.
Application No: 17/00419/FUL **Decision: Approval**
Parish: Nawton Parish Council
Applicant: Mr & Mrs Wallis
Location: Land At 1 Station Cottages Station Road Nawton Helmsley North Yorkshire
Proposal: Erection of a three bedroom dwelling

22.
Application No: 17/00422/HOUSE **Decision: Approval**
Parish: Terrington Parish Council
Applicant: Mr David Stockdale
Location: 6 South Crescent South Back Lane Terrington North Yorkshire YO60 6QA
Proposal: Erection of a greenhouse in the front garden

23.
Application No: 17/00423/HOUSE **Decision: Approval**
Parish: Luttons Parish Council
Applicant: Kacie Lovell
Location: 3 Hillside Way West Lutton Malton North Yorkshire YO17 8TE
Proposal: Erection of single storey extension to south west elevation (revised details to approval 16/01768/HOUSE dated 31.01.2017)

24.
Application No: 17/00424/HOUSE **Decision: Approval**
Parish: Helmsley Town Council
Applicant: Miss Phillippa Joad
Location: 34 Bondgate Helmsley North Yorkshire YO62 5BR
Proposal: Erection of rear single storey extension to replace conservatory and reduction in size and relocation of shed

-
- 25.**
Application No: 17/00430/FUL **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Des MacPhee
Location: Norton College Langton Road Norton Malton YO17 9PT
Proposal: Replacement of concrete tiled roof coverings to all existing pitched roof structures with a metal standing seam system
-
- 26.**
Application No: 17/00431/FUL **Decision: Approval**
Parish: Fadmoor Parish Meeting
Applicant: S Barker And Sons (Mr S Barker)
Location: Manor Farm Onams Lane Fadmoor Kirkbymoorside YO62 7HY
Proposal: Erection of agricultural building for the housing of livestock and storage of farm produce
-
- 27.**
Application No: 17/00438/HOUSE **Decision: Approval**
Parish: Malton Town Council
Applicant: Mrs Caroline Wilford
Location: 16 Harvest Drive Malton North Yorkshire YO17 7AX
Proposal: Erection of 1.8m high wall to North East boundary following demolition of existing wall
-
- 28.**
Application No: 17/00444/GPAGB **Decision: Prior Approval Refused**
Parish: Luttons Parish Council
Applicant: Messers D & J Atkinson
Location: Belle Vue Farm West Lutton To Croome Dale Plantation West Lutton Malton North Yorkshire YO25 3AG
Proposal: Change of use of agricultural building to 5 bed dwelling (Use Class C3)
-
- 29.**
Application No: 17/00447/73A **Decision: Approval**
Parish: Rillington Parish Council
Applicant: A & D Sturdy Ltd (Mr David Sturdy)
Location: Land At Manor View Rillington Malton YO17 8JY
Proposal: Variation of condition 09 of approval 16/01778/FUL dated 09/01/2017 to replace Drawings Nos. 1910 2016 01A-04 replaced with Drawing Nos. 090317 01-04
-
- 30.**
Application No: 17/00453/HOUSE **Decision: Approval**
Parish: Sinnington Parish Council
Applicant: Mr Fred Nightingale
Location: Double Doors Main Street Sinnington Pickering North Yorkshire YO62 6SH
Proposal: Erection of part two storey/part single storey extension to west elevation.
-
- 31.**
Application No: 17/00472/FUL **Decision: Approval**
Parish: Barton-le-Street Parish Meeting
Applicant: Rory Kemp Ltd
Location: Land East Of Glebe Farm Butterwick Road Barton Le Street Malton North Yorkshire
Proposal: Extension to existing building to house livestock

32.

Application No: 17/00479/HOUSE **Decision: Approval**
Parish: Wintringham Parish Council
Applicant: Mr & Mrs Jenkinson
Location: Maple Cottage Main Street Wintringham Malton YO17 8HX
Proposal: Erection of sunroom to rear elevation

33.

Application No: 17/00484/FUL **Decision: Approval**
Parish: Harton Parish Meeting
Applicant: Sir Frederic Strickland-Constable
Location: Willow Bridge Bossall To Carr Plantation Bossall Malton North Yorkshire YO60 7NR
Proposal: Change of use and alteration of former livestock shed with granary above to form a one bedroom self contained residential annex

34.

Application No: 17/00485/LBC **Decision: Approval**
Parish: Harton Parish Meeting
Applicant: Sir Frederic Strickland-Constable
Location: Willow Bridge Bossall To Carr Plantation Bossall Malton North Yorkshire YO60 7NR
Proposal: Internal and external alterations to former livestock shed with granary above to form a one bedroom self contained residential annex

35.

Application No: 17/00489/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr Nick Dale
Location: 7 Firthland Road Pickering YO18 8BZ
Proposal: Erection of replacement detached garage

36.

Application No: 17/00490/73A **Decision: Approval**
Parish: Norton Town Council
Applicant: Mrs J Spaven
Location: Land East Of 72 Parliament Street Norton Malton YO17 9HE
Proposal: Variation of conditions 07(ii)(c), 10 and 12 of approval 15/01004/FUL dated 23/02/2016 to replace Drawing Nos 15-1098-1 and 2 with Drawing Nos 15-1098-1a and 15-1098-2a, to change the boundary line on the Site Location Map.

37.

Application No: 17/00491/HOUSE **Decision: Approval**
Parish: Rillington Parish Council
Applicant: Mr Stuart Elvidge
Location: Conifer Cottage 4 Sledgate Rillington Malton North Yorkshire YO17 8JR
Proposal: Erection of two storey extension to rear elevation and detached garage/storage building following demolition of existing garage

38.
Application No: 17/00492/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr Shane Appleby
Location: 112 Westgate Pickering North Yorkshire YO18 8BB
Proposal: Erection of a single storey rear extension

39.
Application No: 17/00508/TELN56 **Decision: Refusal**
Parish: Wombledon Parish Council
Applicant: Cornerstone Telecommunications Infrastructure Ltd
Location: Land North Of Snape Hill Nawton Helmsley
Proposal: Erection of a 25m high lattice telecommunications mast to include 3no. antennas and 2no. 300mm transmission dishes, associated equipment cabinets at ground level and ancillary development all within a 1.2m high timber stock proof fenced compound

40.
Application No: 17/00525/HOUSE **Decision: Approval**
Parish: Westow Parish Council
Applicant: Mr & Mrs P Tyler
Location: Roselily Barn Main Street Westow Malton YO60 7NE
Proposal: Erection of a part two storey/part single storey side extension and a single storey rear extension. (Revised details to approval 16/01270/HOUSE dated 10.10.2016).

41.
Application No: 17/00537/HOUSE **Decision: Approval**
Parish: Broughton Parish Meeting
Applicant: Ms Henny Clark
Location: Hilltop House Broughton Road Broughton Malton YO17 6QG
Proposal: Erection of single storey extension to south elevation, together with erection of a raised decking area to the north elevation with access by concrete stairs to include steel railings, replacement and alteration of windows and doors, replacement of existing pantiles with slate roofing, together with external insulation/render system, triple glazing and roof insulation

42.
Application No: 17/00542/HOUSE **Decision: Approval**
Parish: Broughton Parish Meeting
Applicant: Ms Henny Clark
Location: Hilltop House Broughton Road Broughton Malton YO17 6QG
Proposal: Erection of 26.5m length of 1.55m high fence, together with the replacement of existing 1.55m high timber fence
