



Please Contact: Ellis
Mortimer/Karen Hood
Extension: 271

Date: 5th March 2018

PLANNING COMMITTEE

Tuesday 13 March 2018 at 6.00 pm
Council Chamber - Ryedale House, Malton, North Yorkshire YO17 7HH

Agenda

1 Apologies for absence

2 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.

3 Minutes (Pages 3 - 7)

4 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.

5 Schedule of items to be determined by the Committee (Pages 8 - 9)

6 17/01536/MFUL - Land South of Firthland Road Pickering (Pages 10 - 12)

7 17/01458/MFUL - Leat House 71 Welham Road Norton (Pages 13 - 49)

8 17/01500/MOUT - Land off Ruffa Lane Pickering (Pages 50 - 97)

9 17/01509/MREM - Land at Rainbow Lane Malton (Pages 98 - 142)

- 10 **17/01327/FUL - Bay Horse Inn Main Street Terrington** (Pages 143 - 163)
- 11 **17/01450/FUL - North Yorkshire Highways Depot Manor Vale Lane
Kirkbymoorside** (Pages 164 - 209)
- 12 **17/01494/HOUSE - 24 Castlegate Kirkbymoorside** (Pages 210 - 221)
- 13 **17/01513/FUL - Land off The Chase Norton** (Pages 222 - 229)
- 14 **17/01531/FUL - Outbuilding at Water Meadows Hall Drive Sand Hutton**
(Pages 230 - 248)
- 15 **Any other business**
- 16 **List of applications determined under delegated powers** (Pages 249 -
255)
- 17 **Appeals** (Pages 256 - 261)

Planning Committee

Held at Council Chamber - Ryedale House, Malton, North Yorkshire YO17 7HH
Tuesday 13 February 2018

Present

Councillors Joy Andrews, Paul Andrews, Farnell (Chairman), Goodrick, Hope, Maud, Sanderson (Substitute), Elizabeth Shields and Windress

Substitutes: Councillor J E Sanderson

In Attendance

Niamh Bonner, Gary Housden, Ellis Mortimer and Lizzie Phippard

Minutes

132 **Apologies for absence**

Apologies were received from Councillor Cleary

133 **Declarations of interest**

| Councillor | Item |
|-------------------|-------------|
| Farnell | 6 |
| J Andrews | 6, 11 |
| Maud | 6 |
| Shields | 10 |
| P Andrews | 6, 9 |
| Goodrick | 6 |
| Sanderson | 6 |

134 **Minutes**

Decision

That the minutes of the Planning Committee held on 16 January 2018 be approved and signed as a correct record.

[For 8

Against 0

Abstain 1]

135 **Urgent Business**

There was no urgent business.

136 **Schedule of items to be determined by the Committee**

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

137 **17/01281/MFUL - Land North East of Rock Cottage Pickering**

17/01281/MFUL - Erection of carriage stable with associated storage, staff facilities and service facilities for up to 40no. carriages from the running fleet, erection of workshop for the restoration of historic carriages with associated staff facilities including accommodation, formation of an additional 12no. parking spaces and formation of new vehicular access bridge to replace existing access over Pickering Beck together with additional landscaping.

Decision

PERMISSION GRANTED – Subject to conditions as recommended and final comments from the Archaeology section.

[For 7

Against 1

Abstain 1]

In accordance with the Member's Code of Conduct, Councillors Farnell, J Andrews, Maud, P Andrews, Goodrick and Sanderson declared a personal non-prejudicial but not pecuniary interest.

138 **17/00980/73 - Land to Rear of the Forge Terrington**

17/00980/73 - Variation of Condition 12 (Local Needs Occupancy) of approval 16/01227/OUT dated 15.03.2017 to add an additional bullet point to state: The obligations contained in this condition shall not be binding or enforceable against any mortgagee or any receiver appointed by such a mortgagee or any person deriving title through such as mortgagee or receiver provided always that a successor in title of such a person shall be bound by the obligations contained in this condition.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

139 **17/01369/MFUL - Land at Stamford Bridge Road Sand Hutton**

17/01369/MFUL - Change of use of land to form woodland fairy trail with erection of single storey building for use as reception, cafe, toilets, kitchen, storage and fairy museum/story telling area, formation of car parking, improvements to tracks and paths, formation of pedestrian footpaths with focal point structures and installation of foul drainage reed bed system

Decision

PERMISISON GRANTED – Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

140 **17/01077/ADV - Grass Verge off Castle Howard Road Malton**

17/01077/ADV - Erection of pole-mounted aluminium town welcome sign (retrospective).

Decision

PERMISSION GRANTED – Subject to conditions as recommended

[For 6

Against 1

Abstain 1]

In accordance with the Member's Code of Conduct, Councillor P Andrews declared a prejudicial interest and left the Meeting for the duration of the item.

141 **17/01099/FUL - Agricultural Contractors Welham Road Norton**

17/01099/FUL - Refurbishment and recladding of existing agricultural contractors buildings

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 8

Against 0

Abstain 1]

In accordance with the Member's Code of Conduct, Councillor Mrs Shields declared a personal non-pecuniary but not prejudicial interest.

142 **17/01404/HOUSE - 6 Willowgate Pickering**

17/01404/HOUSE - Erection of detached garage (revised details to refusal 17/00704/HOUSE dated 01.08.2017)

| | | |
|---|-----------|------------|
| Decision | | |
| DEFERRED – For further design negotiation. | | |
| [For 9 | Against 0 | Abstain 0] |

In accordance with the Member's Code of Conduct, Councillor J Andrews declared a personal non-pecuniary but not prejudicial interest.

143 **17/01426/FUL - Ryedale Carr Westgate Carr Road Pickering**

17/01426/FUL - Erection of a general purpose agricultural building to include the housing of livestock (retrospective application).

| | | |
|---|-----------|------------|
| Decision | | |
| PERMISSION GRANTED – Subject to conditions as recommended. | | |
| [For 8 | Against 0 | Abstain 1] |

144 **Any other Business**

There was no other business.

145 **List of applications determined under delegated powers**

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

146 **Appeals**

Members were advised of the following appeal decisions:

APP/Y2736/W/17/3185761 – Land Adj to Dhekelia, Moor Lane, Broughton

Meeting closed 20:40

Agenda Item 5

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 13/03/18

6

Application No: 17/01536/MFUL

Application Site: Land South Of Firthland Road Pickering North Yorkshire

Proposal: Erection of 24no. four bedroom dwellings, 75no. three bedroom dwellings, 50no. two bedroom dwellings and 14no. one bedroom dwellings with associated access, garaging, parking, infrastructure, landscaping and public open space

7

Application No: 17/01458/MFUL

Application Site: Leat House 71 Welham Road Norton Malton YO17 9DS

Proposal: Change of use, alteration and extension to office building (Use Class B1) to form 6no. one-bedroom and 4no. two-bedroom residential apartments (Use Class C3) following demolition of existing conservatory (revised details to approval 16/01848/FUL dated 24.04.2017)

8

Application No: 17/01500/MOUT

Application Site: Land Off Ruffa Lane Pickering North Yorkshire

Proposal: Residential development of up to 11no. dwellings with associated access (site area 0.75ha)

9

Application No: 17/01509/MREM

Application Site: Land At Rainbow Lane Malton North Yorkshire

Proposal: Erection of 18no. three bedroom dwellings, 34no. two bedroom dwellings and 4no. one bedroom dwellings with associated infrastructure and landscaping (outline approval 14/00429/MOUTE dated 24.03.2015 refers)

10

Application No: 17/01327/FUL

Application Site: Bay Horse Inn Main Street Terrington Malton North Yorkshire YO60 6PP

Proposal: External alterations to include erection of screen wall to east elevation together with erection of detached 1 bedroom managers dwelling following demolition of store building.

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 13/03/18

11

Application No: 17/01450/FUL

Application Site: North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

Proposal: Erection of 6no. three bedroom terraced dwellings along with parking areas and shared amenity space

12

Application No: 17/01494/HOUSE

Application Site: 24 Castlegate Kirkbymoorside North Yorkshire YO62 6BJ

Proposal: Erection of a part two storey/part single storey rear extension and terracing of rear garden

13

Application No: 17/01513/FUL

Application Site: Land Off The Chase Norton Malton North Yorkshire

Proposal: Erection of a two bedroom bungalow together with formation of vehicular access for 3 The Chase.

14

Application No: 17/01531/FUL

Application Site: Outbuilding At Water Meadows Hall Drive Sand Hutton Malton

Proposal: Change of use, alteration and extension of existing detached outbuilding to form a two bedroom residential dwelling together with alterations to the driveway layout.

Agenda Item 6

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: 17/01536/MFUL
Parish: Pickering Town Council
Appn. Type: Full Application Major
Applicant: Persimmon Homes (Yorkshire)(Mr Craig Woolmer)
Proposal: Erection of 24no. four bedroom dwellings, 75no. three bedroom dwellings, 50no. two bedroom dwellings and 14no. one bedroom dwellings with associated access, garaging, parking, infrastructure, landscaping and public open space
Location: Land South Of Firthland Road Pickering North Yorkshire

Registration Date: 15 January 2018
8/13 Wk Expiry Date: 16 April 2018
Overall Expiry Date: 1 March 2018
Case Officer: Rachael Balmer **Ext:** 357

CONSULTATIONS:

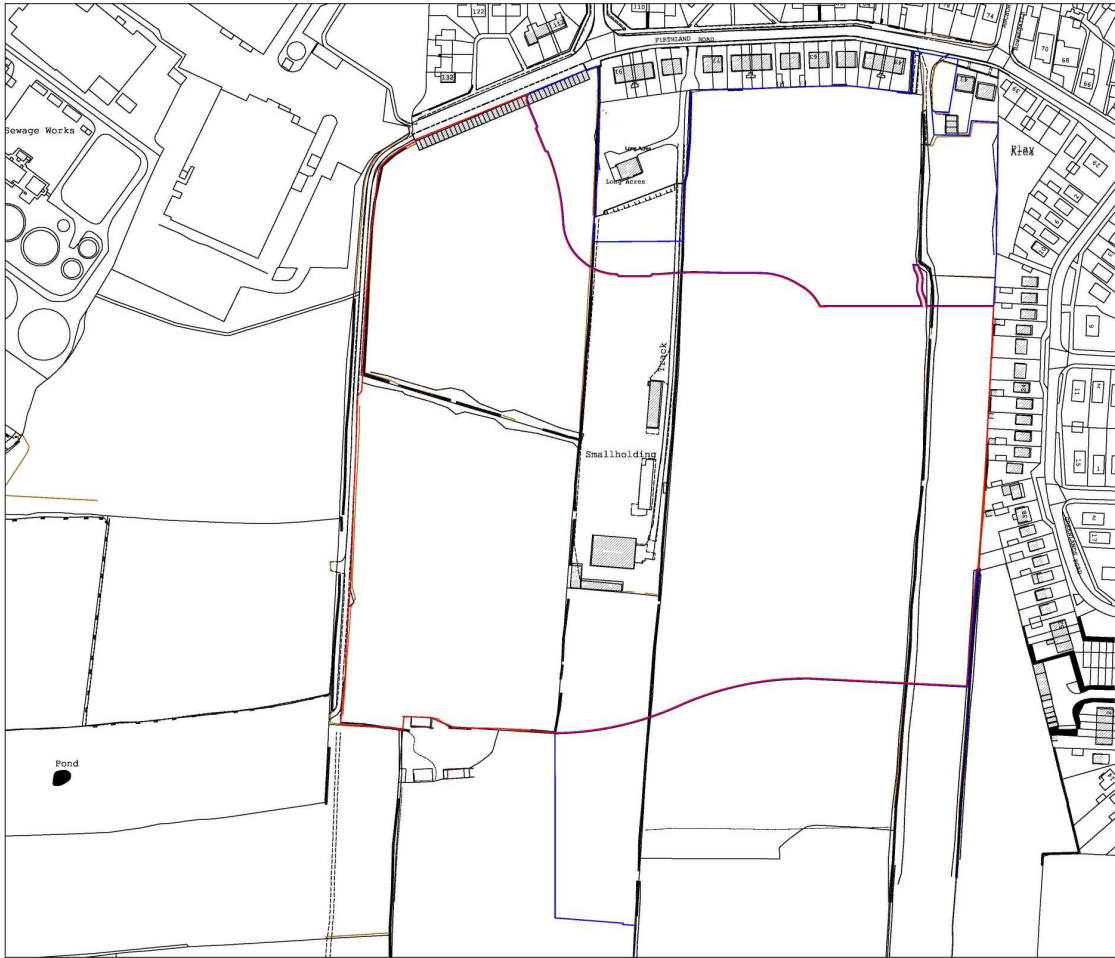
| | |
|--|------------------------------|
| Public Rights Of Way | Await response |
| Yorkshire Water Land Use Planning | Comments |
| North Yorkshire Education Authority | Comments |
| Countryside Officer | Comments and recommendations |
| Designing Out Crime Officer (DOCO) | Recommendations |
| Archaeology Section | Recommend conditions |
| Environmental Health Officer | Recommend condition |
| Housing Services | Comments and support |
| Sustainable Places Team (Environment-Agency Yorkshire Area) | Await response |
| Yorkshire Housing | Recommends approval |
| Vale Of Pickering Internal Drainage Boards | Objections |
| Parish Council | Objections |
| Highways North Yorkshire | Await response |
| North Yorkshire Education Authority | Additional comments |
| Lead Local Flood Authority | Comments and recommendations |

Neighbour responses: Mrs S Russell, Mr And Mrs Holtby, L Keld, Richard Kimmings, Dr Paul Robb, Mr Bruce Corfe, Mrs Kathy Nicol, Mr David Hutchinson, Mr Richard Kimmings, Miss Amanda Fields, Mr & Mrs Lawrence, Mr E J Putniorz,

In total this application is for the erection of 163 dwellings with associated garaging, parking, amenity areas, open space, ecological area, landscaping, associated infrastructure and the formation of vehicular access onto Firthland Road, Pickering. The application is a Major application and will ultimately be determined by Planning Committee. At this stage, there are some key technical consultees outstanding and it is not possible therefore to present a full Officer report to Members, or to determine the application at the present time. The application has, however, already generated significant level of interest and in the interests of making timely progress, Officers consider that it would be beneficial if


Members undertook a Site Inspection in order obtain a greater understanding of the site and its surroundings as large parts of the site are not open to public view. It is anticipated that a full Officer report will be presented to a future meeting of the Planning Committee.

RECOMMENDATION: **Site Inspection**



VALID 15.01.2018

It is the responsibility of the client to ensure that the information provided is accurate and complete. The client is advised to seek professional advice before using this information for any purpose.

| | |
|---|---------------------------|
| A 100/17 Not the boundary updated AUG | |
| Revisions | |
| Development Firthland Road Pickering Phase 2 | |
| Drawing Title Site Location Plan | |
|  Parkman Homes Yorkshire Planning Design Full-Service 01753 60111 Tel: 01753 60111 Fax: 01753 60112 www.parkmanhomes.com | |
| Client: 11026 @ A1 | Drawn: JAB Date: Dec 2017 |
| File: F:\Projects\11026 @ A1\11026 @ A1_Site Location Plan.dwg | |
| Drawing No: 001 | Rev: A |

Item Number: 7
Application No: 17/01458/MFUL
Parish: Norton Town Council
Appn. Type: Full Application Major
Applicant: Willow Developments Ltd (Mr Wayne Butler)
Proposal: Change of use, alteration and extension to office building (Use Class B1) to form 6no. one-bedroom and 4no. two-bedroom residential apartments (Use Class C3) following demolition of existing conservatory (revised details to approval 16/01848/FUL dated 24.04.2017)
Location: Leat House 71 Welham Road Norton Malton YO17 9DS
Registration Date: 18 December 2017
8/13 Wk Expiry Date: 19 March 2018
Overall Expiry Date: 1 February 2018
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

| | |
|---|---|
| Countryside Officer | Condition recommended |
| Designing Out Crime Officer (DOCO) | Recommendations |
| Highways North Yorkshire | No objections |
| Parish Council | No objections subject to listing status |

Neighbour responses: No responses received

SITE:

Leat House is a Grade II Listed Building situated within a corner plot at the junction of Beechwood Road and Welham Road.

POLICIES:

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

PROPOSAL:

The proposal seeks approval for the ‘Change of use, alteration and extension to office building (Use Class B1) to form 6no. one-bedroom and 4no. two-bedroom residential apartments (Use Class C3) following demolition of existing conservatory (revised details to approval 16/01848/FUL dated 24.04.2017). ‘

This presents an alteration to the recently approved scheme and forms a major application due to the number of apartments present. The main differences in this application relate to:

- The provision of a further 10th apartment in a proposed single storey extension within the footprint of the previously demolished building.
- Demolition of a small section of the south eastern, comprising moderns building fabric.
- Internal alterations in relation to altered layouts, in the form of stud walls, new doorways and blocking up of existing doorways.
- Replacement of a small staircase leading to the second floor.

HISTORY:

There is extensive planning history regarding the site, dating from 1975 - 1995. The building has been empty for approximately 4 years and has had multiple uses, including officers, a hotel, a bed and breakfast, private dwelling units and a convalescent house.

The most relevant recent planning history related to this property is the following:

16/01848/FUL: Change of use and alterations to office building (Use Class B1) to form 4no. one-bedroom and 5no. two-bedroom residential apartments (Use Class C3) following demolition of existing conservatory and single storey extensions to front and east elevations. Approved

16/01849/LBC: External alterations to all elevations to include demolition of existing conservatory and single storey extensions, removal of fire escape, installation of 6no. timber windows and 2no. timber-framed double doors and re-rendering of east elevation wall together with alterations to internal layout to form 9no. residential apartments. Approved

17/00866/FUL: Erection of single storey extension to east elevation to form a boiler room following the previously approved demolition of existing extensions. Approved

17/00879/LBC: Erection of single storey extension to east elevation to form a boiler room following the previously approved demolition of existing extensions. Approved

The following associated Listed Building Consent is also being pending consideration:

17/01459/LBC: External alterations to all elevations to include demolition of existing conservatory and single storey extensions, removal of fire escape, 1no. new window opening, alterations to some windows and doors and re-rendering of east elevation wall together with alterations to internal layout to form 10no. residential apartments (revised details to approval 16/01849/LBC dated 24.04.2017)

APPRAISAL:

The main considerations to be taken into account are:

- i. The Principle of Development
- ii. Impact upon the Grade II Listed Building
- iii. Impact upon neighbouring amenity
- iv. Access and Highway safety
- v. Trees
- vi. Other Matters, including Consultation Responses

i) Principle

The principle of conversion of this listed building to provide apartments has already been established and an extant permission, 16/01848/FUL is present. As noted this application is a resubmission for the provision of 10 apartments, rather than the originally approved 9.

The proposal also incorporates internal alterations to the proposed layout of the apartments upon that which was originally approved.

ii) Impact upon the Grade II Listed Building

The Council's Conservation Specialist and the Case Officer undertook a site visit, where the Conservation Specialist made the following response noting 'no objection in principle, design concerns in relation to apartment 10' in respect of the original design as part of the associated Listed Building Application, however it is considered relevant to include within this report also as a material planning consideration:

"Leat House is a Grade II Listed Building built as a private house and subsequently a hotel at the date of listing. For clarification, the list description uses the address 'Beechwood Road' rather than Welham Road. The house dates from the mid-late 18th century, extended in the early 19th century remodelled and further extension in the late 19th century. Subsequent additions and alterations have also occurred in the 20th century. It is apparent that there are many different build phases within the property. The house seems to have been built as a 3 storey 4 window property possibly with an earlier (or subservient)

stone section to the rear. A substantial brick extension was subsequently built to the west of these buildings with a later 2 storey brick lean to added to the north-east and 2 storey extension added to the north-centre, a narrow 2 storey brick and tile hung extension added further to the west. A prominent conservatory is located to the south-east of the building. This is likely to have been a 19th century structure but has been substantially re-built and its form augmented with 20th century accretions and additions. Further ancillary buildings lie to the east of this formerly a boiler house possibly associated with the horticultural use of the conservatory. The spine wall of the conservatory separates the conservatory from the lean-to buildings to the north. These are possibly loosely 19th century in form, but have been re-formed to create shallow pitched lean-to structures in the late 20th century. A substantial timber porch has been built on the front of the listed building. Internally there is north/south circulation in the form of the entrance foyer and staircase, and a secondary east/west corridor in the eastern end of the building. Large reception rooms dominate the ground floor with some unfortunate office subdivision and extension to the south eastern principle room. The building has also been an office, and a convalescent home and has been unoccupied for c. 4 years. Planning Permission and Listed Building Consent were granted in 2016 for the change of use of the building from offices to 9 residential apartments for which development has commenced. The building stands in grounds which have provided car parking/gardens.

The above application proposes 'External alterations to all elevations to include demolition of existing conservatory and single storey extensions, removal of fire escape, 1no. new window opening, alterations to some windows and doors, and re-rendering of east elevation wall together with alterations to internal layout to form 10 no. residential apartments (revised details to approval 16/01849/lbc dated 24.04.2017)

This application seeks to re-configure some of the previously approved apartments and include an extra apartment where the former conservatory and lean-to structures were. I have no objection to the re-configuration of the internal spaces which respond to the internal qualities of the listed building. I do however have some concern with the design of the new window w68 as this is located in the spine wall of the former conservatory and should respond to the differing hierarchies within the listed building and the differing qualities of the architecture. In my opinion this could be a 'transition' window between the polite face of the listed building and the new 21st century appearance of apartment 10.

Apartment 10 is located to the east of the listed building partly where the former conservatory was located and partly in the space that lean-to's occupied behind the conservatory. Historically, it is likely that this area had been horticultural as there was a spine wall with a glazed structure to the south and mass walled slated brick 'bothy' type structures to the north and east. In the late 20th century, it appears that the bothies have been re-built in an elongated extended form that is unsympathetic to the character of the listed building. In the previous scheme the unsympathetic lean-to's were proposed for demolition which was supported. Subsequently, a modest boiler house was proposed in the location of the unsympathetic lean-to's.

The proposed footprint of Apartment 10 seeks to replicate the former late 20th century unsympathetic lean-to and in addition, augment it with additional building.

In my opinion this design does not respond to a character that would be sympathetic to the special interest of the listed building. This is an area of potential interest in that it had a horticultural idiom with glazed structures to the south of the spine wall and bothy structures to the north of the spine wall. This could be used to inform design however the proposed design seems to be an unfortunate and awkward assemblage of horticulture, late 20th century unsympathetic lean-to's and additional build in order to achieve 2 bedrooms. The projection to the south of the spine wall seems to be too short and stunted and does not adequately reference the proportions or roof pitch of a traditional glazed lean-to. The walling is too heavy and does not reference the light appearance and glazed nature of the previous structure. In addition, the use of stone does not relate to the diminishing hierarchies of the site and the former use of brick in this location. The structure to the north of the spine wall is too long giving it an unfortunate shallow roof pitch and takes its reference from a building that is unsympathetic to the listed building. Traditional materials of slate and brick could be used on the north side."

An email was received from the agent on the 1st February to highlight in relation to window no. 68 that it was part of a previously approved scheme and the Building Conservation Specialist responded to note that on balance, this could therefore be considered acceptable to retain in any revised scheme.

Revised plans were received on the 16th February 2018, which indicate a more appropriately designed Apartment 10, with a more functional/horticultural appearance and the Building Conservation Specialist confirmed that the revised plans had overcome her previous concerns.

It is therefore considered that this revised proposal would not result in harm to the character and significance of this heritage asset in accordance with Policy SP12 Heritage of the Ryedale Plan, Local Plan Strategy and national policy.

iii) Impact upon neighbouring amenity

It is considered that due to there being an existing building on the site, the position of the proposed openings, the existing boundary treatments and the overall visual improvement of the building and the site, there will not be a material adverse impact upon neighbouring occupiers. This is in terms of being overbearing in presence, causing loss of light or loss of privacy, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

iv) Access and Highway safety

The parking layout remains in the same location as the previously approved plans for approved application 16/01848/FUL. It is noted that the most recent site plan illustrates the parking provision being reduced by 1 space to 14 spaces, in order to facilitate the provision of 2 disabled parking spaces, which themselves, require additional space.

A consultation response confirms that North Yorkshire Highways Team have no objections to the proposal, subject to the previous conditions being updated and repeated.

Conditions 9 and 10, rather than requiring further precommencement information to be submitted indicate that otherwise agreed in writing with the Local Planning Authority, these details shall be as per the information submitted to discharge Conditions 3 and 4 of approved application 16/01858/FUL discharged under conditions application 17/00981/COND.

v) Impact upon Trees

The design and access statement notes that the revised scheme will have no impact upon the trees and this correlates with Officer opinion. However it is noted that some trees have been removed since the previous application, although as this site does not lie in a Conservation Area, there was no statutory protection afforded to these trees. A tree survey was submitted in respect of the site, produced in 2016 by JCA Arboricultural and Ecological Consultants (Ref 13008T.)

It is not considered appropriate to require a landscaping scheme for this proposed development, given that there would be limited alterations to the external appearance of the building, aside from the erection of the single storey extension to the eastern elevation. Overall it is considered that this proposal would result in a significant enhancement to the character of the area.

One protected Beech tree, subject to a tree preservation order was situated to the south of Leat House, outside of the red line plan which indicates ownership and it is noted that this tree appears in Council records to be associated with 69a Welham Road, not the application site. A site visit indicates that this protected tree has been removed and therefore the Countryside Officer has been made aware of this issue for investigation and members will be updated at the Committee Meeting.

The extension to form Apartment 10 would be located within close proximity to two existing trees and the canopy spread of these trees would partly be located over this proposed extension, which would result in concerns in relation to their root protection during the construction phase. It is however important to note that the proposed extension, whilst in close proximity to these trees spans no closer to

these trees than the previous development, which was demolished. The Council's Countryside Specialist has been consulted with regard to this application and has recommended a condition in relation to root protection.

It is noted that the previously approved scheme incorporated no alterations to the car parking areas, as confirmed by the agent and no alteration to this area proposed for the current application. The agent has reconfirmed this to be the case for this current application.

It is therefore considered that subject to the proposed condition, there will be no adverse impact upon the trees within the site. It is noted that previously no condition in relation to landscaping was requested and it is considered acceptable in this instance to be consistent with this approach.

vi) Other Matters, including Consultation Responses

It is noted that no overall objection was received from Police Architectural Liaison Officer, however comments were received seeking the inclusion of a secure cycle storage unit within the scheme.

The agent confirmed that this was not a requirement of the previous scheme for 9 units and that this secure cycle storage could be achieved by future residents within the communal areas. On balance, it is considered that this approach is acceptable, given the level of communal space available it is likely that future occupiers may prefer this approach.

The Parish Council have confirmed no objection to the proposal. They did note the listing status of the building should be checked to ensure the fenestration and shell of the property were protected. It is noted that by nature of its listing, any works to Leat House that formed material alterations, including to the external appearance and fenestration would require listed building consent through the formal application process.

No other letters of representation have been received.

It is therefore considered that the proposal for the altered 10 apartments remains acceptable and subject to the recommended conditions, continues to accord with Policies SP1, SP2, SP9, SP12, SP19, SP20 of the Ryedale Plan Local Plan Strategy.

RECOMMENDATION: Approval

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

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

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

Site Location Plan

Elevation Survey - Leat House Sheet 1 of 2 (Drawing no WCG/0523T/12)

Elevation Survey - Leat House Sheet 2 of 2 (Drawing no WCG/0523E/2:2)

Internal Measured Survey Leat House - Ground Floor (Drawing no WCG/0523GF/1:1)

Internal Measured Survey Leat House - First Floor (Drawing no WCG/0523FF/1:1)

Internal Measured Survey Leat House - Second Floor (Drawing no WCG/0523SF/1:1)

Ground Floor Plans - As Proposed (Drawing no. W102.01.15 Rev M)

First Floor Plans - As Proposed (Drawing no. W102.01.16 Rev L)

Second Floor Plans - As Proposed (Drawing no. W102.01.17 Rev E)

Elevation A - As Proposed (Drawing no. W102.01.18 Rev K)

Elevation B - As Proposed (Drawing no. W102.01.19 Rev D)

Elevation C - As Proposed (Drawing no. W102.01.20 Rev F)

Elevation D - As Proposed (Drawing no. W102.01.21 Rev K)
Site Plan - As Proposed (Drawing no. W102.01.14 Rev E)

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

- 3 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. These materials should include re-pointing if undertaken and rainwater goods.

Reason: To ensure a satisfactory external appearance of the Listed Building 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 and include cross sections.

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

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

Reason: To ensure an appropriate appearance of the Listed Building 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: Heritage Statement - Leat House, Norton dated November 2017 carried out by 2RB Planning (Rachael Bartlett).

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

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

- 8 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number W102.01.14 Rev D. 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 interest of safety and the general amenity of the development.

- 9 Unless otherwise approved in writing by the Local Planning Authority, precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site shall be as per the details submitted to and approved in writing by the Local Planning Authority in relation to Condition 3 of approved scheme 16/01848/FUL, discharged under conditions application 17/00981/COND.

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

- 10 Unless approved otherwise in writing by the Local Planning Authority the establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site shall undertaken as per the details submitted to and approved in writing by the Local Planning Authority for Condition 4 of approved scheme 16/01848/FUL, discharged under conditions application 17/00981/COND for the provision of:
- on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - on-site materials storage area capable of accommodating all materials required for the operation of the site.
 - The approved areas shall be kept available for their intended use at all times that construction works are in operation.

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

- 11 Before being hereby approved, details of the form and position of fencing, which shall comply in full with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations, for the protection of those trees, shrubs and natural features not scheduled for removal shall be submitted to and be to the written approval of the Local Planning authority, and such fencing shall be erected in the positions approved before the development is commenced and thereafter retained until such completion of the development, to the approval of the local Planning authority.
Hereafter, the fencing shall be referred to as the 'approved protection zone'.

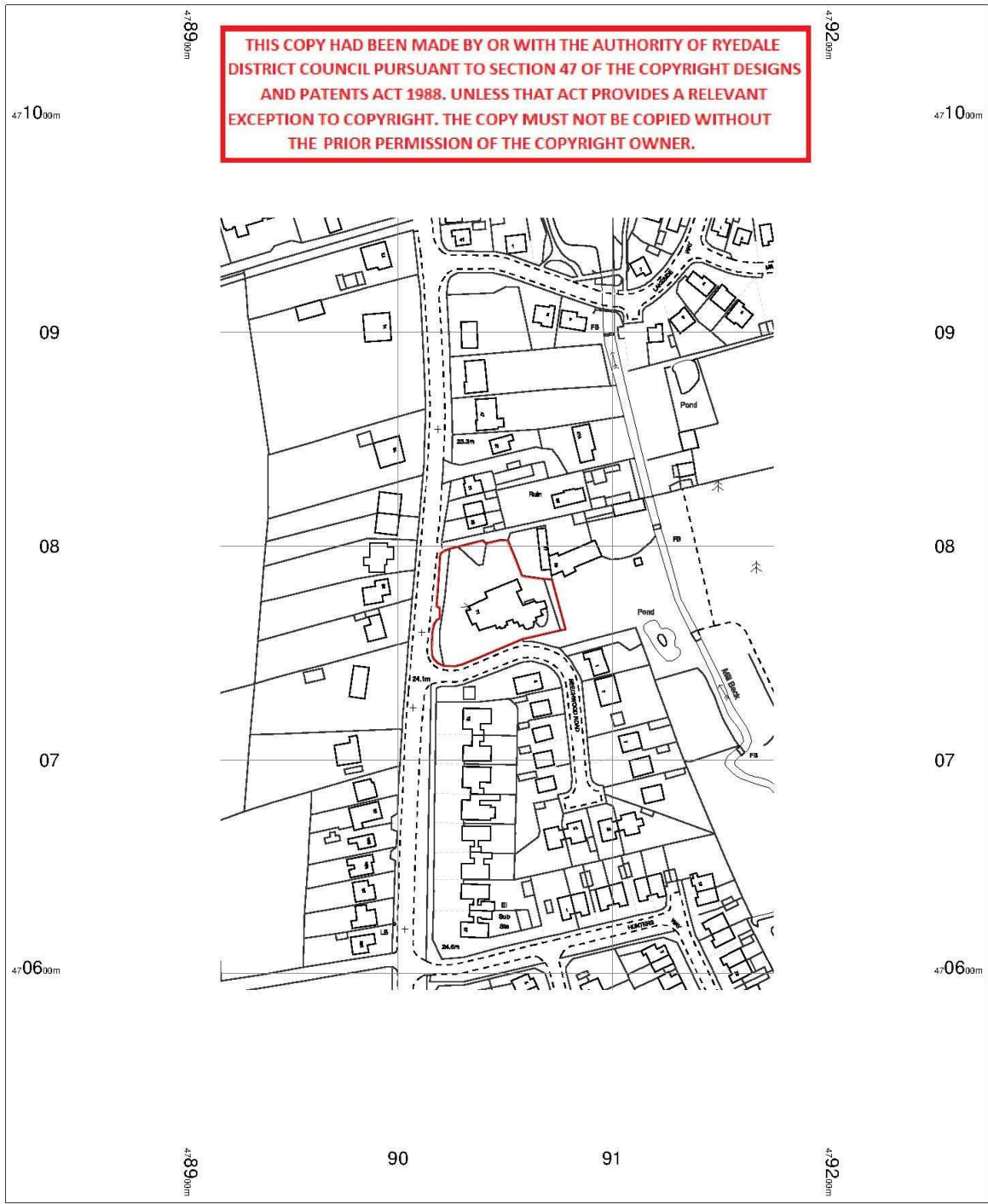
Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to local plan policy SP13, coupled with paragraphs 17,117, and 118 of the National Planning policy Framework 2012.

INFORMATIVE(S)

- All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under section 41/42 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as Amended) and applied to whoever carried out the work.
Contact details: Natural England, 4th Floor, Foss House, Kings Pool, 1 - 2 Peasholme Green, York, YO1 7PX Tel: 0300 060 1911
- The applicant's attention is drawn to the detailed security recommendations made within the consultation response received from the Police Architectural Liaisons Officers dated 22nd January 2018.

Location Plan

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.



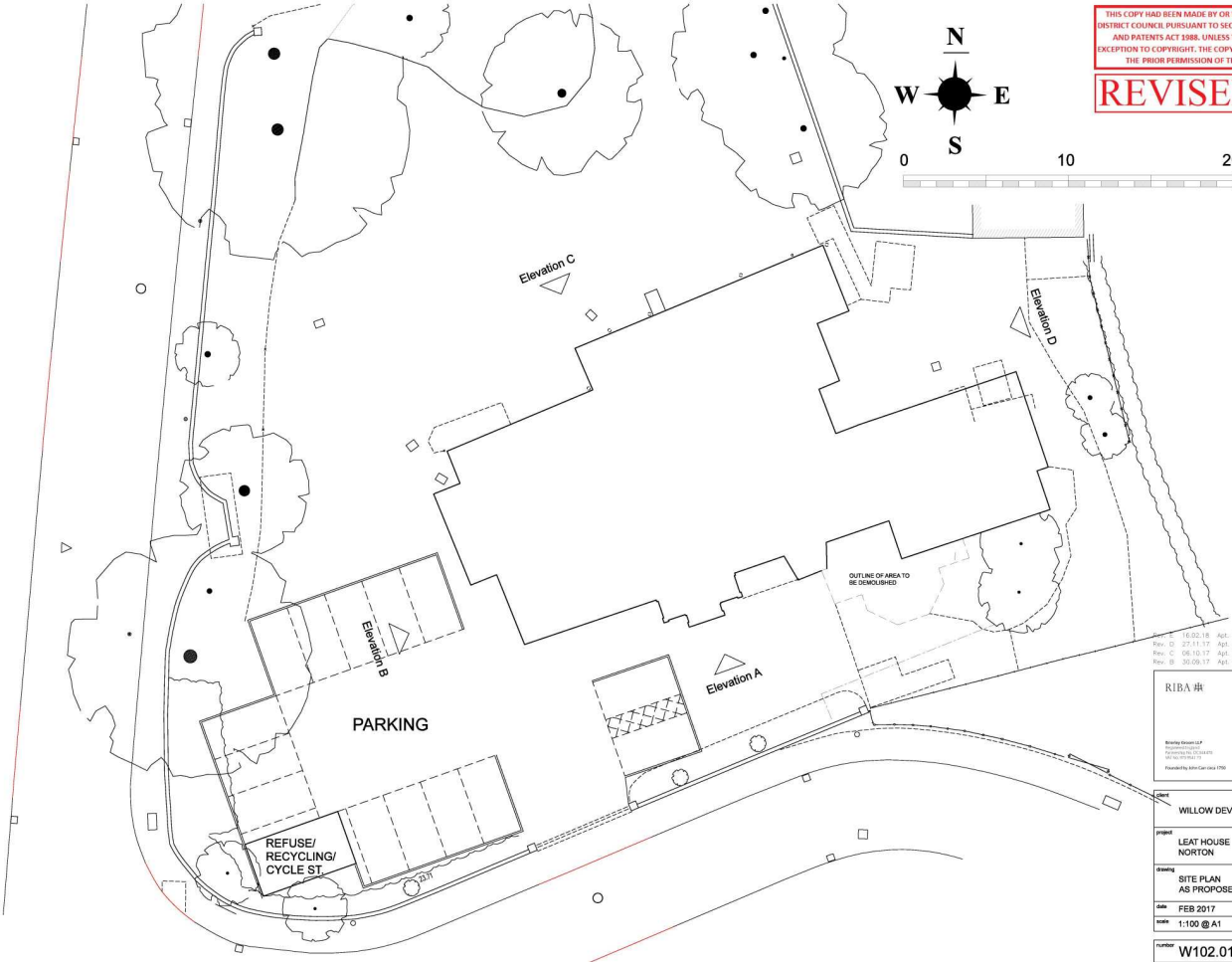
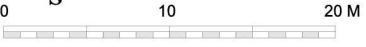
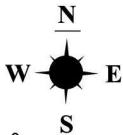
OS MasterMap 1250/2500/10000 scale
 03 November 2016, ID: BW1-00573487
 maps.blackwell.co.uk
 1:2500 scale print at A4, Centre: 479046 E, 470773 N
 ©Crown Copyright and database rights 2016 OS
 100019980



BLACKWELL'S
 www.blackwellmapping.co.uk
 TEL: 0113 245 2623
 comments@maps.blackwell.co.uk

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.

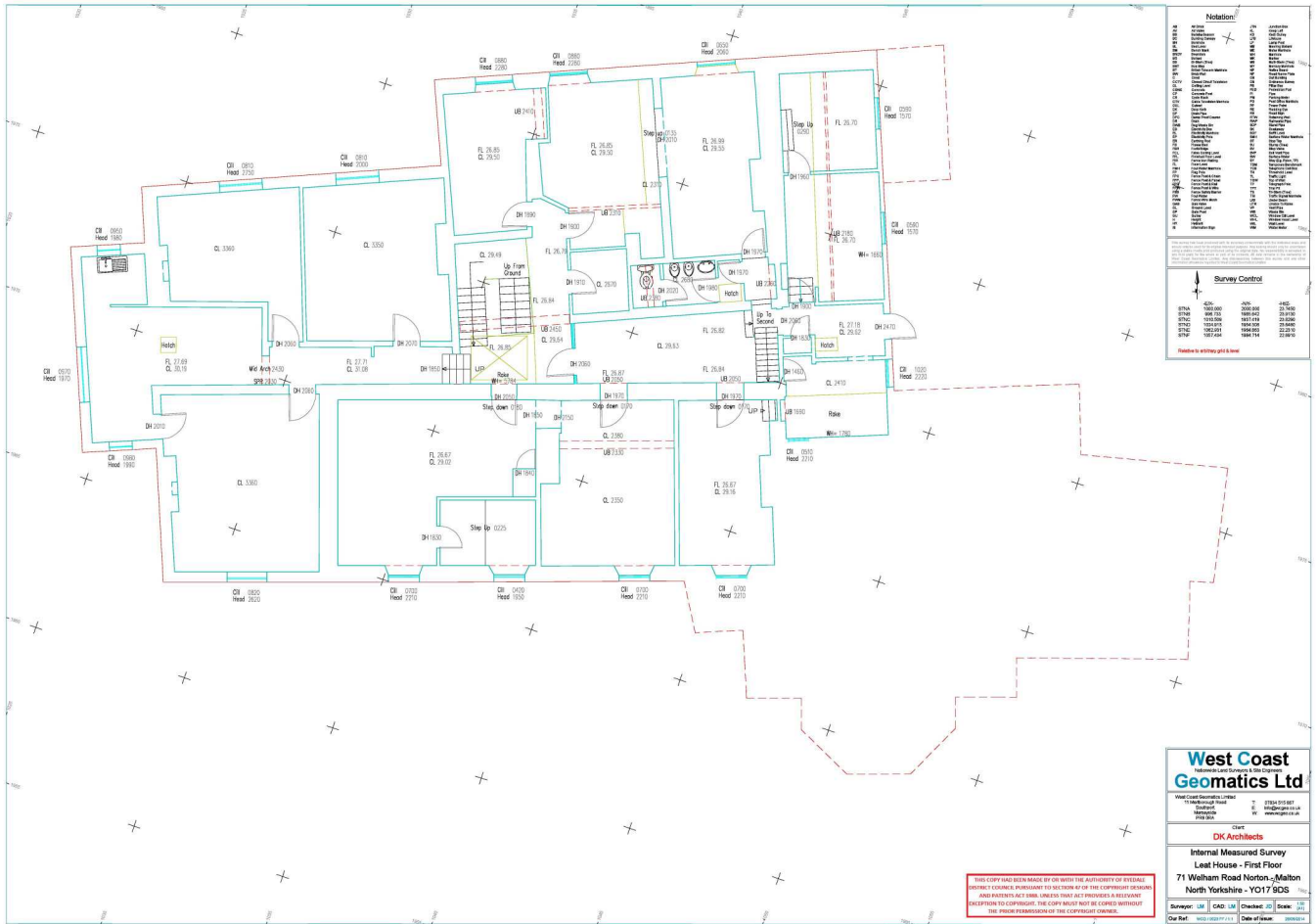
REVISED PLAN



Rev. C 18.02.18 App. 10 amended
 Rev. D 27.11.17 App. 10 amended
 Rev. C 06.10.17 App. 10 bay added; refuse noted
 Rev. B 30.09.17 App. 10 added

RIBA # 
BrierleyGroom
Architects
 Brierley House Ltd
 238/239 The Hayes, Haywards Road
 Northampton NN4 6JG
 01603 700000
 www.brierleygroom.com

| | | | |
|---------|------------|--------------------------|---|
| client | | WILLOW DEVELOPMENTS LTD | |
| project | | LEAT HOUSE NORTON | |
| drawing | | SITE PLAN AS PROPOSED | |
| date | FEB 2017 | status | |
| scale | 1:100 @ A1 | revision | E |
| number | W102.01.14 | | |



Notation

| | |
|----|-----------------------|
| 1 | External Wall |
| 2 | Internal Wall |
| 3 | Window |
| 4 | Door |
| 5 | Staircase |
| 6 | Roof |
| 7 | Floor |
| 8 | Ceiling |
| 9 | Structural Column |
| 10 | Structural Beam |
| 11 | Structural Wall |
| 12 | Structural Slab |
| 13 | Structural Foundation |
| 14 | Structural Core |
| 15 | Structural Staircase |
| 16 | Structural Lift |
| 17 | Structural Ramp |
| 18 | Structural Escalator |
| 19 | Structural Staircase |
| 20 | Structural Lift |
| 21 | Structural Ramp |
| 22 | Structural Escalator |
| 23 | Structural Staircase |
| 24 | Structural Lift |
| 25 | Structural Ramp |
| 26 | Structural Escalator |
| 27 | Structural Staircase |
| 28 | Structural Lift |
| 29 | Structural Ramp |
| 30 | Structural Escalator |

Survey Control

| | | | |
|-------|---------|---------|---------|
| BM 1 | 100.000 | 100.000 | 100.000 |
| BM 2 | 100.000 | 100.000 | 100.000 |
| BM 3 | 100.000 | 100.000 | 100.000 |
| BM 4 | 100.000 | 100.000 | 100.000 |
| BM 5 | 100.000 | 100.000 | 100.000 |
| BM 6 | 100.000 | 100.000 | 100.000 |
| BM 7 | 100.000 | 100.000 | 100.000 |
| BM 8 | 100.000 | 100.000 | 100.000 |
| BM 9 | 100.000 | 100.000 | 100.000 |
| BM 10 | 100.000 | 100.000 | 100.000 |

Made in AutoCAD 2011

West Coast Geomatics Ltd
 71 Wolham Road Norton, Malton
 North Yorkshire - YO17 6DS

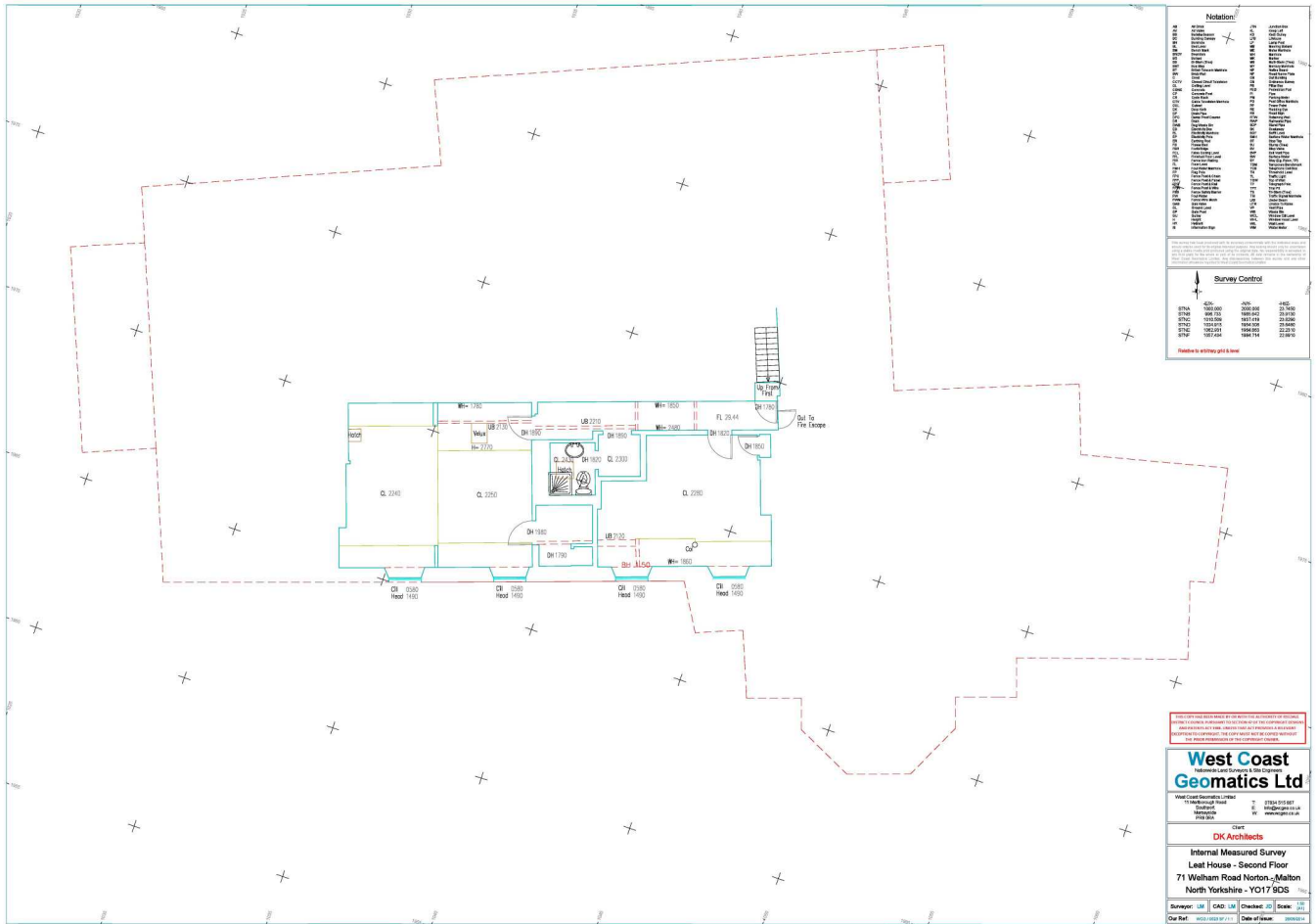
DK Architects

Internal Measured Survey
 Lead House - First Floor

71 Wolham Road Norton, Malton - North Yorkshire - YO17 6DS

Surveyor: [Name] CAD: [Name] Checked: [Name] Scale: 1:100
 Our Ref: [Number] Date of Issue: [Date]

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF WESTCOAST GEOMATICS LIMITED PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988. UNLESS STATED OTHERWISE, THIS COPY 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.



Notation

| | | | |
|-----|------|------|------|
| 1 | 1000 | 1000 | 1000 |
| 2 | 1000 | 1000 | 1000 |
| 3 | 1000 | 1000 | 1000 |
| 4 | 1000 | 1000 | 1000 |
| 5 | 1000 | 1000 | 1000 |
| 6 | 1000 | 1000 | 1000 |
| 7 | 1000 | 1000 | 1000 |
| 8 | 1000 | 1000 | 1000 |
| 9 | 1000 | 1000 | 1000 |
| 10 | 1000 | 1000 | 1000 |
| 11 | 1000 | 1000 | 1000 |
| 12 | 1000 | 1000 | 1000 |
| 13 | 1000 | 1000 | 1000 |
| 14 | 1000 | 1000 | 1000 |
| 15 | 1000 | 1000 | 1000 |
| 16 | 1000 | 1000 | 1000 |
| 17 | 1000 | 1000 | 1000 |
| 18 | 1000 | 1000 | 1000 |
| 19 | 1000 | 1000 | 1000 |
| 20 | 1000 | 1000 | 1000 |
| 21 | 1000 | 1000 | 1000 |
| 22 | 1000 | 1000 | 1000 |
| 23 | 1000 | 1000 | 1000 |
| 24 | 1000 | 1000 | 1000 |
| 25 | 1000 | 1000 | 1000 |
| 26 | 1000 | 1000 | 1000 |
| 27 | 1000 | 1000 | 1000 |
| 28 | 1000 | 1000 | 1000 |
| 29 | 1000 | 1000 | 1000 |
| 30 | 1000 | 1000 | 1000 |
| 31 | 1000 | 1000 | 1000 |
| 32 | 1000 | 1000 | 1000 |
| 33 | 1000 | 1000 | 1000 |
| 34 | 1000 | 1000 | 1000 |
| 35 | 1000 | 1000 | 1000 |
| 36 | 1000 | 1000 | 1000 |
| 37 | 1000 | 1000 | 1000 |
| 38 | 1000 | 1000 | 1000 |
| 39 | 1000 | 1000 | 1000 |
| 40 | 1000 | 1000 | 1000 |
| 41 | 1000 | 1000 | 1000 |
| 42 | 1000 | 1000 | 1000 |
| 43 | 1000 | 1000 | 1000 |
| 44 | 1000 | 1000 | 1000 |
| 45 | 1000 | 1000 | 1000 |
| 46 | 1000 | 1000 | 1000 |
| 47 | 1000 | 1000 | 1000 |
| 48 | 1000 | 1000 | 1000 |
| 49 | 1000 | 1000 | 1000 |
| 50 | 1000 | 1000 | 1000 |
| 51 | 1000 | 1000 | 1000 |
| 52 | 1000 | 1000 | 1000 |
| 53 | 1000 | 1000 | 1000 |
| 54 | 1000 | 1000 | 1000 |
| 55 | 1000 | 1000 | 1000 |
| 56 | 1000 | 1000 | 1000 |
| 57 | 1000 | 1000 | 1000 |
| 58 | 1000 | 1000 | 1000 |
| 59 | 1000 | 1000 | 1000 |
| 60 | 1000 | 1000 | 1000 |
| 61 | 1000 | 1000 | 1000 |
| 62 | 1000 | 1000 | 1000 |
| 63 | 1000 | 1000 | 1000 |
| 64 | 1000 | 1000 | 1000 |
| 65 | 1000 | 1000 | 1000 |
| 66 | 1000 | 1000 | 1000 |
| 67 | 1000 | 1000 | 1000 |
| 68 | 1000 | 1000 | 1000 |
| 69 | 1000 | 1000 | 1000 |
| 70 | 1000 | 1000 | 1000 |
| 71 | 1000 | 1000 | 1000 |
| 72 | 1000 | 1000 | 1000 |
| 73 | 1000 | 1000 | 1000 |
| 74 | 1000 | 1000 | 1000 |
| 75 | 1000 | 1000 | 1000 |
| 76 | 1000 | 1000 | 1000 |
| 77 | 1000 | 1000 | 1000 |
| 78 | 1000 | 1000 | 1000 |
| 79 | 1000 | 1000 | 1000 |
| 80 | 1000 | 1000 | 1000 |
| 81 | 1000 | 1000 | 1000 |
| 82 | 1000 | 1000 | 1000 |
| 83 | 1000 | 1000 | 1000 |
| 84 | 1000 | 1000 | 1000 |
| 85 | 1000 | 1000 | 1000 |
| 86 | 1000 | 1000 | 1000 |
| 87 | 1000 | 1000 | 1000 |
| 88 | 1000 | 1000 | 1000 |
| 89 | 1000 | 1000 | 1000 |
| 90 | 1000 | 1000 | 1000 |
| 91 | 1000 | 1000 | 1000 |
| 92 | 1000 | 1000 | 1000 |
| 93 | 1000 | 1000 | 1000 |
| 94 | 1000 | 1000 | 1000 |
| 95 | 1000 | 1000 | 1000 |
| 96 | 1000 | 1000 | 1000 |
| 97 | 1000 | 1000 | 1000 |
| 98 | 1000 | 1000 | 1000 |
| 99 | 1000 | 1000 | 1000 |
| 100 | 1000 | 1000 | 1000 |

Survey Control

| Point | Code | Easting | Northing |
|-------|------|---------|----------|
| 1 | 1000 | 1000000 | 1000000 |
| 2 | 1000 | 1000000 | 1000000 |
| 3 | 1000 | 1000000 | 1000000 |
| 4 | 1000 | 1000000 | 1000000 |
| 5 | 1000 | 1000000 | 1000000 |
| 6 | 1000 | 1000000 | 1000000 |
| 7 | 1000 | 1000000 | 1000000 |
| 8 | 1000 | 1000000 | 1000000 |
| 9 | 1000 | 1000000 | 1000000 |
| 10 | 1000 | 1000000 | 1000000 |
| 11 | 1000 | 1000000 | 1000000 |
| 12 | 1000 | 1000000 | 1000000 |
| 13 | 1000 | 1000000 | 1000000 |
| 14 | 1000 | 1000000 | 1000000 |
| 15 | 1000 | 1000000 | 1000000 |
| 16 | 1000 | 1000000 | 1000000 |
| 17 | 1000 | 1000000 | 1000000 |
| 18 | 1000 | 1000000 | 1000000 |
| 19 | 1000 | 1000000 | 1000000 |
| 20 | 1000 | 1000000 | 1000000 |
| 21 | 1000 | 1000000 | 1000000 |
| 22 | 1000 | 1000000 | 1000000 |
| 23 | 1000 | 1000000 | 1000000 |
| 24 | 1000 | 1000000 | 1000000 |
| 25 | 1000 | 1000000 | 1000000 |
| 26 | 1000 | 1000000 | 1000000 |
| 27 | 1000 | 1000000 | 1000000 |
| 28 | 1000 | 1000000 | 1000000 |
| 29 | 1000 | 1000000 | 1000000 |
| 30 | 1000 | 1000000 | 1000000 |
| 31 | 1000 | 1000000 | 1000000 |
| 32 | 1000 | 1000000 | 1000000 |
| 33 | 1000 | 1000000 | 1000000 |
| 34 | 1000 | 1000000 | 1000000 |
| 35 | 1000 | 1000000 | 1000000 |
| 36 | 1000 | 1000000 | 1000000 |
| 37 | 1000 | 1000000 | 1000000 |
| 38 | 1000 | 1000000 | 1000000 |
| 39 | 1000 | 1000000 | 1000000 |
| 40 | 1000 | 1000000 | 1000000 |
| 41 | 1000 | 1000000 | 1000000 |
| 42 | 1000 | 1000000 | 1000000 |
| 43 | 1000 | 1000000 | 1000000 |
| 44 | 1000 | 1000000 | 1000000 |
| 45 | 1000 | 1000000 | 1000000 |
| 46 | 1000 | 1000000 | 1000000 |
| 47 | 1000 | 1000000 | 1000000 |
| 48 | 1000 | 1000000 | 1000000 |
| 49 | 1000 | 1000000 | 1000000 |
| 50 | 1000 | 1000000 | 1000000 |
| 51 | 1000 | 1000000 | 1000000 |
| 52 | 1000 | 1000000 | 1000000 |
| 53 | 1000 | 1000000 | 1000000 |
| 54 | 1000 | 1000000 | 1000000 |
| 55 | 1000 | 1000000 | 1000000 |
| 56 | 1000 | 1000000 | 1000000 |
| 57 | 1000 | 1000000 | 1000000 |
| 58 | 1000 | 1000000 | 1000000 |
| 59 | 1000 | 1000000 | 1000000 |
| 60 | 1000 | 1000000 | 1000000 |
| 61 | 1000 | 1000000 | 1000000 |
| 62 | 1000 | 1000000 | 1000000 |
| 63 | 1000 | 1000000 | 1000000 |
| 64 | 1000 | 1000000 | 1000000 |
| 65 | 1000 | 1000000 | 1000000 |
| 66 | 1000 | 1000000 | 1000000 |
| 67 | 1000 | 1000000 | 1000000 |
| 68 | 1000 | 1000000 | 1000000 |
| 69 | 1000 | 1000000 | 1000000 |
| 70 | 1000 | 1000000 | 1000000 |
| 71 | 1000 | 1000000 | 1000000 |
| 72 | 1000 | 1000000 | 1000000 |
| 73 | 1000 | 1000000 | 1000000 |
| 74 | 1000 | 1000000 | 1000000 |
| 75 | 1000 | 1000000 | 1000000 |
| 76 | 1000 | 1000000 | 1000000 |
| 77 | 1000 | 1000000 | 1000000 |
| 78 | 1000 | 1000000 | 1000000 |
| 79 | 1000 | 1000000 | 1000000 |
| 80 | 1000 | 1000000 | 1000000 |
| 81 | 1000 | 1000000 | 1000000 |
| 82 | 1000 | 1000000 | 1000000 |
| 83 | 1000 | 1000000 | 1000000 |
| 84 | 1000 | 1000000 | 1000000 |
| 85 | 1000 | 1000000 | 1000000 |
| 86 | 1000 | 1000000 | 1000000 |
| 87 | 1000 | 1000000 | 1000000 |
| 88 | 1000 | 1000000 | 1000000 |
| 89 | 1000 | 1000000 | 1000000 |
| 90 | 1000 | 1000000 | 1000000 |
| 91 | 1000 | 1000000 | 1000000 |
| 92 | 1000 | 1000000 | 1000000 |
| 93 | 1000 | 1000000 | 1000000 |
| 94 | 1000 | 1000000 | 1000000 |
| 95 | 1000 | 1000000 | 1000000 |
| 96 | 1000 | 1000000 | 1000000 |
| 97 | 1000 | 1000000 | 1000000 |
| 98 | 1000 | 1000000 | 1000000 |
| 99 | 1000 | 1000000 | 1000000 |
| 100 | 1000 | 1000000 | 1000000 |

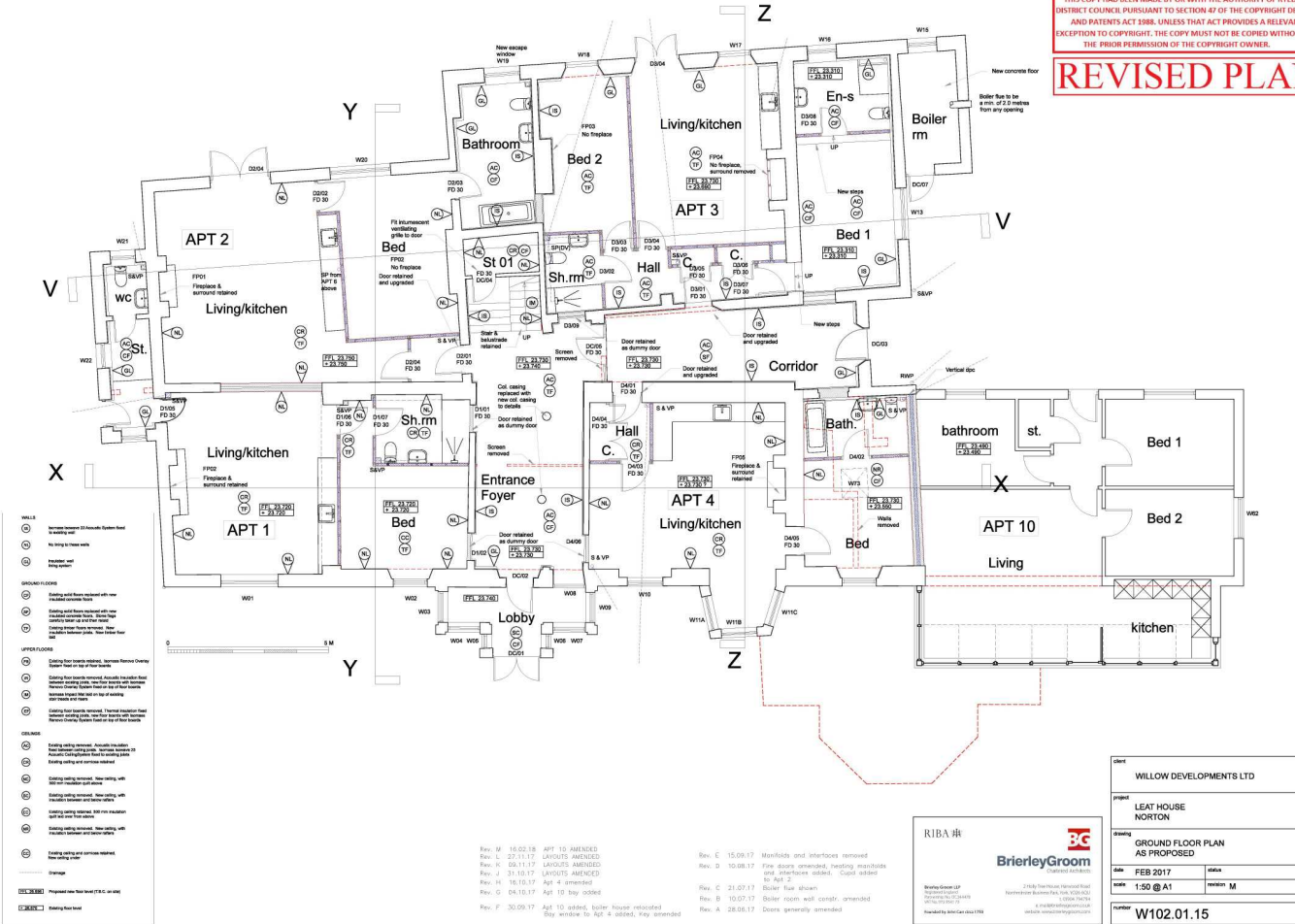
West Coast Geomatics Ltd
 West Coast Geomatics Limited
 71 Welham Road
 North Yorkshire - YO17 9DS

DK Architects
 Internal Measured Survey
 Leal House - Second Floor
 71 Welham Road Norton, Milton
 North Yorkshire - YO17 9DS

Surveyor: CA CAD: LB Checked: JD Scale: 1:100
 Our Ref: 1000-1000-1000 Date of Issue: 00/00/00

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

REVISED PLAN



| | | |
|---------|-------------------------------|----------|
| client | WILLOW DEVELOPMENTS LTD | |
| project | LEAT HOUSE NORTON | |
| drawing | GROUND FLOOR PLAN AS PROPOSED | |
| date | FEB 2017 | status |
| scale | 1:50 @ A1 | revision |
| number | W102.01.15 | |

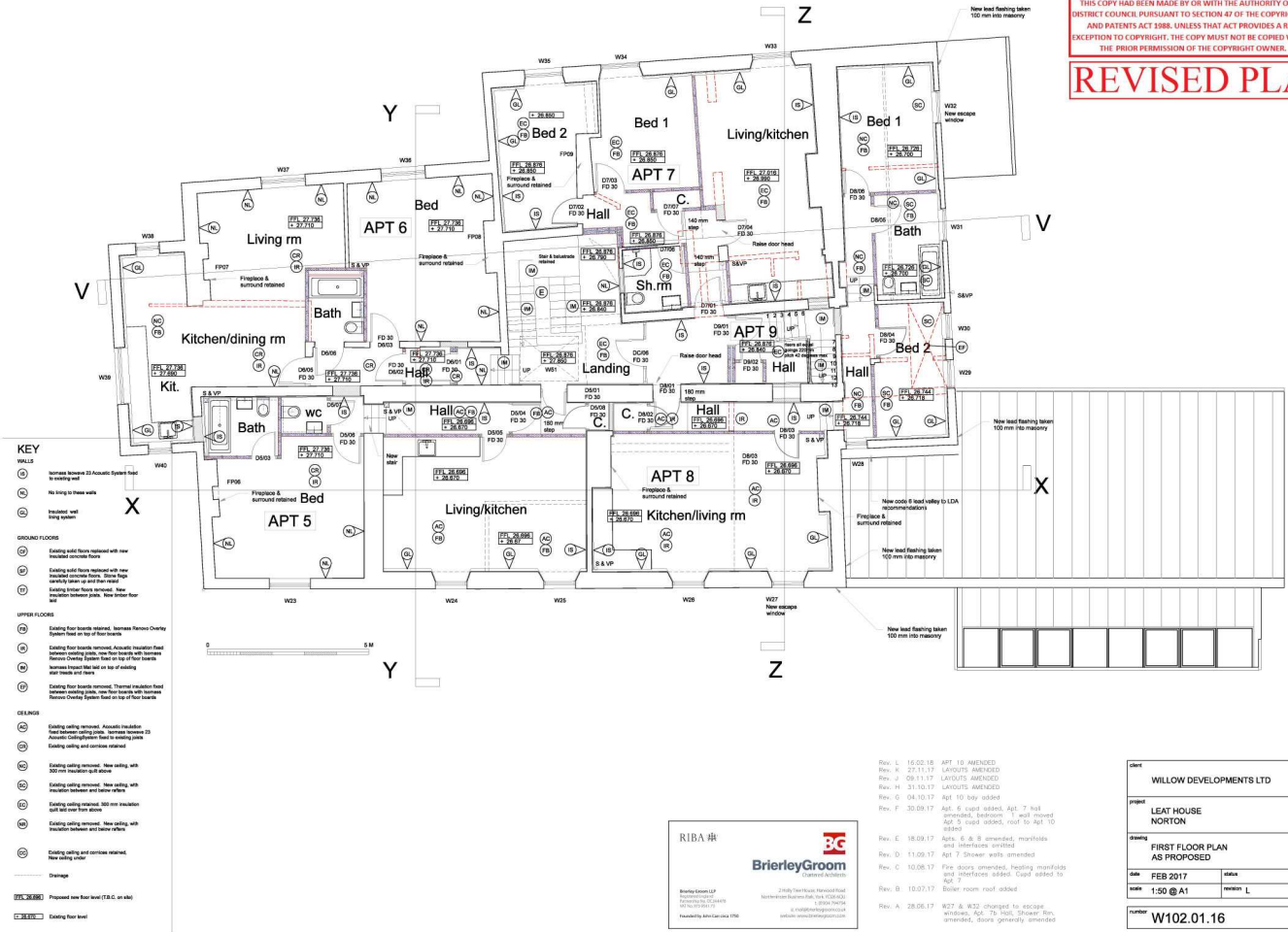
RIBA **B**

BrierleyGroom
Chartered Architects
 BrierleyGroom LLP
 100 Old Street, London EC1M 7HU
 t: 020 7553 2222
 e: info@brierleygroom.co.uk
 www.brierleygroom.co.uk

| | | | |
|-----------------|---|-----------------|--|
| Rev. M 16.02.16 | APT 10 AMENDED | Rev. C 15.09.17 | Mainfields and interfaces removed |
| Rev. L 27.11.17 | LAYOUTS AMENDED | Rev. D 30.08.17 | Fire doors amended, meeting requirements and interfaces added. Cupboard added to Apt 2 |
| Rev. K 09.11.17 | LAYOUTS AMENDED | Rev. E 21.07.17 | Boiler flow shown |
| Rev. J 31.10.17 | LAYOUTS AMENDED | Rev. B 10.07.17 | Boiler room wall constr. amended |
| Rev. H 16.05.17 | Apt 4 amended | Rev. A 28.06.17 | Doors generally amended |
| Rev. G 04.10.17 | Apt 10 bay added | | |
| Rev. F 30.09.17 | Apt 10 added, boiler house relocated bay removed to Apt. 4 added, bay amended | | |

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.

REVISED PLAN



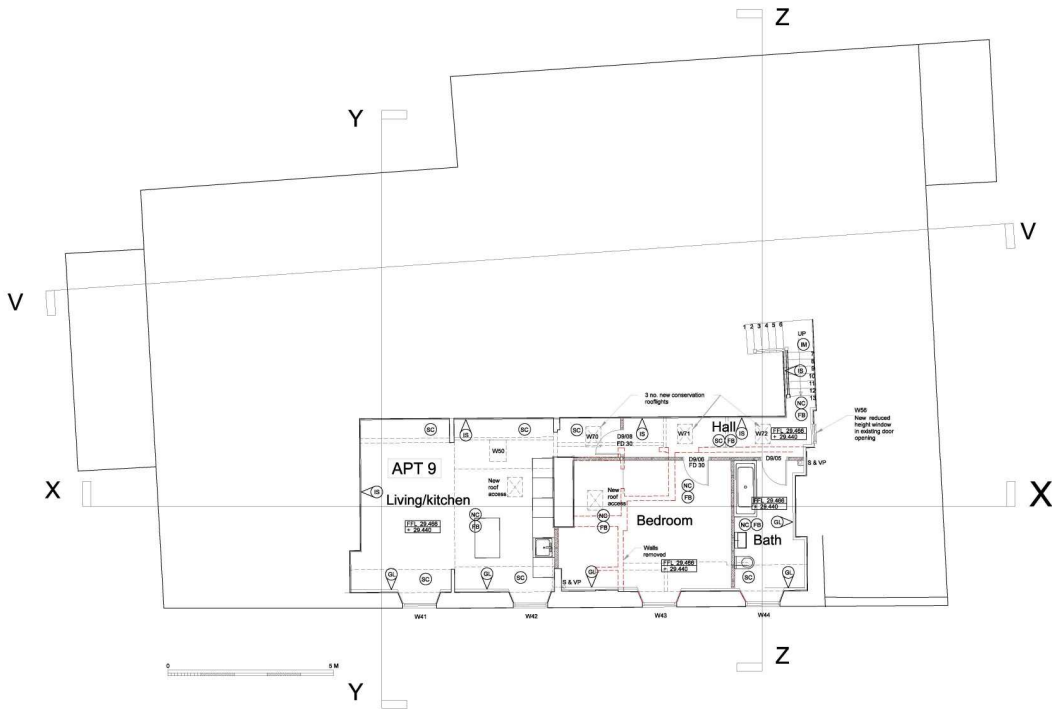
- Rev. L 16.03.16 APT 10 AMENDED
- Rev. K 27.11.17 LAYOUTS AMENDED
- Rev. J 09.11.17 LAYOUTS AMENDED
- Rev. H 31.10.17 LAYOUTS AMENDED
- Rev. G 04.10.17 Apt 10 bay added
- Rev. F 30.09.17 Apt 6 layout added, Apt 7 hall amended, bedroom 1 wall moved and 5 wall added, roof to apt 10 added
- Rev. E 18.09.17 Apts 5, 6 & 8 amended, manifolds and interlocks omitted
- Rev. D 11.09.17 Apt 7 Shower walls amended
- Rev. C 10.08.17 Fire doors amended, heating manifolds and interlocks added, Cusp added to apt 7
- Rev. B 10.07.17 Boiler room roof added
- Rev. A 28.06.17 W22 & W23 changed to recess windows, W4, W5, W6, Shower Pan amended, doors generally orientated

| | | | |
|---------|------------------------------|----------|---|
| client | WILLOW DEVELOPMENTS LTD | | |
| project | LEAT HOUSE NORTON | | |
| drawing | FIRST FLOOR PLAN AS PROPOSED | | |
| date | FEB 2017 | scale | |
| no | 1:50 @ A1 | revision | L |
| number | W102.01.16 | | |

RIBA #

BrierleyGroom
Chartered Architects

BrierleyGroom LLP
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



KEY

SYMBOLS

- (M) Insulate between 23 Airtight System Seal existing wall
- (M) No fixing to these walls
- (M) Insulated wall being opened

GROUND FLOORS

- (M) Existing solid floor retained with new insulation between floors
- (M) Existing solid floor retained with new insulation between floors. Stone flag inserts below at 200mm depth
- (M) Existing timber floor removed. New concrete ground slab. New DPM floor

UPPER FLOORS

- (M) Existing floor boards retained. Insulate between Ceiling
- (M) Existing floor boards removed. Acoustic insulation laid between existing joists. New floor boards with Insulate between Ceiling System Seal on top of floor boards
- (M) Existing floor boards removed. Insulate between Ceiling. New floor boards with Insulate between Ceiling System Seal on top of floor boards
- (M) Existing floor boards removed. Thermal insulation laid between existing joists. New floor boards with Insulate between Ceiling System Seal on top of floor boards

CEILING

- (M) Existing ceiling removed. Acoustic insulation laid between ceiling joists. Insulate between 23 Airtight Ceiling System Seal in existing gaps
- (M) Existing ceiling and cornice retained
- (M) Existing ceiling removed. New ceiling with 100mm insulation and plaster
- (M) Existing ceiling removed. New ceiling with Insulate between Ceiling System Seal
- (M) Existing ceiling removed. 100mm insulation left in situ over floor above
- (M) Existing ceiling removed. New ceiling with Insulate between Ceiling System Seal
- (M) Existing ceiling and cornice retained. New ceiling plaster

LEGEND

- (M) Proposed new floor level (100mm on site)
- (M) Existing floor level

- Rev. E 21.10.17 Layout amended
- Rev. D 30.09.17 Kitchen layout, rooflights added window added
- Rev. C 15.09.17 Internal partitions added
- Rev. B 10.08.17 Fire door amended
- Rev. A 28.06.17 Doors amended

THIS COPY HAS BEEN MADE BY OR WITH THE AGREEMENT OF WILLLOW DEVELOPMENTS LTD IN ACCORDANCE WITH SECTION 44 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988. UNLESS THEY ACT PROXIMA-REQUIRE EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

RIBA 36

BrierleyGroom
Chartered Architects

BrierleyGroom LLP
10000 Oldfield Road
10000 Oldfield Road
10000 Oldfield Road
10000 Oldfield Road

| | | | |
|---------|-------------------------------|----------|-----------|
| Client | WILLOW DEVELOPMENTS LTD | | |
| Project | LEAT HOUSE NORTON | | |
| Drawing | SECOND FLOOR PLAN AS PROPOSED | | |
| Date | FEB 2017 | Scale | 1:50 @ A1 |
| Mark | 1:50 @ A1 | Revision | E |
| Number | W102.01.17 | | |

PLANNING STATEMENT
INCORPORATING
DESIGN & ACCESS STATEMENT

**IN SUPPORT OF A FULL PLANNING AND
LISTED BUILDING CONSENT APPLICATION FOR
ALTERATION AND CONVERSION OF A VACANT OFFICE BUILDING
TO 10 RESIDENTIAL APARTMENTS
(REVISION OF PREVIOUSLY APPROVED SCHEME)**

AT
LEAT HOUSE, 71 WELHAM ROAD, NORTON

**PREPARED ON BEHALF OF
WILLOW DEVELOPMENTS LTD**

NOVEMBER 2017

CONTENTS

- 1.0 Introduction and Background**
- 2.0 Design & Access Statement**
- 3.0 Planning Policy**
- 4.0 Planning Assessment**
- 5.0 Conclusion**

1.0 INTRODUCTION AND BACKGROUND

- 1.1 This report has been produced in support of a full planning and listed building consent application for the partial demolition, alteration and conversion of Leat House into 10 residential apartments. The application is a revision to a previously approved scheme granted in April 2017 under applications 16/01848/FUL and 16/01849/LBC. This revised scheme results in less demolition and less external alterations to window and door openings.
- 1.2 Leat House is a Grade II listed building, which has stood vacant for approximately 5 years. The last use of the building was B1 office use, however prior to that there have been multiple other uses of the building including as a convalescent home, private dwelling units, bed & breakfast and a hotel.
- 1.3 The proposals include a small element of demolition. This is restricted to the south eastern corner of the building, which comprises later single storey additions and an external fire escape.
- 1.4 A small ground floor extension would be incorporated into the scheme. This new build element would be located within the footprint of existing buildings that are to be demolished. Other external alterations include the installation of 1 new window opening, the alteration of 2 window openings to doors and the alteration of 2 fire escape doors into windows. A small number of existing windows will be replaced with fire escape windows however these will be within existing openings and will be of identical appearance to those which they replace. The majority of changes are on the eastern elevation following the removal of the fire escape stairs and renovation of the later extensions. This elevation is the least visually prominent and its cement render finish suggests it has been subject to previous alterations. The main area to be altered already has consent to be demolished and as such is not considered to be of significant historic interest.
- 1.5 Internally a number of stud walls are proposed to sub-divide the larger rooms into smaller spaces. Some existing internal doorways are to be blocked up and new ones installed. Whilst the main staircase is to be retained, for safety and accessibility reasons consent is sought to replace the small staircase up to the second floor. Other features of historic and architectural interest such as fireplaces,

coving/cornicing, old doors and old floor boards are to be retained or reused within the conversion wherever possible.

- 1.6 The site is located on the corner of Welham Road and Beechwood Road. It comprises a substantially altered and extended, three storey building in generous grounds. At the time of its construction the dwelling would have been surrounded by countryside. However, the area around it, including parts of its original grounds have over time been built up into what is now a predominantly residential area on the outskirts of Norton and Malton.

Other Planning History

- 1.7 Ref. 17/00981/COND – Discharge of conditions 3 & 4 of 16/01848/FUL – Approved 29.11.17
- 1.8 Ref.17/00982/COND – Discharge of condition 4 of 16/01849/LBC – Approved 25.10.17
- 1.9 Ref. 17/00866/FUL – Extension to form boiler room – Approved 14.09.17
- 1.10 Ref. 17/00879/LBC – Extension to form boiler room – 14-09-17
- 1.11 Ref. 95/00125/LBC (3/96/110K/LB) - Internal alterations affecting entrance lobby, reception, staff room female/store, kitchen and conservatory together with provision of a disabled wc - Approved 18.09.95
- 1.12 Ref. 94/00141/LBC (3/96/110J/LB) - Siting of 11 cast iron bollards to car park together with area of tegula concrete sett paving - Approved 09.03.94
- 1.13 Ref. 93/00163/LBC (3/96/110H/LB) - Removal of two small windows and installation of one large window at Leat House - Approved 01.12.93
- 1.14 Ref. 92/00142/LBC (3/96/110G/LB) - Brick up door opening to form window at Leat House - Approved 15.10.92
- 1.15 Ref. 91/00156/LBC (3/96/110F/LB) - Enlargement of external window and various internal alterations at Norton Manor - Approved 22.7.91

- 1.16 Ref. 91/00155/OLD (3/96/110E/FA) Change of use of hotel to class B1 offices - Approved 03.05.91
- 1.17 Ref. 89/00147/OLD (3/96/110D/FA) - Erection of an annex to form staff accommodation at Leat House - Approved 06.02.90
- 1.18 Ref. 87/00120/OLD (3/96/110C/FA) - Extensions and internal alterations to form bar room, lounge and ladies & gents toilets - Approved 05.01.88
- 1.19 Ref. 80/00153/OLD (3/96/110B/PA) - Change of use of premises from part bed and breakfast accommodation into a private hotel at Leat House - Approved 2.12.80
- 1.20 Ref. 78/00115/OLD (3/96/110A/PA) - Change of use of part of a dwelling into bed and breakfast accommodation at Leat House - Approved 03.07.78
- 1.21 Ref. 75/00136/OLD (3/96/110/PA) - Alterations to and change of use from convalescent home into self-contained units comprising of lounge, 2 bedrooms, kitchen, bathroom and wc at Leat House - Approved 03.02.76

2.0 DESIGN & ACCESS STATEMENT

Use

- 2.1 The current lawful use of the building is B1 office use. The offices were last occupied by Yorkshire Housing Association who it is believed vacated the premises in 2012.
- 2.2 The site is located within a primarily residential area surrounded by dwellings on all sides. It is understood that Leat House, formerly known as Sutton Cottage, was originally constructed as a country house, when it was in the countryside.
- 2.3 It is proposed to return the building to its original residential use albeit rather than being a country house with stables and a gardener's cottage, the offices and car park would be converted into smaller one and two bedroom apartments with gardens and parking in keeping with the now built up surroundings of the building.

Amount

- 2.4 The proposal would result in the loss of approximately 613sqm of office space and the gain of ten, one and two bedroomed, residential apartments.
- 2.5 A small amount of floor area would be lost due to the proposed demolition of the unsafe conservatory. Part of this would be replaced by a simple lean to extension within the footprint of the building to be removed. The amount of development will be similar to that which has historically existed on site and would not result in overdevelopment. In fact the residential use is likely to be less intensive than previous office and hotel uses.

Scale

- 2.6 The proposal relates to the conversion and alteration of an existing building. No new buildings are proposed other than a small lean to extension which is within the footprint of and indeed smaller than the footprint of the area to be demolished. As such the scale will remain similar to that which currently and has historically existed.
- 2.7 In terms of the scale of individual dwelling units to be created, a mix of one and two bedroomed units are proposed. This will make efficient use of this large and sustainably located site.

Layout

- 2.8 The proposal utilises the existing vehicular access, driveway and parking area, albeit the parking area is proposed to be reduced in area to enable the reinstatement of some garden space to the rear of the building.
- 2.9 Internally the building layout remains principally the same in terms of the main entrance, staircase and load bearing walls. New stud walls will be used where necessary to sub-divide some internal spaces.

Appearance

- 2.10 The external appearance of the listed building would remain relatively unchanged. The most significant differences will be:
- Removal of the external fire escape – this detracts from the historic character of the building and would result in an enhancement.
 - Removal of the conservatory – the conservatory dates back to approximately the 1960's and may once have been an attractive addition to the building, however, its timber frame is clearly now rotten and the glass roof is in serious danger of collapsing as the timber glazing bars continue to deteriorate. This structure is beyond repair and its removal would enhance the appearance of the building.
 - Alteration of ground floor extensions on the south eastern corner of the building – these later additions comprise a mixture of materials and window styles that do not complement the historic character and appearance of the principal building.
 - Addition of new lean to extension within the footprint of the conservatory to be removed. The extension would be constructed in stone to match the main building but would also incorporate large areas of glazing and a modern zinc roof. The extension would be subservient and sympathetic to the much more significant main building.
- 2.11 The eastern side elevation will require re-rendering and repainting. Given that this elevation is already cement rendered there are unlikely to be any benefits to using a lime based render however material samples will be explored and submitted shortly for agreement by the LPA.
- 2.12 Any blocking up of openings and making good of walls following demolition shall be done utilising matching brick or stone work. Any new windows shall be timber sliding sashes.

- 2.13 The repair and reuse of the building and its associated ongoing maintenance and use will ensure its long term retention and preservation.

Landscaping

- 2.14 The site benefits from existing mature planting, which is to be retained and would be unaffected by the proposals. Existing boundary walls and hedges are also to be retained. A small number of trees have recently been removed due to being in a dangerous condition.
- 2.15 Whilst no additional landscaping is considered essential to the scheme, it is anticipated that due to the reduced car parking requirements for the proposed use that some hardstanding could be replaced with softer landscaping for garden use.

Planning Out Crime

- 2.16 Vacant sites such as this can easily become vulnerable to vandalism, fly tipping and anti-social behaviour. Bringing the building back into permanent 24/7 use is the best possible crime deterrent.
- 2.17 The position of the site on a prominent corner plot, provides a high level of natural surveillance. The proposed layout provides a secure environment with the main entrance, shared areas, bin storage and car parking spaces all being in light and open spaces with natural surveillance from neighbours and passers-by. This openness acts as a natural deterrent to criminals.
- 2.18 Windows and doors will be fitted with high quality locks and consideration will be given to installing alarms and motion activated lighting etc. However, such measures will need to be carefully balanced against the need to preserve the historic character of the listed building.

Climate Change / Sustainability

- 2.19 The site is located in the market town of Norton, a sustainable settlement with a good range of services, facilities and public transport available within walking and cycling distance.
- 2.20 The proposal re-uses, and provides the best means of preserving and enhancing, this vacant listed building.

- 2.21 The apartments would be designed (as far as possible without compromising the historic fabric of the building) to comply with current building regulations. Energy efficiency will be improved and materials will be sourced locally wherever possible.
- 2.22 The site is not located within a flood risk area.

Access

- 2.23 The site has an existing vehicular access off Beechwood Road, which is a lightly trafficked residential cul-de-sac and an adopted public highway. Sufficient space will be available within the site for the parking and turning of future residents and visitors vehicles.
- 2.24 Traffic generated by the development will not be significant and will be of a domestic nature. It is considered that the residential use of the site will generate less traffic than previous office and leisure uses of the site.
- 2.25 Norton and Malton and all of their services and facilities are within walking and cycling distance and public transport is available. As such future occupiers of the apartments would not need to be reliant upon private cars.
- 2.26 In relation to access to buildings the apartments would be designed to be accessible to all possible future occupants in accordance with current building regulations unless conservation requirements override this.

3.0 PLANNING POLICY

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for this area currently comprises the Ryedale Local Plan Strategy (adopted 5 September 2013) and the 'saved' development limits shown on the proposals map of the Ryedale Local Plan (adopted 2002). The National Planning Policy Framework (NPPF) is also a material consideration which must be taken into account in decisions on planning applications.

3.2 The Local Plan Strategy Policies considered relevant to the proposal are:

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP2 - Delivery and Distribution of New Housing

Policy SP3 - Affordable Housing

Policy SP4 - Type and Mix of New Housing

Policy SP12 - Heritage

Policy SP16 - Design

Policy SP19 - Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

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

3.3 Norton is defined by Policy SP1 of the Local Plan, together with adjoining Malton, as the Principal Town within Ryedale District and a primary focus for growth. The application site is located within the defined development limits of Norton.

3.4 Policy SP2 of the Local Plan seeks to direct 50% of all new housing in Ryedale District to Malton and Norton. It confirms that the sources of new housing that will contribute to the supply of new homes will include the conversion of existing buildings and sub-division of existing dwellings within development limits.

3.5 Policy SP3 (affordable housing) must now be considered in light of recent Written Ministerial Statements, Case Law and amended National Guidance, which state that affordable housing and tariff style contributions should not be sought on developments of 10 or less dwellings.

- 3.6 Policy SP4 encourages increased housing choice, type and mix including through the re-use of empty properties. The supporting text to this policy at paragraph 4.47 identifies a particular need for smaller properties and flats, stating that *“Shortfalls in the existing stock are predominantly related to smaller properties and specific property types. For example there are noticeable shortfalls in flats and bungalows across much of the District.”*
- 3.7 Policy SP12 encourages the sensitive re-use and adaptation of historic buildings subject to their conservation and where appropriate, their enhancement.
- 3.8 Policies 16, 19 & 20 encourage high quality design, set out the presumption in favour of sustainable development and cover general planning matters in line with national planning policy and guidance.
- 3.9 Policy SP22, like Policy SP3, is overridden by recent changes in national guidance in relation to sites of 10 or less dwellings. Apartments are exempt from CIL within this area.

National Planning Policy Framework (NPPF)

- 3.10 Section 6 “Delivering a Wide Choice of High Quality Homes” requires housing applications to be considered in the context of the presumption in favour of development.
- 3.11 Section 7 “Requiring Good Design” encourages developments that seek to promote or reinforce local distinctiveness and the integration of new development into the natural, built and historic environment.
- 3.12 Section 12 “Conserving and Enhancing the Historic Environment” at paragraph 128 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.13 Paragraph 132 points out that heritage assets are irreplaceable and that substantial harm to or loss of a grade II listed building would require exceptional justification.

- 3.14 Paragraph 133 advises local planning authorities to refuse permission for development that will lead to substantial harm or total loss of a designated heritage asset unless it can be demonstrated the development would achieve substantial public benefits that outweigh the loss.
- 3.15 Paragraph 137 however states that proposals that preserve or enhance the setting of a heritage asset should be treated favourably.

4.0 PLANNING ASSESSMENT

Principle of Development

- 4.1 The site is located within the development limits of Norton, a principal town and a suitable and sustainable location for new housing development. Furthermore the proposal relates to the conversion of an existing building on previously developed land.
- 4.2 The proposal would provide 10, one and two bedroomed apartments. The local plan identifies a particular shortfall of smaller properties and flats within the district. As such the proposal would contribute towards addressing an identified housing need.
- 4.3 The proposal therefore accords with policies SP1, SP2 and SP4 of the Local Plan Strategy.

Impact on Heritage Assets

- 4.4 See separate report.

Impact on Character & Appearance of the Area

- 4.5 The site is currently unused, the buildings are deteriorating and the grounds are becoming overgrown and untidy. This has a negative impact on the character and appearance of the area.
- 4.6 The proposal is to create a high quality attractive housing development that would respect the scale, character, appearance and layout of historic building and the surrounding area.
- 4.7 The renovation and reuse of the principal building together with the removal of later additions, such as the fire escape stairs and poor quality ground floor extensions, would positively preserve and enhance the appearance of the site and its historic character.
- 4.8 The proposals therefore accord with policies SP12 and SP16 of the Local Plan.

Impact on Residential Amenity

- 4.9 The renovation and reuse of the building would have a positive impact on the visual and residential amenity of existing neighbouring properties. Living adjacent to a vacant and deteriorating old building is not an attractive option to most.
- 4.10 Leat House has been used for numerous commercial purposes (care home, hotel, B&B, offices etc). Its return to residential use would be more in keeping with its residential surroundings and less likely to result in any disturbances.
- 4.11 The scale of the building and layout of the site would remain similar to that which currently exists, with a slight reduction to the building footprint. As such there would be no impact on neighbours in terms of overlooking and overshadowing. Car parking and bin storage areas are not immediately adjacent to any neighbouring residents.
- 4.12 Future residents of the Leat House apartments would have a high standard of amenity and would not suffer from overlooking or overshadowing. A generous amount of shared garden space would be available to them.

Highway Safety

- 4.13 The site has an existing vehicular access off Beechwood Road, which is an adopted residential cul-de-sac. Sufficient space will be available within the site for the parking and turning of future residents and visitors vehicles.
- 4.14 Traffic generated by the development will not be significant and will be of a domestic nature.
- 4.15 The town centre and all of its facilities are within walking and cycling distance. Secure cycle storage can be provided within the site. A good standard of public transport is also available locally and therefore future residents would not be car dependant.

Other Material Planning Considerations

- 4.16 This application is a re-submission of a previously approved scheme. The majority of the proposals already have planning and listed building consent and this should be given significant weight in the determination of these amendments. It is considered that the proposed amendments will result in a more viable and saleable development, which is vital to the delivery/completion of the project.

5.0 CONCLUSION

- 5.1 The site is located within the development limits of a sustainable town, it would bring back into use a vacant listed building and would contribute towards addressing an identified shortfall of smaller residential units/apartments.
- 5.2 The proposals, the majority of which are already approved under applications 16/01848/FUL and 16/01849/LBC, would preserve and enhance the architectural and historic interest of the listed building. The removal of the unsafe conservatory and unsympathetic fire escape stairs will not result in any harm or loss to the heritage asset as they do not form part of its significance. The replacement staircase would result in less than substantial harm to the heritage asset and would be outweighed by the benefit of making the proposal to put the building back into a suitable sustainable long term use viable.
- 5.3 The remaining changes to the building are of a minor nature. They would not result in the loss of or harm to any historic fabric and would aid the conservation and enhancement of the building by bringing it back into a long term, viable use. Any minor harm resulting from the proposed changes would be outweighed by the benefits.
- 5.4 The proposal would comply with the development plan and national planning policy in terms of the provision and location of new housing and the protection and enhancement of heritage assets. There would be no adverse impact in terms of residential amenity and highway safety.
- 5.5 In conclusion it is considered that the proposals subject to these planning and listed building consent applications offer a highly sustainable development with significant benefits and as such should be approved without delay.

NORTON-ON-DERWENT TOWN COUNCIL

Town Clerk: Mrs R.Tierney

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



16th January 2018

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

Dear Sir,

PLANNING APPLICATIONS NORTON-ON-DERWENT

I have to inform you that at its meeting on Monday, 15th January 2018 the Town Council made the following recommendation in respect of the application listed below:-

17/01458/FUL

Change of use, alteration and extension to office building (Use Class B1) to form 6no. one-bedroom and 4no two bedroom residential apartments (Use Class C3) following demolition of existing conservatory (revised details to approval 16/01848/FUL dated 24.04.2017)

Leat House, 71 Welham Road, Norton, YO17 9DS

For: Willow Developments (Mr Wayne Butler)

RESOLVED: Recommend approval; however please ensure listing status of the building as it should be listed to protect the shell and the fenestration of the property.

Yours sincerely,

Ros Tierney
Town Clerk

E. Mail: norton.tc@btconnect.com

Agenda Item 8

Item Number: 8
Application No: 17/01500/MOUT
Parish: Pickering Town Council
Appn. Type: Outline Application Major
Applicant: Toft Hill Ltd C/o Walker And Sons (Hauliers) Ltd
Proposal: Residential development of up to 11no. dwellings with associated access (site area 0.75ha)
Location: Land Off Ruffa Lane Pickering North Yorkshire

Registration Date: 8 January 2018
8/13 Wk Expiry Date: 9 April 2018
Overall Expiry Date: 8 February 2018
Case Officer: Rachael Balmer **Ext:** 357

CONSULTATIONS:

| | |
|--|------------------------------|
| Archaeology Section | Recommendations |
| Lead Local Flood Authority | additional comments |
| Parish Council | Objection |
| Highways North Yorkshire | Recommends conditions |
| Housing Services | Comments |
| Environmental Health Officer | Await response |
| Yorkshire Water Land Use Planning | Recommends Conditions |
| Countryside Officer | Recommends conditions |
| Lead Local Flood Authority | Further information required |
| Sustainable Places Team (Environment-Agency Yorkshire Area) | |
| Designing Out Crime Officer (DOCO) | Advice and recommendations |
| Vale Of Pickering Internal Drainage Boards | Concerns |
| Archaeology Section | Advisory |

Neighbour responses: Nicholas, Clair And Rosie Cousins, Heather Hattersley, Sarah Tilston, Miss SALLY GREEN, Mr Daniel Bruce, Mr D W Ross, Dr David Capes,

1.0 SITE:

1.1 The site extent comprises 0.75ha and is formed from the southernmost extent of a large, linear field (grazed, but cropped in the past) which is situated outside of the Development Limits of Pickering, on the north eastern extent of the settlement. The land is a rectangular shape, and there is a further strip of land to the north which is within the applicant's ownership, but not within the red outline of the site. The site is on both rising, and undulating land. There is a single smaller, open field to the west of the site, and residential development has occurred to the south of the site with two dwellings in substantial curtilages, and to the west of those, a more concentrated built form, forming the extent of Pickering's built form, with the Persimmon scheme. To the west is ribbon development, which is separated from the site by the smaller field. The land is within the Fringe of the Moors Area of High Landscape Value. At the point of the site's entrance Ruffa Lane is a track. The field is surrounded by high hedges and is elevated from the Ruffa Lane track and Pluntrain Dale Lane, which is a well-incised track, running northwards to the immediate east of the site.

2.0 PROPOSAL:

2.1 The proposal seeks outline permission for the development of up to 11 dwellings, with access to be considered. The application form states up to 11 dwellings, and the affordable housing 'heads of terms' also indicates up to 11 dwellings. All other matters are reserved, although an indicative layout has been provided which shows the scheme being a single row of properties, which are of two storeys in height. A road would be utilised laterally across the site at the front, with some limited open space between the road and the existing hedge. The proposed road access is situated on the south western corner of the site, adjacent to the existing access to the site which is identified as providing a footpath. The access is also on rising land. An indicative cross-section shows the road with garages/parking spaces and a mixture of detached and semi-detached properties.

2.2 Members will be aware that this site was subject of a planning application in 2017 for a larger site area, extending further upslope, which was for up to 30 dwellings.

2.3 As well as technical information: including a landscape and visual impact assessment, ecological assessment, flood risk assessment, and transport assessment, there is a design and access statement and planning statement. There is also a proposed site layout plan, and cross section plan to describe the proposed change in levels proposed at the site. An archaeological survey, utilising geophysical survey has been provided. These documents include further information which has been provided for the purpose of considering the application.

3.0 HISTORY:

3.1 Planning permission for up to 30 dwellings was refused on a larger area of land (planning application 17/00894/MOUT) at Planning Committee, 24 October 2017. The application was refused on three grounds:

- o The adverse impacts on the form and character of Pickering resulting from the proposed development;
- o The adverse road layout resulting from the proposed development; and
- o The proposed development would not complement the site allocations identified at Pickering to meet the outstanding housing requirements identified in the Publication Local Plan Sites Document.

4.0 POLICY:

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that the determination of any planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises:

The Ryedale Local Plan Strategy (2013)

The Proposals Map (2002) carried forward by the Local Plan Strategy

The 'saved' policies of the Ryedale Local Plan (2002)

The Yorkshire and Humber Plan (Regional Spatial Strategy)- York Green Belt Policies (YH9 and Y1)

(The latter two components are not considered as part of the determination of this proposal)

The Ryedale Plan - Local Plan Strategy (5 September 2013)

Policy SP1 General Location of Development and Settlement Hierarchy

Policy SP2 Delivery and Distribution of New housing

Policy SP3 Affordable Housing

Policy SP4 Type and Mix of New Housing

Policy SP12 Heritage

Policy SP13 Landscapes

Policy SP14 Biodiversity

Policy SP15 Green Infrastructure
Policy SP16 Design
Policy SP17 Managing Air Quality, Land and Water Resources
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues
Policy SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

Material Considerations:

National Planning Policy Framework (NPPF) (2012)
National Planning Practice Guidance
Emerging Local Plan Sites Document (Publication Stage reached 12 October 2017) Publication consultation ran from 11 November until 22 December 2017.

5.0 CONSULTATIONS:

5.1 A brief summary of the position of statutory and non statutory consultees is included on the front sheet of the report and issues raised are addressed in the relevant appraisal sections of the report. All consultation responses are available for Members to view on the public access webpage, and referred to in the report accordingly.

5.2 Pickering Town Council have raised objections to the proposal, in summary:

- Constitutes an extension, though separated by a single field, to the ribbon development on the north side of Ruffa Lane and with the two dwellings to the south of the site could be said to fit more easily into the local built environment and the previous application to develop the site.
- However, the site is on rising land and the proposed estate would sit high and proud above the Ruffa Lane Track. The council's view is that the development would be jarringly obtrusive, viewable from a distance and thereby compromising the attractive, rural edge to the town and the Fringe of the Moors Area of High Landscape Value.
- Questions the capability of residents to not be primarily dependent on their cars to access services, in part due to the bus services operating at not convenient times, and that the railway is for tourists and not commuters.
- The Council has already agreed to support the allocation of land of Whitby Road and off Malton Road for housing development, thereby meeting the allocated number of new dwellings for the town. Therefore it does not see any need to develop additional land for housing, particularly when the development would be so obstructive in the landscape.

5.3 In terms of neighbour responses, 6no. letters have been received from individuals.

In summary, the responses are concerned with the following matters:

- Extra traffic on overcrowded roads;
- Lane provides important recreational space- great amenity value- leading to nearby footpaths and green lanes
- Smaller site, but an Estate is the long term plan, and development would overwhelm it.
- Ruin the character of the area- protection of Ruffa Lane's visual, historic and rural qualities was supported by Council
- Inadequate lane, with loss of hedgerows
- Agricultural field
- No need for this development in the area- other developments in Pickering which need to be completed before new developments are undertaken that will further stretch resources in the area.
- Incongruous style and layout of the proposal by comparison with development in the surrounding area
- Proposed development is proposing to replicate linear string development present along the

northern border of Ruffa Lane, but the area is separated from the nearest dwelling by 50 metres of pasture land.

- To reduce the visual impact landscaping with excavation of the site is proposed, with a retaining wall this is rudimentary and inaccurate. The depth of the site has been stated as 140m when it is 105m and the approximate gradient of the site is 7.7% and not 6%, and this has been used to estimate the height of the retaining wall, which will vary across the site, if that level is maintained. The retaining wall will also transect two of the buildings shown on the site layout plan.
- Excavation and landscaping to the required extent will involve far more than the relocation of topsoil.
- Still will elevate the site well above the bungalow which is 50 metres to the west, and will be two storey and will still create an unwelcome visual impact.
- Highways authority recommended refusal on the earlier application, but the applicant has engaged a transport specialist who will be liaising with highways regarding acceptable alterations to Ruffa Lane and Whitfield Avenue junction.
- Original site was put forward for adoption through the Local Site Plan, but was rejected due to the topography of the site, distance from the main town settlement, poor accessibility to local facilities and being in a mineral safeguarding area.
- If an authority can demonstrate a valid up to date local site plan then unless there are strong material considerations favouring a site not included in the plan should be refused.
- The planning statement which claims to provide sustainability, but this is at odds with the Authority's refusal of the application by way of poor performance in the Sustainability Appraisal process.
- Outside of the Development Limits of the town
- Open farmland in an area designated as having outstanding landscape value. It is on the Moorland Fringe and is 650m from the western boundary of the North York Moors National Park
- Our dormer bungalow was approved, with a previous two storey property refused due to design and visual impact.
- Our property is some 10 metres lower than the proposed development, which proposed two-storey accommodation.
- That the use of SUDs is not appropriate with the clay subsoil. - complaints of standing water
- Failed to demonstrate material considerations that would justify departing from the sites identified in the Local Site Plan, and the approval would be in conflict with planning guidelines.
- The applicant's own landscape assessment shows the visual intrusion, and this is with the benefit of summer vegetation, in the winter there will be no foliage screening.
- Site is remote in relation to the form of Pickering.
- Since applications have been approved for hundreds of houses, and much more suitable sites at Goslipgate and Malton Road securing the building land quotas
- The agricultural helps to reduce flooding issues, as it is more capable of absorbing excess water than with tarmac
- The previous planning application was refused
- Proposed site is not in the town plan, with only 3 dwellings to the south of this site it will be unbalanced and not in keeping with the north site of Ruffa Lane housing types
- Reducing the amount of small houses to a less number of larger houses would not reduce the volume of traffic to significantly enough to make the junction safer
- Lowering the ground may lower the impact to the west, but the visual impact to the south and east will be an eyesore
- No details of the removal of foul sewage
- There are three ponds full of rain water containing a thriving colony of Great Crested Newts

6.0 APPRAISAL:

6.1 The main considerations to be taken into account are:

- i) Principle of development
- ii) Landscape impact, and form and character impact
- iii) Site-specific considerations
- iv) Further statutory considerations

i) Principle of Development

Policy considerations

6.2 The site is not allocated in the Development Plan for residential development. The principle of development would be established if Members are minded to grant permission, taking account of strategic policies of the Development Plan and other material considerations.

6.3 Policy SP1- General Location of Development and Settlement Hierarchy- identifies Pickering is a Local Service Centre, and a secondary focus for growth. Pickering is expected to have allocations at the town, which would cumulatively deliver at least 750 dwellings over the plan period (2027). Since the adoption of the Plan in 2013 a number of permissions have been granted and some of these are completed. The allocations required to meet the residual requirement have been identified (through Members agreeing the Publication of the Local Plan Sites Document, but they are not yet adopted at the time of writing this report. As such the site is on the edge of Pickering, and therefore is broadly in conformity with Policy SP1.

6.4 Policy SP2- Delivery and Distribution of Housing- builds on the principles of SP1, and sets out the scenarios for residential development. For Pickering, within the context of new build development outside of the Development Limits this includes: Allocations in and adjacent to the built up area. As such, whilst the proposal is broadly consistent with the wording of Policy SP2, Members will need to consider whether there is a need to release the site; and in doing so whether there is an adverse impact which would result from the development. The site is however, not strictly adjacent to Development Limits, because of the road to the south, and the field to the west, and this is considered within the form and character considerations. The site is also at the very end of Ruffa Lane, the site is c.1km from the primary school, the nearest key facility. The road is also narrow, and whilst there are footpaths, it is not considered that site has good accessibility to the facilities and services of Pickering. The bus stops are also 0.25 and 0.4 kilometres from the site, making them unlikely to be used by those with reduced mobility. The Planning Statement has also referred to the Pickering Train Station as a transport facility. Members will be aware that this line (North Yorkshire Moors Railway) is run for tourists, and is not linked in a meaningful way to any significant settlement in a reasonable commuting distance. The earliest train to Whitby is 9:25 and arrives at 11.09.

The land supply position and need

6.5 The five year land supply position for 2017-18 has been calculated and trajectorised. In conjunction with the operation of the 'Local Buffer' (which allows for a 25% uplift in any year's completions- without penalty on the following five year's supply) resulting in between 184 and 200 homes per year- and accordingly the land supply is 6.50 or 6 years, respectively. This is a robust level of supply. As such paragraph 49 of the NPPF is not engaged, meaning that all the policies of the Development Plan have full weight. Members are in the position to decide whether the benefits of the proposal outweigh any harm identified, which they view as being contrary to the Development Plan's provisions. It is also of relevance that in 2016 the Council commissioned a Strategic Housing Market Assessment. This concluded that the Objectively Assessed Need (OAN) for Ryedale (excluding the national Park) is 206 dwellings per annum. When considering the existing Plan requirement of 200 homes, in conjunction with the operation of the Local Buffer (as discussed) above, the Plan remains entirely appropriate in meeting the OAN.

6.6 Affordable housing need is recognised as a materially significant consideration. The draft heads of terms have been provided, and identified that affordable housing delivery of 5 units on site. This is a level of affordable housing that is above and beyond Policy SP3 -resulting in 45% affordable housing, instead of 35%. The Council's People Team are satisfied with the proposed contribution, subject to the adherence with nationally -based floor space standards, and breakdown of property sizes. Although, the People Team have advised that they would be happy with 3x 2 bed units (one intermediate tenure, two for rent), with a 0.85 commuted sum through a s.106 Agreement. As the Council cannot insist through the planning application process on the extra 1.15 units, the undertaking for this would be through a separate Unilateral Undertaking, where the landowner makes the obligation through a legal agreement without the agreement of the Local Planning Authority. The delivery of affordable housing is a benefit of the scheme. The applicants have stressed that there has been under-delivery of affordable housing. The fact that there has been some under-delivery is not disputed. However, Members will be considering whether the proposed 3 affordable dwellings plus commuted sum, as required by the Development Plan, and any potential Unilateral Undertaking results in scheme which is capable of delivering a Plan-compliant development. If Members were minded to approve this proposal, the precise amount of affordable housing contributions would be set out in the s.106, acknowledging that there may/may not be a separate unilateral undertaking for the extra contribution.

The Emerging Local Plan Sites Document as a Material Consideration

6.7 The broad extent of this site has been submitted for consideration through the Development Plan production process (site 630). Members may recall that this site was part of the 2015 Sites Consultation, alongside the full development of the entire field (site 387). Neither proposal was considered to represent a site which demonstrated potential as an allocation. Indeed both site submission configurations were identified as Group 2 Sites; whereby issues with the site were not considered capable of resolution. The principal concerns were raised on the basis of the landscape sensitivity and poor relationship with the built form of the town. However, this aspect is considered in the following paragraphs in terms of the assessment of the site as it is proposed, on its own merits.

6.8 Members will be aware that Council made decisions on the sites to be identified as allocations, as part of agreeing the Publication of the Local Plan Sites Document (12 October 2017). This site is not identified as an allocation, and other sites which were not identified as allocations performed better through the Sustainability Appraisal than this site. Prior to the making of this planning application, the Publication consultation on the Local Plan Sites Document was undertaken between 11 November and 22 December 2017. It should be noted that as part of that consultation, there has not been any form of objection to the non-inclusion of the site as part of the emerging Development Plan.

6.9 Consultee responses have referred to the granted applications of schemes at Whitby Road (proposed allocation) and Firthland Road. Members will be aware that these applications have been submitted, but are not determined.

6.10 Publication is a formal, advanced stage of the Development Plan production process. It identifies the component of the Development Plan which the Local Planning Authority consider to be submitted and examined in due course. The Local Plan Sites Document is not yet a constituent of the Development Plan- and does not have full weight-it is nevertheless a 'material consideration' to which weight can be attributed. Objections to a Plan can further temper the level of weight to be attributed, but it should be noted that this site's exclusion has not been objected to, nor its inclusion supported. Therefore a decision to approve this application, could be deemed a 'prematurity matter' i.e. a decision which is considered to be contrary to the emerging Development Plan.

6.11 This site is therefore to be considered within the policy context of the adopted Development Plan. The Local Plan Sites Document is a material consideration of some weight. Furthermore, with the land supply in excess of 5 years, it is not considered that there are any material considerations which warrant a departure from the Development Plan, in terms of housing land supply, and as such the site is considered against the Policies of the Ryedale Local Plan-Local Plan Strategy (LPS).

ii) Landscape Impact and Form and Character Impacts

6.12 The features of this site are typical of the Landscape Character Assessment which identifies the land as being part of the Linear Scarp Farmland. The key characteristic features are:

- Panoramic views from the escarpment ridge out across the Vale of Pickering to the South;
- Attractive rural qualities with a medium to large scale field mosaic containing prominent hedgerows and woodland blocks;
- settlements concentrated along the foot of the slope;
- Dynamic, rhythmic quality to the undulating relief;
- North south orientated dry valleys and road; and
- Strong medieval field pattern around Pickering.

6.13 Whilst this field is not identified as being part of the historic strip field system, it has a strong linear form, and contributes significantly to the landscape character of this part of Pickering through the presence of the mature hedgerows, and its sloping form, which also has some undulating relief. Despite its relative closeness to Pickering, the site displays a strongly rural character, which is experienced on site. Pickering, like other settlements on the fringe of the Vale of Pickering, is concentrated on the foot of the slope, with development also extending northwards, where it follows the dale. The development of this site, would result in a discordant, prominent form of development, which would be viewable at distance, notably from the A170. There is c. 600 metres between the site and the North York Moors National Park boundary to the immediate east of the site, which can be accessed along a public right of way. The intervening topography means that that the development's potential ability to affect the setting of the National Park is likely to be wholly constrained, based on one or two storey dwellings. However, the site is viewable along publically accessible walking routes, which are used by walkers and dog walkers, as referred to in comments made, and experienced by Officers on site, and is an important component in the entrance into the settlement at this part of Pickering. The site, and the surrounding land plays an important role in the landscape setting in this part of Pickering.

6.14 LPS Policy SP13 - Landscape - identifies, alongside the Proposal Map, that the undeveloped area north of Pickering from the A170 is identified as being within the Fringe of the Moors Area of High Landscape Value. This is so identified for its natural beauty and scenic qualities. It recognises that there are also sensitivities, particularly with the rising elevation, the strong linearity of the field patterns. Policy SP13 also recognises that as well as protecting the distinctive elements of the landscape character of these areas, there are particular visual sensitivities given the sloping topography, and the ability to achieve long-distance skyline views within Ryedale, and further a field. On that basis, it is considered that the development would not accord with SP13 in principle.

6.15 LPS Policy SP20- Generic Development Management Issues- considers the impact of development on the character of the area, and the design implications of development. New development is expected to respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses. Expanding on this, Policy SP16 - Design- requires that development proposals create high quality durable places that are accessible, well integrated with their surroundings and which, amongst other aspects, reinforce local distinctiveness through the location, siting form, layout and scale of new development respecting the context provided by its surroundings including: topography and landform that shape the form and structure of settlements in the landscape, and that views, vistas and skylines that are provided and framed by the above.

6.16 On first inspection of the site location plan; the site is close to the built edge of Pickering. However, when the site is viewed with the context of the surrounding area it displays a surprising level of rurality. The proposal is building upslope in a particularly visually prominent manner: The land is primarily rising to the north, and the applicant's submissions indicate a rise of c.5 metres of elevation from the southern extent, and within this there are topographical variations which mean the site is not capable of being read to any significant degree in context with the built form of Pickering due to the way in which the land rises to the west of the site, and falls to the east. To the immediate south of the site is a single, one and half storey property and to the south, further to the west, is the extent of Pickering's

main built form, including the recently constructed scheme at Whitfield Avenue. None of the properties to the west are viewable from the eastern half of the site, but once within the site, on higher land some of the properties to the west are likely to be visible. The hedgerows are seen by the applicant as a key mitigation regarding landscape setting, and 'screening of the site'. Hedgerows have been allowed to increase in their height since earlier site assessment was undertaken in the spring of 2017.

6.17 Ruffa Lane is characterised by ribbon development to the north, and to the south a number of streets have followed the linear form of the original strip fields which would have surrounded Pickering in the medieval period (and still do today in large part). It is important to note that whilst the appearance, landscaping, layout and scale are reserved matters, it is clear that the broad layout can be ascertained as a linear strip, replicating the appearance of ribbon development, by virtue of the road, which is not a development form which is considered appropriate in terms of efficient use of land and inclusive layouts. The topographical matters are discussed above, and even if the dwellings were single storey, they would result in skyline development, and would have a strongly suburbanising effect on what is one of the most attractive rural edges and settings to Pickering. The applicants have sought to refer to the recent Persimmon development at Whitfield Avenue as demonstrating the proximity to the substantive built form of Pickering. However, the Whitfield Avenue scheme is well contained by existing development, and there are five properties which are situated in between existing dwellings on the frontage of Ruffa Lane, off to the south western corner of the site. Considering each site on its merits, the Whitfield Avenue site is much more integrated into the built form of Pickering. The condition of Ruffa Lane, and the size of the site and its topography have influenced the scheme, the resulting development would, be in terms of its view from Ruffa Lane, would be ribbon development albeit with the hedge in front, and garages/parking at the south/front of the site. As such it is considered were development to take place would result in a confused, suburbanising form would relate poorly to the existing built form in the locality.

6.18 The Landscape and Visual Impact Assessment has identified excavation on the south component of the site as the main mitigation for reducing the 'mass' and elevation of the dwellings (which are indicated as two storey) relative to the existing dwellings on the southern element of Ruffa Lane to the south of the site. An indicative cross section has been submitted to illustrate the impact (noting concerns about the measuring and varying impact of the retaining wall). Whilst landscaping is a reserved matter, the impact of the principle of residential development on the landscape setting of Pickering and the form and character of Pickering still needs to be considered in the outline permission. Policy SP16, Design, referred to earlier, expects that local distinctiveness should be reinforced through amongst other matters the location and siting of development, and respecting the context provided by its surroundings including, the topography and landform that shape the form and structure of settlements in the landscape. It is considered that the excavation would constitute substantial loss of the landform context of the site, and this would be contrary to SP16, as the development would not respect the landform context. By virtue of the topography and general elevation of the site, development would be visually prominent without the reduction in levels. On that basis, the proposed mitigation to reduce the identified impact, but is unlikely to be supported if the application is approved and it is proposed as part of the Reserved Matters.

6.19 In terms of designing out crime, the Police Designing Out Crime Officer has provided a condition which requires the submission of further information about certain elements of the scheme as part of the Reserved Matters, should the approval be given. These relate to:

- Defining defensible space and creation of front gardens with low railing/wall/planting;
- Reinforcement of boundaries for properties adjacent to Pluntrain Dale Lane;
- Surveillance, lighting, and planting to reduce screening
- Target hardening (physical security of doors, windows etc.)
- Ensuring tenure 'blindness' where there is no distinguishing between different property tenures and their integration across the site.

6.20 In summary, the lack of integration with the existing built form, the elevated and exposed position of the site will result in a discordant, visually prominent development in what is a sensitive, strongly rural edge to Pickering, and that the development would conflict with Policies SP16 and SP20.

Whilst landscaping is a reserved matter, the proposed mitigation would, in itself, be contrary to Policy SP16. These concerns have also been identified within the representations made by the Town Council and those individuals who have made representations.

iii) Site Specific Matters:

6.21 Policy SP20- Generic Development Management Issues, also covers accessing parking and Servicing. In terms of access, parking and serving, the Highway Authority have now provided a formal response which sets out a series of conditions they would seek to have applied, if permission is granted.

6.22 Policy SP4- Type and mix of new housing - to ensure that the resulting development contributes to provision of a balanced housing stock, in terms of sizes, and number of bedrooms, and ensure a well-designed inclusive scheme. This is, save for the principal affordable housing considerations, something to be considered as a Reserved Matter, if the outline was approved.

6.23 Policy SP17- The site is within Flood Zone 1, and within Ground Source Protection Zone level 3. A Flood Risk Assessment was produced. There has been extensive discussions between the engineer for the applicant and the LLFA regarding matters of detail concerning surface water management, and in particular infiltration testing. Discussions resolved the following matters:

- Peak Flow,
- Pollution control
- Volume Control
- Designing for Exceedance
- Climate Change and Urban Creep
- Maintenance agreements

But matter of the percolation testing has not been resolved. The LLFA have advised:

"According to the Flood Risk Assessment (V4) Document for the above application (Ref: 74213, Dated December 2017), surface water will be managed through infiltration on site, however the applicant is yet to provide results from percolation tests. This is our favoured option when considering runoff destination in the drainage hierarchy and should be undertaken by each developer, unless there are mitigating circumstances.

Testing is required to determine soil infiltration rates and are to be carried out in accordance with BRE 365 Soakaway Design (2003) and CIRIA Report 156 Infiltration drainage - manual of good practice (1996). Method of test must be relevant to the proposed SuDS and extrapolated test data will not be accepted.

It is requested that these are submitted to the LPA for analysis to ensure their strategy is feasible and resilient. Please note, this is not a refusal but are prerequisite before further consideration is given to their SuDS."

6.24 The Vale of Pickering IDB, whilst not objecting to the proposal, have commented that the nature of the impermeability of the soils will make the use of SuDs a challenge.

6.25 Yorkshire Water have advised conditions be attached regarding the disposal of foul water and surface water utilising separate systems. In respect of surface water, as the site is within Zone 3 of the Ground Source Protection Zone, the use of SuDs will only be acceptable if uncontaminated surface water utilises SuDs, and not connecting in to gullies. The use of public or private sewers would need the approval of the relevant owner.

6.26 As such, the absence of the percolation tests make it challenging to establish the conclusive position regarding the drainage strategy, which is a prerequisite of establishing the principle of development on the site. As such, the proposal is considered to not be in accordance to the provisions of SP17 concerning reducing flood risk, and appropriate surface water management, due to the absence of

the evidence to determine the detailed conditions regarding treatment of surface water.

6.27 In respect of Policy SP11- Community Facilities and Services- no on-site formal children's place space would be required on a scheme of this size. However, on-site amenity space would be expected. Aligned to this, Policy SP15 - Green Infrastructure - requires that Green Infrastructure Corridors would be expected in a scheme where hedgerows are an important element of the landscape character, and for their ability to form integrated developments where biodiversity and recreational activity enhance the development. All matters save access are reserved, but the indicative layout and landscaping scheme has identified the retention of the hedges, and the general amenity space is between the hedge and the road. The applicants are aware of the CIL charge, and have completed the relevant information, although the ability to calculate the CIL charge would only be possible once floor areas are available.

iv) Further Statutory Considerations:

6.28 The Design and Access Statement has identified that the impact on designated heritage assets is negligible, due to intervening development and topographical features, site evaluation concurs with this. Policy SP12- Heritage- also considers non-designated heritage. In the previous application it was noted that archaeological features are described as being within the immediate vicinity. In response to the previous planning application a geophysical survey was undertaken to accompany this application. Geophysical survey results described by the County Heritage Unit:

"The survey has shown a number of anomalies including two rectangular features, one with internal divisions. These anomalies may indicate features with stone foundations of unknown date, but pre-dating the 19th century. The rectilinear form suggests either Roman or Medieval dates. These are very geometric and there is the possibility that they represent very significant archaeological remains. In addition there is a cluster of possible pit features and a curvilinear feature in the north eastern corner of the site."

6.29 County Heritage Unit's Response was that in order to understand the significance of the heritage assets identified, trial trenching should be undertaken prior to determination. The applicant was advised of the Heritage Unit's response, but they have taken the view that a trial trenching can be undertaken as part of the Reserved Matters application, and provided three different sites where archaeological survey was conditioned. Officers have read the reports, which are of different archaeological context with the background information absent. Officers concur with the Heritage Unit's response due to the findings of the geophysical survey for the following reasons.

6.30 County Heritage have raised concerns about trial trenching post determination on this site due to the potentially very significant findings in the geophysical survey. Whilst the scheme is outline, with all matters except access reserved, the outline application is the planning permission, which establishes the principle of the site's development:

"At the present time, the archaeological information submitted with this application does not meet the requirements of policy 128 of the NPPF. The date and level of preservation of the features detected by geophysical survey is at present unknown.

We would not advise archaeological trial trenching is done by condition, as trial trenching is an evaluation technique designed to assess the significance and potential of archaeological remains and the impact upon them caused by development. As per paragraph 128 of the National Planning Policy Framework (NPPF), assessing the potential of a site is expected to be undertaken pre-determination to allow for an informed planning decision to be taken.

In this case the geophysical survey has identified anomalies consistent with stone-founded buildings. These do not appear on historic maps suggesting that they are of some interest. The likely possibilities in this area are a Roman villa (very significant), medieval longhouses or religious house (significant or very significant) or a post medieval barn (not very significant).

If the nature of the remains can be assessed pre-determination then the applicant may have the

opportunity to re-design the development to avoid the most significant archaeology. Securing archaeological evaluation work through a planning condition could expose the developer to significant risk with the possibility of very significant and unquantified archaeological and related costs and delays."

6.31 The County Heritage Unit have concluded that without the trial trenching there is "insufficient information from which to form a reasonable planning decision relating to the impact of the development on heritage assets of archaeological interest".

6.32 The site is not within the Vale of Pickering National Landscape Character Area. However, the Statement of Significance of the Vale of Pickering, prepared by Historic England with Partners, has identified that part of the significance of the Vale of Pickering is the historic relationship of the vale land with that of the adjacent rising land as part of a cultural landscape: p17.

"The Vale of Pickering is most often distinguished in 3 topographical zones: the higher ground on the northern, southern and western slopes; the former lake margin; and the Vale bottom. Settlement is predominantly on the northern and southern slopes, with occasional, scattered settlement in the centre. The topographic and geographical variation means the 'concept' of the Vale of Pickering encompasses the slopes on the northern, southern and western sides. This is broader than that defined by the National Character Area, which is defined more by the modern infrastructure of roads than by the shape of the land."

6.33 Policy SP12, it states that:

"Development proposals which would result in substantial harm to or total loss of the significance of a designated assets or to the archaeological significance of the Vale of Pickering will be resisted unless wholly exceptional circumstances can be demonstrated. Proposals which would result in less than substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and extent of harm to the asset.

In considering and negotiating development proposal, the Council will seek to protect other features of local historic value and interest throughout Ryedale having regard to the scale of any harm or loss and the significance of the heritage asset."

6.34 Such heritage assets may therefore be significant with the context of the archaeological landscape of the Vale of Pickering, and accordingly may be relevant to paragraph 139 of the NPPF, which states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

6.35 This proposal is for outline planning permission, which establishes the principle, and whilst landscaping is identified as a Reserved Matters, part of the landscape 'mitigation' identified for the site within the Landscape and Visual Impact Assessment involves excavation of the site (despite reservations of the approach earlier in the report) to reduce the elevation, and this could result in substantial harm or loss of heritage assets. The site is also narrow, within a strip- leaving limited means of re-design/alternative layouts, particularly since the access is not reserved. It is therefore considered that without the evidence to demonstrate to the contrary the proposal is contrary to the provisions of Policy SP12 which ultimately seeks to ensure that the significance of heritage assets is understood and the extent to which harm to that significance can be identified, and weighed, in the planning balance, as required by paragraph 128 of the NPPF. This proposal does not have the evidence with which to make that judgement.

6.36 In terms of matters regarding the ecological implications of the development, the site is a currently grazed field, part of a much larger field, with no specific biodiversity designations. The site is within the buffer zone for considering the presence of Golden Plover, who can forage and loaf on farm land, and this is a species identified as a reason for the North York Moors SPA designation. An assessment was undertaken which found no presence of the Gold Plover. The Senior Specialist Place (Ecology) has advised that

"The proposed development site is bounded on three sides by native broadleaved hedgerows. This proposal would retrain all the hedges and would give an opportunity to create additional plantings along the northern field boundary. The existing arable field is of little ecological value other than a sky lark was noted singing in the NW corner. Barn owl pellets were found in a disused building 20m North east of the site either a roost or feeding perch. No bat work was undertaken but due to the location adjacent to the hedged linear feature Ruffa Lane and in close proximity to woodland to the East it is suspected that bats will be using the southern hedge for foraging or as a commuting roost.

Great crested newt was found in a pond some way to the north and a previous mitigation scheme has created GCN breeding ponds approximately 110m to the south of the site (the garden of 117 Ruffa Lane), although there is limited suitable terrestrial habitat on site.

The ecological survey report (Quants May 2017) recommends that an Ecological Enhancement Plan be drawn up and a precautionary Method Statement be adopted to reduce impacts on Great crested newts.

I therefore recommend the following conditions be attached to any planning permission granted.

The pre-commencement conditions proposed are, in summary concerning:

- Biodiversity Method Statement in relation to the protection of great crested newts
- Sensitive lighting scheme
- Ecological/ Landscape/Enhancement plan

Conclusion

6.37 Considering this scheme in accordance with the provisions of the adopted Development Plan, it is clear that there are significant concerns with the proposal. Whilst this site's location is broadly in conformity with the Policies of SP1 and SP2, being adjacent to Pickering, the site is distanced from services and facilities, and is unlikely to deliver sustainable modes of access, and there are site-specific issues.

6.38 The scheme would deliver 3 on-site affordable units and a 0.85 unit commuted sum, which is Plan-compliant. Whilst this may be increased with a Unilateral Undertaking- which is a material consideration, it has both limited weight on the basis that it is not required by the provisions of the Development Plan, and because it would only result in 1.15 units more. The plan-compliant affordable housing provision, and any derived through the Unilateral Undertaking must be weighed in the balance with the adverse impacts identified in this report.

6.39 The lack of evidence to understand the significance of identified heritage assets on the site, within the context of the Vale of Pickering Cultural landscape is contrary to the provisions of Policy SP12, which ultimately seeks to ensure that the significance of heritage assets is understood and the extent to which harm to that significance can be identified, and weighed, in the planning balance. This proposal does not have the evidence with which to make that judgement.

6.40 The absence of the percolation tests make it challenging to establish the conclusive position regarding the drainage strategy, approval would be contrary to SP17 concerning reducing flood risk, and appropriate surface water management, due to the absence of the evidence to determine the detailed conditions regarding treatment of surface water.

6.41 There are significant concerns regarding the adverse impact on the form and character of Pickering, and the landscape setting in which the proposed development is situated. It is considered that the provision of affordable housing at any extent would not outweigh the adverse impacts of the development to the character and landscape of this part of Pickering, primarily because of the site's lack of clear integration with the existing built form of Pickering, and because of the site's topographical variations, which are proposed to be 'removed' through excavation, and landscape sensitivity on this rising land. Contrary to Policies SP13, SP16 and SP20.

6.42 The Publication of the Local Plan Sites Document (LPSD) has been undertaken, and the Council is close to Submission. The LPSD identifies the proposed Plan-led approach to meeting development requirements in Pickering up to 2027. This site is not identified as an allocation, nor previous submissions of the site performed well enough to even be identified as site options as part of the Sustainability Appraisal process. It is considered that approval of this scheme would be contrary to the provisions of the well-advanced Local Plan Sites Document. No representations at Publication have been made in support of the inclusion of site extent of 630 or any derivation thereof.



6.43 Due to the identified material harm to the landscape setting of Pickering, and adverse form and character impacts, and the concerns around the lack of ability to understand the impact on heritage assets and drainage considerations. In respect of consideration of Policy SP19- Presumption in Favour of Sustainable Development, the proposal cannot be made acceptable and therefore considered to not accord with the established Development Plan, and the emerging Development Plan. Accordingly, this application is therefore recommended for refusal.

RECOMMENDATION: Refusal

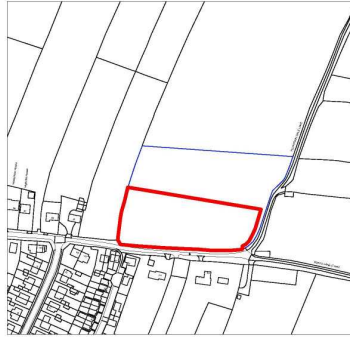
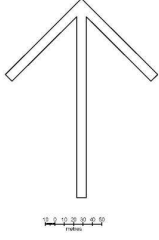
- 1 The proposed development would have a significant adverse impact on the form and character of Pickering, resulting in an incongruous built form, relative to existing properties. The site is within the general landscape of rising land, coupled with the undulations of the site would result in a visually prominent development, at an edge of Pickering which has maintained, despite some residential development in proximity, a strongly rural character. Mitigation has been identified which removes this feature, by flattening the site, and this does not respect the distinctive landscape features of the site. Accordingly, this would be contrary to Policy SP13 - Landscape; Policy SP16- Design and Policy SP20 -Generic Development Management Issues.
- 2 The absence of trial trenching of the site has resulted in the inability to understand the significance of identified heritage assets as recorded in the geophysical survey. The County Heritage Unit have noted that there is potentially archaeology which may be of considerable significance, which relates to the Vale of Pickering- but this cannot be ascertained. This is contrary to Paragraph 128 of the NPPF, and Policy SP12- Heritage.
- 3 The absence of the percolation tests means that it has not been possible to establish a comprehensive drainage strategy for the site. Accordingly, approval of the application would be contrary to SP17- Managing Air Quality, Land and Water resources.
- 4 The scheme is proposed is for up to 11 units, which would have a limited impact on housing land supply position at Pickering. However, for the reasons identified above the proposed development is contrary to the adopted Development Plan. Furthermore, its development would also not complement the site allocations identified at Pickering, to meet the outstanding housing requirement at the settlement, identified in the Publication Local Plan Sites Document (LPSD). The previously submitted site extent in this location performed poorly through the Sustainability Appraisal process. Approval of this development would therefore also be in conflict with the emerging LPSD. No representations as part of the Publication of the LPSD have been made which support the identification of the site as an allocation.
- 5 The identified benefits of the scheme do not outweigh the identified harm and non-compliance with policies of the Ryedale Plan - Local Plan Strategy when read as a whole. Chapter 5, Part 3 'The Development Plan' s.38(6) Planning and Compulsory Purchase Act 2004 requires that "determination must be made in accordance with the plan unless material considerations indicate otherwise".

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.

KEY LEGEND

-  Site Boundary 0.75 HA
-  Site Ownership

NORTH



CLIENT
AAH PLANNING

PROJECT
Pickering

TITLE
Existing Location Plan

SCALE 1:2500 A2

DATE 08/01/2018

DRAWN RA

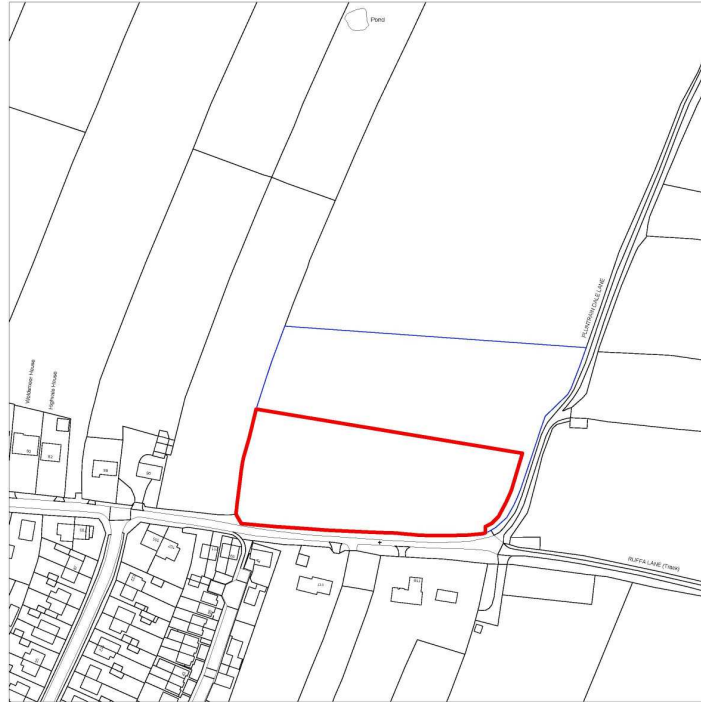
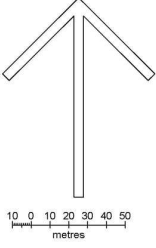
CHECKED

CAL040517

02

L

NORTH



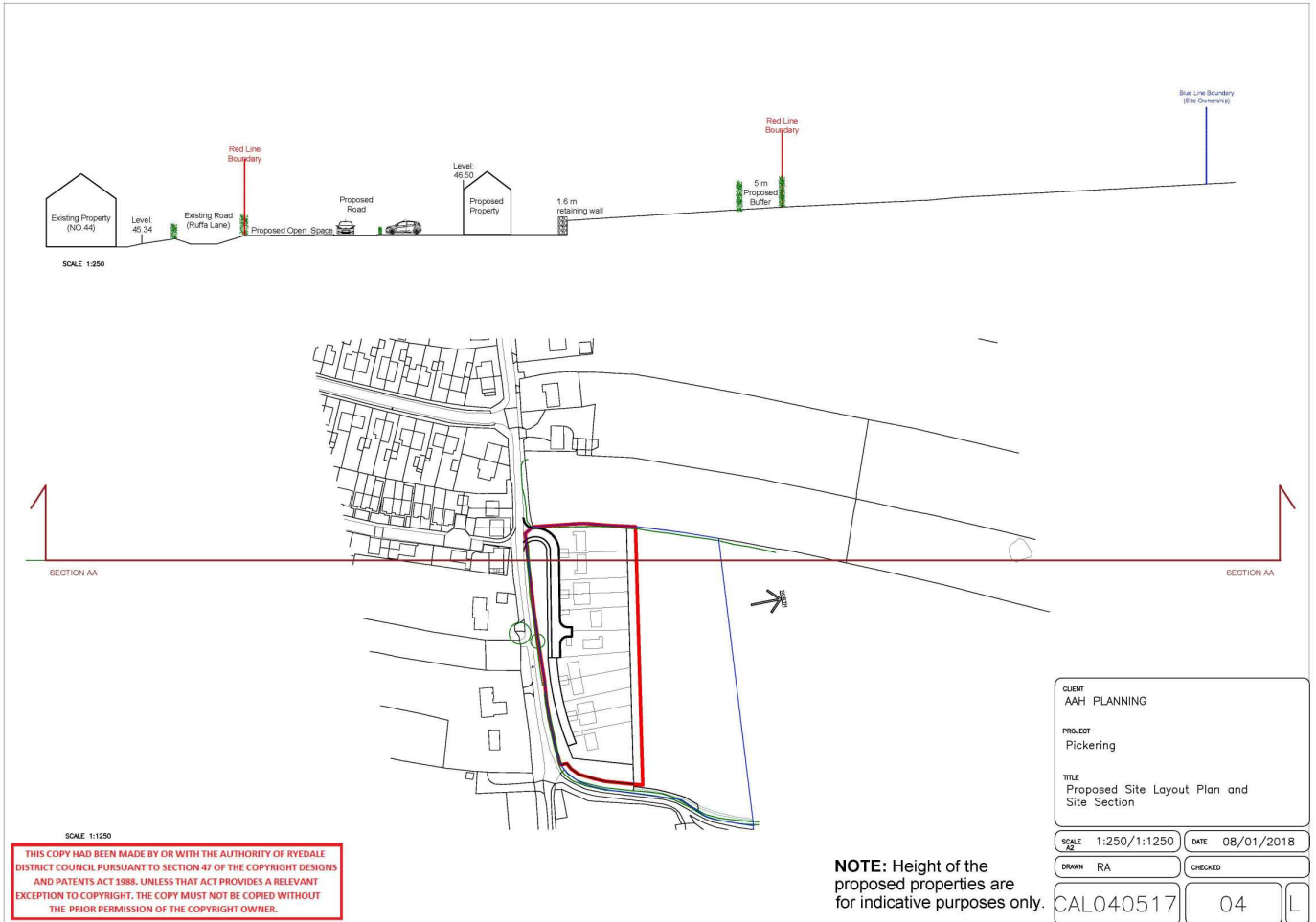
KEY LEGEND

- Site Boundary 0.75 HA
- Site Ownership

CLIENT
AAH PLANNING
PROJECT
Pickering
TITLE
Existing Site Layout

| | | | |
|-----------|-----------|---------|------------|
| SCALE | 1:1250 A2 | DATE | 04/12/2017 |
| DRAWN | RA | CHECKED | |
| CAL040517 | 01 | K | |

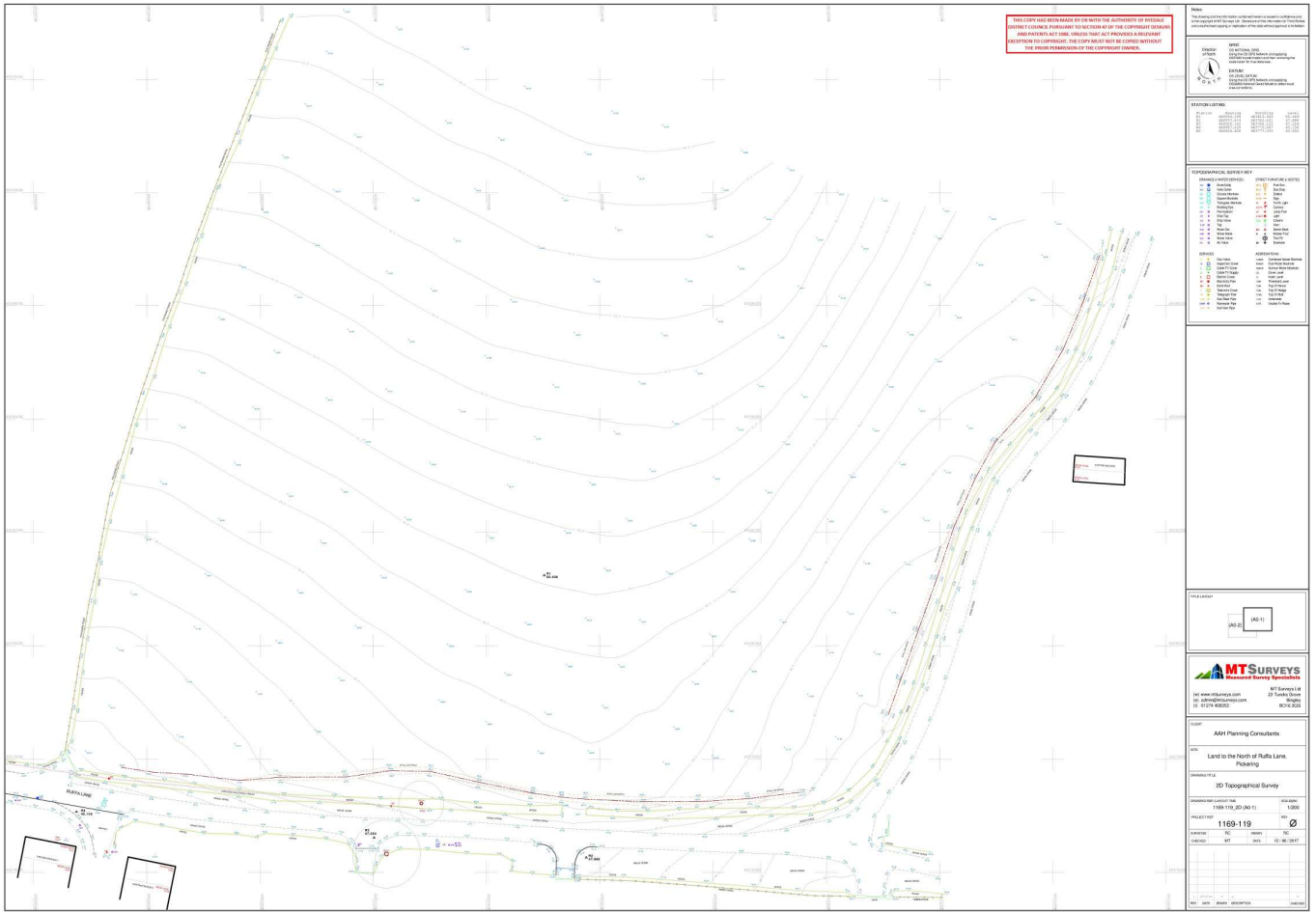
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



| | |
|---|--------------------|
| CLIENT AAH PLANNING | |
| PROJECT Pickering | |
| TITLE Proposed Site Layout Plan and Site Section | |
| SCALE 1:250/1:1250 | DATE 08/01/2018 |
| DRAWN RA | CHECKED |
| CAL040517 | 04 |
| | L |

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.

NOTE: Height of the proposed properties are for indicative purposes only.



DESIGN AND ACCESS STATEMENT

(Revision C)

**IN SUPPORT OF RESIDENTIAL DEVELOPMENT ON LAND TO THE NORTH OF RUFFA LANE,
PICKERING**

CO-ORDINATES OF PROPOSED DEVELOPMENT:

X 480935 Y 483791

Our Ref: 74181

December 2017

DESIGN AND ACCESS STATEMENT

Contents

1.0 Introduction 3

2.0 Design Principles 4

3.0 Planning Policy Context..... 6

4.0 Evaluation: Constraints and Opportunities..... 11

5.0 Design Proposals 15

6.0 Summary 28

1.0 Introduction

- 1.1 This Design and Access Statement (DAS) has been prepared on behalf of Toft Hill Ltd by AAH Planning Consultants in support of a planning application for residential development including access on land to the north of Ruffa Lane, Pickering (grid reference: X480935; Y483791). The application is made by Toft Hill Ltd. AAH Planning Consultants are members of the Royal Town Planning Institute (RTPI) and the Institute of Environmental Management and Assessment (IEMA).
- 1.2 This Design and Access Statement supersedes that originally lodged with the outline planning application 17/00894/MOUT for the development of up to 30 dwellings with associated access arrangement on land off Ruffa Lane, Pickering. On 25th October 2017, the outline application was refused by Ryedale District Council. The revised scheme now before the LPA is for the development of up to 11 dwellings (including 5 affordable housing) with associated access arrangement on land off Ruffa Lane, Pickering. This scheme has been produced following our extensive discussions with the architect, highway and landscape consultants to address the key issues associated with the previous application.
- 1.3 This successor document, describes the changes and amendments introduced to the design and indicative layout of the scheme, which we believe would overcome the highway and landscape issues arisen from the previous proposal. This statement and the application should be read in conjunction with other support documents attached to this submission.

2.0 Design Principles

Site and Surroundings

- 2.1 The application site is located to the eastern end of Ruffa Lane on the northern side of the highway. Ruffa Lane is a long straight residential road with housing on either side. On the northern side the housing is mostly linear frontage housing – brick built and predominantly two-storey in scale. On the southern side the housing extends from Ruffa Lane to the south to Thornton Road and is a combination of single storey, two storey and dormer bungalows. Immediately to the south of the site is a new residential development known as Shepherd's Hill which includes mostly two storey brick built development.

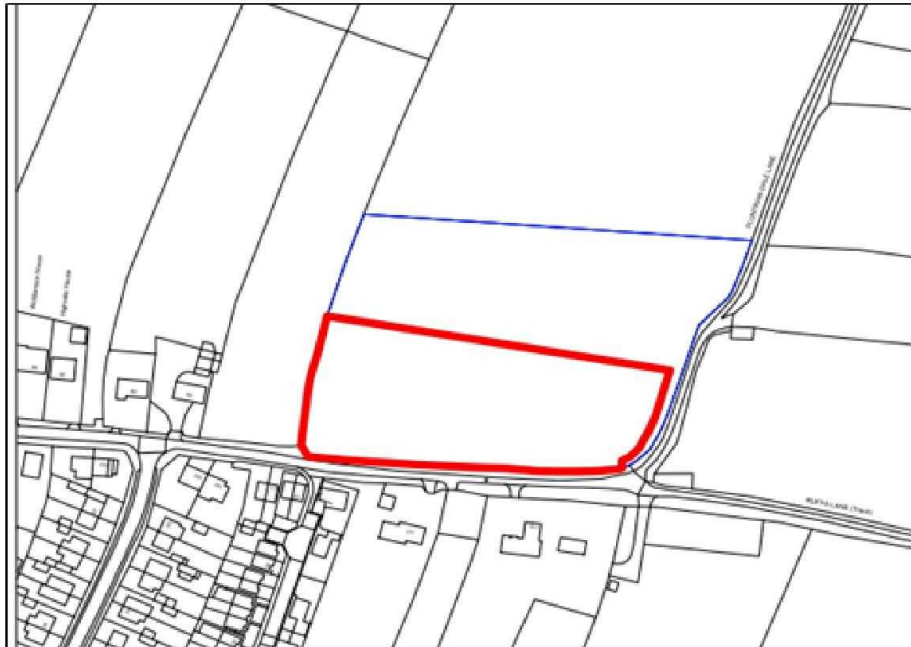


Image 2.1: Application Site (area edged in red) and its Neighbouring Area

- 2.2 The application site is situated at the most easterly end of Ruffa Lane, a long residential carriageway taken from Malton-Whitby Road (A169), with significant number of residential dwellings on either sides. On the northern side the housing is mostly linear frontage housing – brick built and predominantly two storeys in scale. On the southern side the housing extends from Ruffa Lane to the south to Thornton Road and is a combination of single

storey, two storey and dormer bungalows. Immediately to the south of the site is a new residential development which was recently developed under to the planning permission 13/00065/FUL). The area west of Whitfield Avenue and Ruffa Lane and Thornton road leading back to Pickering town centre is almost exclusive residential. The area is typical of urban expansion undertaken gradually since the Victorian era.

- 2.3 To the north and east of the application site the rural character takes hold with the highway bordered by maturing hedgerows and extending into open countryside. This is classed as Moorland Fringe and is allocated locally as an Area of Great Landscape Value with the North York Moors National Park boundary being positioned only 650m away.
- 2.4 The public highway narrows along Ruffa Lane though it appears to have been widened parallel with the application site to allow for the new housing development to the south. Further east it continues to narrow and a public footpath/bridleway extends toward Howl Dale Wood where the National Park boundary begins. A Further right of way extends to the north along the site's eastern boundary along an informal track known as Pluntrain Dale Lane which extends northwards to Scalla Moor Farm at the A19 junction.
- 2.5 Although the site is situated beyond the settlement boundary of Pickering, it lies within easy cycling distance of the whole range of facilities available in Pickering town centre and within walking distance of local primary school, major employment area within the town, and bus stops providing links to the town centre.

3.0 Planning Policy Context

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the local planning authority to determine planning applications in accordance with the Development Plan, unless there are material considerations which 'indicate otherwise'.

Development Plan

- 3.2 Section 70(2) of the Town and Country planning Act 1990 provides that in determining applications the Local Planning Authority (LPA) "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." In this respect, the development plan for Ryedale District consists of The Ryedale Plan – Local Planning Strategy adopted on 5th September 2013, Ryedale Local Plan (2002) Saved Policies, the adopted proposal maps for the district and towns (2002), and saved policies within the Yorkshire and Humber Regional Spatial Strategy (RSS). The Yorkshire and Humber Regional Spatial Strategy (RSS) has been revoked (2013) except for two policies and key diagram which relate to the extent of York's Green Belt. In this instance, none of the remaining saved policies of the Yorkshire and Humber RSS are considered to be relevant to the assessment of this application.

- 3.3 The Ryedale Plan – Local Plan Strategy (LPS), provides recently adopted development plan policies which are compliant with the NPPF. The current Proposal Map is the 2002 adopted Proposal Map. The LPS contains strategic policies to manage development and growth across Ryedale to 2027. It seeks to integrate the need to address development needs whilst protecting the environment and landscape and securing necessary improvement to services and infrastructure.

- 3.4 The following policies from the Ryedale Local Plan Strategy are considered to be relevant to the determination of this application for residential development at this site:

Policy SP3 – Affordable Housing
Policy SP4 – Type and Mix of New Housing
Policy SP11 – Community Facilities and Services (In respect of public open space)
Policy SP13 – Landscapes
Policy SP14 – Biodiversity
Policy SP15 – Green Infrastructure Networks
Policy SP16 – Design

- Policy SP17 –Managing Air Quality, Land and Water Resources
- Policy SP18 – Renewable and Low Carbon Energy
- Policy SP19 – Presumption in Favour of Sustainable Development
- Policy SP20 – Generic Development Management Issues
- Policy SP22 – Planning Obligations, Developer Contributions and the Community
Infrastructure Levy

3.5 The following extract is taken from the Proposals Map, Inset No.4 - Pickering, which was adopted in 2002 with the Ryedale Local Plan.

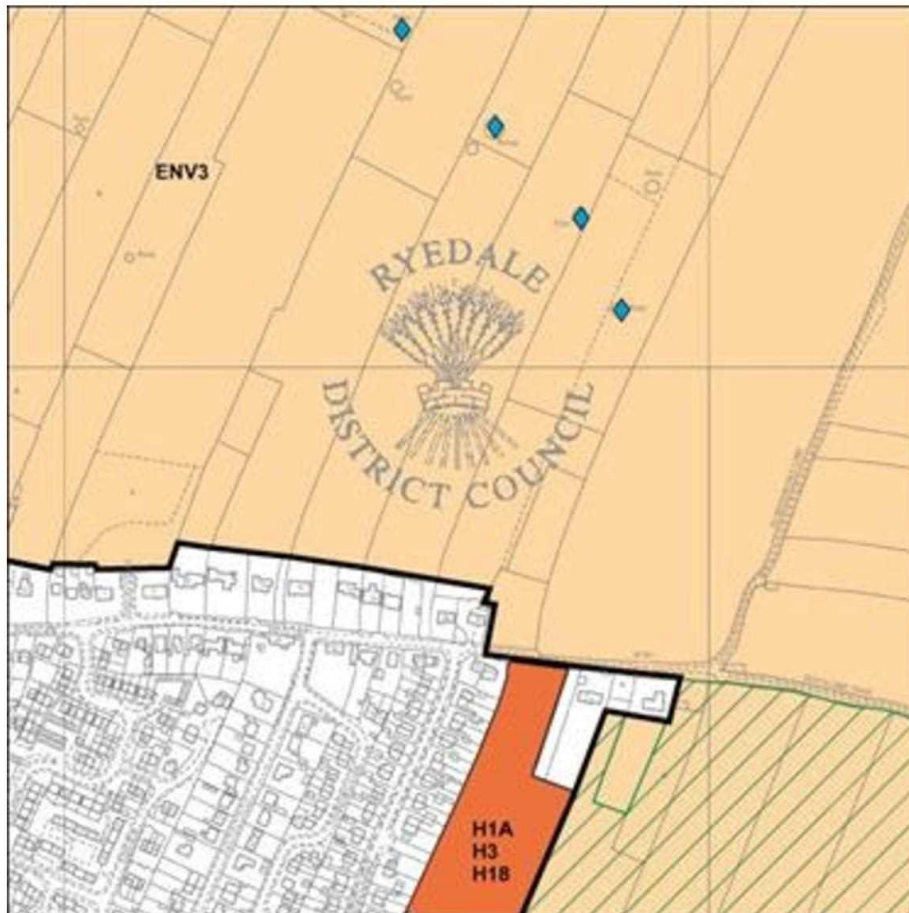


Image 3.1: Proposals Map Extract: Inset 4 Pickering

3.6 Image 3.1 illustrates that the site is situated adjacent to the development limits of Pickering, lies directly opposite new housing estate to the south of Ruffa Lane.

3.7 The site lies outside the defined development limits of the town and is therefore located within the open countryside, which in normal circumstances in accordance with policies of

the local plan the development of the site for residential purposes would be contrary to the policies of the Development Plan.

National Planning Policy framework (NPPF)

3.8 Notwithstanding the above, in order to help with boosting the supply of housing, the NPPF requires Local Planning Authorities (LPAs) to identify and keep up-to-date a deliverable five year housing land supply. This is particularly important given that the NPPF states that where relevant policies are out-of-date, permission should be granted unless any adverse impacts outweigh the benefits, or other policies indicate otherwise, when assessed against the NPPF (Paragraph 10).

3.9 The NPPF makes it clear in Paragraph 14 that in cases where the:

“Development Plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or Specific policies in this Framework indicate development should be restricted.*

3.10 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 7 of the NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental. *“These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***an economic role*** – *contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- ***a social role*** – *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and*

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

3.11 In terms of housing delivery, paragraph 49 of the NPPF provides that housing applications should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

It is worth noting that paragraph 49 comes within a group of paragraphs dealing with delivery of housing. The context is given by paragraph 47 which sets an objective of boosting the supply of housing, which states:

To boost significantly the supply of housing Local Planning Authorities should:

- *Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- *Set out their own approach to housing density to reflect local circumstances.*

3.12 One of the twelve Core Planning Principles outlined within the NPPF is that planning should *“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*. Section 7 of the NPPF refers to the requirement for 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.”*

3.13 Paragraphs 63 and 64 are considered to be particularly pertinent with regards to this proposed scheme and its design:

“In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.”

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it function.”

4.0 Evaluation: Constraints and Opportunities

The Design Process

- 4.1 As previously identified, the main purpose of this Design and Access Statement is to identify the design parameters and principles of future developments. It is therefore important to consider the constraints and opportunities, arising from the prospective development of the site, and how the proposed development would satisfy these criteria.

Constraints

- 4.2 The evaluation of the site and its context has identified key on site features which have informed the decision making process and the development proposals. In summary, the site has very few physical constraints which would preclude the development of the site for residential development. Those that do exert influence are as follows:

- Ruffa Lane is characterised by ribbon development, which is not a development form which is considered the appropriate in terms of efficient use of land and inclusive layout.
- The sloping nature of the site would potentially affect the key characteristic features of this part of Pickering, which include:
 - Panoramic views from the escarpment ridge out across the Vale of Pickering to the South
 - Attractive rural quality with a medium to large scale field mosaic containing prominent hedgerows and woodland blocks
 - Settlements concentrated along the foot of the slope
 - Dynamic, rhythmic quality to the undulating relief
 - North south oriented dry valleys and road; and
 - Strong medieval field pattern around Pickering
- Whilst the field the application site lies within is not identified as being part of the historic strip field system, it has a strong linear form and contributes significantly to the landscape character of this part of Pickering through the presence of mature hedgerows, and its sloping form, which also has some undulating relief.

- Safeguarding of residential amenity, in particular, distance standards between the proposed development and the existing properties to the south and southwest;
- Consideration of views from the neighbouring dwellings opposite the application site;
- Consideration of the potential visual and aesthetic impacts on the adjoining North York Moors National Plan and the designated High Value Landscape Area; and
- Consideration of other issues such as flood risk/drainage, ecology of the site and how to minimise any potential impacts.

Opportunities

4.3 The site provides an excellent opportunity to provide good quality housing and affordable housing which integrates well within this existing residential area. The following are considered to be opportunities arising from the development of the site:

- Contribution to the expansion of the existing settlement through the introduction of much-needed residential properties and affordable housing in a sustainable location;
- Respond to, complement and enhance the local built character;
- Improve the ecological value of the site;
- Other social, economic and environmental benefits to Pickering.

Design Objectives

4.4 After taking into account national guidance and, where relevant, the local planning policy framework, the proposals will seek to achieve a high standard of residential development. The overall approach will be to apply design proposals which can be sensitively assimilated into the area, taking into account, where necessary, adjacent land uses and developments, which are generally residential and agricultural in this case. The key aim is to provide a high quality development which will deliver a mixture of housing that is sustainable, safe, attractive and accessible by all users.

4.5 The key design objectives which have been taken account of within the illustrative master plan are as follows:

Character and Context

- Respond to the existing character of local land uses and developments, whilst still creating architectural and urban design that will have a sense of place in its own right;
- Incorporate the topographic character of the site into the proposed design and layout, to minimise the impact of the proposed development on the setting of the neighbouring area and wider landscape.

Ease of Movement

- Ensure the proposed site access and the section of Ruffa Lane adjacent to the application site in accordance with relevant highway design standards
- Ensure easy access for pedestrians and cyclists to both public transport links and the wider surrounding areas;
- Achieve access for all age groups and abilities as an integral part of the design.
- Utilise and re-enforce existing connections, whilst providing choice of movement.

Legibility and Diversity

- Establish a site arrangement where design character defines the space;
- Establish a site arrangement that respects and reflects the key local landmarks;

Variety and Richness

- Promote quality detailed design with durable materials that enliven the locality;
- Ensure variety of detail and materials, whilst still maintaining a coherent overall sense of place within the community.
- Offer a variety of dwelling types to reflect local character and offer choice;

Compactness

- Ensure the development uses land efficiently;
- Provide appropriate flexible parking without overly encouraging greater vehicle numbers.

Climate Change

- To promote sustainable development and reduce energy consumption whilst respecting and balancing the needs of local character and heritage.

5.0 Design Proposals

- 5.1 Following the decision of the previous outline application for the development up to 30 dwellings with associated access arrangements within the application site, AAH Planning Consultants have been working closely with the architect, landscape consultant and highway engineer to discuss and address the reasons for refusal, particularly in relation to access arrangement and highway impact, design, landscape impact issues. The revised scheme has subsequently developed in accordance with findings from those discussions, and aims to overcome the first and second reasons for refusal of the previous outline application. The details of this revised proposal will be discussed in the following section of this statement.
- 5.2 Having identified the design objectives and, importantly, considered the key issues associated with the previously refused outline application 17/00894/MOUT, plans were produced which explored an appropriate form of development that addressed the previous reasons for refusal, respected the scale and form of the surrounding built environment and the neighbouring residential buildings. The proposed indicative layout is shown in the following image:



Image 5.1: Proposed Indicative Site Layout

- 5.3 The justification for these design proposals are highlighted in this section with regard to use and amount, scale and layout, appearance and landscaping, access, parking, neighbour amenity, climate change mitigation, and designing out crime. Such an approach is

considered to ensure that the principles of Ryedale Local Plan Strategy *Policy SP16 Design* and *SP20 Generic development Management Issues* underpin the proposals.

Use and Amount

- 5.4 This outline application seeks permission for residential development on land off Ruffa Lane with associated access arrangement with all other matters reserved. Whilst the accompanying indicative site layout plan is for illustrative purpose only, it has nevertheless been drawn up to address the reasons for refusal of the previous outline application, and to reflect the scale and form of the surrounding built environment and the neighbouring residential buildings.
- 5.5 As illustrated in the indicative site layout plan, the proposed scheme provides the erection of 11 dwellings in the form of three pairs of semi-detached dwellings and five detached dwellings fronting onto Ruffa Lane. The proposed new dwellings would be two storey and sympathetic to the scale and form of existing dwellings in the vicinity of the application site. The proposed road access is taken from Ruffa Lane via the existing field access at the southwestern corner of the application site, and runs between the proposed single row of dwellings and the site boundary to the south. As part of the proposal we would tentatively suggest that of those, up to 5 proposed dwellings would be designated as affordable which equates to 45% of affordable housing.
- 5.6 The layout also provides for a 0.12 hectare open space along the northern, southern and eastern boundaries of the application site. The proposed open spaces would not only provide an accessible on-site recreation space for the residents, but also function as a buffer between the proposed development and wider landscape to the north and east of the application site.
- 5.7 In the applicant's view, the housing layout would be served by the logical extension to the settlement of Pickering, resulting in a form of development which reflects the ribbon development pattern on the north side of Ruffa Lane.

Design and Layout

- 5.8 The scale of the proposed scheme will be considered at the reserved matters stage however, it is envisaged that the proposed dwellings will be conventional two-storey dwellings. The

proposed development will provide for a mixture of housing ranging from 2 bedrooms to 4 bedrooms properties and five of the proposed dwellings will be affordable housing.

5.9 An indicative site master plan has been prepared to accompany this outline application, which illustrates how the proposed development could be accommodated on the site. The proposed design responds to the physical characteristics of the area as well as various opportunities and constraints presented by the site as detailed previously. This application is submitted in outline with all matters reserved except for site access. The proposed site layout, the number of dwellings and the design details will be submitted at reserved matters application stage. That said, it is considered that the proposed indicative layout (see Image 5.1 previously) provides for a scale and layout that achieves a balance that takes account of the sites topography, neighbouring properties and land uses, relationship to the existing building line and development patterns of the neighbouring area, and the character of the wider High Quality Landscape Area and National Park.

Topographical Constraints

5.10 The following image shows the proposed site boundaries on a topographical map, with the green indicating lower topography, through yellow to red indicating the higher topography.

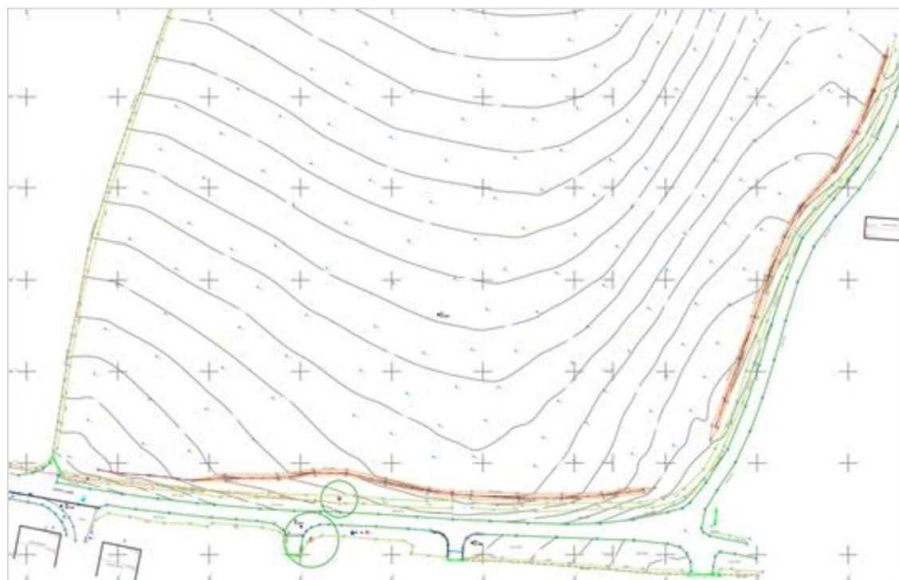


Image 5.2: Topographical Site Location Plan

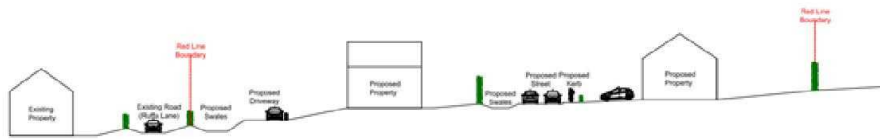


Image 5.3 Site Section Plan for the previous outline application 17/00894/MOUT

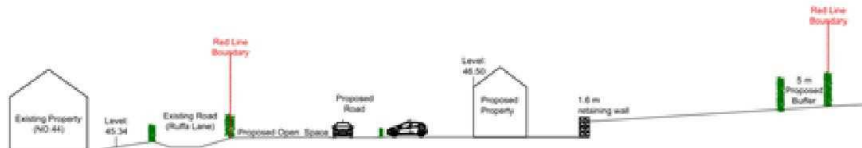


Image 5.4 Site Section Plan for the Revised Proposal

5.11 As illustrated above, by providing for a ribbon style layout that fronts Ruffa Lane, the proposed development would utilise the lower topography to the south of the site. Further, as shown in the proposed site section plan (CAL040517 REV K), the proposed dwellings will be excavated in the site and has a ground level of 46.50m AOD, which is about one metre higher than that of the neighbouring property to the south (No.44 Ruffa Lane). Compared with the previously refused application, this revised scheme would show the proposed dwellings sitting at a lower level, which would have much reduced impact on the streetscene and the wider landscape. The removed topsoil as result of the site excavation would be used for restoration / agricultural improvements. In our view, the revised proposal, by virtue of its design, levels and layout, would not overly dominate the neighbouring properties, detract from the local character and maintains key views and vistas as indicated below:

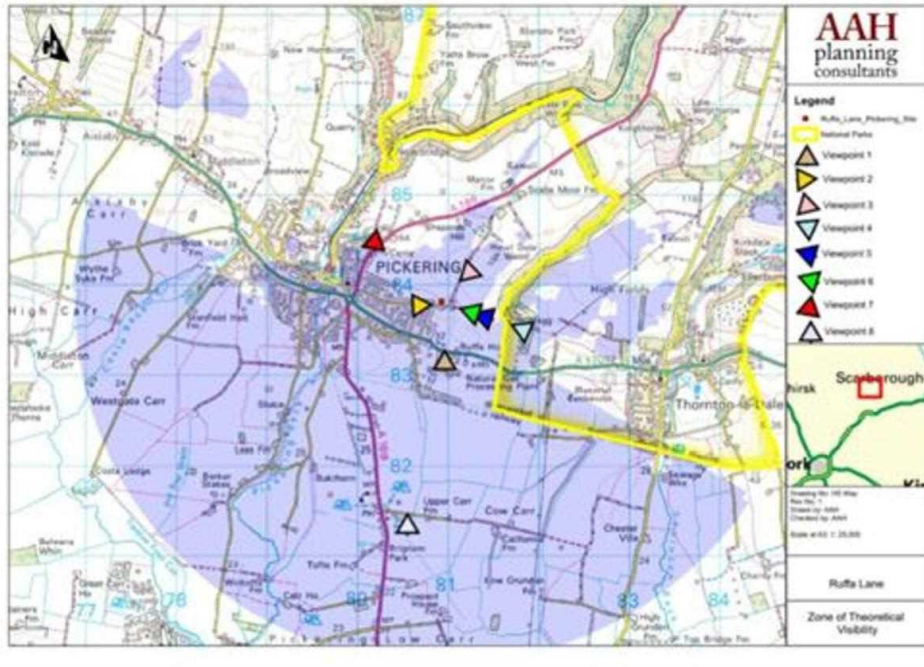


Image 5.5: Consideration of Key Views



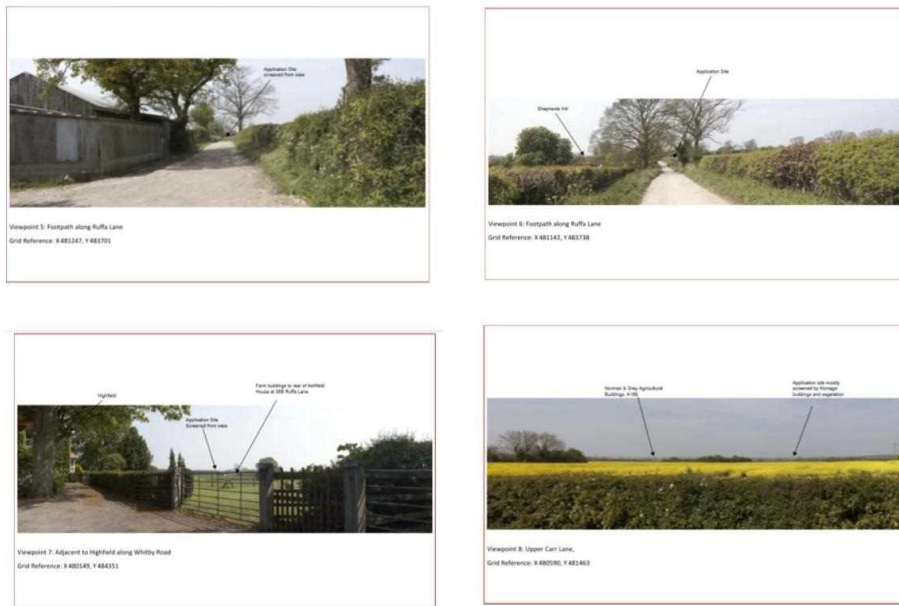


Image 5.6: Images of key views towards the application site

5.12 As can be seen the Landscape Visual Impact Assessment concluded that only utilising the southern portion of the field, the proposal site would maintain the key views and vistas that contribute to the character of the local area and a wider landscape on the eastern side of Pickering.

Heritage Constraints

5.13 Within Pickering, Pickering Castle is the most important heritage asset (Scheduled Ancient Monument) and is also a tourist attraction within the town. Pickering Castle is an important example of a major early motte and bailey castle which developed into an equally important shell keep castle whose administrative and economic significance lasted throughout the Middle Ages and its judicial role lasted into the post-medieval period. It is well-documented and its standing remains are particularly well-preserved owing to its being one of only a few castles unaffected by the Wars of the Roses and the Civil War of the 17th century. The findings of the LVIA indicate that the castle itself lies entirely outside of the ZTV coverage and subsequently there would be no magnitude of effect from this heritage receptor.

5.14 In terms of listed buildings, there are over 200 in Pickering however these are mostly concentrated in the town centre and along the A170. The majority are grade II, with the exception of the Beck Isle Museum (grade II*) and the Parish Church of St Peter and St Paul (grade I) – these would all remain unaffected by the proposed development due to the

intervening buildings. The closest listed building is Town End Cottage which is a grade II listed building located along Eastfields over 400m to the south west of the application site. This is an 18th century farmhouse which is now subdivided into 2 occupancies. It is 2-storey in painted brick, rendered to right and finished with a Pantile roof with 3 brick stacks. Due to the location of the modern suburban housing along Eastfields and Whitfields Avenue the proposals would result in no magnitude of impact from the proposed development.

- 5.15 Overall it is clear that the proposed development would result in no material impact on any heritage receptor within the study area. More distant views may be possible from isolated heritage receptors beyond a 2km study area such as from the grade II California Farm property which falls within the ZTV coverage and from where distant expansive views to Pickering can be achieved. Yet at such distance any view would represent a very minor change in the view and would equate to a negligible magnitude of effect at worse.

Ecological Constraints

- 5.16 Policy SP14: Biodiversity requires that the biodiversity in Ryedale is conserved, restored and enhanced, listing a number of considerations which need to be taken as part of any proposal. The following map which is appended in full at Appendix A identifies the location of the development in relation to nearby ecological constraints:

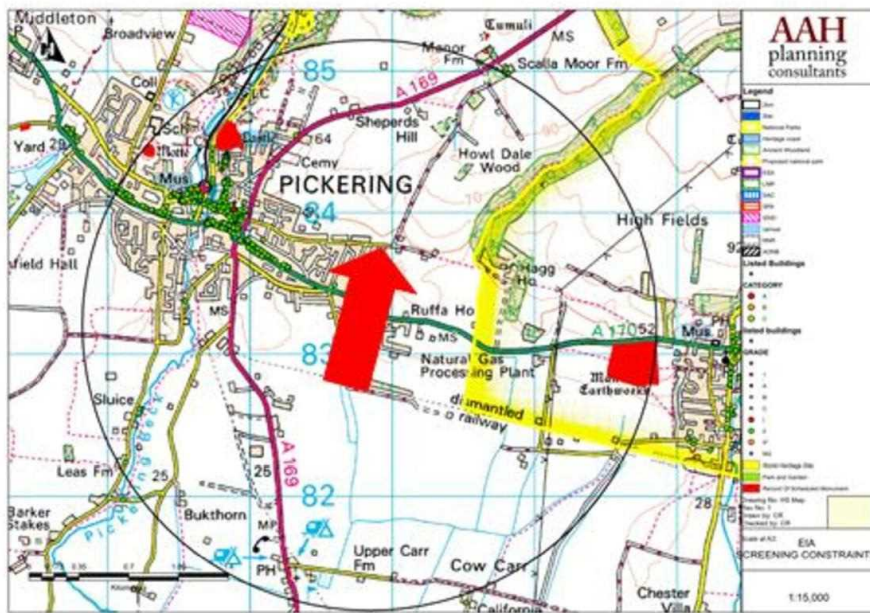


Image 5.7: Ecological Constraints Map

5.17 This map demonstrates that there are no nationally - or internationally-designated sites within 2km of the application. There are four locally-designated wildlife sites within 2km, also known as SINCs:

- Howl Dale Wood SINC
- Outgang Road pond and grassland SINC,
- Little Park Wood SINC,
- The Motte at Pickering Castle SINC

The nearest of these is the Howl Dale Wood SINC 600m to the east of the site. The site itself is an arable field bordered by hedgerows and maturing trees. The conservation and enhancement of the natural environment is a core principle of the NPPF, which seeks a level of protection for wildlife sites commensurate with their status and with appropriate weight to their importance and the contribution they make to wider ecological networks. Planning policies should promote the preservation, restoration and re-creation of priority habitats and ecological networks. In determining planning applications, permission should be refused if significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated for. The impact on ecological features within the wider area and the actual site will be a consideration.

5.18 In order to establish the ecological value of the site and the potential impact of the proposed housing development on the protected species and their habitats, an ecological appraisal for the site was undertaken by QUANTS Environmental Ltd. The findings of the site survey and desktop research indicate that the site is of low ecological value, and the key ecological considerations are the hedgerows, Great Crested Newts, bats and nesting birds. The Ecological Appraisal report concludes all the identified features can be sufficiently mitigated through the approval measures recommended in the report and no further site based assessments would be required.

Scale

5.19 As this application is submitted in outline with only access reserved, the precise details of the scheme would come forward through an application for reserved matters. This would ensure that the council have full control over the finer details of the scheme including layout, scale, form and appearance of the resulting dwellings. Nevertheless, indicative drawings have been provided as a means of illustrating what could be achieved, not what will be achieved.

5.20 Any proposed scheme would be able to draw from the scale and architectural vernacular of buildings within Pickering; particularly those on either side of Ruffa Lane as illustrated by Image 5.8 below, with a variation of height and detailing to reflect the topographical character of the site:



Image 5.8: Properties along Ruffa Lane (Source: Google Streetview)



Image 5.9: New housing development at Shepherds Hill, off Ruffa Lane

- 5.21 The range of gable and roof heights and the overall size of properties allows for a scheme with a range of options that can reflect local character, maintain key views and vistas and ensures the scale and massing of the dwellings does not dominate.

Appearance and Landscaping

- 5.22 The proposed dwellings are to be a mix of detached and semi-detached proper, with a mix of gable heights reflecting the adjacent properties to the south and west of the site along Ruffa Lane; as previously illustrated by Image 5.8 and 5.9. In respect to their appearance, the existing mix of traditional and modern properties within the vicinity will influence the design of the proposals at the reserved matters stage.

- 5.23 The site provides for suitable landscaping to be utilised to ensure that good standards of residential amenity for existing and future residents can be achieved. Appropriate landscape scheme will be incorporated to the site, similar to the adjacent properties along Ruffa Lane will ensure privacy from neighbouring properties. In addition, as previously stated, the existing hedgerows along the site boundary will be carefully retained to provide screening for the site and to form a part of the overall site landscape scheme. The detailed assessment for the impact of the proposed development on the character of the area immediately adjacent to the application site and the wider landscape are provided within the Landscape and Visual Impact Assessment and Landscape and Visual Review documents accompanying this application.

Access

- 5.24 Paragraph 35 of the NPPF states that: *“developments should be located and designed where practical to create safe and secure layouts; which minimise conflicts between traffic, cyclists or pedestrians and to minimise the conflicts between traffic and pedestrians.”* Core Strategy Policy CP2 Access of the adopted Core Strategy supports this in that *“Convenient access via footways, cycle paths and public transport should exist or be provided, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car and improving the accessibility of services to those with poor availability of transport.”*
- 5.25 Ruffa Lane is a single width track that is currently used by residents, commuters and agricultural traffic.



Image 5.10: Ruffa Lane (Looking towards the application site)

5.26 The existing gated access, situated at the southwest corner of the application site, will be utilised to form a pedestrian access to the site. Further, a new single vehicular access point onto Ruffa Lane will be formed and designed in accordance with the highway standards. Further details of the proposed accesses and internal site layout are set out within the accompanying Transport Assessment. It is noted that the NYCC highway officer objected to the previous outline application 17/00894/MOUT on the grounds as follows:

- (i.) The proposed widening of the northern side of Ruffa Lane would result in the damage and loss of active planting specimen;
- (ii.) The proposed widening of the northern side of Ruffa Lane would result in the loss of verge and visibility available to vehicles exiting from the private drive of No.90 Ruffa Lane;
- (iii.) It has not been demonstrated that the Whitfield Avenue junction and the immediate section of Ruffa Lane to be widened are of sufficient width to accommodate two passing vehicles;
- (iv.) The proposed traffic calming measures adjacent to the private drive of the existing properties would no result in a satisfactory and safe layout.

5.27 This revised proposal before the LPA has been developed with a significant level of input from the highway engineer in order to address those issues raised by the NYCC highway officer. The Transport Assessment submitted with this application would provide further detailed assessment

Neighbour Amenity

- 5.28 The indicative proposed site layout shows that good standards will be achievable in terms of privacy, daylight and outdoor space. A linear arrangement fronting the highway ensures that privacy can be ensured for both existing and future residents.

Climate Change Mitigation

- 5.29 Paragraph 93 of the Planning Practice Guidance (PPG) states “planning plays a key role in shaping places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.”

- 5.30 At this stage the application is submitted in outline only; therefore the precise details, form and appearance of the scheme is not agreed. Discussions will need to take place with the Council over these details and how far measures that take into account climate change are adopted in the design. These measures will need to have special regard to the site’s location and the character of the local area. As such, early engagement would be undertaken with the council to consider the most appropriate solution for the proposal. Notwithstanding this, the dwellings will be designed and constructed in accordance with the Building Regulation Standards. Provision will also be made for waste and recycling facilities for the development and ensure that space is accommodated for cycle parking within the final design.

Designing Out Crime

- 5.31 Paragraph 58 of the NPPF requires that new development create safe and accessible environments where crime, disorder and the fear of crime, do not undermine quality of life or community cohesion.
- 5.32 The indicative layout shows that the new dwellings can be arranged where possible such that their primary elevations face the proposed estate roads. This relationship maximises active frontages adjacent to the road and provides a continuity of street frontages throughout the site, ensuring that the user routes are overlooked by active windows. This encourages movement throughout the site providing natural surveillance, which in turn encourages activity and helps to reduce the risk of crime.



- 5.33 Where possible the rear gardens of the proposed dwellings are to be enclosed with interlocking 1.8 metre high fences or an alternative form of boundary treatment to be agreed as part of a reserved matters application, thereby helping to lower the risk of crime by reducing the ability to access private gardens from outside the plot.
- 5.34 The layout has had regard to the PRoW to the east of the site (Pluntrain Dale Lane). The indicative layout illustrates that the scheme will result in a better surveillance of the PRoW which has the potential to increase its attractiveness to the community.

6.0 Summary

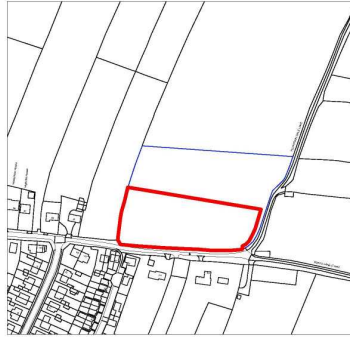
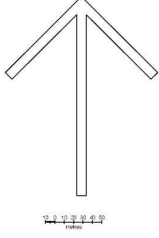
- 6.1 The DAS has identified the opportunities and constraints of the site and shown how these can be translated in to the overall design of the scheme taking in to account urban design principles. The proposed development would constitute sustainable development in a sustainable location that respects the existing character of the settlement. The proposal is for Outline Consent (with access), with all matters reserved. However, as can be seen, the proposed scheme would respond well to the constraints of the application site and its neighbouring area, and designed in line with the aims of relevant national and local planning policies and guidance.
- 6.2 Overall, we believe this revised proposal now before the Local Planning Authority has successfully addressed the issues and concerns raised against the previous application, particularly in relation to highway impact, design and appearance, impact on the character of the neighbouring area and wider landscape. This revised scheme will not only vastly reduce the level of landscape and visual impact, but also allow significant improvements to be made to the highway condition. The applicant considers this revised outline proposal has been appropriately designed for this part of Pickering and would complement the character and appearance of the neighbouring area. We believe that both the building and the use reflect guidance found within the Ryedale Local Plan Strategy and the National Planning Policy Framework.
- 6.3 Overall, it is considered that the proposed development accords with both national and local planning policies and it is advised that a grant of planning permission is justified.

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.

KEY LEGEND

-  Site Boundary 0.75 HA
-  Site Ownership

NORTH



CLIENT
AAH PLANNING

PROJECT
Pickering

TITLE
Existing Location Plan

SCALE 1:2500 A2

DATE 08/01/2018

DRAWN RA

CHECKED

CAL040517

02

L

From: Pickering Town Council

Sent: 25 January 2018 10:29

To: Development Management

Subject: 17/01500/MOUT - residential development of up to 11 dwellings with associated access on land off Ruffa Lane

The council recognises that the proposed development constitutes an extension, though separated by a single, small field, to the ribbon development on the north side of Ruffa Lane and, with the two dwellings to the south of the development site, could be said to fit more easily into the local built environment than the previous application to develop the site for up to thirty dwellings.

However the site is on rising land and the proposed estate would sit high and proud above the Ruffa Lane track. The council's view is that the development would be jarringly obtrusive, viewable from a distance, and, thereby, compromising the attractive, rural edge to the town and the Fringe of the Moors Area of High Landscape Value.

It is questionable whether the applicant has produced a convincing argument that occupants of the development would not be primarily dependent on their cars to access services, the town centre and employment. For example, the applicant refers to two nearby bus stops; however, these are for the town bus service which does not operate at a time convenient, for example, for children living at the site to ride to the Junior School on Middleton Road, or St Joseph's Roman Catholic Primary School and Lady Lumley's School in Swainsea Lane. The applicant also refers to the local railway station, recognises that it does not form part of the railway network but does not make the obvious conclusion that it is for tourists and not commuters.

The council has already agreed to support the allocation of land off Whitby Road and off Malton Road for housing development thereby meeting the allocated number of new dwellings for the town. Therefore it does not see any need to develop additional land for housing particularly when the development would be so obtrusive in the landscape.

Andrew Husband

Clerk to Pickering Town Council

Agenda Item 9

Item Number: 9
Application No: 17/01509/MREM
Parish: Malton Town Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Broadacre Services Limited
Proposal: Erection of 18no. three bedroom dwellings, 34no. two bedroom dwellings and 4no. one bedroom dwellings with associated infrastructure and landscaping (outline approval 14/00429/MOUTE dated 24.03.2015 refers)
Location: Land At Rainbow Lane Malton North Yorkshire
Registration Date: 9 January 2018
8/13 Wk Expiry Date: 10 April 2018
Overall Expiry Date: 12 March 2018
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

| | |
|--|---|
| Highways North Yorkshire | Comments |
| Parish Council | Recommend refusal |
| Environmental Health Officer | Await response |
| Lead Local Flood Authority | Await response |
| Yorkshire Water Land Use Planning | Recommendations and request revised plans |
| Sustainable Places Team (Environment-Agency Yorkshire Area) | No objection |
| Vale Of Pickering Internal Drainage Boards | No further comments |
| Countryside Officer | Await response |
| NY Highways & Transportation | Recommend conditions |
| North Yorkshire Education Authority | Await response |
| Archaeology Section | Recommends condition |
| Designing Out Crime Officer (DOCO) | Recommend condition |
| Public Rights Of Way | Await response |
| National Grid Plant Protection | Await response |
| NY Highways & Transportation | Await response |

Neighbour responses: Mr Robert Stinton, Mrs Nancy Foster, Mr Darryl Butler,

SITE:

The site is located immediately to the north of an existing residential estate, the nearest properties being located on Dickens Road. It is an irregular shape bounded by the A64 to the north and by Rainbow Lane to the east. In the north-east corner of the site, there is a 'dog-leg' in the site boundary where the site adjoins the Rainbow Equine Veterinary Surgery. The site slopes from south to north, toward the A64 trunk which is partly elevated above the ground level of the site.

The site has an area of approximately 3.4 hectares only and is visible on the edge of the settlement when travelling along the A64, although clear views are readily obtainable close to site. More distant views are obtained from the minor Country highways and public rights of way located further to the north of the A64 by-pass.

The site has partial hedgerow boundaries alongside Rainbow Lane and along the boundary with the A64. The boundary on the rear of the properties on Dickens Road is currently marked by a variety of domestic screens and fences.

PROPOSAL:

The application is submitted for the reserved matters approval for the erection of 18 three bedroom dwellings, 34 two bedroom dwellings and 4 one bedroom dwellings with associated landscaping and infrastructure. 16 of the two dwellings are proposed to be singles storey bungalows (8 detached and 8 semi-detached). The dwellings are proposed to be constructed from predominantly red brick (with some contrasting panels) and interlocking concrete roof tiles. Precise details of the materials are the subject of planning conditions imposed on the outline planning permission.

The reserved matters application follows the earlier grant of outline planning permission Ref 14/00429/MOUTE dated 24.3 2015 for the erection of circa fifty affordable residential dwellings on the site. Access to the site from Rainbow Lane was approved under the outline permission but all other matters were reserved.

The northern boundary of the site abuts the boundary of the A64 which is a major noise source. In order to address issues of the impacts of noise impacts on future residents a substantial bund and 4 metre high acoustic fence is proposed along this part of the site. Substantial amounts of landscaping are proposed both sides of the acoustic screen in order to soften its visual impact.

The application is accompanied by a supporting letter which sets out the broad design approach to this reserved matters application and this together with the submitted Soft Landscape and Management Plan is appended for Members information.

HISTORY:

Outline Planning permission granted on 24.3.2015 for the erection of circa 50 affordable residential dwellings (Use Class C3) and associated works

POLICY:

National Policy

NPPF 2012
NPPG

Local Policy

Policy SP1 General Location of Development and Settlement Hierarchy
Policy SP2 Delivery and Distribution of New Housing
Policy SP3 Affordable Housing
Policy SP4 Type and Mix of New Housing
Policy SP10 Physical Infrastructure
Policy SP12 Heritage
Policy SP13 Landscapes
Policy SP14 Biodiversity
Policy SP15 Green Infrastructure Networks
Policy SP16 Design
Policy SP20 Generic Development Management Issues

APPRAISAL:

The principle of the residential development of this site for affordable housing has previously been established by the grant of the outline planning permission in 2015 for circa fifty dwellings. The proposed reserved matters scheme has evolved through discussions with the Council's Specialist People Officers in order to propose a mix of affordable housing that meets local needs including in particular the provision of sixteen single storey dwellings.

The reserved matters application remains to be determined in the context of the detailed design approach taking account of the following detailed considerations,

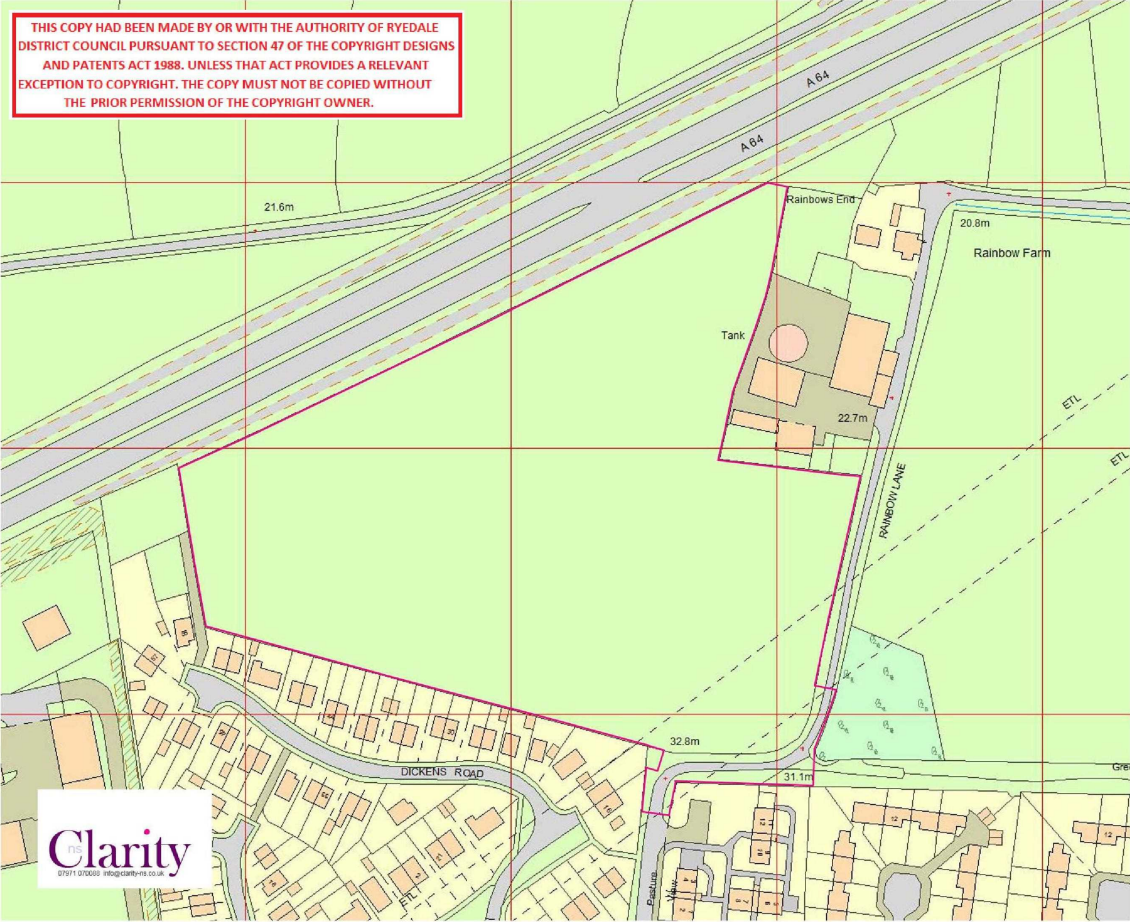
Housing mix,
Landscape impact,
Detailed design and layout considerations,
Detailed access matters,
Noise and amenity considerations,

At the time of writing this report further information relating to both detailed on site highway matters and noise have been submitted and are being reviewed by officers at NYCC Highways and the Councils own Specialist Environment Officers.

A final recommendation cannot be made at the present time. It is however anticipated that this will be published with the Late Papers for consideration prior to the meeting.

RECOMMENDATION: **To Follow**

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.



LEGEND of DWELLING TYPES & SCHEDULE



PROPOSED LAYOUT OVER TOPOGRAPHICAL SURVEY - SCALE 1:250

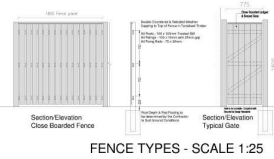
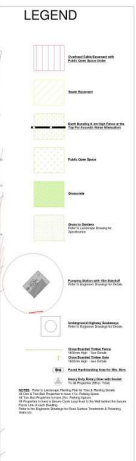


NOTES

1. All dimensions are in meters unless otherwise stated.
2. All dimensions are to the center of the line unless otherwise stated.
3. All dimensions are to the face of the wall unless otherwise stated.
4. All dimensions are to the center of the road unless otherwise stated.
5. All dimensions are to the center of the driveway unless otherwise stated.
6. All dimensions are to the center of the fence unless otherwise stated.
7. All dimensions are to the center of the gate unless otherwise stated.
8. All dimensions are to the center of the boundary unless otherwise stated.
9. All dimensions are to the center of the boundary unless otherwise stated.
10. All dimensions are to the center of the boundary unless otherwise stated.

REVISIONS

| No. | Description | Date | By | Checked | Scale |
|-----|------------------|----------|-----|---------|-------|
| 1 | Issue for Tender | 10/10/20 | ... | ... | 1:250 |
| 2 | Issue for Tender | 10/10/20 | ... | ... | 1:250 |
| 3 | Issue for Tender | 10/10/20 | ... | ... | 1:250 |
| 4 | Issue for Tender | 10/10/20 | ... | ... | 1:250 |

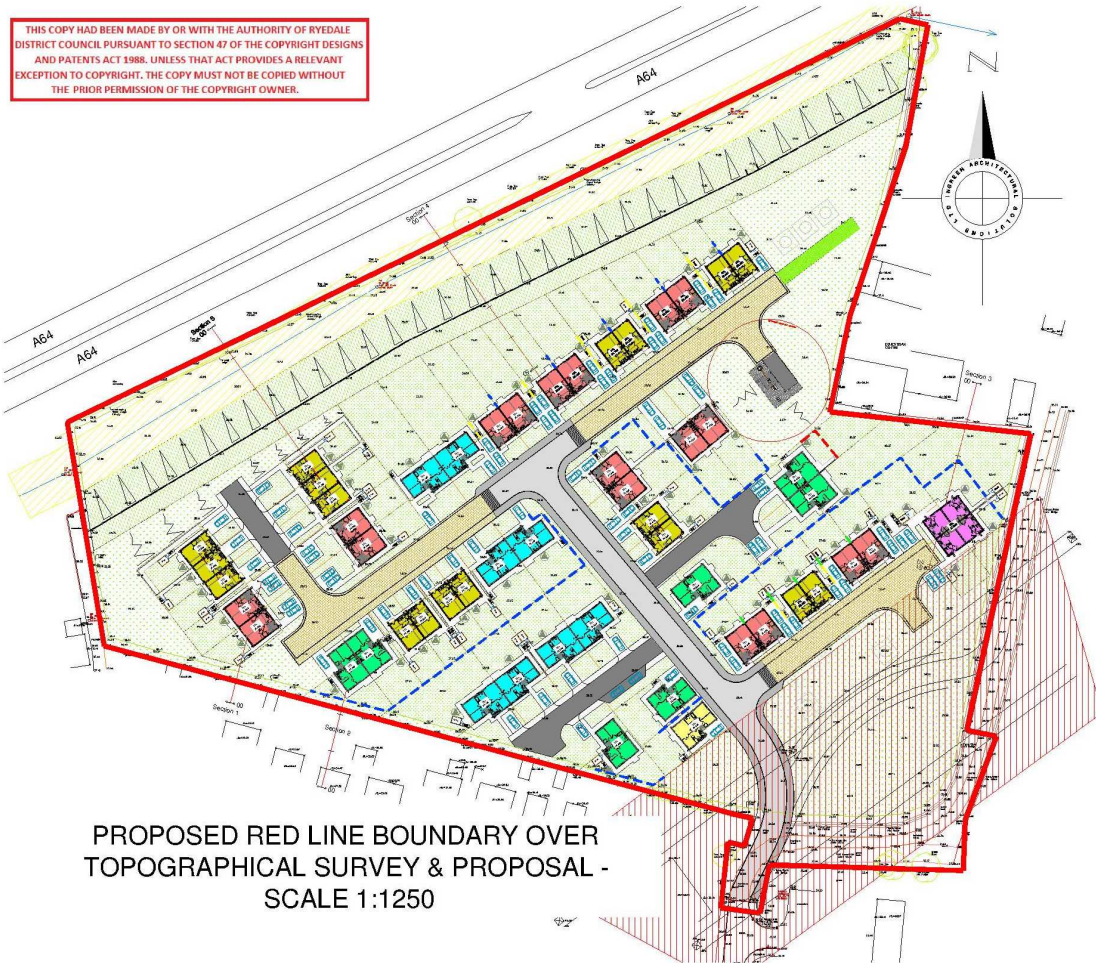


REVISED PLAN

ingreen

170401 P001 C

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.



PROPOSED RED LINE BOUNDARY OVER TOPOGRAPHICAL SURVEY & PROPOSAL - SCALE 1:1250

NOTES
 Do not scale from this drawing. Only figured dimensions are to be taken from drawing.
 Contractor must verify all dimensions on site before commencing any work or drawing.
 Report any discrepancies to the Ingreen Architectural Services Ltd before commencing work.
 Work within the CDAM 2015 Regulations is not to start until a Health and Safety has been produced.

The drawing is copyright and must not be reproduced without consent of Ingreen Architectural Services Ltd.

DRAWING STATUS/TYPE KEY
 F Feasibility SK Sketch L Landscape
 P Planning M Modelling S Survey
 T Tender TWT Tendent OS Ordnance Survey
 C Construction AB As Built

This drawing originates from the CAD file
 C:\Ingreen\Drawings\170401\170401_S01.dwg
 Lindum York & Broadacres
 Lindum York & Broadacres
 Lindum York & Broadacres

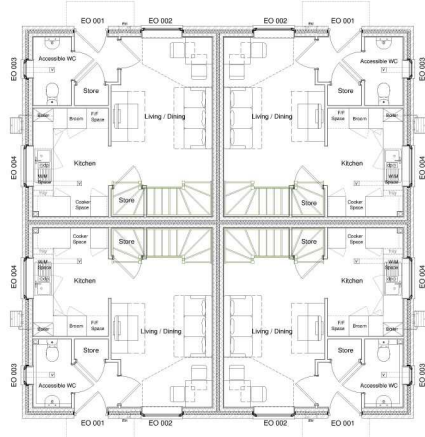
REVISIONS

PROJECT
 Peasey Hills Housing Developme
 with Lindum York & Broadacres

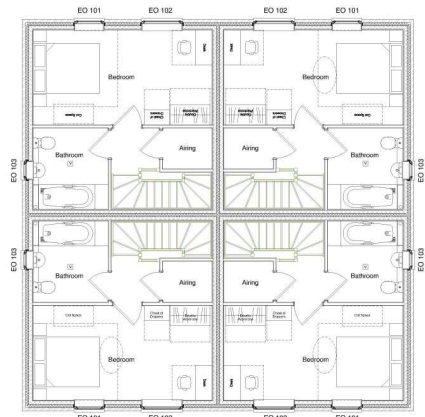
DRAWING TITLE
 Proposed Red Line Boundary on
 Topo Survey with Proposal

| | |
|---|-----------------------|
| The Manor House, West End, Seagrave, Co. Durham, TS1 1BB Company No. 02172876 VAT Reg. 11 629 01 Tel: 01746 600100 Mob: 07793 989379 email: info@ingreenarchitectural.co.uk Drawing No. | Drawn By ID |
| | Date Drawn January |
| Scale & Alt 1:1250 | Revision |

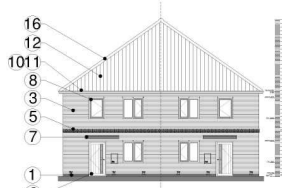
170401 S01



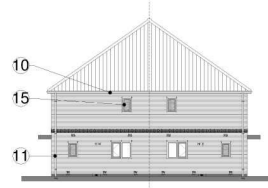
GROUND FLOOR
@ 1:50



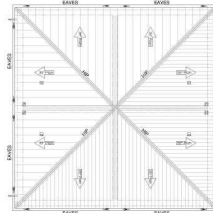
FIRST FLOOR
@ 1:50



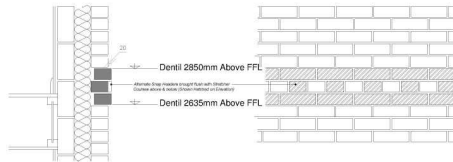
TYPICAL FRONT ELEVATIONS
@ 1:100
Plots - 53, 54, 55, & 56



TYPICAL SIDE ELEVATIONS
@ 1:100
Plots - 53, 54, 55, & 56



ROOF PLAN
@ 1:100



DENTIL COURSE DETAILING
@ 1:10

NOTES
Do not scale from this drawing. Only horizontal dimensions are to be taken from this drawing.
Contractor must verify all dimensions on site before commencing any work or any other work.
Please refer to the drawings in the Project Architectural Book for all information.
Note: All dimensions are to the face of the work unless otherwise stated.
The drawing is prepared for the construction of the building and is not to be used for any other purpose.
The drawing is prepared for the construction of the building and is not to be used for any other purpose.

DRAWING STATUS/TYPE KEY
F Final/As Built
P Planning
C Construction
M Model
A Approval
T Tender
AS Approved
L Landscape
S Survey
DR Drawings Survey
AS Approved

REVISIONS

| Rev | Description | Drawn | Date | Checked | Date |
|-----|--|-------|----------|---------|------|
| A | As per the Approved Plans Book by the Building Control Authority | LM | 07/02/18 | | |
| B | As per the Approved Plans Book by the Building Control Authority | LM | 07/02/18 | | |

REVISED PLAN

THIS PLAN HAS BEEN REVISED TO REFLECT THE APPROVED PLAN. ANY CHANGES TO THE ORIGINAL PLAN ARE INDICATED BY A RED BOUNDARY. THE ORIGINAL PLAN IS NOT TO BE USED FOR CONSTRUCTION. THE APPROVED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

Elevation Key

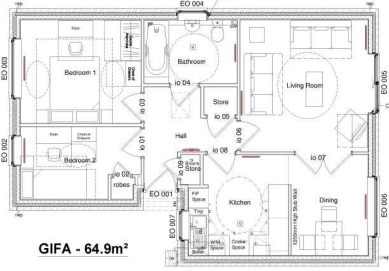
- 1 Facing Bricks below DPC - Brick Slips
- 2 Facing Bricks above DPC - Red Brick
- 3 Facing Bricks above DPC - Red Brick
- 4 Backwork to Face Wall (bearing electric meter) - Brick Slips
- 5 Dentil Course - 150 courses of hand made brick slips
- 6 Free Clear - Insulation composite in accordance with L16C table
- 7 Entrance Canopy - Glazing GFRP or similar supported with framing
- 8 Windows - UPVC Anthracite (RAL 7016) with Pile Verbs above
- 9 Sliding Doors - UPVC Anthracite (RAL 7016) with Pile Verbs above
- 10 Fascia / Gables & Barge Boards - UPVC Green Mattress - Barge & Barge Gable as in Architrave
- 11 Rainwater Goods - Black UPVC Gutters in Downpipes in line with fascia
- 12 Soffits - Concrete (including roof) 100mm thick
- 13 Dry Vapour
- 14 Dry Vapour
- 15 Insulated Window Details - Obscure Glazing
- 16 Dry Ho

Project:
Pessy Hills Housing Development with Lindum York & Broadacres

Project Title:
Proposed 1 Bed 2 Person Quarter House GA's

| | |
|-------------|--------------|
| Drawn By: | LM |
| Checked By: | LM |
| Date: | 07/02/18 |
| Scale: | 1:50 / 1:100 |

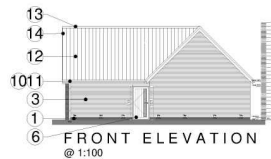
Drawing No. 170401 P100 B



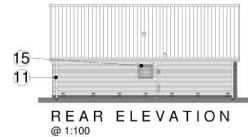
GIFA - 64.9m²

GROUND FLOOR
@ 1:50

DETACHED BUNGALOW - TYPICAL
Plots - 2, 3 & 46



FRONT ELEVATION
@ 1:100



REAR ELEVATION
@ 1:100



SIDE ELEVATION
@ 1:100



SIDE ELEVATION
@ 1:100



ROOF PLAN
@ 1:100

NOTES
 1. All dimensions are in millimetres unless otherwise stated.
 2. Contractor must verify all dimensions on site before commencing any work or any other work.
 3. Please refer to the relevant sections in the Project Architectural Book for further information.
 4. All dimensions are to the face of the work unless otherwise stated.
 5. The drawings are prepared for the proposed construction of the proposed building.
 6. The drawings are prepared for the proposed construction of the proposed building.
 7. The drawings are prepared for the proposed construction of the proposed building.
 8. The drawings are prepared for the proposed construction of the proposed building.
 9. The drawings are prepared for the proposed construction of the proposed building.
 10. The drawings are prepared for the proposed construction of the proposed building.
 11. The drawings are prepared for the proposed construction of the proposed building.
 12. The drawings are prepared for the proposed construction of the proposed building.
 13. The drawings are prepared for the proposed construction of the proposed building.
 14. The drawings are prepared for the proposed construction of the proposed building.
 15. The drawings are prepared for the proposed construction of the proposed building.

REVISED PLAN
 THIS COPY HAS BEEN REVISED IN ORDER TO REFLECT THE PROPOSED CHANGES.
 ANY DIMENSIONS IN THIS DRAWING SHALL TAKE PRECEDENCE OVER ANY DIMENSIONS IN THE ORIGINAL DRAWING.
 THE ORIGINAL DRAWING IS BEING WITHDRAWN.
 THE REVISIONS ARE AS FOLLOWS:

- Elevation Key**
- 1 Facing Bricks below GFCG - Brick Bricks
 - 2 Facing Bricks above GFCG - Red Matt Bricks
 - 3 Facing Bricks above GFCG - Red Matt Bricks
 - 4 Backwash to Fire Wall (bearing electric meter) - Brick Bricks
 - 5 Dwell Counting - 1/2 the amount of front existing Brick Bricks
 - 6 Front Door - Monitor composite in Antracite with UPVC handle
 - 7 Entrance Canopy - Clearing GRP or similar material with Polycarbonate
 - 8 Windows - UPVC Antracite (RAL 7016) with Polycarbonate
 - 9 Sliding Doors - UPVC Antracite (RAL 7016) with Polycarbonate
 - 10 Frontier / Balcony & Barge Boards - UPVC Green Mattic - Brown & Green GFLP all in Antracite
 - 11 Retention Goods - Black UPVC Gutters + Downpipes (minimum of 20mm holes)
 - 12 Roofsides - Concrete rendering and tiles to full 30' pitch
 - 13 Dry Verge
 - 14 Dry Verge
 - 15 Reduced Window Devices - Obscure Glazing
 - 16 Dry Ho

Peasey Hills Housing Development with Lindum York & Broadacres

PROPOSED TITLE
 Proposed 2 Bed 3 Person Detached Bungalow GA's

Ingreen The Modern Solution for your building project. We are a leading provider of building solutions for the construction industry. We are a leading provider of building solutions for the construction industry. We are a leading provider of building solutions for the construction industry.

Drawn By: LHM
 Checked By: LHM
 Date: 17/08/2023
 Scale: 1:50 / 1:100
 Drawing No: 170401 P101 B

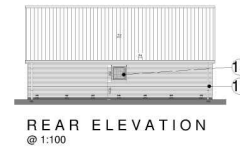


GROUND FLOOR
@ 1:50

DETACHED BUNGALOW - SPECIAL
Plot - 1



FRONT ELEVATION
@ 1:100



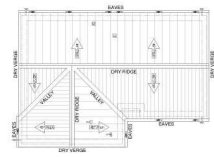
REAR ELEVATION
@ 1:100



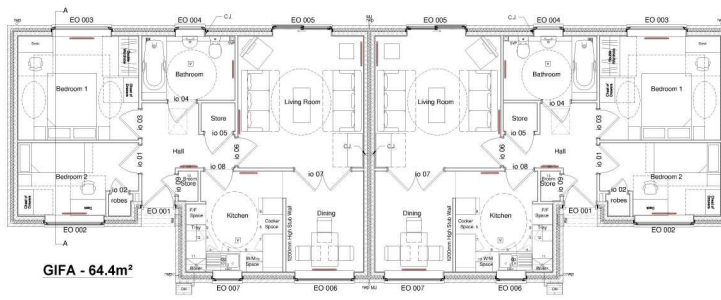
SIDE ELEVATION
@ 1:100



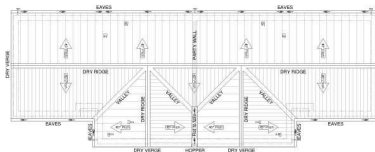
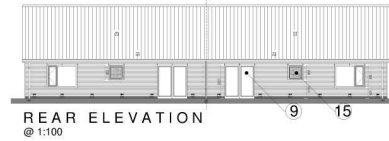
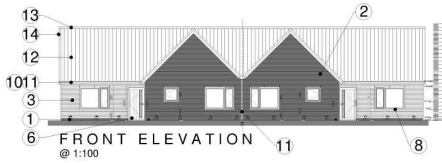
SIDE ELEVATION
@ 1:100



ROOF PLAN
@ 1:100



GROUND FLOOR
@ 1:50
Plots - 4 & 5, 6 & 7, 8 & 9, 26 & 27



ROOF PLAN
@ 1:100

NOTES
Do not scale from this drawing. Only Imperial dimensions are to be taken from this drawing.
Contractor must verify all dimensions on site before commencing any work or any other work.
Please refer to the drawings in the Project Archives of the client's website for the latest version of this drawing.
This drawing is the property of the client and is not to be used for any other project without the written permission of the client.

CREATING STATUS KEY
F Finalised M Mapped L Latched
P Pending R Rejected S Sailed
T To be done W Work in progress
C Cancelled A All Rights Reserved

REVISIONS
Rev. Description Drawn Date Checked Date
A Final Design LHM 07/02/18
B Final and Full Construction Pack LHM 10/02/18

REVISED PLAN
THIS COPY HAS BEEN REVISED IN ORDER FOR AN IMPROVED DESIGN.
AND INCLUDES ALL THE CHANGES THAT ARE REQUIRED TO BE MADE TO THE ORIGINAL DESIGN.
PLEASE REFER TO THE REVISIONS LIST FOR A FULL LIST OF CHANGES.
THE DESIGN IS THE PROPERTY OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.

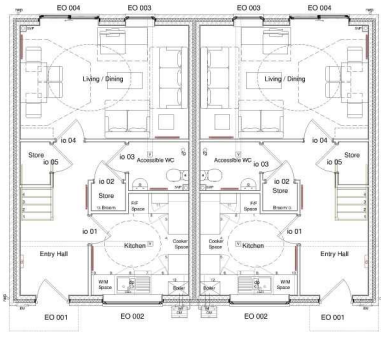
- Elevation Key**
- 1 Facing Bricks above CPFC - Brick Sills
 - 2 Facing Bricks above CPFC - Face Sills
 - 3 Facing Bricks above CPFC - Face Sills
 - 4 Brickwork to Face Wall (existing electric meter) - Brick Sills
 - 5 Dwell Cladding - 3/4" courses of semi-cladding, Brick Sills
 - 6 Head Stone - Traditional Cotswold or Artificial with UPVC Tiles
 - 7 Entrance Canopy - Cladding GFR or similar material with Sillings
 - 8 Windows - UPVC Anthracite (RAL 7016) with Frog Vents above
 - 9 Facing Bricks - UPVC Anthracite (RAL 7016) with Frog Vents above
 - 10 Facades / Buffs & Barge Boards - UPVC Anthracite (RAL 7016) with Sillings or Anthracite
 - 11 Rainwater Goods - Cladding UPVC Gutter - Downpipes - Rainwater Gutter
 - 12 Rafters - Concrete interlocking roof tiles to suit 20" pitch
 - 13 Dry Vents
 - 14 Dry Vents
 - 15 External Window Details - Cladding GFR
 - 16 Dry Vents

PROPOSED
Pessy Hills Housing Development with Lindum York & Broadacres

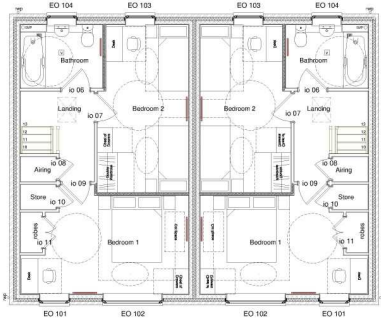
PROPOSED TITLE
Proposed 2 Bed 3 Person Semi-Detached Bungalow GA's

Client: The Mayor of Lincoln
Architect: Ingreen
Contract No.: 170401 P102
Issue No.: 1
Date: 10/02/18
Scale: 1:50 / 1:100

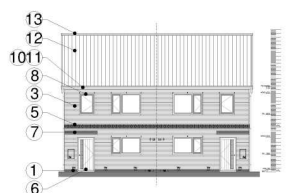
Drawing No.: 170401 P102 **B**



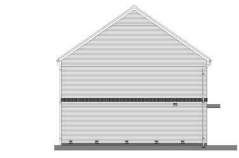
GIFA - 82.2m²
GROUND FLOOR
@ 1:50



FIRST FLOOR
@ 1:50



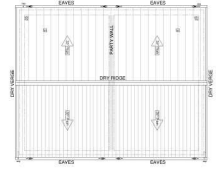
FRONT ELEVATION
@ 1:100
Plots - 10 & 11



TYPICAL SIDE ELEVATION
@ 1:100



REAR ELEVATION
@ 1:100
Plots - 10 & 11



ROOF PLAN
@ 1:100



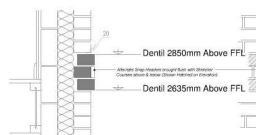
FRONT ELEVATION w/300 STEP
@ 1:100
Plots - 12 & 13, 49 & 50



FRONT ELEVATION w/450 STEP
@ 1:100
Plots - 32 & 33, 36 & 37



FRONT ELEVATION w/150 STEP
@ 1:100
Plots - 42 & 43



DENTIL COURSE DETAILING
@ 1:10

NOTES
Do not scale from this drawing. Only Imperial dimensions are to be taken from this drawing.
Contractor must verify all dimensions on site before commencing any work or any alteration.
Please refer to the drawings for the location of the proposed structure and the location of the existing structure.
The drawings are prepared for the proposed structure and are not intended to be used for any other purpose.
The drawings are prepared for the proposed structure and are not intended to be used for any other purpose.

CREATING STYLE/SPEC KEY
F Facade M Stone L Landscape
P Porch B Balcony S Siding
T Terrace W Terrace DR Drainage Survey
C Construction AB Brickwork

REVISIONS
Rev Description Drawn Date Checked Date
A Rev 1:100 Ground Floor LHM 07/01/18
B Floor w/ 150mm Steps LHM 10/02/18
C Revised Elevation Drawing LHM 10/02/18

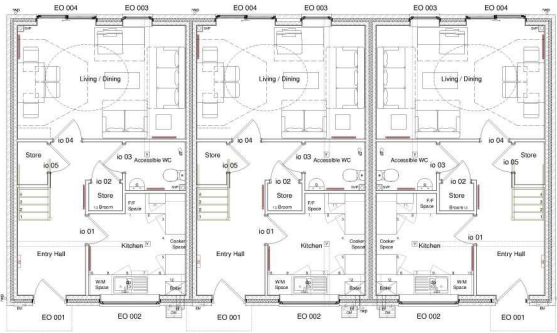
REVISED PLAN
THIS COPY MUST BE KEPT IN A SAFE PLACE FOR REFERENCE ONLY.
ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT.
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

- Elevation Key**
- 1 Facing Bricks above DPC
 - 2 Facing Bricks above DPC - Black Brick (Black Mortar)
 - 3 Facing Bricks above DPC - Black Brick (Black Mortar)
 - 4 Back-slash to Face (Facing electric meter) - Black - Black (Black Mortar)
 - 5 Detail Cladding - 1 No. course of stone cladding (Black Mortar)
 - 6 Front Door - Shaker composite in Antracite with UPVC frame
 - 7 Entrance Canopy - Shaker GIP or similar equivalent with Slating
 - 8 Windows - UPVC Antracite (Black Mortar) with Poplars above
 - 9 Sliding Doors - UPVC Antracite (Black Mortar) with Poplars above
 - 10 Facades - Soffits & Barge Boards - UPVC White Facade - Soffits & Barge Boards in all Antracite
 - 11 Balcony Details - Black UPVC Gates + Overlays - Finishes of Black Mortar
 - 12 Railings - Composite cladding with 100mm x 25mm posts
 - 13 Dry Ridge
 - 14 Dry Verge
 - 15 Multi-paned Windows Details in Antracite Cladding
 - 16 Dry Hip

Plessey Hills Housing Development with Lindum York & Broadacres

PROPOSED TITLE
Proposed 2 Bed 4 Person Semi Detached GA's

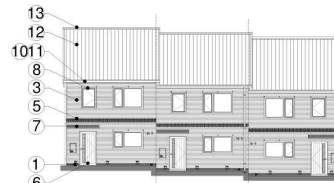
Ingreen The Ingreen Group
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 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



GROUND FLOOR
@ 1:50



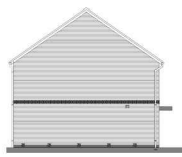
FIRST FLOOR
@ 1:50



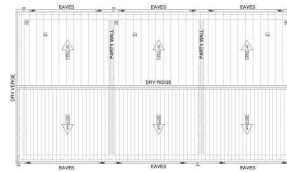
FRONT ELEVATION
@ 1:100
Plots As Drawn - 18 & 19 & 20
Plots Opp Hand - 21 & 22 & 23



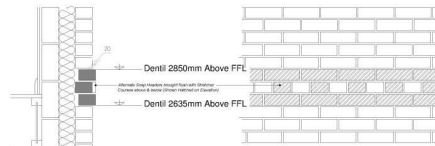
REAR ELEVATION
@ 1:100



TYPICAL SIDE ELEVATION
@ 1:100



ROOF PLAN
@ 1:100



DENTIL COURSE DETAILING
@ 1:10

NOTES
Do not scale from this drawing. Only Imperial dimensions are to be taken from this drawing.
Contractor must verify all dimensions on site before commencing any work on any structure.
Please refer to the drawings in the Project Architectural Book for all information.
This drawing is for the proposed development and is not to be used for any other purpose.
The drawing is subject to the usual conditions of sale and is not to be used for any other purpose.

DRAWING STATUS KEY
F Finalised
P Proposed
T To be Deleted
C Construction
M Material
S Structure
L Landscape
A Survey
E Existing Survey
R Other

REVISIONS
Rev. Description
A Rev. 1:100
B Rev. 1:100

REVISED PLAN
This drawing has been revised to reflect the latest information received from the client and is to be used for the construction of the development.
All dimensions are to be taken from this drawing and are not to be scaled from any other drawing.
The drawing is subject to the usual conditions of sale and is not to be used for any other purpose.

- Elevation Key**
1. Facing Bricks below CPD
 2. Facing Bricks above CPD
 3. Facing Bricks above CPD
 4. Backwork to Fin (Dressing electric meters) - Dressing Bricks (Masonry)
 5. Dentil Course - 3 No courses of Dentil Course - Dressing Bricks (Masonry)
 6. Facing Bricks - Dressing Bricks (Masonry) - Fin (Dressing Bricks)
 7. Entrance Canopy - Dressing GPP or similar material with cladding
 8. Windows - UPVC Windows (RAL 7016) with Flap (see notes)
 9. Walling Bricks - UPVC Windows (RAL 7016) with Flap (see notes)
 10. Facades - Bricks & Barge Boards - UPVC Windows (RAL 7016) with Flap (see notes)
 11. Retaining Bricks - Dressing Bricks (Masonry) - Dressing Bricks (Masonry)
 12. Bricks - Concrete masonry and ties to all 2nd floor
 13. Dry Ridge
 14. Dry Vapour
 15. Insulated Windows - Dressing Bricks (Masonry)
 16. Dry Ridge

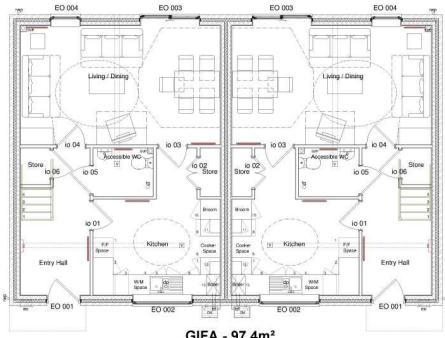
Project: Pessy Hills Housing Development with Lindum York & Broadacres

Drawing Title: Proposed 2 Bed 4 Person Terrace GA's

Client: The Mayor of Lincoln
Lincoln City Council
100, High Street
Lincoln, Lincolnshire
LN1 1PU
01522 422222

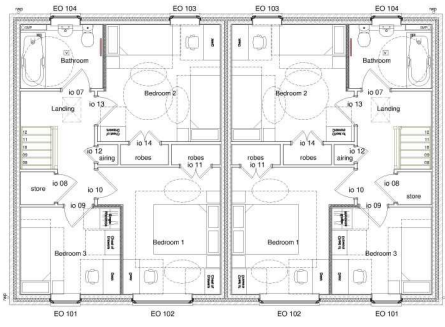
Drawn by: LHM
Checked by: LHM
Date: 17 December 17
Scale: 1:50 / 1:100

Sheet No.: 170401 P105 B

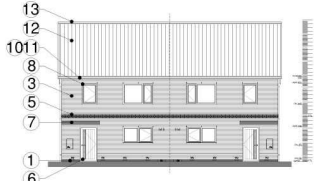


GIFA - 97.4m²

GROUND FLOOR
@ 1:50



FIRST FLOOR
@ 1:50



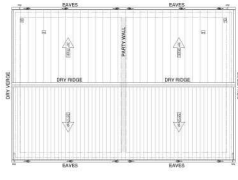
FRONT ELEVATION
@ 1:100
Plots - 16 & 17, 24 & 25



TYPICAL SIDE ELEVATION
@ 1:100



REAR ELEVATION
@ 1:100
Plots - 16 & 17, 24 & 25, 51 & 52



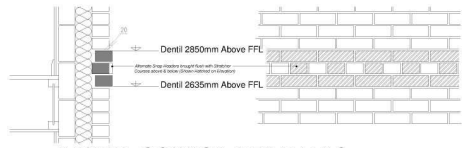
ROOF PLAN
@ 1:100



FRONT ELEVATION
w/ 300 STEP
@ 1:100
Plots As Drawn - 47 & 48, 51 & 52
Plots Opp Hand - 38 & 39



FRONT ELEVATION
w/ 450 STEP
@ 1:100
Plots As Drawn - 28 & 29, 30 & 31, 34 & 35
Plots Opp Hand - 40 & 41



DENTIL COURSE DETAILING
@ 1:10

NOTES
Do not scale from this drawing. Only horizontal dimensions are to be taken from this drawing.
Contractor must verify all dimensions on site before commencing any work or any alteration.
Plots are numbered 16 to 25 in the Project Architectural Book. Plots 16 to 25 are located on the east side of the road. Plots 26 to 35 are located on the west side of the road. Plots 36 to 41 are located on the east side of the road. Plots 42 to 52 are located on the west side of the road.
This drawing is subject to all local and national regulations and codes of practice. It is the responsibility of the contractor to ensure compliance with all applicable regulations and codes of practice.
The drawing is prepared from the CAD file.
© Crown Copyright. All Rights Reserved. This drawing is the property of the Project Architectural Book. It is not to be used for any other purpose without the written consent of the Project Architectural Book Ltd.

CREATING STYLE KEY
F Facade MC Stone L Lightgrey
P Porch AB Brickwork B Brick
T Timber TW Timber CR Oak Frame Survey
C Concrete AB Brickwork

REVISIONS

| Rev | Description | Date | Checked | Drawn |
|-----|-----------------------|------------|---------|-------|
| A | Plot 16 - 17, 24 & 25 | 18/07/2018 | | |
| B | Plot 16 - 17, 24 & 25 | 18/07/2018 | | |
| C | Plot 16 - 17, 24 & 25 | 18/07/2018 | | |

REVISED PLAN

THIS COPY HAS BEEN REVISED TO REFLECT THE APPROVED REVISIONS. ANY CHANGES TO THE ORIGINAL DRAWING WILL BE INDICATED BY A RED LINE. THE ORIGINAL DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

- Elevation Key**
- 1 Facing Bricks above DPC's (Black Stone (Black Mortar))
 - 2 Facing Bricks above DPC's (Black Stone (Black Mortar))
 - 3 Facing Bricks above DPC's (Black Stone (Black Mortar))
 - 4 Brickwork to Porch (Facing white mortar) - Black Stone (Black Mortar)
 - 5 Small openings in the masonry of detail showing Black Stone (Black Mortar)
 - 6 Front Door - (Standard composite in Anthracite with UPVC frame)
 - 7 Entrance Canopy - (Screening GFRP or similar approved with listing)
 - 8 Windows - UPVC Anthracite (RAL 7016) with Frosted Glass
 - 9 Blinds Doors - UPVC Anthracite (RAL 7016) with Frosted Glass
 - 10 Facades / Shutters & Barge Boards - UPVC Silver Facades / Barges & Iron Gable all in Anthracite
 - 11 Rainwater Downpipes - Black UPVC Gutters - (Composite Colour of Black Stone)
 - 12 Rafters - Composite (including roof tiles to suit 30° pitch)
 - 13 Dry Verge
 - 14 Dry Verge
 - 15 Insulated Windows Devices (Closeable Sliding)
 - 16 Dry Hip

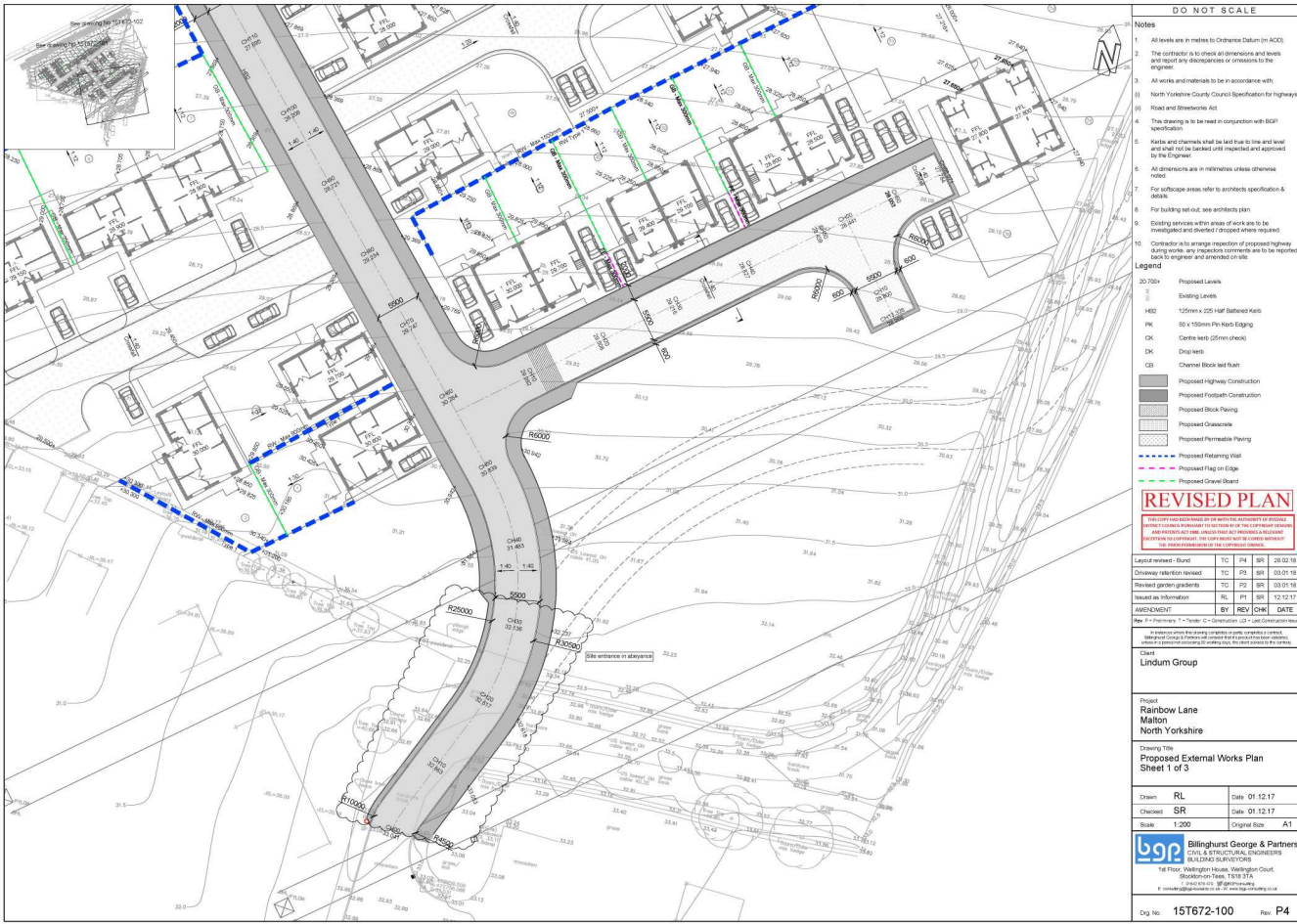
Pessey Hills Housing Development with Lindum York & Broadacres

PROPOSED TYPE
Proposed 3 Bed 5 Person Semi Detached GA's

ingreen
The Mowbray Estate, Lindum York, YO23 7JH
Tel: 01753 822222
Fax: 01753 822222
www.ingreen.co.uk

Drawn By: LHM
Checked By: LHM
Date: 18/07/2018
Scale: 1:50 / 1:100

Drawing No: 170401 P106 B



DO NOT SCALE

Notes

- All levels are in metres to Ordnance Datum (in AOD).
- The contractor is to check all dimensions and levels and report any discrepancies or omissions to the engineer.
- All works and materials to be in accordance with:
- North Yorkshire County Council Specification for highways
- Highway and Drainage Code
- The drawing is to be used in conjunction with BOD specification
- Methods and materials shall be laid to line and level and shall not be subject to inspection and approval by the Engineer.
- All dimensions are in millimetres unless otherwise stated.
- For surface areas refer to architect's specification & details.
- For building set-out, see architect's plan.
- Existing services within areas of work are to be investigated and marked if proposed where required.
- Contractor is to arrange inspection of proposed highway during works, any inspection comments are to be reported back to engineer and incorporated on site.

Legend

- Proposed Levels
- Existing Levels
- 50mm x 225 Half Subbase-Kerbs
- 50 x 25mm Fine Mesh Edging
- Centre kerb (25mm offset)
- Drop kerb
- Channel Block set flush
- Proposed Highway Construction
- Proposed Footpath Construction
- Proposed Block Paving
- Proposed Gravelstone
- Proposed Permeable Paving
- Proposed Retaining Wall
- Proposed Flag on Edge
- Proposed Channel Bed

REVISED PLAN

THIS DRAWING HAS BEEN REVISED BY THE ARCHITECT OR ENGINEER AND THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ENGINEER. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE BOD SPECIFICATION AND THE ARCHITECT'S SPECIFICATION AND DETAILS.

| | | | | |
|--|----|-----|------|----------|
| Level revised - Street | TG | RL | SP | 28.02.18 |
| Driveway reduction revised | TG | PS | SP | 03.01.18 |
| Revised garden gradients | TG | PS | SP | 03.01.18 |
| Issued as Information | RL | PS | SP | 12.12.17 |
| AMENDED | BY | REV | DATE | |
| Rev: 1 - Proposed "T" Type "C" Channel "L" - See notes | | | | |

Client
Lindum Group

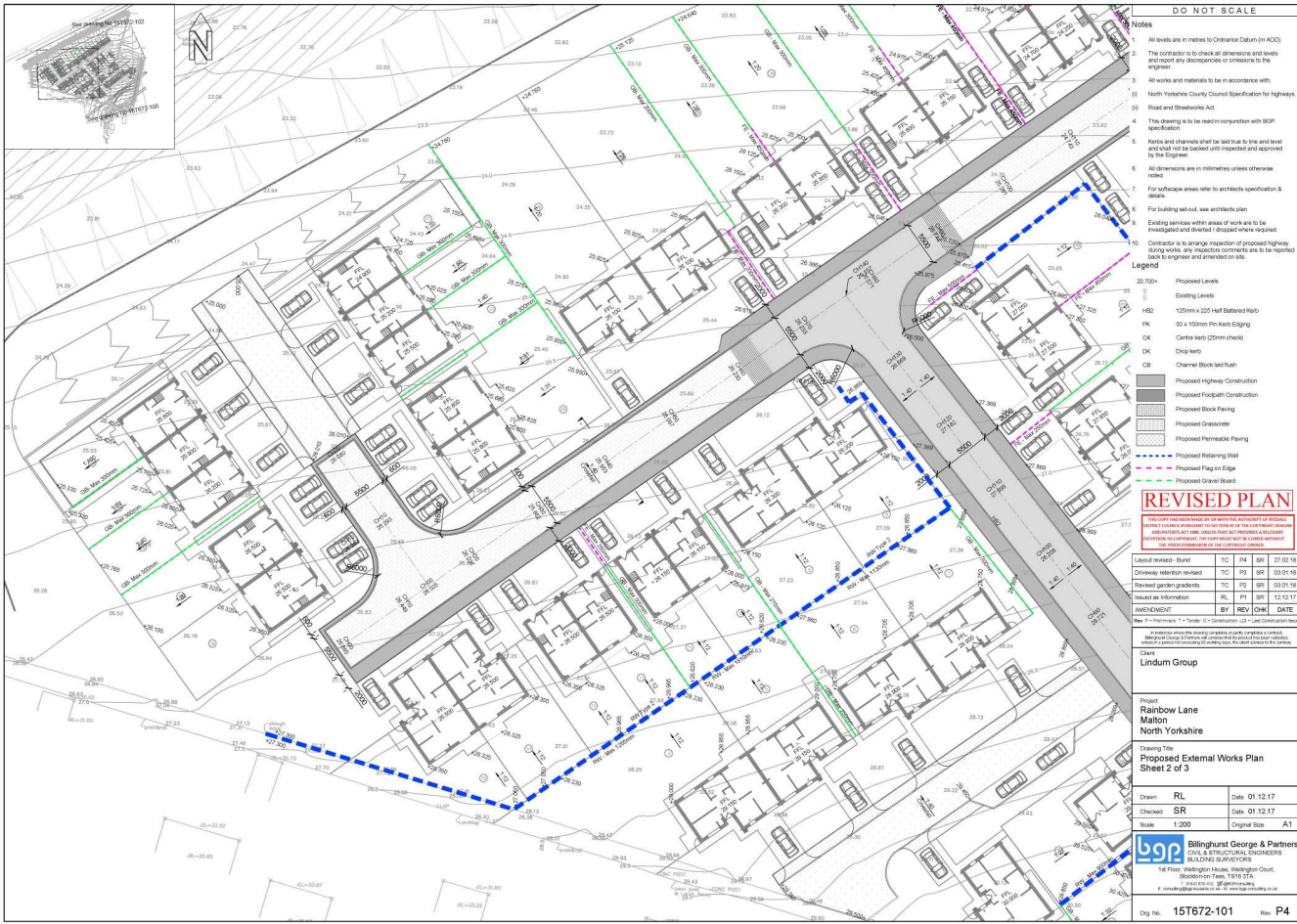
Project
Rainbow Lane
Malton
North Yorkshire

Drawing Title
Proposed External Works Plan
Sheet 1 of 3

| | | | |
|---------|--------|---------------|----------|
| Drawn | RL | Date | 01.12.17 |
| Checked | SR | Date | 01.12.17 |
| Scale | 1:2000 | Original Size | A1 |

bgp Billingham George & Partners
CIVIL & STRUCTURAL ENGINEERS
REGISTERED ENGINEERS
14 Floor, Wellington House, Wellington Court,
Stoodley Green Lane, 1818 374
Malton, North Yorkshire YO10 2BQ
t: 01904 611111 e: info@bghp.co.uk
www.billinghamgeorge.co.uk

Dwg No: **15T672-100** Rev: **P4**



DO NOT SCALE

Notes

- All levels are in metres to Ordnance Datum (m AOD).
- The contractor is to check all dimensions and levels and report any discrepancies or omissions to the engineer.
- All works and materials to be in accordance with:
 - North Yorkshire County Council Specification for Highways
 - Highways Act
- The drawing is to be read in conjunction with SDP Specification
- Kerbs and channels shall be laid true to line and level and shall not be loaded until inspected and approved by the Engineer.
- All dimensions are in millimetres unless otherwise noted.
- For site work areas refer to architect's specification & sheets.
- For building work refer to architect's plan.
- Existing services within areas of work are to be investigated and protected (except where indicated).
- Contractor is to arrange inspection of proposed highway during works. Any inspection comments are to be reported back to engineer and approved on site.

Legend

- Proposed Levels
- Existing Levels
- 150mm x 225 Half Battenfoot
- PK 50 x 150mm Pin Kerb Edging
- CK Centre kerb 225mm channel
- DK Drop kerb
- CB Channel Block laid flush
- Proposed Highway Construction
- Proposed Footpath Construction
- Proposed Block Paving
- Proposed Grasscrete
- Proposed Permeable Paving
- Proposed Retaining Wall
- Proposed Flag on Edge
- Proposed Street Board

REVISED PLAN

THIS DOCUMENT IS THE PROPERTY OF BGP. 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 BGP. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED.

| Issued/Revised/Checked | BY | REV | DATE |
|--------------------------|----|-----|----------|
| Landscape plan | TG | 01 | 07/05/18 |
| Driveway plan | TG | 01 | 03/04/18 |
| Revised garden gradients | TG | 01 | 03/04/18 |
| Issued as Information | RL | 01 | 12/12/17 |

APPROVED

Rev: 151672-101 - 151672-101 - 151672-101 - 151672-101

Client:
Lindum Group

Project:
Rainbow Lane
Malton
North Yorkshire

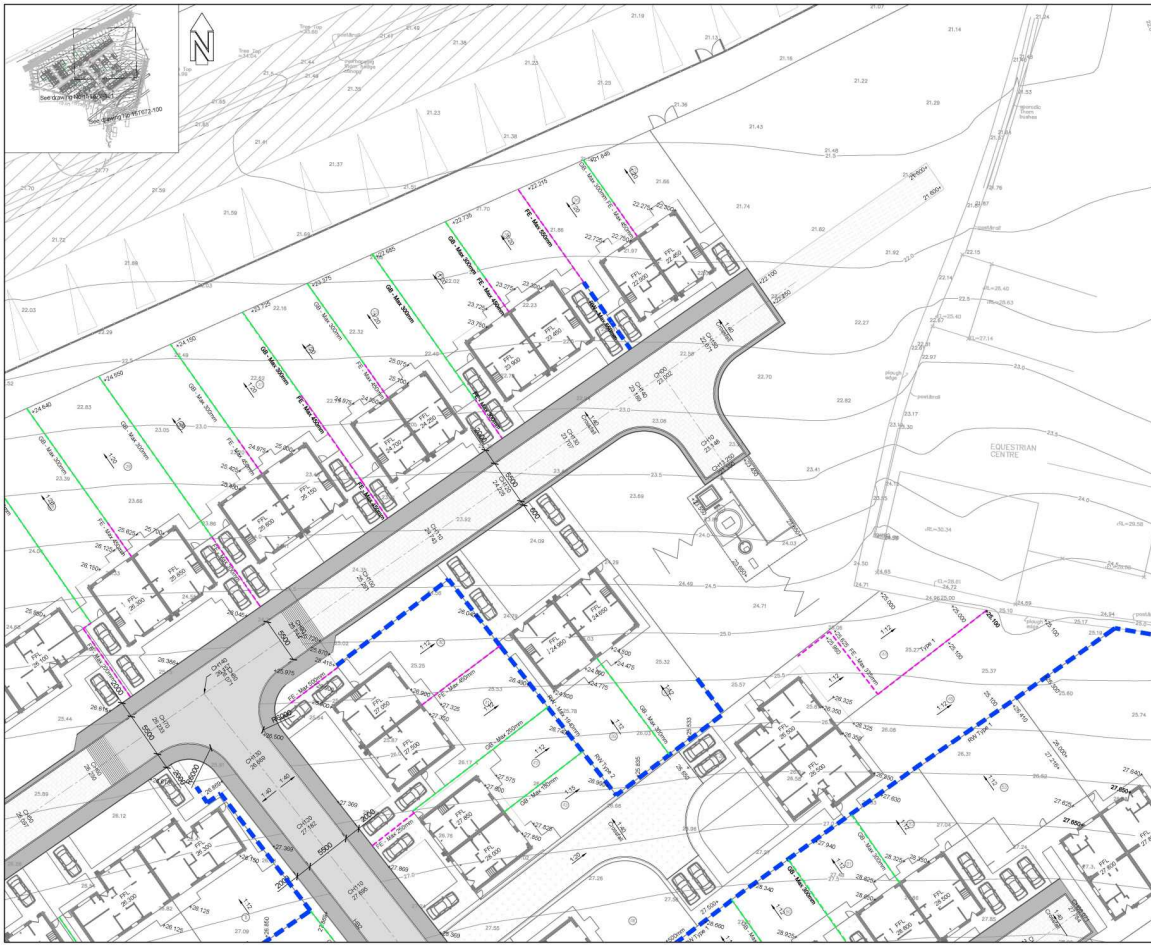
Drawing Title:
Proposed External Works Plan
Sheet 2 of 3

| Drawn | Checked | Scale | Date |
|-------|---------|-------|----------|
| RL | SR | 1:200 | 01/12/17 |
| | | | 01/12/17 |

Original Size: A1

Logo: bgp Billingham George & Partners
CIVIL & STRUCTURAL ENGINEERS
SCALED SURVEYORS
14 Floor, Wellington House, Wellington Court,
Goodwood Park, Leeds, LS10 2TA
t: 0113 276 2000
e: info@bghp.co.uk

Dwg No: 151672-101 Rev: P4



DO NOT SCALE

Notes

- All levels are in metres to Ordnance Datum (in AOD).
- The contractor is to check all dimensions and levels and report any discrepancies or omissions to the Engineer.
- All works and materials to be in accordance with:
- North Yorkshire County Council Specification for Highways
- Road and Drainage Act 1936
- The drawing to be read in conjunction with BCP specification
- Methods and channels shall be laid true to line and level and shall not be subject until inspected and approved by the Engineer.
- All dimensions are in millimetres unless otherwise noted.
- For surface area refer to architects specification & details.
- For building set-out, see architects plan.
- Existing services within areas of work are to be investigated and checked if required where requested.
- Contractor is to arrange inspection of proposed highway during works, any inspection comments are to be reported back to Engineer and approved on site.

Legend

- Proposed Levels
- Existing Levels
- 150mm x 225mm Half Round manholes
- 50 x 100mm Round Edge
- Centre kerb (25mm thick)
- Chip kerb
- Channel Block test run
- Proposed Highway Construction
- Proposed Footpath Construction
- Proposed Block Paving
- Proposed Gravelstone
- Proposed Permeable Paving
- Proposed Retaining Wall
- Proposed Flag on Edge
- Proposed Cycle Board
- Proposed Drain

REVISED PLAN

THIS DRAWING HAS BEEN REVISED BY THE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE. ANY DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SERVICES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND STRUCTURES.

| | | | | | |
|------------------------------|-------|----|----|----------|----------|
| Level revised - | Sheet | TC | PA | SP | 28.02.18 |
| Driveway alterations revised | TC | PA | SP | 03.05.18 | |
| Revised garden gradients | TC | PA | SP | 03.05.18 | |
| Issued as Information | RL | PT | SP | 12.12.17 | |
| Checked by | SR | RL | PT | DATE | |

I, the Engineer, hereby certify that this drawing is a true and correct copy of the original drawing as submitted to me, and that it has been prepared in accordance with the provisions of the Public Contracts Regulations 2015.

Client
Lindum Group

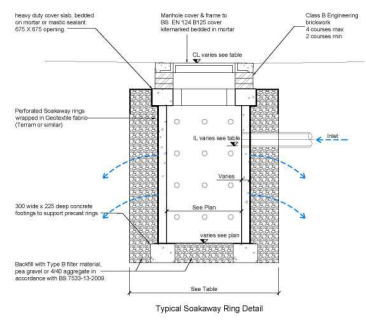
Project
Rainbow Lane
Malton
North Yorkshire

Drawing Title
Proposed External Works Plan
Sheet 3 of 3

| | | | |
|---------|-------|---------------|----------|
| Drawn | RL | Date | 01.12.17 |
| Checked | SR | Date | 01.12.17 |
| Scale | 1:200 | Original Size | A1 |

billingham george & partners
CIVIL & STRUCTURAL ENGINEERS
184 FLOOR, WILKINSON HOUSE, WILKINSON COURT,
ROBINSON ROAD, LEEDS, LS1 3TA
T: 0113 275 1111 | F: 0113 275 1112
www.billinghamgeorge.com | info@billinghamgeorge.co.uk

Dwg No: **151672-102** Rev: **P4**



Typical Soakaway Ring Detail

| Maintenance Schedule | Required Action | Typical Frequency |
|------------------------|--|--|
| Regular Maintenance | Inspect for sediment and debris in pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings | Annually |
| | Cleaning of gutters and any filters on downpipes | Annually (or as required based on inspections) |
| Occasional Maintenance | Trimming any roots that may be causing blockages | Annually (or as required) |
| | Remove sediment and debris from pre-treatment components and floor of inspection tube or chamber and inside of concrete manhole rings | As required, based on inspections |
| Remedial Actions | Reconstruct soakaway and/or replace or clean void fill if performance deteriorates or failure occurs | As required |
| | Replacement of clogged geotextile (will require reconstruction of soakaway) | As required |
| Monitoring | Inspect silt traps and note rate of sediment accumulation | Monthly in the first year and then annually |
| | Check soakaway to ensure emptying is occurring | Annually |

Maintenance schedule in accordance with Civil SUDS manual 753

| PROPOSED SOAKAWAY DRAINAGE | | | | | | |
|----------------------------|--------------|--------------|-------------------------|-------|-------|----------|
| REF | COVER LEVEL* | INVERT LEVEL | INVERT LEVEL (AS BUILT) | DEPTH | WIDTH | COMMENTS |
| SW1 | TO FFL | 24.600 | 25.600 | 1.000 | 2700 | 32.760 |
| SW2 | 26.300 | 25.200 | 26.600 | 1.000 | 2700 | 32.760 |
| SW3 | 26.300 | 23.700 | 22.300 | 1.000 | 2700 | 32.760 |
| SW4 | 26.500 | 24.800 | 23.600 | 1.000 | 2700 | 32.760 |
| SW5 | 26.500 | 26.400 | 26.000 | 1.000 | 2700 | 32.760 |
| SW6 | 26.200 | 25.100 | 23.700 | 1.000 | 2700 | 32.760 |
| SW7 | 26.600 | 25.000 | 23.600 | 1.000 | 2700 | 32.760 |
| SW8 | 26.600 | 25.000 | 23.600 | 1.000 | 2700 | 32.760 |
| SW9 | 26.500 | 24.600 | 23.500 | 1.000 | 2700 | 32.760 |
| SW10 | 26.300 | 24.600 | 23.400 | 1.000 | 2700 | 32.760 |
| SW11 | 26.300 | 23.600 | 22.500 | 1.000 | 2700 | 32.760 |
| SW12 | 27.650 | 23.500 | 22.150 | 1.000 | 2700 | 32.760 |
| SW13 | 27.500 | 22.200 | 20.800 | 1.000 | 2700 | 32.760 |
| SW14 | 26.300 | 21.400 | 20.000 | 1.000 | 2700 | 32.760 |
| SW15 | | | | | | |
| SW16 | 26.300 | 26.000 | 26.600 | 1.000 | 2700 | 32.760 |
| SW17 | 26.500 | 27.600 | 26.400 | 1.000 | 2700 | 32.760 |
| SW18 | 26.500 | 26.000 | 26.000 | 1.000 | 1800 | 32.760 |
| SW19 | 26.250 | 26.700 | 27.300 | 1.000 | 2700 | 32.760 |
| SW20 | 26.600 | 26.600 | 27.200 | 1.000 | 2700 | 32.760 |
| SW21 | 26.650 | 26.600 | 26.600 | 1.000 | 2700 | 32.760 |
| SW22 | 26.500 | 27.300 | 26.000 | 1.000 | 2700 | 32.760 |
| SW23 | 26.300 | 26.700 | 26.300 | 1.000 | 2700 | 32.760 |
| SW24 | 26.300 | 26.100 | 27.100 | 1.000 | 1800 | 32.760 |
| SW25 | 27.650 | 26.600 | 26.250 | 1.000 | 2700 | 32.760 |
| SW26 | 27.650 | 26.700 | 26.300 | 1.000 | 2700 | 32.760 |
| SW27 | 27.600 | 24.400 | 23.000 | 1.000 | 2700 | 32.760 |
| SW28 | 27.600 | 25.600 | 24.100 | 1.000 | 2700 | 32.760 |
| SW29 | 30.000 | 26.200 | 27.800 | 3.000 | 9500 | 32.760 |
| SW30 | 30.000 | 26.200 | 24.650 | 3.000 | 9500 | 32.760 |
| SW31 | 22.000 | 20.000 | 18.600 | 3.000 | 9500 | 32.760 |

* Cover levels are approximate only and may vary on site

| | | | | | |
|--|------------|---------------|----------|----------|----|
| Issued as Information | RL | PL | SR | 13.12.17 | |
| APPROVED | BY | REV | CHK | DATE | |
| Rev 1 - 13.12.17 - 1 - Update C-Checklist to 13.12.17 | | | | | |
| I am not liable for any errors or omissions in this drawing or any consequences arising therefrom. I am not responsible for any errors or omissions in this drawing or any consequences arising therefrom. | | | | | |
| Client Lindum Group | | | | | |
| Project Rainbow Lane Malton North Yorkshire | | | | | |
| Drawing Title Proposed Plot Soakaway Details | | | | | |
| Drawn | RL | Date | 13.12.17 | | |
| Checked | SR | Date | 13.12.17 | | |
| Scale | 1:10 | Original Size | A1 | | |
| | | | | | |
| Dwg No. | 151672-107 | | | Rev | P1 |

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.

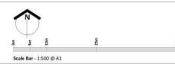
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 41 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



LEGEND

| | |
|--|--|
| | Site boundary |
| | Proposed heavy standard tree planting |
| | Proposed selected standard tree planting |
| | Proposed standard tree planting |
| | Proposed ornamental shrub planting |
| | Existing hedge to be retained, unretained elsewhere where possible |
| | Proposed native structure planting |
| | Proposed native shrub and tree planting |
| | Proposed flowering lawn used mix to hard garden (S1) |
| | Proposed flowering lawn used mix to hard garden (S2) |
| | Proposed sward rich grass used mix to hard garden (S3) |
| | Proposed sward rich grass used mix to hard garden (S4) |

| No. | Description | By | CHK | Date |
|-----|-------------|----|-----|------|
| | | | | |



NOTES - IF APPLICABLE

1. All planting shall be done in accordance with the relevant British Standard BS5822.
2. All planting shall be done in accordance with the relevant British Standard BS5822.
3. All planting shall be done in accordance with the relevant British Standard BS5822.
4. All planting shall be done in accordance with the relevant British Standard BS5822.

CSM - SAFETY, HEALTH & ENVIRONMENTAL INFORMATION

Health and Safety: The contractor shall be responsible for the health and safety of all workers on site. The contractor shall ensure that all workers are trained and competent to carry out their duties. The contractor shall ensure that all workers are provided with the necessary personal protective equipment (PPE) and that all workers are aware of the risks associated with their work.

Environmental Protection: The contractor shall ensure that all waste is disposed of in accordance with the relevant regulations. The contractor shall ensure that all materials are stored in a secure and safe manner. The contractor shall ensure that all activities are carried out in a manner that minimizes the impact on the environment.

1079_Rainbow Lane, Peasey Hill

Drawing Name: Landscape Strategy

Scale: 1:500 @ A1

Date: 20.12.17

Project No: 1079

Client: SouthernGreen

Address: 1079 Rainbow Lane, Peasey Hill, Ryedale, North Yorkshire YO21 2JH

Phone: 01430 810000

Website: www.southerngreen.co.uk

Email: info@southerngreen.co.uk



Site Plan with Elevation Key - Scale 1:500



NOTES

1. All elevations are shown from the street side.
2. All elevations are shown from the street side.
3. All elevations are shown from the street side.
4. All elevations are shown from the street side.
5. All elevations are shown from the street side.
6. All elevations are shown from the street side.
7. All elevations are shown from the street side.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------|
| 1 | 10/15/17 | Initial Design |
| 2 | 11/15/17 | Revised Design |
| 3 | 12/15/17 | Final Design |

REVISED PLAN

Project: Peasey Hills Housing Development with Linkum York & Roadworks

Proposed Street Elevations

Ingreen

170401 P003 B

FREETHS

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

Direct dial: 0845 050 3677
Direct fax: 0115 859 9642
Switchboard: +44 (0)115 936 9369
Email: liz.young@freeths.co.uk

14 December 2017

Our Ref: 2012842/2/LXY/1683

Dear Gary,

**LAND AT RAINBOW LANE – PLANNING PERMISSION REFERENCE 14/00429/MOUTE
APPLICATION FOR RESERVED MATTERS**

I refer to the above referenced outline planning permission for residential development dated 24 March 2015 and confirm that we act for Broadacres Services Limited with regard to the submission of the reserved matters identified at Condition No. 2 of that permission.

The outline planning permission relates to the “erection of circa 50 no. affordable residential dwellings (Use Class C3) along with all associated development including drainage, landscaping, formation of earth bund, boundary treatments (including noise mitigation measures) provision of services and access and associated highway works”.

Condition 2 of the permission requires submission of reserved matters within three years of the date of the outline planning permission.

For the avoidance of doubt the reserved matters comprise details of layout, scale, appearance of every building, including a schedule of external materials and landscaping. These details have been the subject of a series of pre application meetings with revisions being made in order to address issues arising.

I attach to this letter a Schedule of Planning Application Documents and Drawings. Broadacres Services limited will be paying the application fee of £19,739 directly to Ryedale District Council.

The reserved matters have also been developed with reference to a number of other conditions attached to the permission and where relevant that is explained below.

The Reserved Matters:

Freeths LLP is a limited liability partnership, registered in England and Wales, partnership number OC304688. Registered Office: Cumberland Court, 80 Mount Street, Nottingham NG1 6HH. Authorised and regulated by the Solicitors Regulation Authority. A full list of the members of Freeths LLP is available for inspection at the registered office.

www.freeths.co.uk Freeths LLP, Cumberland Court, 80 Mount Street, Nottingham NG1 6HH DX 10039 Nottingham

The scheme proposes 56 dwellings and, as discussed at pre-app, this has been agreed to be permissible under the outline approval, which allows for circa 50 dwellings. The mix of dwellings is as follows:

- 4 no. 1 bed quarter house
- 16 no. 2 bed bungalows
- 18 no. 2 bed houses
- 18 no. 3 bed houses

The site layout has considered the sensitivities of the site boundaries and relationships with existing dwellings along Dickens Road and the Equine Veterinary Centre on Rainbow Lane. The proposed site layout shows bungalows along the southern edge of the site. In combination with the site levels across the site this means that the development will have very limited impact on the existing dwellings on Dickens Road and immediate views will be of the roofs of the bungalows. The development has been pulled away from the boundary of the site with the Equine Veterinary centre and the proposal will introduce landscaping in this area. As such it is not considered that the proposal will detrimentally affect the amenity of nearby residents.

A simple but modern approach has been taken to the design of the elevations. The proposal is for red brick dwellings, with detailing being provided in a contrasting black brick. The development proposes grey UPVC windows and black UPVC rainwater goods.

It is noted that the access as proposed to the site, is different to that as proposed in Connect drawing 'Highway Access Plan' – 13051-12, as detailed in condition 33 of the Outline Approval. The change relates only to the road once it has entered the site. The reason for the alteration is because of the step gradients across the site, and the need to comply with NYCC gradient restrictions for adopted roads. A section 73 application will be submitted shortly to vary the approved access drawing.

Other Relevant Planning Conditions:

The outline planning permission provides, by way of the imposition of planning conditions, guidance on the development of the reserved matters details and criteria with which those details must comply as follows.

- Condition No. 3 states that the reserved matters details shall provide for the implementation of a package of Sustainable Drainage solutions. Whilst those details will follow pursuant to the discharge of other planning conditions the Drainage Philosophy report identifies how the reserved matters layout is compatible with that requirement.
- Condition No. 14 refers to the importance of incorporating crime prevention measures in the design and layout of the scheme. The applicant will be submitting a secure by design application and as such these matters have been considered as part of the reserved matters submission.
- Condition Nos. 19 and refer to minimum noise criteria that the proposed residential dwellings must meet and associated mitigation measures. A report has been undertaken by PDA Acoustic Consultants which details the mitigation proposed and the associated noise

14 December 2017
Page 3

levels. It is recognised that the noise levels which have been achieved in the garden areas of the properties closest to the A64, are circa 3-4dB higher than the condition sets out. However this is within the WHO guidelines. As such they consider the proposal to be acceptable.

The Way Forward:

I trust that the above and the attached are helpful in explaining the scope, format and content of the reserved matters submission and I will of course be pleased to answer any queries you may have once you have reviewed the documentation and drawings.

In the mean time I look forward to receiving confirmation that the application has been formally registered.

Yours sincerely

THIS LETTER IS FORWARDED ELECTRONICALLY AND UNSIGNED

Liz Young
Associate
Freeths LLP
Please respond by e-mail where possible

Enc

Peasey Hill, Rainbow Lane, Malton
5 Year Soft Landscape Management and Maintenance Plan



Dec 2017



Contents

- 1.0 Introduction
- 2.0 Management Responsibilities
- 3.0 Landscape Proposals
- 4.0 Key Management Objectives
- 5.0 Notes
- 6.0 Maintenance Schedules

| Ref. | Revision | Notes | Author | Checked | Date |
|----------|----------|--------------------|--------|---------|---------|
| 1079_001 | - | Landscape Strategy | HS | - | Dec '17 |

1.0 Introduction

Southern Green Ltd was commissioned by Lindum Group to develop a five year Landscape Management and Maintenance Plan covering the proposed landscape open spaces as part of a proposed residential development at Peasey Hills, Rainbow Lane, Malton.

This report covers the management of the open spaces only, not front and back gardens which will be privately owned and be the responsibility of the individual occupiers.

The site currently forms a broadly triangular wedge between existing residential areas at Dickens Road to the south, the A64 to the north and Rainbow Equine Hospital to the north-east. The site is currently in agricultural use, with a fall of approximately 10m from southeast to north west.



2.0 Landscape Proposals

Southern Green were commissioned by Lindum Group to prepare a Landscape Strategy and Detailed Planting Proposals for the site to support the Reserved Matters planning application. The aims of the landscape proposals are to soften the built form, increase the biodiversity value of the site and provide an attractive place in which to live which contributes and responds sensitively to the setting and character of the surrounding area with particular consideration given to the site boundaries. The Landscape Strategy has been informed by ecological work as well as comments from the planning authority.

Native structure planting has been shown along most boundaries to enhance existing, or create new features and provide a defensible edge to the surrounding land. Along the southern boundary, fronting onto Rainbow Lane individual trees are set in a generous grassed area providing a suitable setting for the entrance with adjacent properties providing an active frontage. To the north boundary, structure planting, scrub planting and individual trees are proposed to screen and soften the proposed acoustic fence.

Individual trees proposed within the site are predominantly native and have been proposed to enhance the streetscape and provide structure and screening to the site boundaries. Ornamental shrub planting is proposed throughout the housing layout to provide an attractive and structured setting to the streetscape. Species rich amenity grass seeding, wildflower mixes and flowering turf seed mixes have also been proposed within open spaces, site boundaries and in both front and back gardens (respectively) to increase the biodiversity value of the site.

3.0 Management Responsibilities

Following practical completion of the landscape scheme, the management and maintenance of the external environment and open spaces (as detailed in Section 6.0 of this document) will be the responsibility of the appropriately qualified contractor who originally implemented it. They will take full responsibility for the application of all management and maintenance schedules described in the first year of this plan.

During this time additional planting may be undertaken (as required) to ensure the successful establishment of the scheme.

After this time the responsibility for management and maintenance will be passed over to the Landscape Management and Maintenance company appointed by Lindum Group.



4.0 Key Management Aims

- To promote healthy growth and maintain a high standard of appearance of all planting areas and trees and establish an attractive environment to live in;
- Provide seasonal colour and interest throughout the year and enhance site biodiversity;
- To ensure that, through good quality ongoing maintenance, all planting becomes successfully established and that planting beds are regularly checked to ensure there are no visible bare patches of soil, mulch or gravel;
- To ensure all tree stakes, ties and climber supports continue to provide necessary support throughout maintenance period to ensure that species remain in a healthy, attractive and safe condition;
- To keep planting areas weed free and make sure any pernicious weeds such as dock, dandelion and thistle are immediately removed;
- To ensure vigorous species are contained and prevented from taking over and dominating planting areas;
- To successfully establish new native woodland planting at the site boundaries;
- To ensure planting proposals assist in softening the built form of the development and assist with integrating it into its surroundings.

5.0 Notes

- If replacement planting is required within the management and maintenance period the approved softworks drawing and planting schedules contained within it should be referred to and planting should be reinstated in accordance with the following drawings:
 - 1079_001 Landscape Strategy;
 - 1079_002 Detailed planting proposals.
- If there is a particular problem with an individual species due to unforeseen site conditions etc please liaise with the landscape architect responsible for the original proposals to select a suitable alternative/ replacement.

southerngreen
chartered landscape architects

6.0 Maintenance Schedules

| Items (General) | Objectives | Actions | Time of Year (by month) and Frequency of Action (per month) for Year 1 | | | | | | | | | | | | Time of Year and Frequency of Action Years 2 – 5 | | | |
|---|--|--|--|---|---|---|---|---|---|---|---|---|---|---|--|---|---|--|
| | | | J | F | M | A | M | J | J | A | S | O | N | D | | | | |
| Landscape Management and Maintenance Plan | To ensure the maintenance evolves with the site, promote successful establishment and adapts to future requirements/ standards | Review the maintenance schedules and revise where necessary | | | | | | | | | | | | 1 | | | | Every year as Year 1. This action should be continued after Year 5. |
| Litter removal | To maintain high standard of appearance | Remove all litter and chewing gum from surfaces & planting areas | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | Every year as Year 1 |
| Manual weed control | To ensure successful establishment of planting | Remove all arisings off site | | | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 1 | | | | | | Every year as Year 1 - weeding requirements will gradually reduce as planting establishes and fills beds |
| Chemical weed control | To ensure successful establishment of planting | Spring and summer and only where other methods of weed control have failed. Not to be undertaken within 10m of water-bodies. | | | 1 | | | | | 1 | | | | | | | | Every year as Year 1 - weeding requirements will gradually reduce as planting establishes and fills beds |
| Trimming/ pruning of shrub planting | To ensure successful establishment of planting | To be undertaken using hand tools only, not electric trimmers | | | | | 1 | | | | | 1 | | | | | | Careful pruning of all shrubs will be continually required to ensure long term success of planting scheme and ensure no singular plant becomes dominant. |
| Removal of past seasons growth of herbaceous planting | To promote healthy growth and retain high standard of appearance | Retain attractive seed heads and grass foliage until Spring, mulching still required where foliage remains | | | 1 | | | | | | | | | | | 1 | | Every year as Year 1 - as herbaceous planting matures some species may require lifting and splitting, excess plant material can be used to fill gaps where planting has been unsuccessful (only where species match) |

| Items (General) | Objectives | Actions | Time of Year (by month) and Frequency of Action (per month) for Year 1 | | | | | | | | | | | | Time of Year and Frequency of Action Years 2 – 5 | | |
|------------------------------------|---|---|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | J | F | M | A | M | J | J | A | S | O | N | D | | | |
| Digging over of all planting areas | To maintain high standard of appearance, and open texture of soil surface | All areas of open soil are to be cultivated to within 50mm around each plant immediately prior to mulching and after weeding is completed | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | Every year as Year 1 |
| Mulching | To all herbaceous plant species to protect corms/ tubers from frost damage | Mulch all plants once all existing foliage has died back and been removed (unless otherwise specified) | | | 1 | | | | | | | | | | 1 | | Every year as Year 1 |
| Fertiliser application | To create healthy, attractive shrub and herbaceous planting areas. To ensure that during the five year maintenance period that all planting establishes and that planting beds have no visible bare patches of soil at the end of the 5 year maintenance period | Using slow release fertiliser. Not to be used within 10m of waterbodies. | | | 1 | | | | | | | | | | | | Every year as Year 1 |
| Snow removal (as required) | To prevent damage to shape of specimen shrubs | During sustained periods of snow fall remove snow from specimen shrubs to avoid damage from weight of snow | As required during sustained periods of snow fall | | | | | | | | | | | As required during sustained periods of snow fall | | | Every year as Year 1 |
| Check and adjust tree ties | To ensure all tree stakes and ties continue to provide necessary support throughout maintenance period | All tree ties and stakes are to be checked and tightened as required during maintenance visits and following strong winds | As required | | | | | | | | | | | | Every year as Year 1. Review tree ties and stakes after 5 years and remove if tree is secure. | | |
| Watering | As required to ensure successful establishment of all planting, and throughout the 5 year maintenance period during prolonged spells without rain | Ensure no plants are over or under watered, both actions are equally detrimental to the health of the plants | | | 1 | | 1 | | 1 | | | | | | | | Regular watering should not be required for original planting once it has become established. For all small shrub/ herbaceous planting under typical circumstances this should take approx. 1 growing season, for large specimens watering should be provided as required for up to 2 growing seasons and for trees, 3 growing seasons. |

| Items (Specific) | Objectives | Actions | Time of Year (by month) and Frequency of Action (per month) for Year 1 | | | | | | | | | | | | Time of Year and Frequency of Action Years 2 – 5 | | | |
|------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|-------------|----------------------|---|
| | | | J | F | M | A | M | J | J | A | S | O | N | D | | | | |
| Trees | To ensure that trees remain in a healthy, attractive and safe condition | Pruning and repair of wounds | If required | | | | | | | | | | | | | If required | Every year as Year 1 | |
| | | Removal/ adjustment of stakes and ties | As required | | | | | | | | | | | | Every year as Year 1. Remove tree stakes and ties at the end of the 5 year maintenance period | | | |
| | | Watering | As required depending on weather conditions mainly through May to August. Water daily during dry spells | | | | | | | | | | | | As required based on weather conditions. Water daily during dry spells (especially important during years 1 - 3) | | | |
| | | Check root irrigation systems are working efficiently and clear as necessary | | | 1 | 1 | | | | | | | | | | | | Every year as Year 1 |
| | | Check underground guying to tree pits. If guying fails, lift and reset tree with new guys | | | 1 | 1 | 1 | | | | | | | | | | | Every year as Year 1. Especially important following strong winds |
| | | Other works - removal of debris trapped in branches etc | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | Every year as Year 1 |
| | | Tree inspection/ check to monitor the health and condition of existing and new trees on site and advise on any remedial pruning required. | Initial inspection 2 years after proposed trees have been planted | | | | | | | | | | | | Every 2 years after initial check. Detailed tree survey to be undertaken every 10 years to advise on any major works/ replacement planting required. | | | |
| | | Formative pruning of establishing trees to promote healthy growth | As required - between Oct - March | | | | | | | | | | | | Every 2 years and to be advised by tree inspection/ check. Best timings for pruning works to suite the different species on site. | | | |
| | | Remedial pruning to trees - dead-wood, crown clean, crown lift (particularly along roadsides) | As required - between Oct - March, and check after storm events | | | | | | | | | | | | Undertake works highlighted in assessment report every 2 years and after storm events as required. | | | |

| Items (Specific) | Objectives | Actions | Time of Year (by month) and Frequency of Action (per month) for Year 1 | | | | | | | | | | | | Time of Year and Frequency of Action Years 2 – 5 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|---|
| | | | J | F | M | A | M | J | J | A | S | O | N | D | | |
| Ornamental Shrubs, herbaceous areas and specimens generally | To create healthy, attractive shrub and herbaceous planting areas | Pruning to encourage best display of given species, taking account of natural habit and form: | | | | | | | | | | | | | | Every year as Year 1 |
| | | Winter flowering | | | | 1 | | | | | | | | | | Every year as Year 1 |
| | | Shrubs flowering March - July | | | | | | | | 1 | | | | | | Every year as Year 1 |
| | | Shrubs flowering July - October | | | | | | | | | | | | 1 | | Every year as Year 1 |
| | | Manual weed control (September to March, or as required) | 1 | 1 | 1 | | | | | | | 1 | 1 | 1 | 1 | Every year as Year 1 |
| | Planting areas should be kept weed free and any pernicious weeds such as dock and thistle immediately removed | New planting for gapping up/ replacements, if required | Bare root stock October - March Containerised stock - all year round | | | | | | | | | | | | Every year as Year 1 | |
| | | Turn over soil - break up ground | | | | 1 | | | | | | | | | | Every year as Year 1 |
| | | Watering (as necessary during dry conditions and after 10 days without significant rainfall) | | | | | 1 | 1 | 1 | 1 | | | | | | For all small shrub/ herbaceous planting under typical circumstances this should take approx. 1 growing season. |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| To ensure planting proposals assist in softening the development and complementing the built form | | | | | | | | | | | | | | | | |

| Items (Specific) | Objectives | Actions | Time of Year (by month) and Frequency of Action (per month) for Year 1 | | | | | | | | | | | | Time of Year and Frequency of Action Years 2 – 5 |
|-----------------------|--|---|--|---|---|---|---|---|---|---|---|---|---|---|--|
| | | | J | F | M | A | M | J | J | A | S | O | N | D | |
| Herbaceous perennials | To ensure perennials add colour, interest and form on a yearly basis to the generally evergreen structure of the ornamental planting | Allow to die back naturally over the autumn then remove dead foliage to tidy the area | As required - end Nov to Feb | | | | | | | | | | | | Every year as Year 1 |
| | | Lift and split herbaceous plant species. Excess species to fill gaps where other plants have been unsuccessful (replace with matching species only) | As required - end Nov to Feb | | | | | | | | | | | | Every year as Year 1 |
| | To prevent vigorous species taking over planting areas | Staking of herbaceous planting (as required) | | | | | 1 | 1 | 1 | 1 | 1 | 1 | | | Every year as Year 1 |

| Items (Specific) | Objectives | Actions | Time of Year (by month) and Frequency of Action (per month) for Year 1 | | | | | | | | | | | | Time of Year and Frequency of Action Years 2 – 5 | | | |
|---|---|--|---|---|---|---|---|---|---|---|---|---|---|--|--|---|----------------------|----------------------|
| | | | J | F | M | A | M | J | J | A | S | O | N | D | | | | |
| Native Hedgerows to site boundaries (existing) | To create an improved and defined perimeter landscape feature to the western and northern boundaries of the site integrating a proposed native hedge with the existing. | Watering during dry conditions | | | | | | 1 | 1 | 1 | 1 | | | | | | Every year as Year 1 | |
| | | Apply Enmag (or similar approved) fertiliser to manufacturers recommendations | | | 1 | | | | | | | | | | | | | Every year as Year 1 |
| | | Check tree guards | As required - especially following strong winds | | | | | | | | | | | | Every year as Year 1. | | | |
| | Infilling the existing hedge with native species to reduce gaps and enhance species diversity. | Check stakes/ canes | As required - March to April | | | | | | | | | | | | Every year as Year 1. Remove tree stakes at the end of the 5 year maintenance period | | | |
| | | Once established, assess and selectively thin proposed native hedge (only if required to assist growth of other species) | As required - late October to February | | | | | | | | | | | | If required between October to February during years 4 - 5. works must only be carried out in months outwith the bird nesting season. | | | |
| | To maintain a healthy and dense hedgerow to an appropriate height. | Trimming hedgerows to maintain vigor and density | As required - late October to March | | | | | | | | | | | | Target height of the existing and proposed hedgerow is 2.5m and, apart from the hedgerow trees, they should not be allowed to grow beyond 3m in height. For new hedges only formative pruning to the sides of the hedge to be undertaken every 2nd year until target height is reached. Trimming to top and sides of hedge every 2 yrs thereafter. | | | |
| To establish attractive, diverse and healthy native hedgerows. with ecological benefits | Once established, assess and selectively thin proposed native hedge (only if required to promote growth of other species) | As required - October to February | | | | | | | | | | | | If required between October to February during years 4 - 5, and every 5yrs thereafter. Works must only be carried out in months outwith the bird nesting season. | | | | |
| Species Rich Grass areas | To ensure successful establishment of species rich grass seeding and continuation/ annual succession of plant/ grass species through natural seed dispersion. | Cut annually, generally July/ August for Spring flowering mixes. | | | | | | | 1 | | | | | | | | Every year as Year 1 | |
| | | Re-seed to ensure succession of original species/ planting scheme. | If required. Monitor success of species and re-seed bare areas with the same species mix. | | | | | | | | | | | | Every year as Year 1 | | | |
| | | Removal of noxious/ injurious weed species. By hand if within 10m of a waterbody, by use of appropriate herbicide otherwise. | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | Every year as Year 1 |

Please see below the recommendations made by Members of Malton Town Council at the Full Council meeting held on 31st January 2018.

| Application No | Applicant/Location | Proposal | Decision |
|-----------------------|---|---|--------------------|
| 18/00025/ADV | Malton Town Council | Erection of pole-mounted aluminium town welcome sign (retrospective) at verge off Old Malton Road, Malton | Approval NB |
| 18/00026/ADV | Malton Town Council | Erection of pole-mounted aluminium town welcome sign (retrospective) at verge off Broughton Road, Malton | Approval NB |
| 17/01077/ADV | Malton Town Council | Erection of pole-mounted aluminium town welcome sign (retrospective) at verge off Castle Howard Road, Malton | Approval NB |
| 18/00027/ADV | Malton Town Council | Erection of pole-mounted aluminium town welcome sign (retrospective) at verge off York Road, Malton | Approval NB |
| 17/01415/HOUSE | Mrs Hilary Pegrum 16 The Mount Malton, YO17 7ND | Erection of detached garage following the demolition of existing outbuilding and unused chimney to north elevation roofslope together with installation of replacement window and door to rear east and south elevations. | Approval EW |
| 17/01439/FUL | Messrs Abbott & Walsh 6 and 8 York Road, Malton, YO17 6AX | Erection of a building forming one double garage for 6 York Road and one double garage for 8 York Road. | Approval JM |
| 17/01454/HOUSE | Mr & Mrs Hanagan 18 The Mount Malton, YO17 7ND | To render the south elevation with a lime-based monouche finish render. | Approval JM |
| 17/01512/FUL | Mr & Mrs J Szkiler West Mede, Castle Howard Road, Malton YO17 7AY | Conversion of 3 no flats to form 1 no seven bedroom residential dwelling (retrospective application) | Approval NB |
| 17/01542/FUL | British Telecom PLC Telephone Exchange, Greengate, Malton YO17 7EN | Installation of 2 no aluminium weather louvres with security bars to replace existing window panes on the north and east elevations at first floor level together with the formation of an opening to north elevation to allow pipework onto the roof | Approval NB |
| 18/00045/FUL | Fitzwilliam (Malton) Estate 10 Market Street, Malton, YO17 7LY | Change of use of shop to café (Use Class A3) | Approval EW |
| 18/00013/LBC | Fitzwilliam (Malton) Estate 10 Market Street, Malton, YO17 7LY | Removal of a section of internal partition wall | Approval EW |

| | | | |
|---|--|--|---|
| 17/01509/MREM | Broadacres Services Ltd Land at Rainbow Lane, Malton | Erection of 18 three bedroom dwellings, 34 two bedroom dwellings and 4 one bedroom dwellings with associated infrastructure and landscaping (outline approval 14/00429/MOUTE dated 24.03.15 refers) | Refusal, due to the following:- GH 1. Inappropriate layout and density of the dwellings. The design, visual appearance and finishing materials are not in keeping with the local character and history of Malton. 2. Proposed dwellings incompatible with the existing townscape. 3. Highways issues due to traffic generation. |
| 18/00048/CAT | Miss Gemma Charters 8 Town Street, Old Malton, Malton, YO17 7HB | Fell conifer T1, fell willow T4 and fell apple tree T8 | Approval DD |
| 17/01249/FUL | BP Forward Planning, 5 Welham Road, Norton | Erection of petrol filling station with forecourt shop sales building, canopy, car parking, 3no fuel pumps, below ground offset fills, air/water bay, trolley compound, goods in delivery bay, bin storage, site floodlighting, new access road off Springfield Garth (to serve adjacent site) and ancillary arrangements to forecourt and boundary. | Refusal due to inappropriate development for the following reasons:- AH (1) In relatively close proximity to private dwellings to St Nicholas Street, Welham Road and Springfield Garth, which could be subject to increased noise and light from the shop and site, early mornings/late evenings. (2) The site is part of the floodplain and therefore the proposed use is in direct conflict with the floodplain as any fuel/water mix, leakage or seepage is potentially hazardous. (3) The provision of a new filling station would be better sited on the edge of town on an arterial route, rather than at the centre; the site is already close to traffic pinch points and the problematic Lidl, St Nicholas Street junctions and the already contentious Church Street, Welham Road, level crossing junction. (4) Additional air quality problems for Malton due to increased traffic in Malton |
| 18/00046/HOUSE 18/00043/adv | Wm Morrisons Castlegate, Malton YO17 7DT | Installation of internally illuminated fascia sign to front entrance of shop, internally illuminated fascia sign to side elevation and free-standing externally illuminated sign to front vehicular entrance – all to replace existing signage. | Approval JM |
| 18/00046/HOUSE | Mr Lloyd Paley 1 Castle Howard Drive, Malton YO17 7BA | Erection of two storey extension to the south elevation incorporating covered area at ground floor level, single storey rear extension to the south and west elevations, front entrance porch and canopy over side entrance door to north elevation. | Approval NB |
| 18/000033/LBC | Malton Town Council War Memorial, Yorkersgate, Malton | Installation of an additional stone memorial name plaque | Approval EW |

Item Number: 10
Application No: 17/01327/FUL
Parish: Terrington Parish Council
Appn. Type: Full Application
Applicant: Laidback Lucas Ltd
Proposal: External alterations to include erection of screen wall to east elevation together with erection of detached 1 bedroom managers dwelling following demolition of store building.
Location: Bay Horse Inn Main Street Terrington Malton North Yorkshire YO60 6PP
Registration Date: 2 November 2017
8/13 Wk Expiry Date: 28 December 2017
Overall Expiry Date: 12 January 2018
Case Officer: Emma Woodland **Ext:** 324

CONSULTATIONS:

| | |
|-------------------------------------|-----------------------------------|
| Parish Council | No objection subject to condition |
| Environmental Health Officer | Await response |
| Highways North Yorkshire | Recommend conditions |
| Paul Jackson AONB Manager | Support |

Neighbour responses: Mrs Janet Foster, Mrs Karen Eady, Mrs Anita Barber, Mr David Marsh, Keith Adkins & Jane Hanstock, Miss Kathryn Lazenby, Mr Angus Ferguson, Mrs C D Mackereth, Mr Ian Hughes,

SITE:

The Bay Horse in Terrington is a Grade II listed building located within the Terrington conservation area. As such, Ryedale District Council has a statutory duty to ensure that proposals preserve the character of the listed building and preserve or enhance the character or appearance of the conservation area.

The building is located in the middle of the village on the south side of the street set back from the road by a small grassed verge and vehicular access. The building sits in a slightly elevated position and is a prominent property within the village. A car park and garden for the pub is located to the rear of the pub and is accessed off South Back Lane. Both the southern boundary and the northern boundary of the plot have housing on both sides as the character of Terrington is a developed Back Lane. The site is located within the identified adopted Development Limits. The pub has been closed since 2011 and it is in need of refurbishment.

PROPOSAL:

The proposal includes a complete refurbishment of the ground floor bar area, kitchen, toilets and dining areas. Proposals for the first floor re-configure the space to remove the existing manager's accommodation and propose 4 en-suite letting rooms and a private dining area. A new, 1 bedroom manager's accommodation is proposed in the existing carpark on the site of an existing store building.

RELAVENT HISTORY:

17/01043/LBC- Internal and external alterations to include formation of bar/kitchen at ground floor level, letting rooms at first floor level and erection of screen wall to east elevation together with demolition of store building. This application has been approved under Officers delegated powers.

POLICY:

Terrington is identified as an 'other village' in the Ryedale Plan which states under Policy SP1 that development will be restricted to that which is necessary to support a sustainable, vibrant and health community.

The policies under which this application is assessed are:

SP1- General Location of Development
SP2- Delivery and Distribution of New Housing
SP11- Community Facilities and Services
SP12- Heritage
SP13- Landscapes
SP16- Design
SP19- Presumption in Favour of Sustainable Development
SP20- Generic Development Management Issues

APPRAISAL:

It is considered that the works to re-furbish the pub cause some minor harm to the special interest of the listed building in that there is some loss of internal historic fabric. The fabric however is generally plain masonry with no distinguishing architectural features and therefore the degree of harm can be assessed as at the low end of less than substantial harm. The removal and replacement of all the windows in the public house will cause harm to the special interest of the listed building and it has been agreed with the applicant's agent that this will not take place and a condition requiring a window-by-window survey should be submitted and agreed. The proposed 800mm high screen wall is located on an area of existing flat roof and it is considered that this will not have a material adverse impact on the special interest of the listed building. According to paragraph 134 of the NPPF where the development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal including securing its optimum viable use. It is considered in this case that the beneficial re-use of the empty building continuing as a public house with letting accommodation will significantly outweigh the less than substantial harm identified to the listed building.

The public house is considered to be a community facility and as such, the expansion and refurbishment of it is supported under Policy SP11. Proposals have been developed in consultation with Environmental Health Specialists to minimise noise and disturbance to neighbouring properties. In addition, it is considered that the proposed 800mm high screen wall to the eastern edge of the flat roof is acceptable and will not have a material adverse impact on the amenity of the occupiers of neighbouring property. It is noted that the larger part of the adjacent residential curtilage is located further to the south and east of this boundary.

It is understood that the business model to ensure the future of the pub involves maximising the internal accommodation within the main building as letting rooms. The re-configured accommodation replaces a manager's flat. Thus the proposed manager's accommodation is required in this application as a result of this displacement. A formal letter regarding the business model and justification for the additional manager's accommodation has been submitted and is appended to this report.

The manager's accommodation replaces an existing modern store building on the southern boundary of the car park. The existing store building measures c.8.5m long and c.5.8m wide. It is considered that the store building makes no positive contribution to the character of the conservation area and that there is no objection to its removal.

The proposed manager's accommodation is located to the rear of an existing bungalow that fronts onto South Back Lane. The construction of a new dwelling behind an existing dwelling is not a traditional part of the character of the conservation area and does cause some limited degree of harm to the character of the conservation area. The scale and traditional design of the building gives the appearance

of an ancillary outbuilding. The presence of neighbouring buildings in a similar alignment is also considered to mitigate these harmful effects. It is considered that the harm can again be assessed as the low end of 'less than substantial' harm. As stated earlier according to paragraph 134 of the NPPF where the development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal including securing its optimum viable use. It is considered in this case that the removal of the utilitarian store building and the facilitation of the beneficial re-use of the empty listed building within the conservation area continuing as a public house will clearly outweigh the less than substantial harm identified to the conservation area.

The proposed manager's accommodation is in the same location as the store building and measures c.10.8m long and c.5.4m wide with a ridge height of c.4.9m and an eaves height of c.2.5m. It is proposed to be constructed from stone with a pantile roof and painted timber doors and windows. All windows and doors in the proposed accommodation are located in the eastern or northern elevation of the building which face into the existing carpark. 2 rooflights are located in the western roofslope to light a proposed bathroom and internal lobby area to the bedroom. The building as amended has been designed with the proportions, materials and detailing to reflect the local vernacular and it therefore complies with Policy SP16.

The re-opening of The Bay Horse Inn is considered to be a benefit to the wider community. It is considered that the application will support a sustainable, vibrant and healthy rural economy and provide a community facility and therefore can be supported under Policy SP11. Whilst the new manager's accommodation does not strictly comply with Policy SP2 which relates to new housing, the requirement for on-site manager's accommodation is considered to be an important factor in the business model of the inn and in this case is supported by Officers in terms of the overall planning balance.

The manager's accommodation has been carefully designed to minimise impact on neighbouring properties and it is considered that the scale, proportions and detailing are appropriate to the character of the conservation area. The new accommodation will necessitate the removal of 3 small trees. These however are considered to be very poor specimens and they do not contribute to the character of the conservation area. Augmented boundary screening is proposed along the western edge of the carpark to mitigate the loss of the greenery. North Yorkshire County Highways recommend conditions regarding car parking which are included within this report.

The proposal is located in the centre of the village in an existing built up area and will not detract from the natural beauty of the Howardian Hills Area of Outstanding Natural Beauty. There are no wider impacts on the AONB landscape and the application has been supported by the AONB manager. The proposal therefore complies with Policy SP13. The Parish Council have no objections to the manager's accommodation but would wish to see it tied to the pub - which is recommended as a condition included within this report.

Other Matters Including Consultation Responses

A number of neighbours have objected to the application, specifically the manager's accommodation, on the grounds that it will have an adverse impact on their amenity. The two neighbours immediately adjacent to the proposed manager's accommodation are located c. 7.5m to the south with a garage block in between and c. 2m to the west on rising ground with a boundary/retaining wall separating them. Officers are of the opinion that the general proposed mass and position of the building is similar to that of the existing store. The lawful use of the existing storage building may have had some amenity impact and its demolition and replacement and any resulting additional material impact is considered by officers to be minimal. In addition, the adjacent neighbours' garage to the south will act as a significant screen to the development. The eastern elevation of the neighbouring building to the west is not a principle elevation and is a side gable with few windows in an elevated position. It is considered that the small size of the proposed accommodation as a 1 bedroom unit and the sensitive design of the accommodation with respect to overlooking windows will satisfactorily mitigate these concerns. It is considered that the accommodation would not prejudice the continued operation of neighbouring land uses which are also residential. It is also considered that the proposed manager's accommodation will

not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. It is recommended however that the use of the manager's accommodation is tied by condition to the use of the public house.

This application has been carefully considered by Officers and is considered to comply with Policies SP1, 11, 12, 13, 16, 19 and 20.

RECOMMENDATION: Approval

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

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

16/1514 DWG 01 Rev A, 16/1514 DWG 04 Rev B, 16/1514 DWG 07, 16/1514 DWG 05 Rev C, 16/1514 DWG 08, 16/1514 DWG 06

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

3 Within 12 months of the commencement of the development hereby permitted, or such longer period as may be approved in writing by the Local Planning Authority, the proposed boundary screening shall be planted on the eastern and western carpark boundary of the site in accordance with details to be submitted for the written approval of the Local Planning Authority.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality.

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

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

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

Class D: Erection or construction of a domestic external porch

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

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

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

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s).

- 5 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 including rainwater goods the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: For the preservation of the conservation area.

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

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

- 7 Prior to the commencement of the development, details of all windows, and doors including cross sections and means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority.

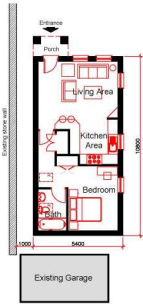
Reason: To preserve the character of the conservation area.

- 8 The 1 bedroom manager's dwelling hereby permitted shall be used only insofar as it forms an annexe/extension to the property currently known as The Bay Horse Inn, and shall at no time be occupied as a separate or self-contained dwelling unit or sold or leased separately from the property currently known as The Bay Horse Inn.

Reason: The site is not considered to be large enough to accommodate an additional dwelling.

- 9 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing 16/1514 08 for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

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



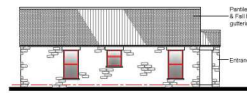
GROUND FLOOR
Scale 1:100



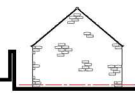
PROPOSED SITE PLAN
Scale 1:200



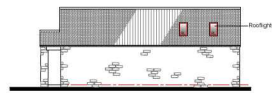
NORTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

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

- Notes
1. This is a preliminary drawing. It is not intended for construction.
 2. All dimensions are in millimetres unless otherwise stated.
 3. All construction is to be in accordance with the Building Regulations.
 4. All materials to be used are to be of a standard approved by the Building Regulations.
 5. The design is for a single storey building.
 6. The design is for a building to be used as a public house or park.
 7. The design is for a building to be used as a public house or park.
 8. The design is for a building to be used as a public house or park.
 9. The design is for a building to be used as a public house or park.
 10. The design is for a building to be used as a public house or park.

| | | | | |
|----|----------|---------------------------------------|-----|------|
| NO | DATE | DESCRIPTION | BY | CHKD |
| 1 | 01/10/17 | Working drawings for planning meeting | JDH | JDH |

harrogate
architectural

1 Victoria Avenue, Harrogate, HG1 1EQ
Tel: 01423 355555
Fax: 01423 355555
Email: info@harrogatearchitectural.co.uk

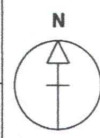
PROJECT
PROPOSED ALTERATIONS AND REPAIRS TO THE BAY HORSE TERRACE

TITLE
PROPOSED MANAGER'S ACCOMMODATION SITE PLAN, FLOOR PLAN & ELEVATIONS.

| PLANNING | | | |
|----------|------------------|------|----------|
| DATE | 2017/10 | REV | 01 |
| BY | JDH | APP | A |
| SCALE | 1:100, 1:200, A1 | DATE | NOV 2017 |
| STATUS | 01/10/17 | DATE | 01/10/17 |
| BY | JDH | DATE | 01/10/17 |



TITLE NUMBER
NYK279403



NORTH YORKSHIRE : RYEDALE

ORDNANCE SURVEY MAP REFERENCE:

SE6770NW

SCALE 1:1250 Enlarged from 1/2500

©CROWN COPYRIGHT. Produced by HMLR. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD 272728.



This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

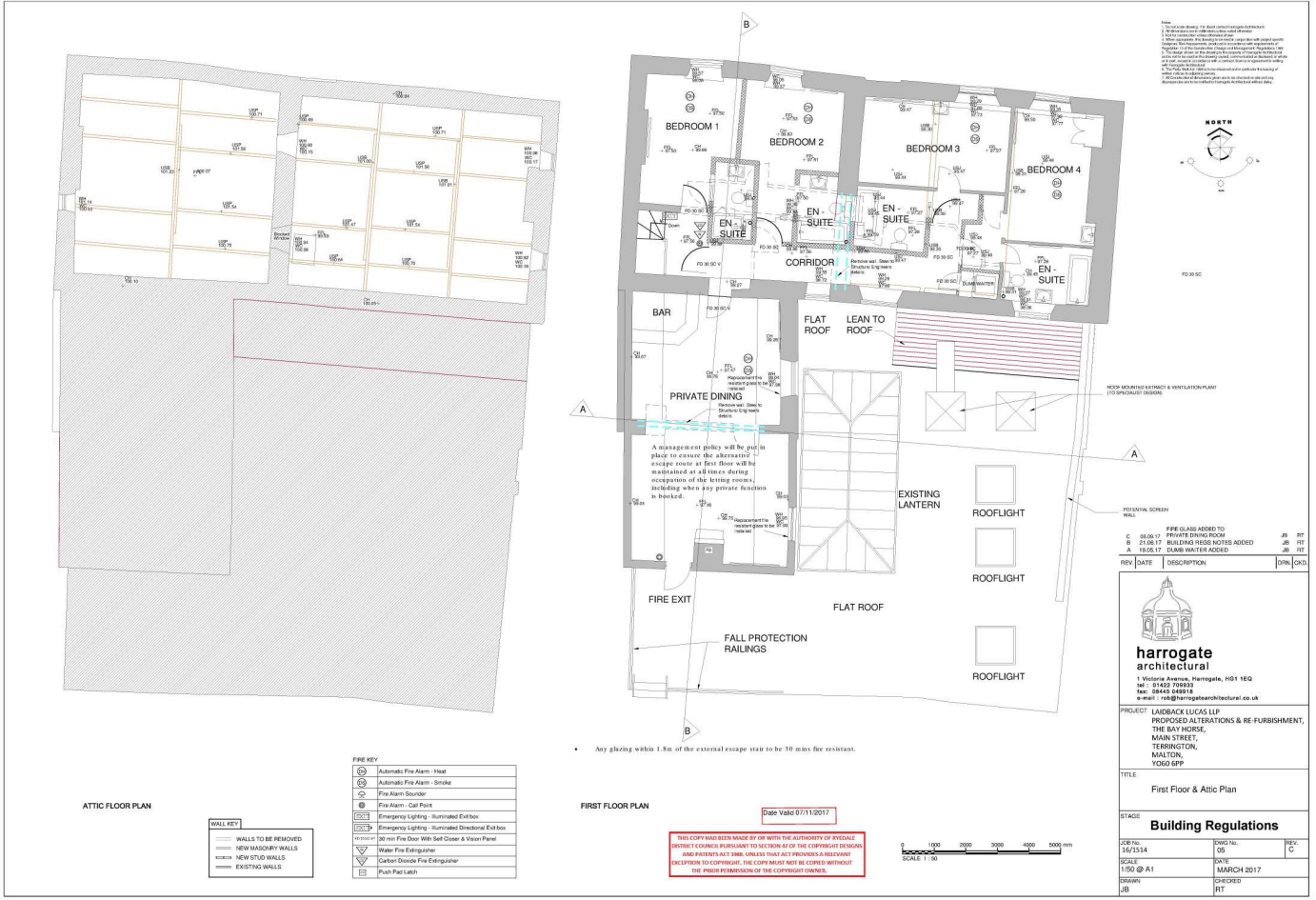
This official copy shows the state of the title plan on **11 November 2003 at 14:33:21**. It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

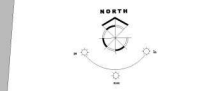
Issued on 11 November 2003.

This title is dealt with by the **York District Land Registry**.





Notes:
 1. The client hereby warrants that the information provided in this document is true and correct to the best of their knowledge and belief.
 2. The client warrants that the information provided in this document is not intended to be used for any other purpose than that for which it is provided.
 3. The client warrants that the information provided in this document is not intended to be used for any other purpose than that for which it is provided.
 4. The client warrants that the information provided in this document is not intended to be used for any other purpose than that for which it is provided.
 5. The client warrants that the information provided in this document is not intended to be used for any other purpose than that for which it is provided.



FIRE KEY

| | |
|--|--|
| | Automatic Fire Alarm - Heat |
| | Automatic Fire Alarm - Smoke |
| | Fire Alarm Sounder |
| | Fire Alarm - Call Point |
| | Emergency Lighting - Illuminated Exit Sign |
| | Emergency Lighting - Illuminated Directional Exit Sign |
| | 30 min Fire Door With Self-Closer & Vision Panel |
| | Water Fire Extinguisher |
| | Carbon Dioxide Fire Extinguisher |
| | Push-Pull Latch |

WALL KEY

| | |
|--|---------------------|
| | WALLS TO BE REMOVED |
| | NEW MASONRY WALLS |
| | NEW STUD WALLS |
| | EXISTING WALLS |

| REV | DATE | DESCRIPTION | DRN | CHKD |
|-----|----------|--|-----|------|
| C | 08.08.17 | FFR GLASS ADDED TO PRIVATE DINING ROOM | JM | RT |
| B | 21.06.17 | BUILDING REGS NOTES ADDED | JM | RT |
| A | 19.02.17 | DRINK WATER ADDED | JM | RT |

harrogate architectural
 1 Victoria Avenue, Harrogate, HG1 1EG
 tel : 01422 709823
 fax : 01422 549919
 e-mail : info@harrogatearchitectural.co.uk

PROJECT: LAIDLACK LUCAS LLP
 PROPOSED ALTERATIONS & RE-FURNISHMENT,
 THE BAY HORSE,
 MAIN STREET,
 TERRINGTON,
 MALTON,
 YO26 6PP

TITLE: First Floor & Attic Plan

STAGE: **Building Regulations**

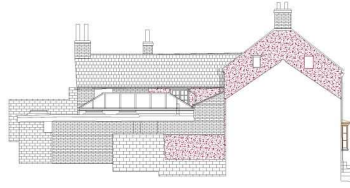
| DATE | NO | REV |
|----------|----|-----|
| 16/12/14 | 05 | C |

SCALE: 1/50 @ A1 DATE: MARCH 2017
 DRAWN: JB CHECKED: RT

THIS DOCUMENT IS THE PROPERTY OF HARROGATE ARCHITECTURAL AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. 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 HARROGATE ARCHITECTURAL. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT AGREES TO HOLD HARROGATE ARCHITECTURAL HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY HARROGATE ARCHITECTURAL AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE UNITED KINGDOM AND THE JURISDICTION OF THE COURTS OF THE UNITED KINGDOM SHALL BE EXCLUSIVE.



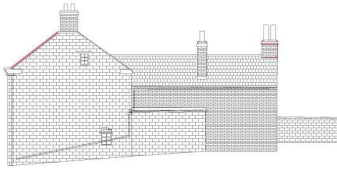
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

0 1000 2000 3000 mm
SCALE 1:100

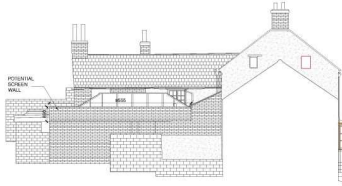
Date Valid 07/11/2017

THIS COPY HAS BEEN MADE BY US WITH THE AUTHORITY OF THE LOCAL DISTRICT COUNCIL PURSUANT TO SECTION 27 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELIANT EXEMPTION TO COPYRIGHT, THE COPY SHOULD NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

| REV | DATE | DESCRIPTION | DRN | CHK |
|---|-----------------|--------------------|-----------|-----|
|  harrogate architectural 1 Victoria Avenue, Harrogate, HG1 1EQ Tel: 01422 208212 Fax: 01422 249218 e-mail: info@harrogatearchitectural.co.uk | | | | |
| PROJECT: LAIDBACK LUCAS LLP PROPOSED ALTERATIONS & RE-FURNISHMENT, THE BAY WORKS, MAIN STREET, TERRINGTON, MALTON, YO26 6PP | | | | |
| TITLE: EXISTING ELEVATIONS | | | | |
| STAGE: Building Regulations | | | | |
| JOB NO. 1422514 | ISSUE NO. 02 | DATE MARCH 2017 | REV. - | |
| SCALE 1:100 @ A1 | DESIGNED JB | CHECKED RT | | |



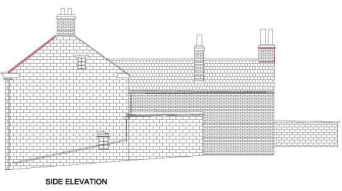
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

NOTES

- DO NOT SCALE DRAWING. IF IN DOUBT CONTACT HARROGATE ARCHITECTURAL.
 - ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
 - NOT FOR CONSTRUCTION UNLESS NOTED OTHERWISE.
 - WHEN APPROPRIATE, THIS DRAWING TO BE READ IN CONJUNCTION WITH PROJECT SPECIFIC RESURFACING FROM ASSESSMENTS, PROVIDED.
 - IN ACCORDANCE WITH REQUIREMENTS OF REGULATION 13 OF THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 1997.
 - THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF HARROGATE ARCHITECTURAL AND IS NOT TO BE USED OR THE DRAWING COPIED, COMMUNICATED OR DISCLOSED, IN WHOLE OR IN PART EXCEPT IN ACCORDANCE WITH A CONTRACT, LICENSE OR AGREEMENT IN WRITING WITH HARROGATE ARCHITECTURAL.
 - THE PARTY WALL ACT 1996 IS TO BE OBSERVED AND IN PARTICULAR THE ISSUING OF WRITTEN NOTICES TO THE ADJOINING OWNERS.
 - ALL CONSTRUCTIONAL DIMENSIONS GIVEN ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES ARE TO BE NOTIFIED TO HARROGATE ARCHITECTURAL, WITHOUT DELAY.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT & UP TO DATE REQUIREMENTS OF THE BUILDING REGULATIONS AND APPROVED DOCUMENTS AND ALL SUBSEQUENT REVISIONS.
- ALL MATERIALS TO BE OF A SUITABLE NATURE AND QUALITY, ADEQUATELY PREPARED, APPLIED, USED OR FIXED FOR THE PURPOSE IN WHICH THEY SHOULD BE USED.
- ALL STRUCTURAL TIMBERS TO BE STRESS GRADED TO BS 5268 PART 2 1989.
- THE TIMBER USED IS TO BE OF A SPECIES AND GRADING AS SPECIFIED IN THE BUILDING REGULATIONS AND TO BE CUT AND C24 AS NOTED ON THE DRAWING.
- NOTICES TO BE CUT NOT GREATER THAN 1/10TH OF DEPTH OF JOINT, CUTTING CLOSER THAN 0.07 OF THE SPAN NOR FURTHER AWAY THAN 0.25 OF THE SPAN. HOLES SHOULD BE NO GREATER THAN 1/4 OF THE DEPTH OF THE JOINT, SHOULD BE DRILLED AT THE NEUTRAL AXIS AND SHOULD BE NO LESS THAN 3 DIAM APART CENTRE TO CENTRE, LOCATED BETWEEN 0.25 AND 0.4 TIMES THE SPAN FROM THE SUPPORT.
- MINIMUM PERIOD OF FIRE RESISTANCE TO ELEMENTS OF STRUCTURE TO BE HALF HOUR.
- ALL MATERIALS AND WORKMANSHIP SHALL BE, WHERE APPLICABLE, OF THE RESPECTIVE KIND AND STANDARDS SET OUT IN BS 5628, PART 3, 1985 AND BS8000 PART 3 CODE OF PRACTICE FOR MASONRY.
- ALL TIMBER USED TO BE OBTAINED FROM RENEWABLE SOURCES.

GLAZING BELOW 800MM IN WALLS SHOULD BE SAFETY GLASS. GLAZING BELOW 1500MM DOORS AND SIDE SCREENS WITHIN 300MM EITHER SIDE SHOULD BE SAFETY GLASS. SAFETY GLASS TO BE EITHER TOUGHENED OR LAMINATED GLASS TO BS6858: 1981. SMALL PANEES OF GLASS 200MM WIDE MAXIMUM AND AN AREA OF 0.9M² MAX.

ALL GLAZING LESS THAN 200MM WIDE SHOULD NOT BE LESS THAN 6MM THICK.

MINIMUM PERIOD OF FIRE RESISTANCE TO ELEMENTS OF STRUCTURE TO BE 30 MINUTES.

ALLOW FOR MANS OPERATED SMOKE DETECTORS IN CIRCULATION AREAS SMOKE DETECTORS ARE TO BE SITED AT LEAST 300MM AWAY FROM WALLS AND LIGHT FITTINGS. ALL DETECTORS CIRCUIT, ALL IN ACCORDANCE WITH BUILDING REGULATIONS 1985 LATEST REVISION APPROVED DOCUMENT B.

SMOKE ALARMS TO BE MANS OPERATED INTERCONNECTED SELF-CONTAINED UNITS COMPLYING WITH BS 5446: PART 1: 1996 AND PROVIDING WITH SEPARATE POWER CIRCUIT CONNECTED TO A 6A MCB IN THE CONSUMER UNIT.

B E L O W R O U N D R A I N A G E

BELOW GROUND DRAINAGE TO BS 8501 WORK IN ACCORDANCE WITH BS8001: 100MM UPVC DRAINS LAID TO FALLS OF 1:80 FOR FOUL WATER AND 1:100 FOR SURFACE WATER.

ALL DRAINAGE TO BE CONSTRUCTED WITH FLEXIBLE JOINTS. ALL DRAINS SHALL BE BEDDED AND SURROUNDED IN FEA GRAVEL.

DRAINS PASSING THROUGH WALLS TO HAVE LITTLE OVER OR BE CONNECTED TO ROCKER PIPE. DRAINS RUNNING UNDER BUILDINGS TO BE AVOIDED WHEREVER POSSIBLE BUT ENGAGED IN 100 GRANULAR FILL.

THE LAYOUT SHOWN IS INDICATIVE ONLY AND THE CONTRACTOR IS TO LOCATE ALL EXISTING DRAIN RUNS PRIOR TO WORK COMMENCING ON SITE AND AMEND THE SCHEME AS NECESSARY.

WORK TO COMPLY WITH THE BUILDING REGULATIONS APPROVED DOCUMENT H. SURFACE WATER DRAINS LAID TO FALL TO EXTG BRICK AND FOUL WATER SEWERS LAID TO NEW BIO TREATMENT WORKS AND THEN TO EXTG BRICK ALD TO LOCAL AUTHORITY APPROVAL.

NEW CAVITY WALLS: TO BE CONSTRUCTED WITH EXTERNAL SKIN OF FACED BRICKWORK OR CAVITY. NEW 100 LOAD BEARING BLOCKWORK 1:3MM/2 INNER SKIN BUILT OFF NEW FOOTING. 100 CAVITY INSULATION.

INTERNAL OPENINGS TO PROJECT 150MM EITHER SIDE OF CAVITY BRIDGE INCLUDING WEEPHOLES AT 450MM CENTRES OR MINIMUM 2ND PER OPENING.

IF INSULATED STEEL LINTEL'S AGREEMENT CERT NO 841430 PROVIDED OR SIMILAR APPROVED OR STEEL TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION TO ALL OPENINGS IN EXTERNAL WALLS WILL BE USED EXCEPT WHERE STRUCTURAL ENGINEERS DETAILS ARE NOTED AS REQUIRED ON DRAWINGS SPECIFICATION.

MINIMUM END BEARING 150MM WHERE END BEARING IS LESS THAN 150MM CONCRETE PASTOSERS ARE TO BE PROVIDED. SIZE TO SUIT LOAD AND DETAIL. 12.5MM PLASTERBOARD AND SKIM FINISH TO SOFFIT TO GIVE HALF HOUR FIRE RESISTANCE.

CONTINUOUS SEALS TO BE PROVIDED TO GAPS BETWEEN DRY-LINING AND MASONRY WALLS AT THE EDGE OF WINDOW AND DOOR OPENINGS AND TO JUNCTIONS WITH WALLS FLOORS AND CEILING.

MINIMUM PERIOD OF FIRE RESISTANCE TO ELEMENTS OF STRUCTURE TO BE 30 MINUTES.

ALLOW FOR MANS OPERATED SMOKE DETECTOR IN CIRCULATION AREAS SMOKE DETECTORS ARE TO BE SITED AT LEAST 300MM AWAY FROM WALLS AND LIGHT FITTINGS. ALL DETECTORS CIRCUIT, ALL IN ACCORDANCE WITH BUILDING REGULATIONS 1985 LATEST REVISION APPROVED DOCUMENT B.

SMOKE ALARMS TO BE MANS OPERATED INTERCONNECTED SELF-CONTAINED UNITS COMPLYING WITH BS 5446: PART 1: 1996 AND PROVIDING WITH SEPARATE POWER CIRCUIT CONNECTED TO A 6A MCB IN THE CONSUMER UNIT.

VENTILATION TO BE IN ACCORDANCE WITH THE BUILDING REGULATION APPROVED DOCUMENT F 2019. PURGE VENTILATION MEANS OPENING WINDOW OR DOOR WITH SOME PART OF VENTILATION OPENING AT LEAST 1.0M ABOVE FLOOR.

B) BACKGROUND VENTILATION MEANS SECURE AND ADJUSTABLE THICKNESS VENTILATOR OR EXTRACT VENTILATION MEANS MECHANICAL EXTRACTOR FAN OPERATED MANUALLY AND/OR AUTOMATICALLY BY SENSOR OR CONTROLLER.

HABITABLE ROOMS: PURGE VENTILATION AT LEAST 1/80TH OF FLOOR AREA DEPENDING UPON WINDOW OPENING PROVISIONS. ALL IN ACCORDANCE WITH APPENDIX B BACKGROUND VENTILATION. DEPENDANT UPON HOUSE TYPE AND SIZE. ALL IN ACCORDANCE WITH TABLE 1.2a KITCHEN: BACKGROUND VENTILATION TO COMPLY WITH TABLE 1.1a EXTRACT VENTILATION: 30 LITRES PER SECOND ADJACENT TO A HOB OR 50 LITRES PER SECOND ELSEWHERE.

BATHROOMS AND SHOWER ROOMS: EXTRACT VENTILATION: 15 LITRES PER SECOND. SANITARY ACCUMULATION: EXTRACT VENTILATION AT 4 LITRES PER SECOND WITH 15 MINUTES OVER-RUN EXTRACTION MIN. AIR CHANGES PER HOUR. AUTOMATIC OR MANUAL CONTROL. UTILITY: EXTRACT VENTILATION: 30 LITRES PER SECOND.

ALL WORK AND SPECIFICATION IN COMPLIANCE WITH APPROVED DOCUMENT F NOTE: THICKNESS VENTILATORS TO HAVE EQUIVALENT MARKED AREA IN SQMM AT 19A PRESSURE DIFFERENCE OR EQUIVALENT AREA PER SQM (WHERE EQUIVALENT AREA OF THE PRODUCT VARIES ACCORDING TO LENGTH) MARKED ON THE PRODUCT IN AN EASILY VISIBLE LOCATION.

MECHANICAL VENTILATION SYSTEMS TO BE FITTED BY COMPETENT PERSONS. FLOW RATES TESTED AND COMMISSIONED ACCORDINGLY. CERTIFICATION TO BE PROVIDED TO APPROVED INSPECTOR PRIOR TO COMPLETION.

SOLE AGENTS TO COMPLY WITH COMBUSTION INSTALLATIONS IN ACCORDANCE WITH THE BUILDING REGULATIONS APPROVED DOCUMENT J 2003 AND THE GAS SAFETY (INSTALLATION AND USE) REGULATIONS AND WORKS TO BE UNDERTAKEN BY A CLASS OF PERSONS APPROVED BY THE HEALTH AND SAFETY EXECUTIVE.

THE NEW CENTRAL HEATING SYSTEM SHALL HAVE SPACE HEATING SYSTEM CONTROLS BY THE APPROPRIATE PROVISION OF THE FOLLOWING: A) ZONE CONTROLS WITH TEMPERATURE INDEPENDENT PUR LIVING AND SLEEPING AREAS BY ROOM THERMOSTATS AND THERMOSTATIC RADIATOR VALVES. B) TIMING CONTROLS FOR PERIODS WHEN HEATING SYSTEM OPERATES. C) BOILER CONTROL. THERMOSTATS. SEPARATE TIMING CONTROLS TO BE PROVIDED FOR HEATING AND HOT WATER.

This copy has been made by or with the authority of HERRALD HERRALD CONSULTING ENGINEERS LTD. THE COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT ACCEPTS FULL RESPONSIBILITY FOR THE USE OF THE INFORMATION CONTAINED HEREIN. THE COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DOCUMENT ACCEPTS FULL RESPONSIBILITY FOR THE USE OF THE INFORMATION CONTAINED HEREIN.

Date Valid 01/11/2017



| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|------|-------------|----|------|
|-----|------|-------------|----|------|



harrogate architectural
 1 Victoria Avenue, Harrrogate, HG1 1EQ
 Tel: 01422 208212
 Fax: 01422 208213
 e-mail: info@harrrogatearchitectural.co.uk

PROJECT: LAIDLACK LILACS LIP
 PROPOSED ALTERATIONS & RE-FURBISHMENT, THE BAY WORKS, MAIN STREET, TERRINGTON, MALTON, YO26 6PP

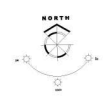
TITLE: PROPOSED ELEVATIONS

| STAGE | DATE | DESCRIPTION | BY | CHKD |
|----------------------|------|-------------|----|------|
| Building Regulations | | | | |

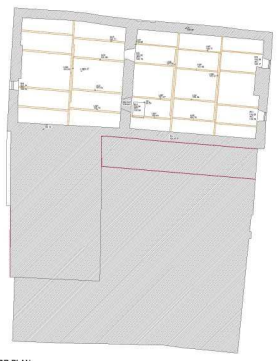
| DES. NO. | LOGG. NO. | REV. |
|------------------|-----------------|------|
| 1425514 | 06 | - |
| SCALE 1:100 @ A1 | DATE MARCH 2017 | |
| DRAWN: JB | CHECKED: RT | |

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF PYGALLE STREET COUNCIL PURSUANT TO SECTION 51 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988, UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MAY NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

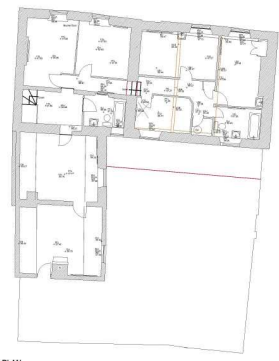
Date Valid 07/11/2017



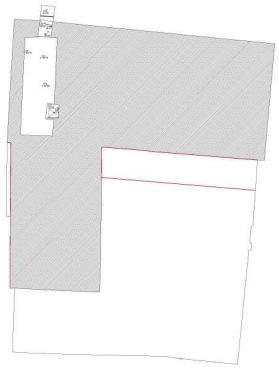
Notes:
1. The information on this drawing is for reference only.
2. The information on this drawing is for reference only.
3. The information on this drawing is for reference only.
4. The information on this drawing is for reference only.
5. The information on this drawing is for reference only.
6. The information on this drawing is for reference only.
7. The information on this drawing is for reference only.
8. The information on this drawing is for reference only.
9. The information on this drawing is for reference only.
10. The information on this drawing is for reference only.



ATTIC FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

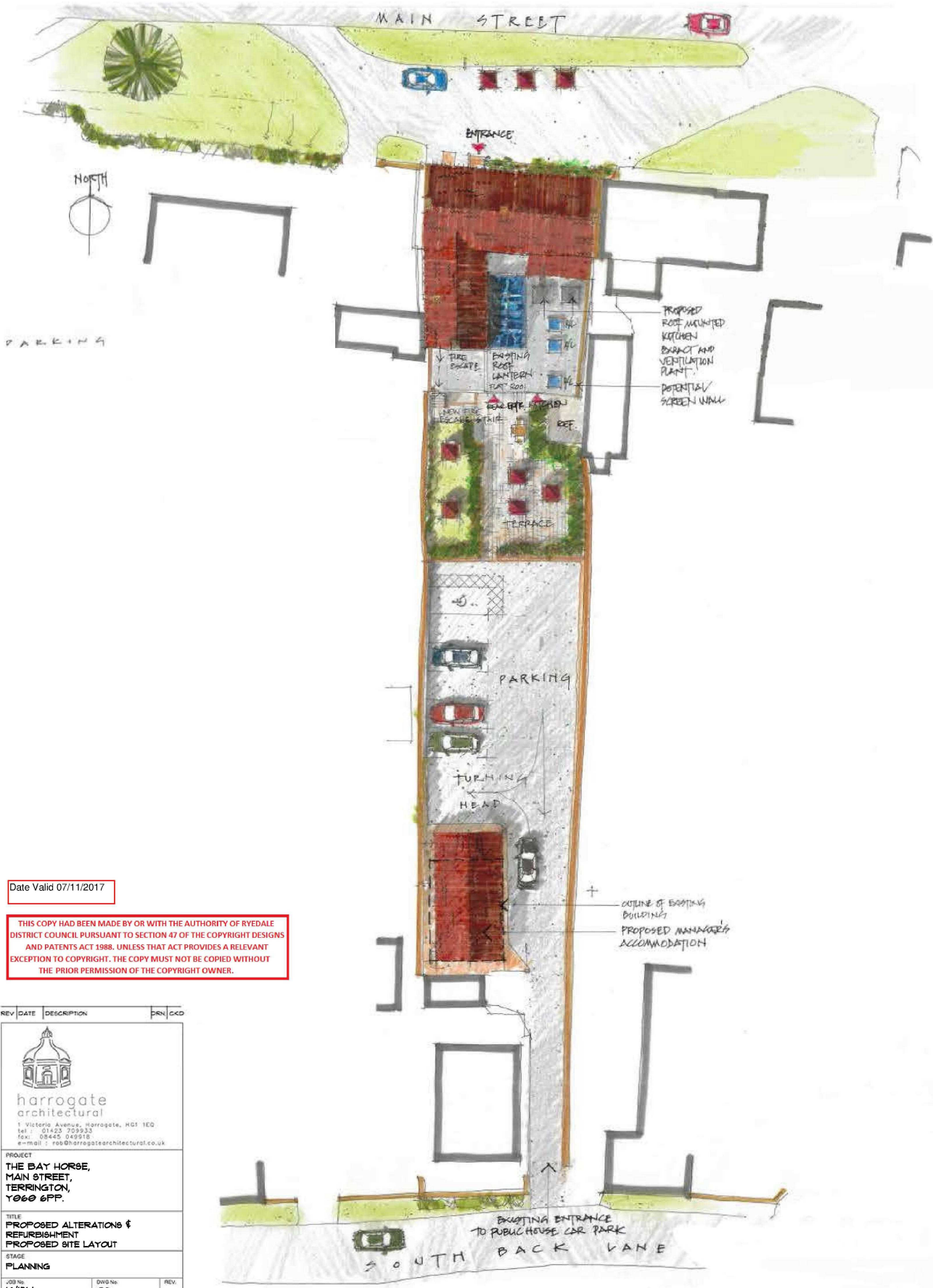


| REV | DATE | DESCRIPTION | DRN | CHK |
|--|--------------------|-------------|-----|-----|
| harrogate architectural 1 Victoria Avenue, Harrogate, HG1 1EQ Tel: 01422 208212 Fax: 01422 249218 e-mail: info@harrogatearchitectural.co.uk | | | | |
| PROJECT: LAIBACK LUCAS LLP PROPOSED ALTERATIONS & RE-FURBISHMENT, THE BAY HOUSE, MAIN STREET, TERRINGTON, MALTON, YO60 6PP | | | | |
| TITLE: EXISTING PLANS | | | | |
| STAGE: Building Regulations | | | | |
| JOB NO. 14E2514 | LOGO NO. 02 | REV. - | | |
| SCALE 1:100 @ A1 | DATE MARCH 2017 | | | |
| DRAWN JB | CHECKED RT | | | |



- Notes:
1. All dimensions are to centre of finished ground.
 2. All dimensions are to centre of finished ground.
 3. All dimensions are to centre of finished ground.
 4. All dimensions are to centre of finished ground.
 5. All dimensions are to centre of finished ground.
 6. All dimensions are to centre of finished ground.
 7. All dimensions are to centre of finished ground.
 8. All dimensions are to centre of finished ground.
 9. All dimensions are to centre of finished ground.
 10. All dimensions are to centre of finished ground.

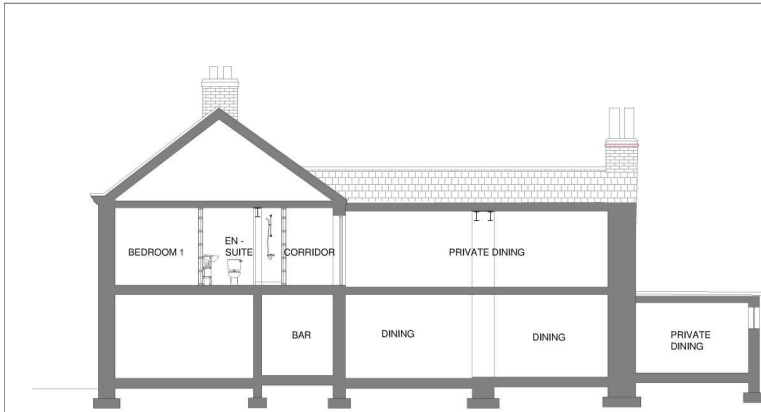
| REV | DATE | DESCRIPTION | DRN | SHD |
|---|------------|-------------|------------|------|
| | | | | |
| <p>harrogate architectural 1 Victoria Avenue, Harrogate, HG1 1EQ Tel: 01423 728212 Fax: 01423 049218 e-mail: info@harrogatearchitectural.co.uk</p> | | | | |
| PROJECT: LAIDBACK LUCAS LLP PROPOSED ALTERATIONS & RE-FURBISHMENT, THE BAY WORKS, MAIN STREET, TERRINGTON, MALTON, YO60 6PP | | | | |
| TITLE: EXISTING TOPOGRAPHICAL SITE SURVEY PLANS | | | | |
| STAGE: SURVEY | | | | |
| JOB NO. | DATE | DWG NO. | DATE | REV. |
| 1422514 | 01 | 01 | MARCH 2017 | - |
| SCALE: | 1:200 @ A1 | DATE: | MARCH 2017 | |
| DRAWN: | JB | CHECKED: | RT | |



Date Valid 07/11/2017

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.

| REV | DATE | DESCRIPTION | BY | CHKD |
|---|-----------|-------------|----|------|
|  <p>harrogate architectural 1 Victoria Avenue, Harrogate, HG1 1EQ tel: 01423 799323 fax: 01423 049918 e-mail: rds@harrogatearchitectural.co.uk</p> | | | | |
| <p>PROJECT THE BAY HORSE, MAIN STREET, TERRINGTON, YO66 6PP.</p> | | | | |
| <p>TITLE PROPOSED ALTERATIONS & REFURBISHMENT PROPOSED SITE LAYOUT</p> | | | | |
| <p>STAGE PLANNING</p> | | | | |
| JOB NO. | DWG NO. | REV. | | |
| 16/1514 | 08 | | | |
| SCALE | DATE | | | |
| 1:200 @ A2 | JULY 2017 | | | |
| DRAWN | CHECKED | | | |
| JB | RT | | | |



SECTION A-A Scale 1:50



SECTION B-B Scale 1:50

NOTE ALL DOMESTIC AND OTHER RELEVANT ELECTRICAL WORK REQUIRED TO MEET THE PROVISIONS OF BUILDING REGULATIONS PART 17 ELECTRICAL SAFETY TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A QUALIFIED ELECTRICIAN WHO IS REGISTERED WITH AN EC2 ACCREDITED COMPETENT PERSON. THEIR CERTIFICATION SCHEME. UPON COMPLETION OF THE WORKS THE CLIENT WILL BE PROVIDED WITH A COPY OF AN APPROPRIATE BS 7671 ELECTRICAL INSTALLATION CERTIFICATE ISSUED BY A PERSON COMPETENT TO DO SO.

INTERNAL WALLS
LOADBEARING WALLS TO BE 100 BLOCKWORK/TYPE 7.3 BRICKS WITH 13.5 P.F. AFTER BOTH SIDES. WALLS BUILT OFF CONCRETE FOOTINGS. NON LOADBEARING PARTITIONS TO BE 100 X30 STUDS @ 400 CENTRES WITH 12.5 PLASTERBOARD AND 50MM FINISH ALL PARTITIONS TO HAVE ADDITIONAL ROCKWOOL FLEEN SOUND INSULATION PROVIDED BY INSULATION QUILT BETWEEN STUDS. PRODUCE 100MM FLYWOOD PARTITIONS TO PARTITION WALLS WHERE FITTED ITEMS ARE PROPOSED

MEANS OF ESCAPE - 8M MAXIMUM TRAVEL DISTANCE TO ANY ESCAPE ROUTE. FINAL ESCAPE DOORS PROVIDED IN UTILITY ROOM/REAR HALL, DINING ROOM AND FRONT ENTRANCE DOOR. THE COMPARTMENT WALLS PROVIDING THE PROTECTIVE ESCAPE ROUTE ARE SHOWN ON THE PLANS AND ARE 30 MINS PROTECTED. WINDOWS ARE SLIDING SASH AND OPENING AREAS EXCEED 0.33 30.0 M AND OPENING WIDTH AND HEIGHT ARE MIN. 600MM

ROOFS SHALL BE CAPABLE OF WITHSTANDING THE SITE EXPOSURE CONDITIONS AND BE DESIGNED IN ACCORDANCE WITH BS 5334 PARTS 1 AND 2. THE ROOF SHALL SAFELY SUSTAIN AND TRANSMIT TO THE STRUCTURE THE COMBINED DEAD AND SUPERIMPOSED LOADS WITHOUT CAUSING SUCH DEFLECTION OR DEFORMATION AS WILL IMPAIR STABILITY OR CAUSE DAMAGE TO THE WHOLE OR PART OF THE BUILDING. DEAD AND IMPOSED LOADS TO BS6899 PART 3. THE ROOF IS TO BE DESIGNED TO RESIST WIND UPLIFT.

NOT WATER CENTRAL HEATING SYSTEM CONTROLS SHOULD SWITCH BOILER OFF WHEN NO HEATING IS REQUIRED. SYSTEMS CONTROLLED BY THERMOSTATS SHOULD FIRE ONLY WHEN A SPACE HEATING OR CYCLIC THERMOSTAT IS CALLING FOR HEAT. SYSTEMS CONTROLLED BY TCV'S SHOULD BE FITTED WITH FLOW CONTROL OR OTHER DEVICES TO PREVENT UNNECESSARY BOILER CYCLING. HOT WATER STORAGE SYSTEM CONTROLS (BY - A) VESSEL, COMPLYING WITH BS1569 OR BS1578 OR EQUIVALENT WITH 50MM FACTORY APPLIED INSULATION.

B) THERMOSTAT WHICH SHUTS OFF SUPPLY OF HEAT WHEN STORAGE TEMPERATURE IS REACHED AND WHICH IS INTERCONNECTED WITH ROOM THERMOSTATS TO SWITCH OFF BOILER WHEN NO HEAT IS REQUIRED. C) TIMER EITHER AS PART OF CENTRAL HEATING SYSTEM OR AS A LOCAL DEVICE ENABLING SUPPLY OF HEAT TO BE SHUT OFF FOR PERIODS WHEN WATER HEATING IS NOT REQUIRED.

ABOVE GROUND DRAINAGE TO BS6752 SOIL AND VENT PIPES TO BE 110MM PVC. WASTE PIPES TO BE MUPVC 32MM, 40MM & 50MM TO CONFIRM TO BS 5251/198. WASTE PIPES FOR BATHS TO BE 32MM MUPVC. 40MM FOR SINKS. ALL EXPOSED WASTES TO BE IN MUPVC.

ALLOW FOR PROVISION OF MEMO SELF SEALING VALVES TO CLOSE WASTE CONNECTION BELOW SANITARY APPLIANCES INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND IN COMPLIANCE WITH THE REQUIREMENTS OF BS 6721 194 AND APPROVED DOCUMENT 14 OF THE BUILDING REGULATIONS. NO CONNECTION TO BE MADE TO SOIL PIPE WITHIN 200MM BELOW COLUMN BRANCH CONNECTION. SOIL AND VENT PIPE TO TERMINATE WITH PATENTED CAGE A MINIMUM OF 300MM ABOVE OPENING LIGHTS OR TO CONCEALED TILE VENT TERMINALS WHERE INTERNAL PIPES OCCUR. SOIL PIPE FALLS TO MANHOLE WITH SLOW BEND.

DOORS - INTERNAL DOORS TO BE IN SOFTWOOD AND 30 MIN FIRE RESISTANCE WHERE INDICATED. FIRE DOORS FITTED IN TO FRAMES WITH INTUMESCENT STRIPS ETC. EXTERNAL DOORS TO BE OAK FINISH TO CLIENT REQUIREMENTS. SMOKE DETECTORS - INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENT 8 MAX CIRCULATION LENGTH LESS THAN 30M IN THIS DWELLING. MANS OPERATED SMOKE DETECTORS TO BE INSTALLED WHERE INDICATED AND TO BS 5446 PART 1. FIRE PROTECTION - ALL STRUCTURAL BEAMS ENCASED TO GIVE 30 MINS FIRE RESISTANCE. COMPARTMENT WALLS AND DOORS TO BE 30 MINS FIRE RESISTANCE. PART M - LEVEL ACCESS IN TO DINING AND REAR CORRIDOR. RAMP GRADIENT 1 IN 12. ELECTRICAL SOCKETS AND CONTROLS FIXED AT HEIGHT OF BETWEEN 450 & 1200 TO AGREEMENT OF CLIENT AND BUILDING INSPECTOR. DOORS TO HALLWAY, ROOMS AND OFFICE MIN 750 WIDE FOR WHEELCHAIR ACCESS. COLD & HOT WATER INSTALLATION - ALL WORK TO BE IN ACCORDANCE WITH LOCAL BYLAWS AND TO BS6752 BS 6841 OF 30.0 M OR 2.5 M.

MECHANICAL VENTILATION SYSTEMS TO BE FITTED BY COMPETENT PERSONS. FLOW RATES TESTED AND COMMISSIONED ACCORDINGLY. CERTIFICATION TO BE PROVIDED TO APPROVED INSPECTOR PRIOR TO COMPLETION.

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

Date Valid 07/11/2017



| REV | DATE | DESCRIPTION | DRN | CHK |
|-----|------|-------------|-----|-----|
|-----|------|-------------|-----|-----|

harrogate architectural
1 Victoria Avenue, Harrogate, HG1 1EQ
Tel: 01422 228212
Fax: 01422 249219
e-mail: info@harrogatearchitectural.co.uk

PROJECT: LAIRBACK LUCAS LLP
PROPOSED ALTERATIONS & RE-FURNISHMENT,
THE BAY MORNS,
MAIN STREET,
TERRINGTON,
MALTON,
YO60 6PP

TITLE: PROPOSED SECTIONS

STAGE: Building Regulations

| JOB NO. | DWG NO. | REV. |
|------------|---------|------------|
| 142514 | 07 | - |
| 1:100 @ A1 | DATE | MARCH 2017 |
| DESIGNED | RT | |

**THE BAY HORSE, MAIN STREET,
TERRINGTON**

DESIGN AND ACCESS STATEMENT

Harrogate Architectural Ltd
1 Victoria Avenue
Harrogate
HG1 1EQ

August 2017

Introduction

The public house has been neglected and empty for many years now and our clients now wish to bring this Community Asset back to life. A pre-application enquiry has been made with the Local Authority and a copy of that response, supplements this submission.

This development consists of a complete refurbishment of the ground floor bar area, kitchen and toilets and provision of dining areas. The first floor will offer four en-suite letting rooms and a private dining area.

Externally parking will be retained to the front and rear of the premises along with the rear garden and terrace area. As existing store will be demolished to facilitate new managers accommodation necessary to operate the premises.

Use

the Bay Horse Inn is a Grade II Listed Building, dating from the late 18th Century with 19th and 20th Century alterations. It was originally built as two houses but at some point converted into a public house.

This application simply seeks to renovate and refurbish the property and does not seek to vary the use class of the buildings in any way.

Amount

No extensions are proposed as part of this scheme, merely alterations to the existing building to form 4 letting rooms to the first floor and maximise the potential of the Public House and aid its long term future. New managers accommodation will be provided within the parking area of the property and replace an existing store building. A modest, single storey structure to form a one bedroom unit designed to complement its surrounds and echo the scale and form of other dwellings with openings and aspects designed to protect the amenity of neighbours and occupants alike.

Layout

The general arrangement of the premises is unaltered and maintains the use of the south Back Lane for deliveries and customer parking. The forecourt to Main Street remains unaltered.

The internal configuration of the first floor is the major element of the scheme with the removal of a large Managers flat and provision of private dining area and for en-suite letting rooms. The existing staircase is retained and new dumb waiter provided to service the dining area from the ground floor kitchen.

The ground floor arrangement remains basically unchanged with bar and kitchens and toilets refurbished in their current positions. this ensures drainage provision, extraction and ventilation arrangements are continued without significant adverse impact on neighbours.

Scale

The scale, bulk and massing of the property does not change in anyway, as a result of this development and no way adversely affects its immediate neighbours nor the character of the Conservation Area in which the site sits.

Landscaping

The site is somewhat overgrown through the years of neglect and will require rationalising. Whilst no formal landscape Architect has been appointed to design a specific layout, our clients are happy to have a appropriately worded condition attached to any consent.

Appearance

The appearance of the building will remain as existing with like for like replacement windows. The painted stonework is being considered at the time of this submission and options on cleaning and repointing be reviewed and costed.

Details of the Managers Accommodation are shown on the attached drawing, and uses a palette of materials and details sympathetic to the host property and letting.

We trust this is sufficient for your purposes and would ask this application be considered at your earliest opportunity.

Kind Regards
Yours sincerely



RD

R D Thickett
Harrogate Architectural Ltd

Justification Statement

Considering that we originally had our offer to purchase the freehold accepted in November 2013, it would be fair to say that our Application has been thoroughly thought through and meticulously scrutinised for more than four years, however that would not be the case, as we have wanted to purchase the Bay Horse at Terrington since soon after it closed in 2012, more than six years ago!

Of course, our offer in November 2013 became the subject of an injunction which stopped the Administrators selling the Bay Horse to us and it has remained empty ever since, this was well documented and reported at the time, our plans were halted, albeit for the time being.

In July 2015, the owner HSBC, the Bank who had repossessed the Pub negotiated their way out of the injunction and they were free to sell the Pub and enquired as to whether we still wanted to proceed, with thousands already invested and some already well laid plans, of course we jumped at the opportunity.

The Bay Horse Inn, or, as it will reopen, The Whippet in Terrington, is a very difficult building to start a new Pub/Restaurant from, it cannot be drink lead, as drink lead establishments fail in a very short time, as well, they are not favored as they do not promote the five licensing objectives. This means that the business must be food lead, obviously with a great drink offering as well.

Considering we cannot extend, like our two nearest neighbours, the Crown & Cushion at Welburn and the Durham Ox at Crayke, these two establishments are both thriving businesses however they can cater for 80 and 100 diners, respectively. Our premises at Terrington will have room for just 48 with an additional 12 in private dining areas, we have had to look at alternative sources for revenue.

It is without doubt that we must extend our trading space, despite the fact we will be the only Pub in the village, we simply cannot compete without taking full advantage of our building and our outbuildings. Our planners have recognised this on our behalf and have included within our application the ability to extend our trading space onto the first floor with what will be a very unique and lovely space for 12 people to dine, privately.

The Durham Ox at Crayke recently extended and converted their outbuildings into accommodation now providing a substantial offering, one must take into account the captive audience or market that having people staying on-site provides. It is worth mentioning that to open a business for lunch requires at least four members of staff to be on-site from around 08:00. Thanks to the positive advances in the National Living Wage, the cost of these four members of staff have increased from £6.08 per hour to more than £8.75 by the time we re-open, with greater increases planned for each of the following years.

It is well reported that consumers will not accept any increase to be passed on due to the cost and difficulty of recruiting great staff, the increases in energy and fuel, or the most obvious, food inflation. We are now paying almost four times as much for our produce than when we opened The Whippet Inn back in 2012. Back then our ethos was to source locally, and it hasn't changed, we very rarely venture further afield than North Yorkshire, rarely more than a few miles do we travel for produce or suppliers. For example, we have never offered an Ale from Lancashire, nor do we ever plan to. We buy our fresh produce from Dooleys in Easingwold, or guest ale from Bad Seed Brewery in Malton, or Daleside in Harrogate, our Gin from Rare Bird in Malton, our meat from Ripon, even our bottled water comes from Driffield... but never from Lancashire!

We must take into account that to attract the greatest Head Chef and General Manager we will have to offer accommodation within their remuneration, this is why the management accommodation within our application is essential. Rental properties within 5 miles of Terrington start from a minimum of £650.00 pcm, plus Bills, Council Tax, etc, this would be an additional £12k cost on top of the circa. £30k we are planning to offer both roles.

Our spend per head at our award winning restaurant in York, The Whippet Inn, is £42.00 per person. If you take into account that we have roughly half the restaurant covers that our two nearest competitors have than you can appreciate why this business has failed, been handed back and repossessed in its last three attempts to do well. The knock on of this is extremely detrimental to local suppliers, like J. R. Johnson, our egg supplier, or Doyles of Easingwold, our green grocer, who bank on the success of their customers, not to close overnight owing them thousands.

We have incorporated 4 residential letting rooms to boost our revenue potential and to ensure that our venture is viable. Our insurers have also stipulated that they would prefer if a Manager was on-site if we were going to let rooms above the Pub.

These are just a few of the reasons why we desperately need the Managers accommodation to make our plans work, without it, I doubt anyone would be able to open the Pub and give the local villagers what they are crying out for and that's a successful, bustling village Pub!

**Terrington with Wiganthorpe and Ganthorpe
Parish Council**

Chairman
Mr. W. Winning
Plump House
Terrington
York YO60 6QB

Clerk
Mrs. A. Hartas
The Cherries
237 Strensall Road
Earswick
York YO32 9SW

Planning Department
Ryedale District Council
Ryedale House
Malton YO17 7HH

9th January 2018

Dear Sir

Application 17/O1327/FUL
Applicant Laidback Lucas Ltd.

There are no objections to the managers accommodation but would wish to see it 'tied' to the pub. There are no details seen on the plan for the screen wall to the east which is unclear as to height etc. to which we would need confirmation.

Yours sincerely

Ann Hartas

Agenda Item 11

Item Number: 11
Application No: 17/01450/FUL
Parish: Kirkbymoorside Town Council
Appn. Type: Full Application
Applicant: Thomas Crown Associates
Proposal: Erection of 6no. three bedroom terraced dwellings along with parking areas and shared amenity space
Location: North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

Registration Date: 30 November 2017
8/13 Wk Expiry Date: 25 January 2018
Overall Expiry Date: 15 March 2018
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

| | |
|--|--|
| Environmental Health Officer | Await response |
| Housing Services | Comments |
| Yorkshire Water Land Use Planning | Recommend conditions |
| Sustainable Places Team (Environment-Agency Yorkshire Area) | Recommendations made |
| Historic England | No comments to offer |
| Countryside Officer | Comments and recommendations |
| Flood Risk | Recommend conditions |
| Archaeology Section | No objection |
| Public Rights Of Way | Informative |
| Parish Council | Support with some concerns and comments |
| Highways North Yorkshire | Points require addressing and conditions |
| North Yorkshire Fire & Rescue Service | No objections |
| Flood Risk | Further comments |
| Environmental Health Officer | Recommend conditions |
| Sustainable Places Team (Environment-Agency Yorkshire Area) | No further comments |
| Lead Local Flood Authority | Recommend further analysis |
| Yorkshire Water Land Use Planning | Await response |
| Vale Of Pickering Internal Drainage Boards | Await response |
| Environmental Health Officer | Noise response - concerns |
| Parish Council | Comments made but support in principle |

Neighbour responses: Liz And Paul Banks, Mr Keith Stevenson, Mr John Barrett, Mr Michael Gray, Ms Helen Beaumont, , Mr Brian Bancroft, David And Judith Turnball, Miss Polly A Baldwin, Mrs Elizabeth Banks, Mr Paul Birchall, Ravenswick Estate, Kirkbymoorside Town Brass Band (Mr John Wright), Mrs Ann Gray,

SITE:

This site is located towards the northern end of Kirkbymoorside, and to the north of Manor Vale Lane. Manor Vale Lane runs through the application site and becomes a single track road which provides vehicular access to the Kirkbymoorside Golf Club (located further north of the application site).

The application site was previously used as a Highway Depot for North Yorkshire County Council. The site also comprises a former quarry. Various buildings and structures occupy the eastern part of the site which lies beneath a cliff face. These buildings consist of offices, stores and garaging, whilst to the

north of the buildings is a hard-surfaced area. At present that site is derelict, and with the exception of the roadway, it has security fencing around its inner sides.

To the west of the application site, are two community halls, one of which is used as a Scout Hut and the second of which is a Band Hall. The Band Hall has been granted planning permission to extend onto the site occupied by the Scout Hut to create a Concert Hall.

Residential development is located on top of the cliff to the western and eastern sides of the application site. To the south, there are dwellings of varying styles located on Manor Vale Lane. These properties comprise the approach to the site from the town.

Part of the site lies immediately within the development limit for the town but to the north of the Kirkbymoorside Conservation Area. The land immediately to the north is within the Area of High Landscape Value (Fringe of the North York Moors), and contains a designated Site of Importance for Nature Conservation, along with Ancient Woodland. A small area of the site is located outside of the development limits of the Town, this area is proposed to be used as communal garden area.

An area to the north-east and immediately adjacent but outside the application site is designated as an Scheduled Ancient Monument (Neville Castle)

PROPOSAL:

The proposal is a Full application for 6no. 3 bed dwellings, arranged as a terrace dwellings. All of the dwellings are in the form of frontage development which runs along the eastern side of the roadway, with a central access to the Golf Club running through the application site. The communal area of garden is to be located to the northern side of the proposed dwellings, and measures approximately 10m by 12m.

The building comprising the 6no. terraced dwellings in total will measure 41.2m in width and 7.8m in depth, the proposed dwellings measure 4.5m to the eaves and 8m to the ridge height. The agent has confirmed the dwellings are proposed to be constructed from 100mm bed random coursed stone under a clay pantile roof with timber windows and doors. Parking areas are proposed to the south and north of the proposed dwellings with permeable paving.

The application is accompanied by the following reports:

- Planning Statement;
- Landscape and Visual Appraisal;
- Noise Assessment;
- Tree Survey;
- Asbestos Demolition Survey Report;
- Archaeology assessment;
- Contaminated Land Report - Phase 2 report;
- Drainage details;
- Flood Risk Assessment;
- Design & Access Statement; and
- Ecology surveys.

These reports are able to be viewed on the Council's website.

HISTORY:

Recent planning history includes:

2017: Planning application refused for the erection of 6 dwellings. Appeal lodged and due to be determined in April by the Planning Inspectorate. The agent has recently confirmed that this appeal has been withdrawn, confirmed from PINS is awaited.

2015: Planning application for residential development withdrawn.

2014: Planning application for B1 and B8 use- dismissed on appeal.

2014: Change of use of office to a dwelling refused - dismissed on appeal.

2014: Two planning applications for residential development withdrawn.

2013: Demolition Consent granted to demolish the redundant buildings on the site.

2008: Planning permission refused for residential development - dismissed on appeal. (NOTE: This was a larger site than is currently proposed)

POLICY:

National Policy

National Planning Policy Framework 2012 (NPPF)

National Planning Practice Guidance 2014 (NPPG)

Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP2 - Delivery and Distribution of New Housing

Policy SP3 - Affordable Housing

Policy SP4 - Type and Mix of New Housing

Policy SP11 - Community Facilities and Services

Policy SP12 - Heritage

Policy SP13 - Landscapes

Policy SP14 - Biodiversity

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

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

APPRAISAL:

The main considerations in relation to this application are:-

- The principle of the proposed residential development;
- Flood Risk;
- The siting, scale and design of the proposed scheme;
- Whether the proposed dwellings will have a satisfactory level of residential amenity;
- The impact of the proposed development upon surrounding properties;
- Heritage impacts;
- Drainage;
- Archaeology;
- Highway safety;
- Affordable Housing;
- Contaminated land and ground stability;
- Ecology and the impact of the proposal upon protected species and the Manor Vale SINC;
- Tree and Landscape Impact;
- Other Issues; and
- CIL.

A previous application for 6 dwellings, comprising a pair of 3 terraced dwellings, was refused planning permission last year, by Planning Committee. The reasons for refusal related to absence of a flood risk Sequential Test and possibility of increased flood risk to other properties; the impact of the development upon the Band Hall; and the limited amenity for the occupiers of the dwellings as a consequence of the close proximity of the development to the outer sides of the quarry and the Band Hall. This current planning application has been submitted alongside an appeal against the previous refusal.

This application was been submitted with new information; a new Noise Assessment; a Drainage Site Plan; Surface Water Drainage Calculations; Updated Flood Risk Assessment and Updated Design and Access Statement. Revised Plans have also been submitted showing a single building block comprising 6 terraced dwellings.

The same new information was also been submitted with the appeal. The Local Planning Authority has objected to the introduction of the new information with the planning appeal, as it has not been the subject of consultation with interested parties and could fetter the judgement of the Local Planning Authority in the first instance to determine this planning application. The Planning Inspectorate has since confirmed that the appeal is to be heard only against the scheme as originally refused by Planning Committee, the deadline has also been extended for the Appeal Statements until 20 March 2018, to enable a decision by Planning Committee on 13 March 2018. The applicant has informed the LPA that the appeal has now been withdrawn, confirmation from PINS is awaited.

Following discussions with the agent, the current planning application has been further amended; to be a FULL application; an additional area of communal amenity space for the 6 dwellings has been proposed to the northern side of the dwellings, a revised internal layout is proposed with all habitable rooms on the rear elevation; additional drainage information; a schedule of external materials; and a Sequential Test. The application has been re-consulted upon and the consultation deadline is 15 March 2018. Members will appreciate this is 2 days after the Committee date and any decision made by Committee will be subject to any further issues raised before the expiry of the consultation period.

The principle of the proposed development

The proposed 6 no. dwellings are located within the development limits of Kirkbymoorside. In accordance with Policy SP2 of the Local Plan Strategy, it is considered that the development of the application site within development limits can be regarded as 'infill' development and acceptable in principle.

Flood risk

The site is located within Flood Zone 1, in terms of its risk of flooding from coastal and river flooding. The site was originally within Flood Zone 3 of the Strategic Flood Risk Assessment, however that was subsequently amended to Flood Zone 1, being the lowest risk of Flooding. That was because surface water flooding and coastal and river flooding were separated. A separate Surface Water Flood Map was developed and the advice from the Environment Agency was to consider all the maps and designated areas together. The Environment Agency Surface Water Flood Map identifies the application site within an area at high risk of flooding from surface water.

It is understood the surface water flows from higher land to the north, and at times of heavy rainfall flows through the application site and pools to the south of the application site. Photographs and videos of a serious flood event involving the flooding of the dwelling immediately to the south have been submitted in response to an earlier application for residential development on this site previously. There is strong concern locally regarding the flooding of this area. The agent has submitted photographs of the previous flood event, and these are appended to this report for Members information.

Para. 101 of NPPF states:

'The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.'

and para. 103 of NPPF states:

'When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.'

Para. 101 and para. 103 of NPPF and Policy SP17 of the Local Plan do not exclude surface water flood risk from the sequential test. In this case, the site does flood and surface water comes from the higher land to the north down through the steps at Manor Vale Wood (eastern side) and across the application site. The water is then known to pool to the south of the site in Manor Vale. A map provided to the Local Planning Authority in 2011 annotated the whole site as flooding at that time. The photographs annotated to this report clearly show the access road that runs through the application site to flood. There has also been a Court decision that confirms even where part of the site is at risk of flooding the entire proposal has to be sequentially tested.

After initially disputing that it is required, the agent has submitted a Sequential Test. The Test is whether the development, in this case 6 terraced dwellings can be located on any other sites in Kirkbymoorside that are at a lesser risk of flooding. NPPG requires a pragmatic approach to this test and to take account of the type of development proposed. The relatively high density and urban form of development is considered to be more appropriate in a built-up area as opposed to a Greenfield location. The Sequential Test has, however, analysed sites in an around Kirkbymoorside to establish if there are any suitable and available sites for this type of development. The Test has been discussed in detail internally with colleagues working on the Sites Document. It is considered that the Sequential Test has been met and there are no other site's available or suitable for this type of development proposal.

With the Sequential Test met, it is now appropriate to consider the Exception Test for this proposed use. Turning to the first part of the Exception Test as outlined above in Para 103 of NPPF, it is noted that the buildings on site are in a poor state of repair and this is a brownfield site that would benefit from being developed. Officer's regularly received complaints about the condition and appearance of this site. The opportunity to provide an appropriate redevelopment of this Brownfield site that is located in a sustainable location is considered to be a significant material planning consideration.

Regarding the second stage of the Exception Test, the mitigation proposed by the FRA is to raise finished floor levels above current levels by 0.3m. Evacuation is proposed towards the steps to the north through Manor Vale Wood. The means of escape is not considered appropriate given that the steps are a source of flowing surface water from higher land. The Lead Local Flood Authority (LLFA) has been re-consulted and pursuant to the Exception Test they have been asked, in addition to surface water drainage, to comment on:

- Whether the levels of the development are acceptable or need to be raised to take account of climate change and future events?
- What means or escape should be provided and to comment on the proposed use of the steps;
- Whether the development of the site would funnel the water so it increased flood risk to other

- properties ;
- If any further mitigation is required to make the development flood resilient?

The LLFA has confirmed that the FRA does not contain sufficient information about exceedance flows, risk to other properties to the south, whether the surface water drainage system takes account of and flood risk mitigation. The agent has been advised of this. Additional information has been received on these points and the further views of the LLFA are awaited. At present, it is not considered possible to confirm the second part of the Exception Test is met. Without confirmation of the above points, the Exception Test cannot be met. Members will be updated when the views of the LLFA are known either in the late pages of at the meeting.

The siting, scale and design and materials of the proposed development

The 2008 application that was dismissed on Appeal, proposed residential development along the eastern part of the site and opposite the Band Hall. The Inspector in 2008 stated:

'The appellant argues that the layout would 'break up' the development although in my view its suburban estate style layout would appear alien in its disused quarry setting, neither reflecting its industrial heritage nor enhancing its landscape setting.'

'I conclude that the proposal would be harmful to the character and appearance of the site, including both parts within Kirkbymoorside's defined development limits and parts of it within Kirkbymoorside's development limits and the parts within the AHLV'

Policy SP16 of the adopted Local Plan Strategy requires:

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

- *Reinforce local distinctiveness*
- *Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated*
- *Protect amenity and promote well-being. To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:*
 - *Topography and landform that shape the form and structure of settlements in the landscape*
 - *The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale*
 - *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings*
 - *The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement*
 - *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures*
 - *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail'*

In this case, 6 terraced properties are proposed, with parking areas to the northern and southern sides. The scheme is now a FULL application and includes elevations to be considered. The proposed dwelling are designed as 2 storey properties with 2 no. dormer windows on the front of each property and accommodation in the loft areas. There is some concern at the number of dormer windows, and consequent number of down pipes required on the front elevation. However, this form of development

is considered to be acceptable in this location and to respect the traditional form of development in the wider area. It is considered that this form of development is more appropriate than detached or suburban type housing.

On the whole it is not considered that the design and appearance of the development would warrant a recommendation of refusal. As the site relates to 6 dwellings, there is considered to be sufficient views retained elsewhere of the outer valley sides. It is considered, on balance, that the development is acceptable and to meet the requirement of Policy SP16 and Policy SP20 of the Local Plan Strategy.

Whether the proposed development will have a satisfactory level of residential amenity

Policy SP20 of the Local Plan Strategy states:

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

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

The following issues are considered to be particularly relevant in this case:

- The potential for noise and disturbance from the adjacent Band Hall
 - The position of the cliff faces on the western and eastern sides measuring up to 10m above the site level proposed for the houses
- (i) Noise and the Band Hall implications

Kirkbymoorside Band Hall is located opposite the site, together with an existing Scout Hut. Planning permission (15/00644/FUL) was granted last year for an extension of the band hall onto the site of the Scout Hut to create a Concert Hall. The Band Hall is an important community and recreational facility that is afforded protection within the Local Plan Strategy.

Policy SP11 of the Local Plan Strategy states:

'Existing local retail, community, cultural, leisure and recreational services and facilities that contribute to the vitality of the towns and villages and the well-being of local communities will be protected from loss/redevelopment unless it can be demonstrated that:

- there is no longer a need for the facility or suitable and accessible alternatives exist, or*
- that it is no longer economically viable to provide the facility, or*
- Proposals involving replacement facilities provide an equivalent or greater benefit to the community and can be delivered with minimum disruption to provision'*

There is considered to be a significant an issue with the co-existence of housing and the Band Hall. Particularly the degree of noise that future occupiers will be subject to, and the likelihood that this will create complaints about the operations of the Band Hall. As noted above in Policy SP20, the Local Planning Authority requires the highest standards in relation to noise for new residential developments.

On the earlier Appeal Decision, the Inspector stated:

'The appellant argues that the affected houses could be designed with measures to protect their occupants from the noise, although I am not persuaded that this is practical: even if double or triple glazing in the houses were to be effective in blocking out the music, the residents would be unable to

have their windows open in warm weather and, in any case, they would not be able to enjoy their gardens on summer evenings without the disturbance of the band.'

A new Noise Assessment has been submitted with this application that has sought to engage with the Band Hall representatives. The Noise Assessment has demonstrated that the rear elevations of the proposed dwelling even with windows open could meet the relevant noise standards that the Council applies. The scheme has been re-designed with all habitable rooms located on the rear elevations. The Environmental Health Officer (EHO) has been consulted and has stated:

'I still have concerns with regard to noise disturbance to these dwellings. Whilst I acknowledge the improved internal layout in relation to noise disturbance from the band room during band practice, section 1.3 of the "YES" noise assessment executive summary states:

"If windows to both hall and residential properties were open whilst band practice is taking place the noise levels in the proposed dwellings would not be acceptable and would result in a significant adverse effect".

This development, therefore does not meet the highest standards required by Ryedale District Council that internal noise levels should be in line with the World Health Organisation (WHO) guidelines with partially open windows. The occupants will have no jurisdiction over whether the band room will have their windows open or closed and therefore cannot control the levels from the band room itself.

The plans show on the first floor elevation a study, I have reservations that should this be used as a fourth bedroom then noise levels would result in a significant adverse effect. I still have concerns to the outside courtyard area, this could not be used as an amenity to the dwelling as noise levels to this area would be totally unacceptable.'

There has also been a direct objection from the Band Hall representatives and from third party objectors regarding the potential implications for the Band Hall. There is concern that the proposal could create complaints regarding nuisance which could curtail the Band's Operations. The objections raised consider the Noise Assessment to be much better than the previous Assessment but consider it to be partially inadequate. The Band Hall representatives are also keen to emphasise that they practice outside and with their doors open during warmer months. The Band Hall is 14.5m at its closest the proposed dwellings.

The applicant's Noise consultant has responded with the following:

'In the YES Consultancy's noise report (page 23) we advise that when windows to the band hall are opened, then sound levels inside the rooms to the front facades of the property are predicted to increase such that windows to the rooms would need to be closed in order to ensure compliance with the design standards of BS8233 and the WHO guidelines, with suitable acoustically treated ventilation provided. Also if band hall windows were closed then internal levels in the proposed properties would be well below the World Health Organisation and BS8233:2014 internal criteria levels.

As a result I do not think it would be necessary for any mitigation to be provided in terms of sound insulation of the band hall building but it may be worth considering provision of mechanical ventilation/air conditioning for the band hall such that windows to the hall could remain closed and thus reduce noise breakout.

Within the objection from the brass band they make a number expressions of concern regarding numbers of band practices, times of practices, loudness of band practices (with senior bands considered to be louder). In addition they state that noise from the band would increase when band practice takes place outside during the summer months, this was not something which was mentioned during my long discussions with the band.'

Again, in my view, the provision of any artificial ventilation/air conditioning would help control these aspects too. Obviously noise levels from outside practice wouldn't be affected by any changes to the building but I am not 100% sure that this would be classified as reasonable if they have a perfectly

adequate indoor space for practicing.

Following this, the agent has responded to state their intention to make an offer on behalf of the applicant to the Band Hall representatives to provide an air conditioning unit and to ensure the windows on their eastern elevation cannot be opened. The aim is to provide a suitable environment for the Brass band and reduce their need to open the windows for ventilation. Thereby reducing the potential impact of the occupiers of the proposed development. This is an issue between the Band Hall and the agent/applicant. If agreed between the parties and a Unilateral Undertaking to that effect is provided to the Council, it can be considered alongside the above assessment on noise and amenity impacts. However, Officers have reservations about whether this would be acceptable to the Band Hall and be a solution to the current issues. Such a solution requires the agreement of the Band Hall representatives along with the landowner, which will need to be a party to the agreement.

Regarding the comments of the Environmental Health Officer's assessment, it is correct that the study could be used as a bedroom and that the Local Planning Authority could not control this aspect. In relation to the Environmental Health Officer's comments in respect to the proposed Outdoor communal amenity area to the north of the dwellings. The agent considers acoustic fencing around this area to be unsightly and the aim was that this was an open area. Clearly these two areas of concern could be directly affected by any agreement from the applicant to the Band Hall representatives regarding ventilation and closed windows. As it stands Officers have significant concerns about residential amenity impacts for the occupiers of the proposed dwellings and the impact upon the Band Hall. Without knowing the outcome of the discussions with the Band Hall representatives it is not possible for Officers to reach a conclusion on these issues.

(ii) Proximity to the eastern outer side

In terms of the proximity to the outer sides of the valley. The proposed dwellings have limited rear gardens and they are in close proximity to the outer cliff sides. Officers maintain concern that this arrangement will not provide a satisfactory level of amenity for the proposed occupiers. The cliff side has the potential to reduce daylight and sun light and creating an over-dominating sense of enclosure to the rear of the proposed properties.

It is noted that the Inspector in the earlier decision stated the following:

'The majority of the dwellings would be located in close proximity to the site's east quarry face. Given the height of the cliff and the dense line of trees on top of it, I envisage that the outlook from, and light in, the rear facing rooms of most of the properties would be so restricted as to provide unacceptable living conditions for the residents of the dwellings. I appreciate that the trees on the cliff top are deciduous, although their branches appear to be dense and I envisage that, together with the cliff face itself, they would restrict light to the properties even when not in leaf. I recognise that the positioning of windows does not form part of this outline application. However, given the shape of the properties and the presence of adjacent dwellings/garages to the side elevations of most of the houses (as shown on the layout plan), it appears to me that, despite them facing south west, it would not be possible to design the majority of the proposed properties such that all their main rooms would receive adequate light and provide a satisfactory outlook.'

It appears the very same issues remain with the current scheme to those previously addressed by the Inspector. In this case, the application is now a FULL application with elevations and window positions. Furthermore, the majority of the trees on the upper sides to the east have now been removed. This will afford more light to the rear elevations of the proposed dwellings than when the Inspector assessed the earlier Outline scheme. The application site is also much reduced to that considered by the Inspector previously. It is considered that there will not be a particularly good outlook from these properties. In mitigation, the agent has amended the layout plan to show a shared amenity area to the north of the dwellings (as discussed above), thereby increasing the level of general amenity space available to the 6 properties. Officers still have reservations about this arrangement so close to the eastern side of the former quarry.

The impact of the proposed development upon the amenity of the adjoining neighbours

The proposed residential properties themselves are not considered likely to be prejudicial to the amenities of surrounding properties, by virtue of the separation distances to those properties on Manor Vale and by virtue of the levels changes to those properties on higher land to the eastern and western sides of the site.

Impact upon the setting of Heritage assets

Kirkbymoorside Conservation Area boundary lies to the south of the application site. The Scheduled Ancient Monument of the former Neville Castle is to the north eastern side. There are also 7 grade 2 listed buildings in the locality. High Hall and Low Hall to the eastern and south eastern side (and accessed via Castlegate) and No. 10,12,14,18, and 20 Dale End. S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. S72 of the Act also requires the Local Planning Authority has special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. In addition Policy SP12 of the Local Plan Strategy also seeks to protect the significance of heritage assets.

There is not considered to be an adverse effect upon the setting of these nearby listed buildings given the levels and separation distances. The character and appearance of the Conservation Area and views from the Conservation Area looking north along the road are considered to be preserved.

Heritage England do not object to the setting of the Scheduled Ancient Monument. It is not considered that the proposed development will have an adverse effect upon the setting of the Scheduled Ancient Monument given the site's location on substantially lower ground. It is therefore considered that the Local Planning Authority has fulfilled its obligations in relation to the aforementioned legislation and Policy SP12 of the Local Plan Strategy.

Drainage

Foul water is proposed to be drained via the mains sewer. Yorkshire Water has no objection in principle to this method of drainage.

Surface water drainage is proposed to be drained via soakaways. The LLFA has requested additional information on percolation tests and surface water drainage details. This information has recently been received and their further views are awaited. At this stage, it is not possible to conclude on whether this method of draining the site is acceptable. Members will be updating when the views of the LLFA are received.

Archaeology

NYCC Heritage has raised no objection to the proposal.

Highway safety

It is noted that the adopted public highway does not currently extend through the application site, the proposal is to extend the adoptable highway further north into the application site. The Highway Authority has considered the application and responded with the following comments:

The supporting Design and Access Statement refers to the section of road within the application site becoming an adopted highway. The existing public highway limit is at the southern end of the site, and the extension proposed to serve new residential development would be in line with the county council policy whereby six or more new dwellings should be accessed off a road laid out and constructed to a standard such that its adoption as public-maintained highway could occur.

Given the previous use of the site, no highway authority objections are raised in principle.

However, referring to the proposed plans, the following will need to be addressed as part of the submission of plans for such adoption:

- a) The proposed turning head should be included as part of the adoptable area, and be positively-drained rather than constructed in permeable paving.*
- b) The upgraded road should be engineered for a 20mph design speed, using appropriate control measures in agreed locations.*
- c) The submitted site drainage survey has identified the existing road having two gullies + connections going into the existing system which connects into a public combined sewer further down Manor vale Lane.*

As part of the adoption arrangements, the highway drainage will need to be separated from the surface water drainage proposed for the new dwellings. There should also be a requirement to install an underground storage and attenuation structure within the blue land (under the applicants' control) to the north which could help alleviate the flood flows that have been shown to use the existing road as an overland flow route from higher ground, and thereby reduce the likelihood and/or intensity of such flows running onto the adoptable road, together with a throttle discharge into the new surface water system.

It is presumed that all the existing site drainage will be abandoned and replaced with separate new dwelling foul and surface water drainage subject to incorporating any existing connection from third party premises, together with a new highway drainage system as mentioned above.'

Consequently the Highway Authority recommend that planning conditions be imposed to address the above issues. The conditions recommended cover details of the layout of the roadway and footway; construction of roads and footways prior to occupation; discharge of surface water; pedestrian visibility splays; approval for works in the highway; completion of works in the highway before occupation; details and provision of an access turning and parking area; and the provision of electric charging points for each dwelling.

In reaching this judgement the Highway Authority has considered the capacity of the road network to accommodate the additional traffic safely, and the required layout for adoption purposes. In the circumstances there are considered to be no grounds to object to the application in terms of highway safety. If the application were to be considered favourably, the applicants would need to ensure the proposed drainage works were re-located or agreement is reached for them to be located under the adopted highway. The requirement for the electric charging point is not supported by a Local Plan Policy requirement and the LPA has not sought such charging points from this scale of development previously. Neither is the site in a location with known Air Quality problems. It is therefore not considered to be reasonable or necessary to impose a condition in respect of the charging points. If approved, an informative could be added.

Affordable Housing

On sites for between 6-10 dwellings in locations such as Kirkbymoorside, the Planning Committee agreed at its July 2016 meeting, a financial contribution should be provided in lieu of affordable housing provision. This followed a Court case and change to National Planning Policy. In accordance with National Policy Guidance, there should also be a credit for any vacant buildings on the site. The Council's Rural Housing Enabler has calculated the contribution on this site to be £37k. If this application were to be considered favourably, this contribution will need to be delivered via a S106 agreement.

Contamination and ground stability issues

The Council's Environment Specialist has stated:

The 'GEO Environmental Engineering, Revised Phase 2: Ground Investigation Report 2016', referenced 2013-512, details results of contamination testing that reveal elevated levels of organic contamination on site that poses a potential significant risk to the proposed end users. The report also details visual/olfactory evidence of fuel type contamination within the materials on site, the presence of which has been analytically confirmed in shallow soils.

Elevated levels of leachate contamination have also been identified that are considered as posing a potential future risk to controlled waters and the environment.

For the above reasons the report recommends that further risk assessment (Detailed Quantitative Risk Assessment - DQRA), remediation or protection measures are required. Consideration should be given to revealing 'hotspots' of contamination not yet identified.'

The submitted reports identify significant ground contamination on the site, accordingly the Environmental Health Specialist recommends detailed planning conditions in regard to the Phase 2 Contaminated Land Report on this site and requires further detailed assessment of potential contaminants on the site, if this were to be considered favourably.

There are understood to be caves under or near to the site, and there are some reservations about ground stability for the construction of the proposed dwellings. However, the Local Planning Authority does not have any evidence with regard to ground stability issues on the site and there is no evidence to substantiate this as a reason for refusal. If the application is approved, a 'grampian' style pre-commencement condition could be required for the applicant to demonstrate the ground is stable and capable of accommodating the proposed development. In view of the above objections, however, this has not been requested from the applicant prior to the determination of this application. Moreover, if approved, the safe construction of the development in relation to ground conditions will be addressed in accordance with Building Regulations.

Ecology and the impact of the proposed development upon protected species and Manor Vale SINC

Ecological and Protected Species surveys have been undertaken. They have confirmed that there would not be a material adverse effect upon Manor Vale Woodland (SINC) to the north. Mitigation recommendations are contained within the Surveys.

In response to this application, the Council's Specialist has stated:

'The proposed layout would not interfere with the protected species and habitats detected within the site. Provided the method statement in section 10 is followed. A badger licence may be required should the caving club license not be granted.'

In principle there are considered to be no ecological/wildlife objections to the proposed development.

Trees and Landscape impact

It is noted that trees have been felled on the outer sides of the site. These trees were not protected. The Tree and Landscape Officer had been consulted on the previous application and no objections have been raised. The Tree and Landscape Officer stated the following in relation to the previous planning application:

'These trees were not within the Kirkbymoorside Conservation Area boundary or the subject of a Tree Preservation Order. However, I understand that the Forestry Commission are investigating the felling to determine whether or not a felling license would have been required. Although the trees have been severed close to ground level their root systems have been retained which will promote extensive re-growth in the coming year, and contrary to belief by some objectors to the development the felling of the trees should not compromise the stability of the bank as the roots are retained.'

Should this application be approved I would recommend a condition requesting the submission of a woodland management plan for the regeneration of the woodland along the eastern boundary of the site.'

It is understood that a Felling Licence was issued. There are therefore, considered to be no objections subject to planning conditions to the proposal, in terms of trees and landscaping on the site.

Given the surrounding topography and the site's location within the Town's development limits there is considered to be no adverse effect upon the surrounding landscape. The proposal is considered to comply with Policy SP13 of the Local Plan Strategy.

The Council's Specialist in relation to this application has also stated:

It is unclear how the area of woodland to the East of the site is to be managed in the long term, much of the existing trees have been removed in recent years but regeneration is likely to occur and this area needs to be retained as semi natural woodland'

It is considered therefore that a condition should be imposed on any approval to manage the eastern part of the application site in respect of landscaping and trees.

Other issues

North Yorkshire Fire and Rescue has not objected to the application.

The Town Council have agreed that the proposal would benefit the site on the provision that measures are implemented to reflect the detailed reports, and providing the scheme is not detrimental to the Band Hall. The Town Council are supportive of the principle of residential development on this site. The Town Council are, however, also concerned regarding surface water flooding and they have made reference to the previously submitted photographs and videos of the flooding events in Manor Vale that occurred in the winter of 2015-2016.

One letter has been received stating no objection to the development providing the existing drainage problems can be addressed. There has also been 13 third party letters raising objections/concerns.

The issues raised in the objections relate to:

- The risk of surface water flooding and increased risk to existing properties;
- The ability of the existing drainage network to accommodate the proposed additional discharge;
- Whether if approved, another application would be submitted for more housing on the wider area;
- Implications for the Band Hall facilities;
- The principle of the proposed development;
- Drainage infrastructure;
- The loss of trees on the outer sides of the quarry and possible land stability problems;
- Access and highway safety related matters;
- That vehicular charging points are not catered for;
- Noise and implications relating to the Band Hall and whether complaints about statutory nuisance could be made about the Band Hall by future occupiers of the proposed dwellings;
- Inaccuracies and discrepancies with the Noise Assessment;
- The previous history relating the location of the Band Hall;
- That the Band does practice with windows/doors opened and also outdoors in the summer months;
- The condition and appearance of the site;
- Questioning why RDC keeps accepting further planning applications on this site;
- No visitor parking spaces

- No natural surveillance of the parking areas;
- The consultation period running over the festive period; and
- Whether this housing is sustainable and questions regarding the need for the development.

The condition and appearance of the site is self-evident, the site could benefit from appropriate development. The issue of the principle of the development, noise, surface water flooding, the impact of the community facilities, trees, the principle of development, and highway safety have been addressed earlier in this report. There is no policy requirement for new dwellings to have vehicular charging points. Any future applications for residential development on the wider site would be considered on its individual merits against the development plan at that point in time. The Local Planning Authority has a statutory duty to determine planning applications, and there is no reason for the LPA to refuse to entertain this application. The Tree and Landscape Officer has previously stated that the tree felling on the outer sides has not removed the root systems so the stability of the land should not be adversely affected. The parking areas are located in areas with passing traffic and pedestrians. The level of surveillance is considered to be acceptable. The consultation period did include the festive period, like many other planning applications. It is considered that reasonable time was allowed for third party comments and re-consultation has taken place subsequently.

All of the individual comments raised can be viewed online under the application reference number.

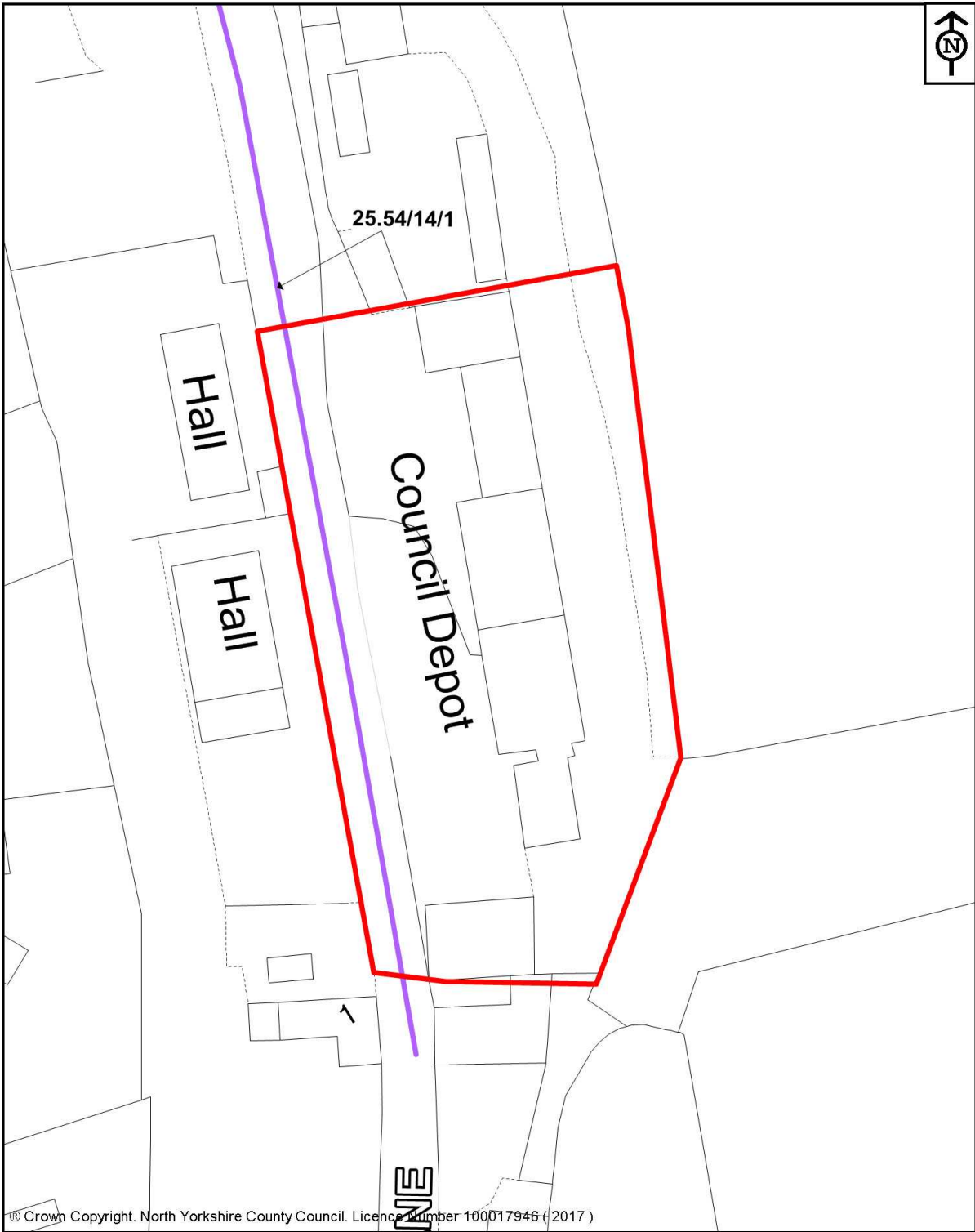

Community Infrastructure Levy

Community Infrastructure Levy (CIL) is chargeable on this proposed development, at a rate of £85m2.

Conclusion

At the present time, given the outstanding information, it is not possible to make a final recommendation. It is anticipated that an Update Report may be included on the Late List, dependent on the timing of outstanding consultation responses.

RECOMMENDATION: **To Follow**

**North Yorkshire
County Council**
Public Rights of Way
Waste and Countryside Services
County Hall
Northallerton
DL7 8AH

Key:

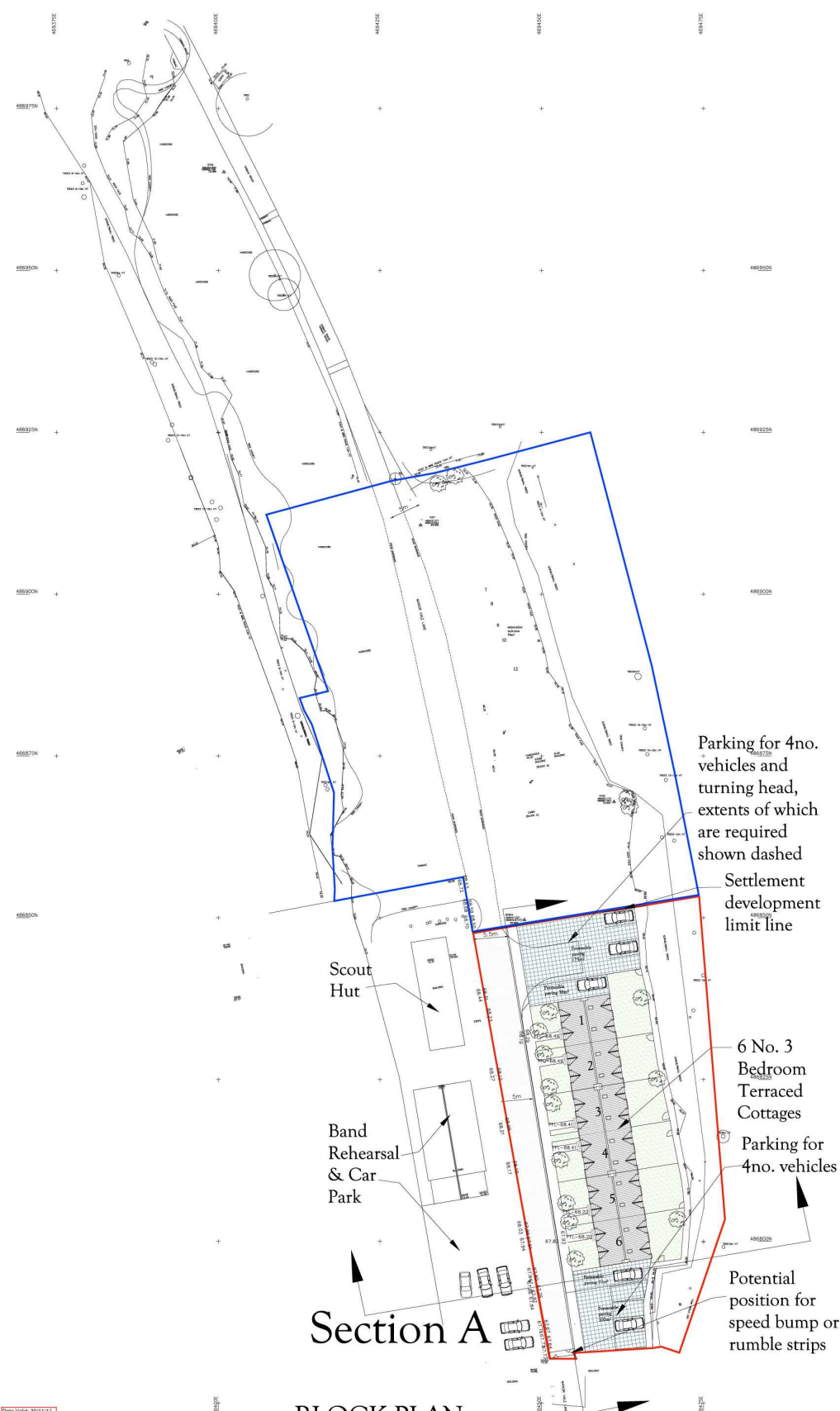
- Public Footpath —
- Public Bridleway —
- Restricted Byway - - -
- Byway Open to All Traffic —

Map drawn on 15 December 2017
Drawn by SCM Scale 1:500

North Yorkshire County Council

Planning Application: 17/01450/OUT

Proposed Development



| NOTES | |
|----------------------------------|------------------------------|
| LEVEL DATUM...OS ORTHOMETRIC HTS | |
| KEY | |
| [Symbol] | FIRE HYDRANT |
| [Symbol] | BRITISH TELECOM MANHOLE |
| [Symbol] | ELECTRICITY INSPECTION COVER |
| [Symbol] | CABLE TV |
| [Symbol] | WATER STOP VALVE |
| [Symbol] | GAS VALVE |
| [Symbol] | ELECTRICITY POST/PYLON |
| [Symbol] | LIGHT |
| [Symbol] | TRAFFIC LIGHT |
| [Symbol] | ROAD SIGN |
| [Symbol] | TELEGRAPH POLE |
| [Symbol] | STAY WIRE |
| [Symbol] | ROAD GULLEY |
| [Symbol] | KERB OUTLET |
| [Symbol] | DRAINAGE MANHOLE |
| [Symbol] | WASHOUT |
| [Symbol] | DRAIN/DIKE WATER LEVEL |
| [Symbol] | DRAIN/DIKE INVERT LEVEL |
| [Symbol] | TOP OF BANK |
| [Symbol] | BOTTOM OF BANK |
| [Symbol] | WALL |
| [Symbol] | CONCRETE |
| [Symbol] | TRACK |
| [Symbol] | BUILDING |
| [Symbol] | ROAD CHANNEL |
| [Symbol] | HEDGEROW |
| [Symbol] | TREE CANOPY |
| [Symbol] | FENCE |

PLANNING NOTES
 The site plan measurements show the layout for construction purposes. All dimensions for structures and boundaries are to be shown on the site plan. The site plan is to be used in conjunction with the planning application and the planning conditions. The site plan is to be used in conjunction with the planning application and the planning conditions. The site plan is to be used in conjunction with the planning application and the planning conditions.

PLANNING ACT 1990
 The site plan is to be used in conjunction with the planning application and the planning conditions. The site plan is to be used in conjunction with the planning application and the planning conditions. The site plan is to be used in conjunction with the planning application and the planning conditions.

PLANNING ACT 1990
 The site plan is to be used in conjunction with the planning application and the planning conditions. The site plan is to be used in conjunction with the planning application and the planning conditions. The site plan is to be used in conjunction with the planning application and the planning conditions.

SCHEDULE OF ACCOMMODATION 6 UNITS

| |
|---|
| PLOT 16 |
| 3 BEDROOM SEMI-DETACHED COTTAGES |
| 1.14 m ² / 1230 sq ft per unit |
| 684 m² / 7,360 sq ft |
| TOTAL ACCOMMODATION AREA |
| 0.21 ha TOTAL SITE AREA |

- Rev K 12/10/2017 - Gap between terraces omitted to form one terrace
- Rev J 15/12/2016 - Levels for finished floor levels and paths indicated. Parking areas and driveways to be constructed with permeable paving. Drainage details omitted.
- Rev I 20/10/2016 - Pool and surface water drainage layout shown.
- Rev H 28/09/2016 - Speed bump/rumble strip note added.
- Rev G 25/08/2016 - Location Plan and drainage omitted.
- Rev F 10/08/2016 - Revised layout scheme
- Rev E 08/08/2016 - Revised layout scheme
- Rev D 28/07/2016 - Revised layout scheme
- Rev C 21/03/2016 - Extent of Site always edged in red.
- Rev B 09/12/2015 - Revised layout scheme
- Rev A 05/10/2015 - Revised layout scheme

The Planning & Design Associates
 PLANNING, ARCHITECTURE, INTERIOR, LANDSCAPE
 The Cheery Barn Studio,
 The Old Brickyard, Manor Lane, Stamford Bridge,
 York, The East Riding Of Yorkshire, YO41 1HR.
 Telephone 01759 372656
 E-mail info@the-pdassociates.co.uk
 Website www.the-pdassociates.co.uk

| | | | |
|-----------|--|--------|-----|
| Client: | Outline Application for Housing Development at Manor Vale Lane, Kirkbymoorside | | |
| Project: | Proposed Block Plan | | |
| Drawn: | Dec 2013 | Drawn: | PAN |
| Scale: | 1:200 @ A0 | Rev: | K |
| Disc: | PLANNING | | |
| Drawn by: | KW/093/03/09 | | |

Drawn VME 20/11/17

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF YEVDALE 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.

BLOCK PLAN
 Scale 1:200



NOTES

LEVEL DATUM...OS ORTHOMETRIC HTS

REVISED PLAN

THIS COPY HAS BEEN MADE BY ME WITH THE AGREEMENT OF REVISION DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MAKER ACCEPTS WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

KEY

- 10. FIRE HYDRANT
- 11. BRITISH TELECOM MANHOLE
- 12. ELECTRICITY INSPECTION COVER
- 13. CABLE TV
- 14. WATER STOP VALVE
- 15. GAS VALVE
- 16. ELECTRICITY POST/PYLON
- 17. LIGHT
- 18. TRAFFIC LIGHT
- 19. ROAD SIGN
- 20. TELEGRAPH POLE
- 21. STAY WIRE
- 22. ROAD GULLY
- 23. KERB OUTLET
- 24. DRAINAGE MANHOLE
- 25. WASHOUT
- 26. DRAIN/DIKE WATER LEVEL
- 27. DRAIN/DIKE INVERT LEVEL
- 28. TOP OF BANK
- 29. BOTTOM OF BANK
- 30. WALL
- 31. CONCRETE
- 32. TRACK
- 33. BUILDING
- 34. ROAD CHANNEL
- 35. HEDGE/KNOW
- 36. TREE CANOPY
- 37. FENCE

REMARKS:
The site plan is prepared in accordance with the Planning & Design Associates' standard practice. All dimensions are shown in millimetres unless otherwise stated. The site plan is prepared in accordance with the Planning & Design Associates' standard practice. All dimensions are shown in millimetres unless otherwise stated.

BOUNDARY SURVEYING:
PROPERTY MEASUREMENTS:
The site plan is prepared in accordance with the Planning & Design Associates' standard practice. All dimensions are shown in millimetres unless otherwise stated.

THE PLANNING & DESIGN ASSOCIATES:
The Planning & Design Associates is a limited liability company registered in England and Wales. The company is registered in the Companies House register. The company is registered in the Companies House register.

SCHEDULE OF ACCOMMODATION

6 UNITS

PLOT 16
3 BEDROOM SEMI-DETACHED COTTAGES
114 m² / 1230 sq ft per unit

684 m² / 7,360 sq ft
TOTAL ACCOMMODATION AREA

0.26 ha TOTAL SITE AREA

- Rev N 31/01/2018 - Drainage channels not shown
- Rev M 30/01/2018 - Blue and red line boundaries revised
- Rev L 26/01/2018 - Amenity space added
- Rev K 12/01/2017 - Gap between terraces omitted to form one terrace
- Rev J 15/12/2016 - Levels for finished floor levels and paths indicated. Parking areas and driveways to be constructed with permeable paving. Drainage details omitted.
- Rev I 20/10/2016 - Foot and surface water drainage layout shown
- Rev H 28/09/2016 - Speed bump/rumble strip note added
- Rev G 25/08/2016 - Location Plan and drainage omitted
- Rev F 10/08/2016 - Revised layout scheme
- Rev E 08/08/2016 - Revised layout scheme
- Rev D 28/07/2016 - Revised layout scheme
- Rev C 21/07/2016 - Extent of Site always edged in red.
- Rev B 09/12/2015 - Revised layout scheme
- Rev A 05/10/2015 - Revised layout scheme

The Planning & Design Associates
PLANNING - ARCHITECTURE - INTERIOR LANDSCAPE
The Cheery Barn Studio,
The Old Brickworks, Manor Lane, Stamford Bridge,
York, The East Riding Of Yorkshire, YO1 1HU.

Telephone: 01759 372656
E-mail: info@the-pdassociates.co.uk
Website: www.the-pdassociates.co.uk

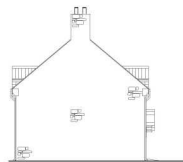
| | | | |
|-----------|--|--------|-----|
| Client: | | | |
| Project: | Planning Application for Housing Development of Manor Lane, K44bmoorside | | |
| Drawing: | Proposed Block Plan | | |
| Date: | Dec 2013 | Drawn: | PAN |
| Scale: | 1:200 @ A0 | Rev: | N |
| Disc: | PLANNING | | |
| Drawn by: | KWL/03/03/09 | | |

BLOCK PLAN
Scale 1:200

Section B



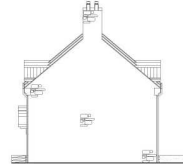
FRONT ELEVATION



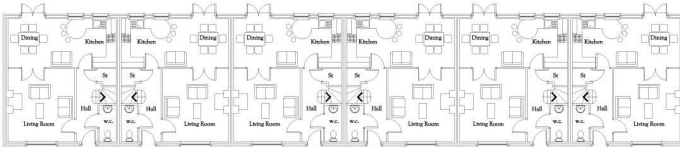
SIDE ELEVATION



REAR ELEVATION
Elevations 1:100

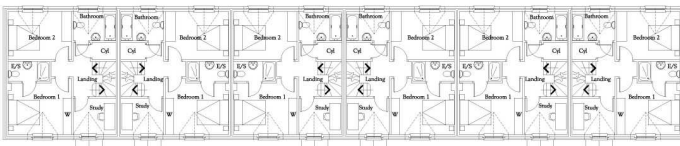


SIDE ELEVATION

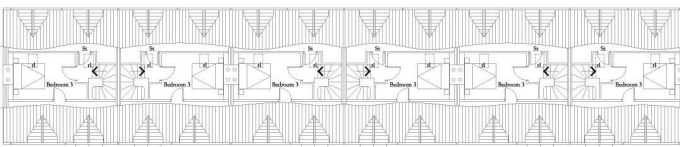


GROUND FLOOR PLAN

Dwelling Size
114.28 sq m / 1236 sq ft



FIRST FLOOR PLAN



LOFT PLAN

Floor Plans Houses 1-3 1:100

REMARKS NOTE:
Do not write any amendments from the drawings for construction purposes. All drawings for structural and other construction must be checked and approved by the relevant authority before construction commences. The drawings are provided for information only and are not to be used for construction purposes. The drawings are provided for information only and are not to be used for construction purposes.

WARNING TO READERS:
The drawings are provided for information only and are not to be used for construction purposes. The drawings are provided for information only and are not to be used for construction purposes.

THE DRAWING SHALL BE:
The drawings shall be used for information only and are not to be used for construction purposes. The drawings are provided for information only and are not to be used for construction purposes.

THIS COPY HAS BEEN MADE BY US WITH THE AUTHORITY OF PIVOTAL DESIGN ARCHITECTURE. ANY REPRODUCTION OF THIS COPY WITHOUT OUR PERMISSION IS STRICTLY FORBIDDEN. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

Date Valid: 30/11/17

Rev C 12/10/2017 - Revised to suit new layout
Rev B 25/08/2016 - Revised to suit new layout
Rev A 08/08/2016 - House types revised

The Planning & Design Associates
PLANNING ARCHITECTURE INTERIOR LANDSCAPE
The Chikory Barn Studio,
The Old Brickyards, Moor Lane, Stamford Bridge,
York, The East Riding Of Yorkshire, YO41 1HU.
Telephone 01759 373656
E-mail: info@the-pdassociates.co.uk
website: www.the-pdassociates.co.uk

| | |
|-----------|--|
| Client: | |
| Project: | Outline Application for Housing Development at Manor Vale Lane, Kirbymorside |
| Drawing: | Proposed Dwellings 1 to 6 |
| Date: | August 2016 |
| Scale: | 1:100 @ A1 |
| Author: | PLANNING |
| Drawn by: | KWL/093/03/12 |

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.

Doc No: V40C 201117

NOTES

LEVEL DATUM.....OS ORTHOMETRIC HTS
GRID ORIENTATION.....OSGB36

NORTH



KEY

- FIRE HYDRANT
- BRITISH TELECOM MANHOLE
- ELECTRICITY INSPECTION COVER
- CABLE TV
- WATER STOP VALVE
- GAS VALVE
- ELECTRICITY POST/PYLON
- LIGHT
- TRAFFIC LIGHT
- ROAD SIGN
- TELEGRAPH POLE
- STAY WIRE
- ROAD GULLY
- KERB OUTLET
- DRAINAGE MANHOLE
- WASHOUT
- DRAIN/DIKE WATER LEVEL
- DRAIN/DIKE INVERT LEVEL
- TOP OF BANK
- BOTTOM OF BANK
- WALL
- CONCRETE
- TRACK
- BUILDING
- ROAD CHANNEL
- HEDGEROW
- TREE CANOPY
- FENCE

All critical dimensions to be checked on site prior to fabrications. Please report any discrepancies. If in doubt, ask.

REVISIONS

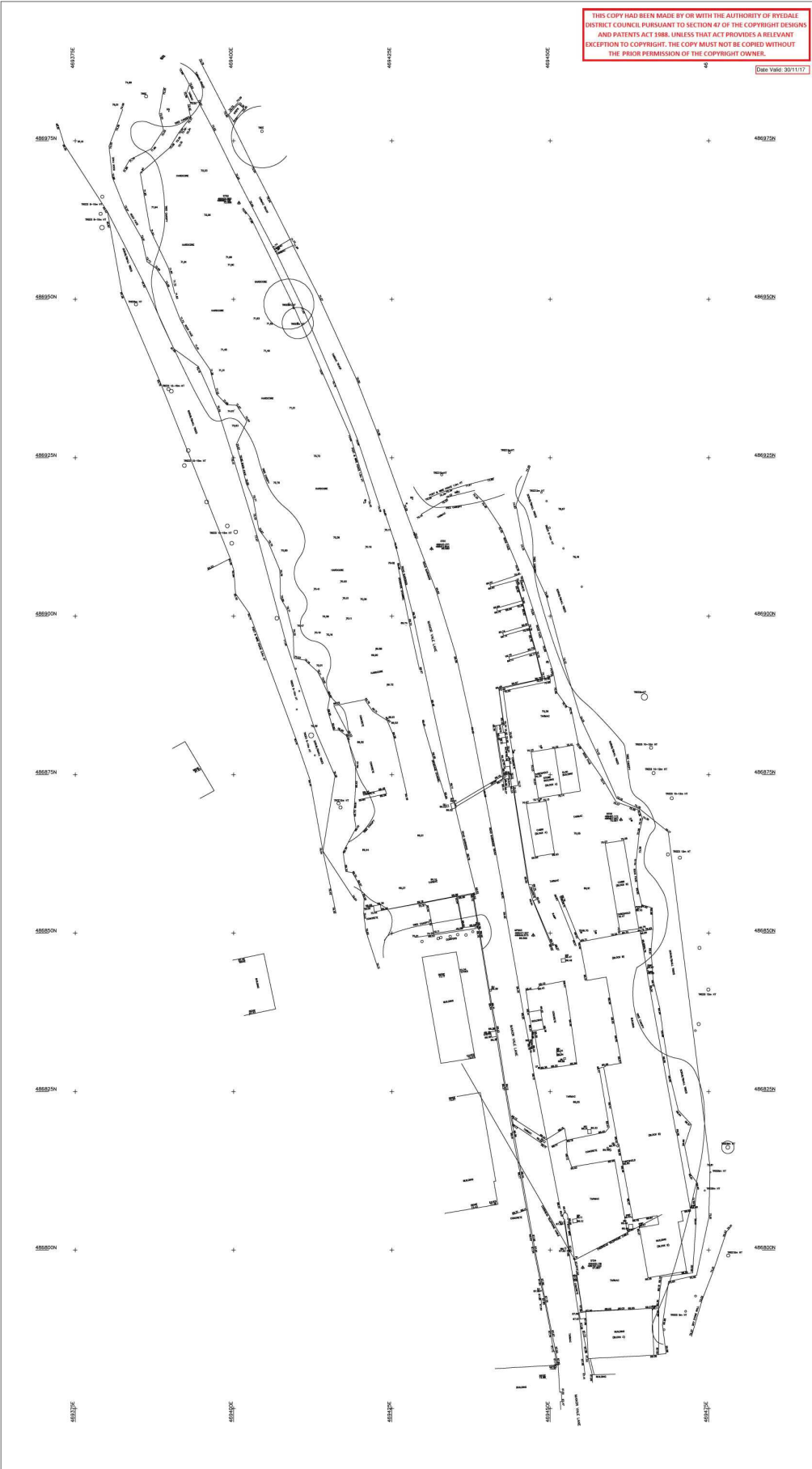
| Date | Details |
|------|---------|
| | |

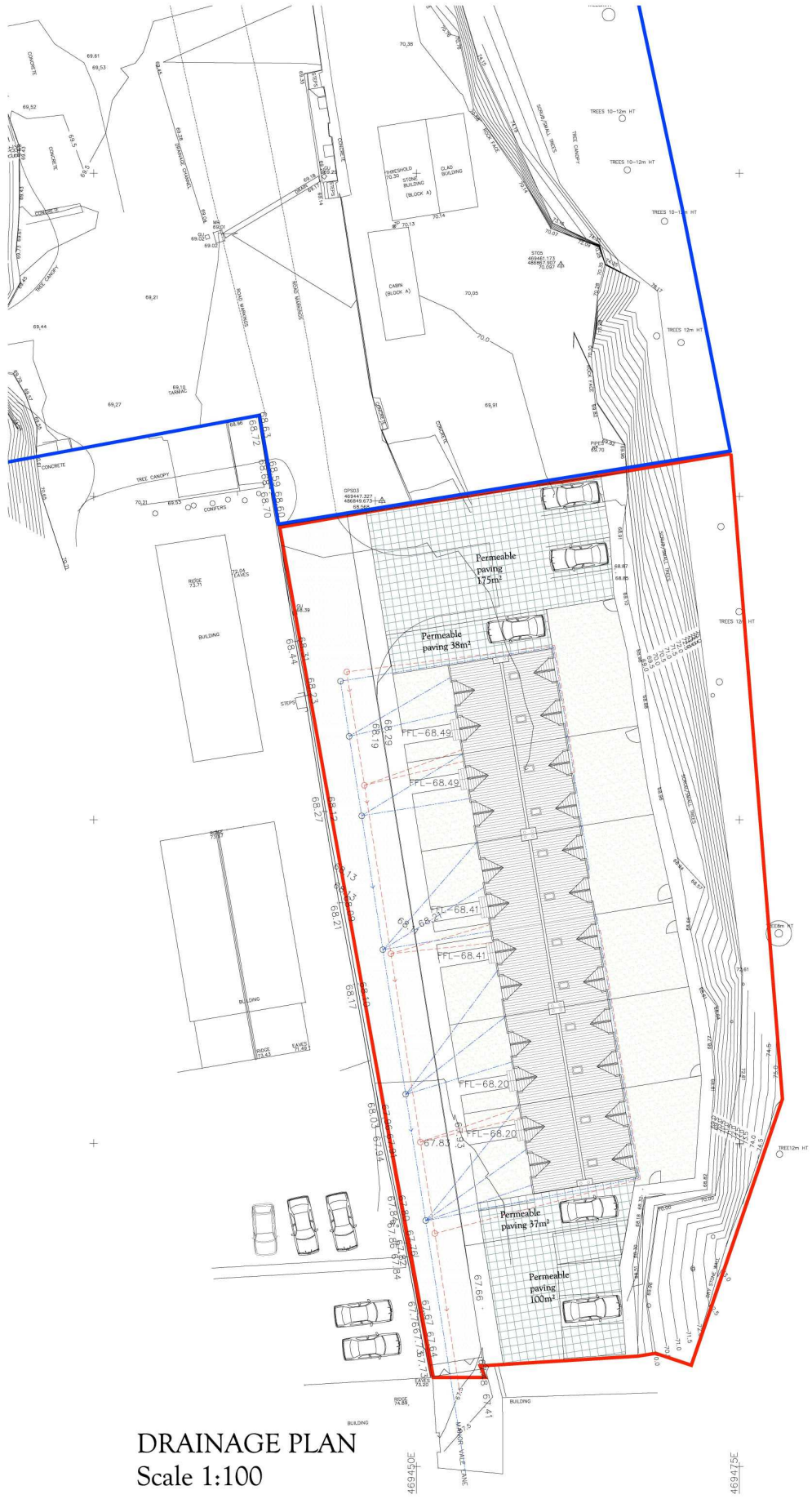
Landmark Surveys (UK) Ltd
 148 ROYSTON ROAD
 CLOWORTH
 BANBURY
 OX2 8JW
 TEL: 01225 780070
 FAX: 01225 780079
 MOBILE TEL: 07801 857470
 E-MAIL: mark.landmark@btinternet.com

Client: PDP

Site: SITE ON MANOR VALE LANE
KIRBYMOORIDE

| | |
|-----------------------|---------------------------|
| Scale: 1 : 200 | Date: MARCH 2013 |
| Drawn by: M.R.GILMORE | Surveyed by: M.B.G., W.B. |
| Checked by: | Plan Ref: FEP069SP |





DRAINAGE PLAN
Scale 1:100

486875N

486850N

486825N

486800N

486945E

4869475E

Date Valid: 30/11/17

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF IPSWICH DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988. UNLESS THIS ACT PROVIDES OTHERWISE, EXCEPT TO THE EXTENT PERMITTED BY COPYRIGHT, THIS COPY MUST NOT BE COPIED WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT OWNER.

PLEASE NOTE:
This is a preliminary drawing and is not intended to be used for construction. It is intended to be used for planning purposes only. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

REVISIONS TO BE MADE:
1. To be made in accordance with the Planning Department's Building Regulations. 2. To be made in accordance with the Planning Department's Building Regulations. 3. To be made in accordance with the Planning Department's Building Regulations.

THE NEW BUILDING:
The New Build An office will be required for Planning Department's Building Regulations. The New Build An office will be required for Planning Department's Building Regulations. The New Build An office will be required for Planning Department's Building Regulations.

PERMITS TO BE OBTAINED:
1. To be obtained in accordance with the Planning Department's Building Regulations. 2. To be obtained in accordance with the Planning Department's Building Regulations. 3. To be obtained in accordance with the Planning Department's Building Regulations.

REVISIONS TO BE MADE:
1. To be made in accordance with the Planning Department's Building Regulations. 2. To be made in accordance with the Planning Department's Building Regulations. 3. To be made in accordance with the Planning Department's Building Regulations.

Rev B 12/10/2017 - Drainage layout altered to suit revised scheme.
Rev A 21/12/2016 - Scale changed to 1:100. Levels and permeable paving shown.

The Planning & Design Associates
PLANNING, ARCHITECTURAL, ENVIRONMENTAL LANDSCAPE
The Chisley Barn Studios,
The Old Brickyards, Moor Lane, Stamford Bridge,
York, The East Riding of Yorkshire, YO10 1TU.
Telephone 01799 375666
E-mail info@the-pdasassociates.co.uk
website www.the-pdasassociates.co.uk

| | |
|------------------------|--------------|
| Client | |
| Project | |
| Drawing | |
| Proposed Drainage Plan | |
| Date | Dec: 2013 |
| Scale | 1:100 @ A0 |
| Status | Preliminary |
| Drawn by | KW/093/03/15 |



DRAINAGE PLAN
Scale 1:100

PLEASE NOTE:
This plan was prepared from the drawings for a proposed project. It does not constitute a contract and is not to be used for any other purpose. The drawings are prepared to a standard of accuracy that is appropriate to the nature of the work and the requirements of the relevant authorities.

NOTICE TO THE READER:
The drawings are prepared to a standard of accuracy that is appropriate to the nature of the work and the requirements of the relevant authorities. The drawings are prepared to a standard of accuracy that is appropriate to the nature of the work and the requirements of the relevant authorities.

THE PLANNING & DESIGN ASSOCIATES:
The Planning & Design Associates is a limited liability company registered in England and Wales. The company is registered in the Companies House register. The company is registered in the Companies House register. The company is registered in the Companies House register.

| KEY | |
|-----|------------------------|
| | FULL WATER DRAINAGE |
| | SURFACE WATER DRAINAGE |

REVISED PLAN

THIS COPY HAS BEEN MADE BY US WITH THE AUTHORITY OF THE LOCAL PLANNING AUTHORITY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ORIGINAL DRAWING IS THE ONLY COPY TO BE USED FOR ANY OTHER PURPOSE.

Rev C 30/01/2018 - Key added and drainage channels shown to edge of permeable paving areas.
Rev B 12/10/2017 - Drainage layout altered to suit revised scheme.
Rev A 13/12/2016 - Scale changed to 1:100. Levels and permeable paving shown.

The Planning & Design Associates
PLANNING, ARCHITECTURE, INTERIOR LANDSCAPE
The Chicory Barn Studio,
The Old Beckwith, Moore Lane, Stamford Bridge,
York, The East Riding of Yorkshire, YO1 1HU.
Telephone 01759 373656
E-mail info@the-pdassociates.co.uk
website www.the-pdassociates.co.uk

| | | | |
|------------|---|---------|-----|
| Client | | | |
| Project | Planning Application for Housing Development at Morar Vale Lane, Kirkstall, Leeds | | |
| Drawing | Proposed Drainage Plan | | |
| Date | Dec 2013 | Drawn | PAN |
| Scale | 1:100 @ A0 | Printed | C |
| Discipline | Planning | | |
| File No | KW_093/03/15 | | |

Jo Ryan
Arboriculture & Urban Greening
 Lyndum Church Hill Stillingfleet York YO19 6SA
 jo@p-ryan.com

Tree Constraints Plan
Manor Vale Lane, Kirkbymoorside

SCALE : DATE : 12/12/2017

MAP FILENAME
 Tree Constraints Plan



Pear Technology Services Ltd. Email: info@peartechnology.co.uk
 Maps based on Ordnance Survey MasterMap or 1:25000 Mid-scale data
 with the permission of the controller of HMSO. © Crown Copyright

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.



| | |
|--|------------|
| | Category A |
| | Category B |
| | Category C |
| | Category U |

| | |
|--|--------------|
| | Tree ID |
| | Crown Spread |
| | RPA |

Key to Tree Constraints Plan (as per BS 5837)

PDA

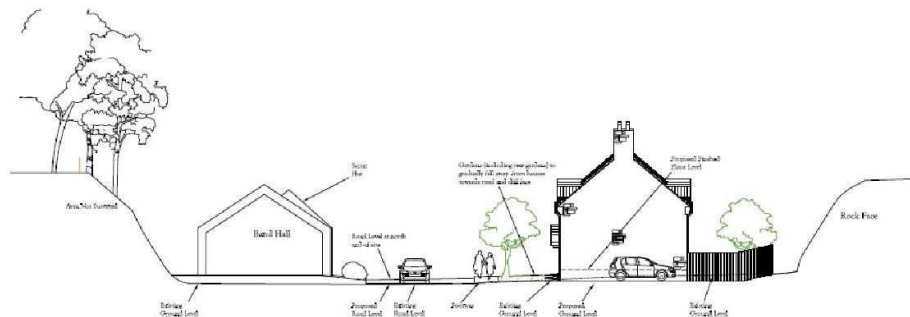
The Planning & Design Associates
Planning.. Architecture.. Interiors.. Landscape

The Chicory Barn Studio, The Old Brickyards, Moor Lane, Stamford Bridge
York, The East Riding Of Yorkshire, YO41 1HU.
Telephone 01759 373656 e-mail: info@the-pdassociates.co.uk

DESIGN, ACCESS & SUSTAINABILITY STATEMENT, DAYLIGHT, SUNSHINE & PRIVACY ASSESSMENT.

PROPOSED OUTLINE RESIDENTIAL DEVELOPMENT
OF 6 No. DWELLINGS AT FORMER COUNCIL DEPOT
MANOR VALE LANE, KIRKBYMOORSIDE YO62 6EG

November 2017



SECTION A



SECTION B

CONTENTS

- 1 INTRODUCTION
- 2 THE PROPOSALS
- 3 HIGHWAYS
- 4 DAYLIGHT, SUNLIGHT AND PRIVACY
- 5 SUSTAINABILITY
- 6 DESIGNING OUT CRIME
- 7 CONCLUSIONS

1. INTRODUCTION

This design statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow some of the process advocated by the CABE Guide to good practice.

This is an outline planning application for a small housing development in the town of Kirkbymoorside. The site is located on the Northern edge of the town, accessed from Manor Vale Lane, & is currently occupied by a brownfield redundant NYCC highways depot buildings of no architectural merit with permission for demolition. The aim is to re-develop providing an appropriate residential use for the site to provide badly needed housing.

The road bisects the site from south to north & narrows to a single track access road to the local golf club. The site is bounded along its longitudinal sides by stone cliffs formed by historic quarrying which support substantial mature trees. The trees & general fauna have been surveyed by an arboriculturist & the report is included in this application.



AERIAL VIEW OF EXISTING SITE



VIEW OF EXISTING SITE FROM THE SOUTH ON MANOR VALE LANE

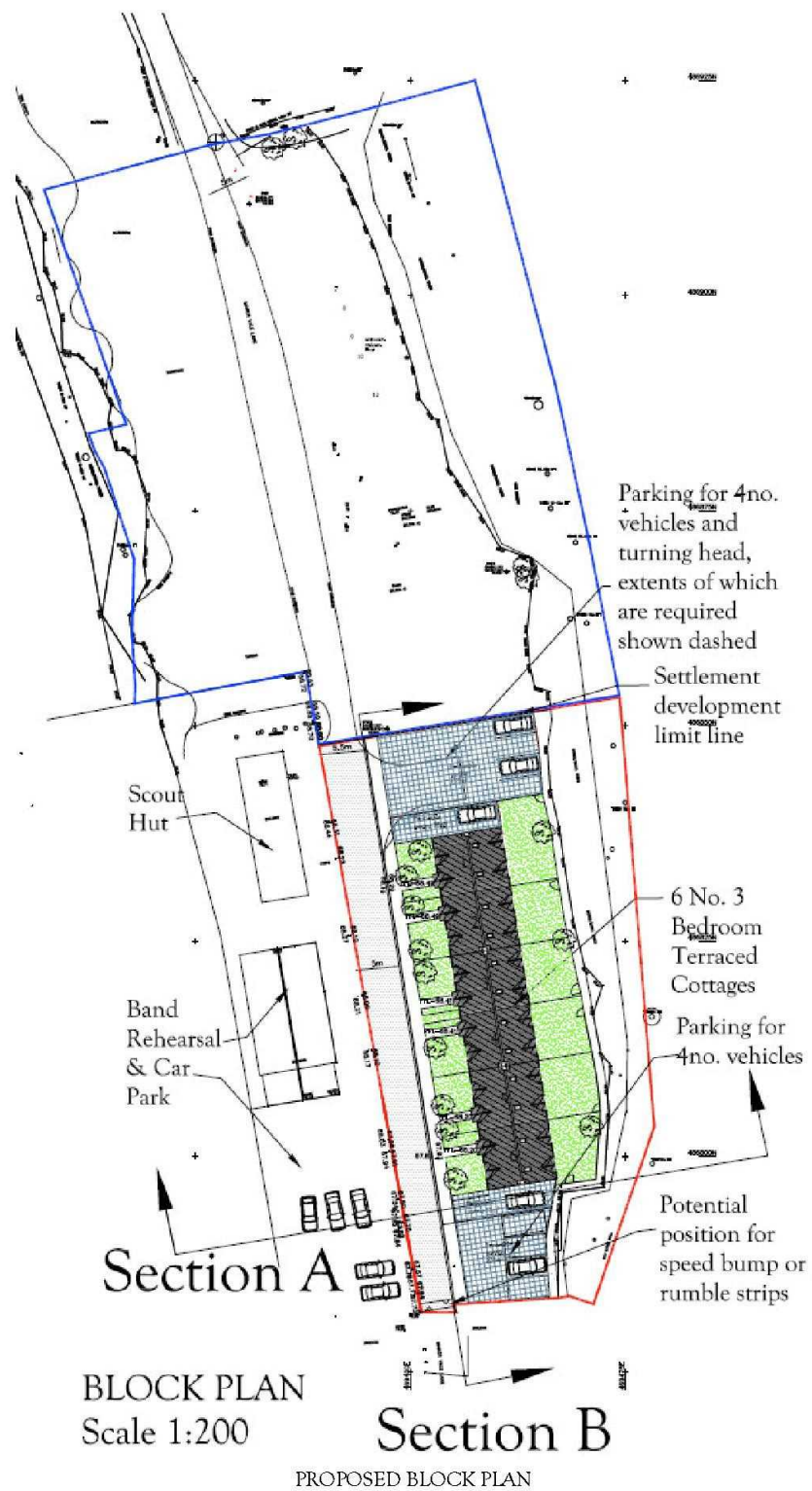
As can be seen from the aerial view, a modern residential development is located on the top of the cliff to the west of the site with open space to the eastern boundary. To the southwest of the site are two community halls, one of which is a Scout Hut & the second being the Headquarters of Kirkbymoorside Town Band.

Kirkbymoorside is a small market town in the Ryedale district of North Yorkshire and lies approximately 33 miles North of York & 25 miles West of Scarborough on the edge of the North York Moors National Park. It has a population of approximately 3,000.

The site lies partly within the Development Limit as shown on the Ryedale Local Plan Inset Plan for Kirkbymoorside (Fig 2). The application site is approximately 0.21Ha which gives a housing density of approx 28/29 dwellings per hectare with a 6 unit layout.

2. THE PROPOSALS

The application is for 6no. 3 Bedroomed Stone Terraced Cottages each with appropriate amenity & allocated parking spaces. The properties have been designed & sited taking note of the local distinctiveness and scale of existing houses, with landscaping potential to the fronts & larger gardens to the rear. The car parking has been sited at either end of the row of houses, with the 2 end houses having their own drives which can accommodate 2 cars and the other houses each have 2 allocated spaces within the parking areas. The layout attempts to retain a sense of openness allowing views of the cliffs as one traverses the site.



The dwellings have been sited away from the cliffs to ensure adequate sun & daylight enter the windows of the properties from above the tree canopy. Some of these trees have had a crown reduction already and there are other trees which will be felled or have a crown reduction, in order to allow further light, over, through and under the canopy. The properties have been designed to be sympathetic with the traditional style of the Market Town.



VIEW OF COTTAGES ON MANOR VALE LANE

Reference has been made to the Kirkbymoorside Conservation Area Appraisal document as the site is adjacent Area 3. The housing is to be built in stone to reflect the more characterful cottage designs found at the entrance of Manor Vale Lane, with pantile roofs & timber windows.

Please refer to additional documentation submitted entitled 'Landscape & Visual Impact Assessment' & 'Supporting Planning Statement'.

3. HIGHWAYS

The principal vehicular access to the site is from Dale End then along Manor Vale Lane. There are designated parking areas for the dwellings, 2no spaces per dwelling, some of which are included in the curtilage of the dwelling. The lane is essentially a dead end currently but a regularised carriageway width is provided on the site with pedestrian areas & a turning head proposed. This section of road within the application site is to become an adopted highway.

Due to existing boundary & building positions at the Southern approach to the site there is currently no footpath. The proposed scheme includes for a footpath to the front of the houses and parking areas, which runs the length of the application site and stops at each end of the application site. Where the footpath ends at the Southern edge of the application site, a speed bump or rumble strip could be provided to slow vehicular traffic movement.

4. DAYLIGHT, SUNLIGHT AND PRIVACY

National guidance on assessing new development proposals is set out in the Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice” by P J Littlefair (1991). Local plan policies generally protect residential amenity & ensure that adjacent development does not result in unreasonable loss of light, overlooking or overshadowing.

Good design ensures buildings which in their design & form & positioning are compatible with the character of the surroundings, which will not result in an unreasonable loss of privacy or natural light to neighbouring properties & are not detrimental to neighbourhood amenity.

The houses have been sited to achieve average garden lengths & distances from the variable cliff face heights.

The existing mature landscape & distances involved within the site helps mitigate any significant overshadowing & privacy issues that may occur from the neighbouring gardens on the western cliff top.

Site planning should ensure that there is sufficient area of sky visible to give good interior light with windows of a reasonable size to the proposed dwellings and the dwellings that may be affected. This is determined by distances and angles of the proposed face to face/rear relationships of the buildings with the 25 degree and 45 degree method for angled relationships but not side to side gable relationships. The site proposal addresses these requirements in their current form.

5. SUSTAINABILITY

The dwellings will comply with current building regulations & will be efficient in terms of thermal insulation & energy consumption which assists in minimising the carbon footprint. Construction materials & components wherever possible will be selected with regard to life cycle costing impact, the amount of energy embodied within & with a view to re-cycle ability. Reclaimed & recycled materials will also be used & sourced locally wherever possible to benefit the local economy & community. The scheme design aims to create a living environment, which will enhance the health & well being of both its residents & the surrounding community.

The houses will benefit from thermally efficient heating systems & it is intended to supplement the domestic hot water with solar panels included within the design. NB these have not been indicated on the accompanying drawings as they will be sized and designed by specialist installer. They will be located on the south facing roof pitches where ever possible. The use of these Zero Carbon Technologies is intended to reduce the demand on fossil fuels. Existing mains services will be extended as necessary to serve the proposed dwellings.

6. DESIGNING OUT CRIME

The proposed dwellings are arranged to provide close supervision of the shared access road, the parking spaces & the private gardens. The provision of distinct borders with well defined public and private spaces discourage antisocial behaviour & reduce the risk of crime. The development is intended to encourage a community feel & promote a 'crime-watch' conscious neighbourhood.

7. CONCLUSIONS

The site currently consists of redundant buildings & extensive concrete hard standing, petrol pumps & former waste transfer areas, confined between tree-topped cliff faces of a disused quarry. It is currently in a poor state of disuse & badly needs a solution to provide an attractive viable link between the town, Manor Vale Woods & the golf course.

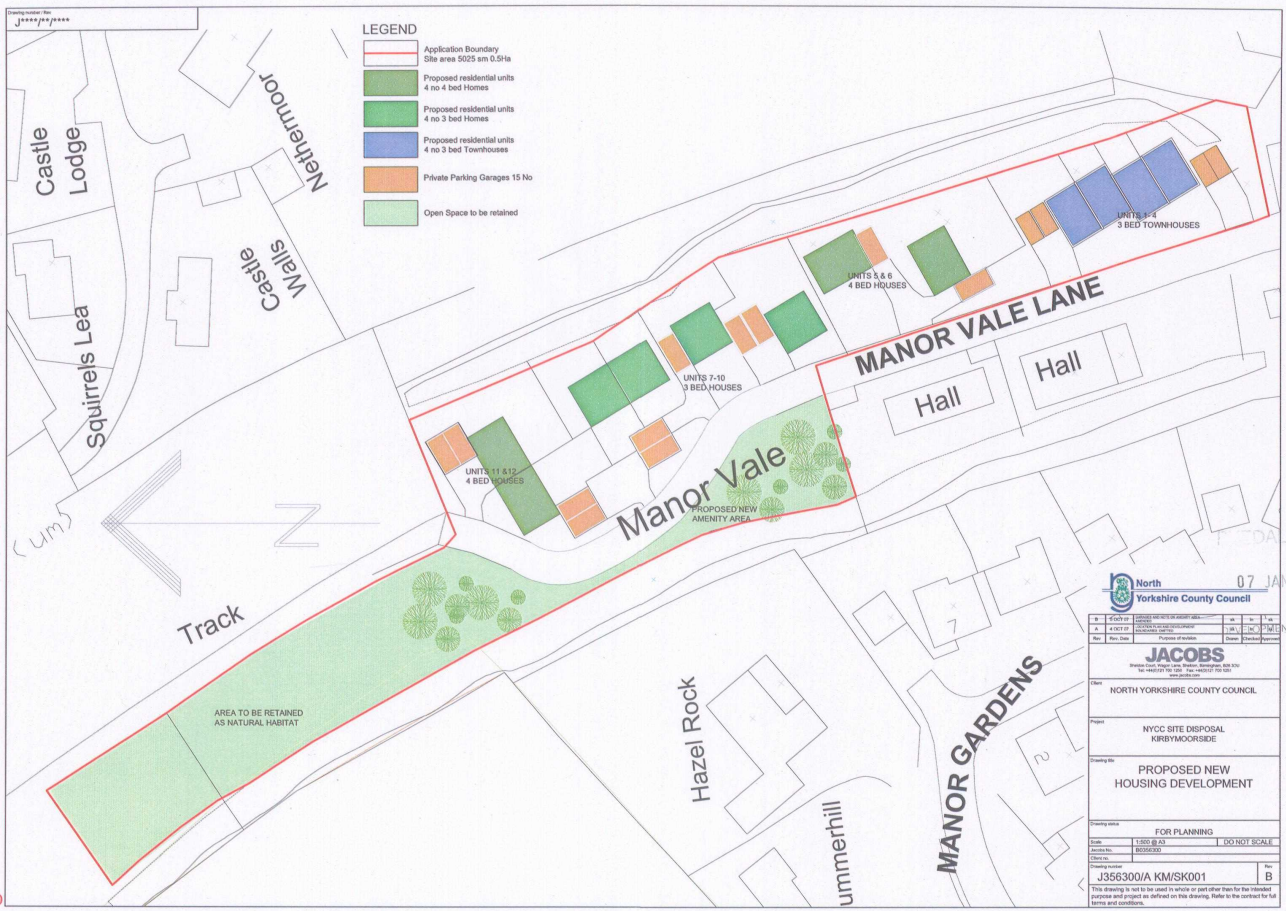
The adjoining dwellings on the cliff top are predominantly modern development whilst the housing to the entrance of Manor Vale are of more characterful stone & brick cottage design with pantile roofs.

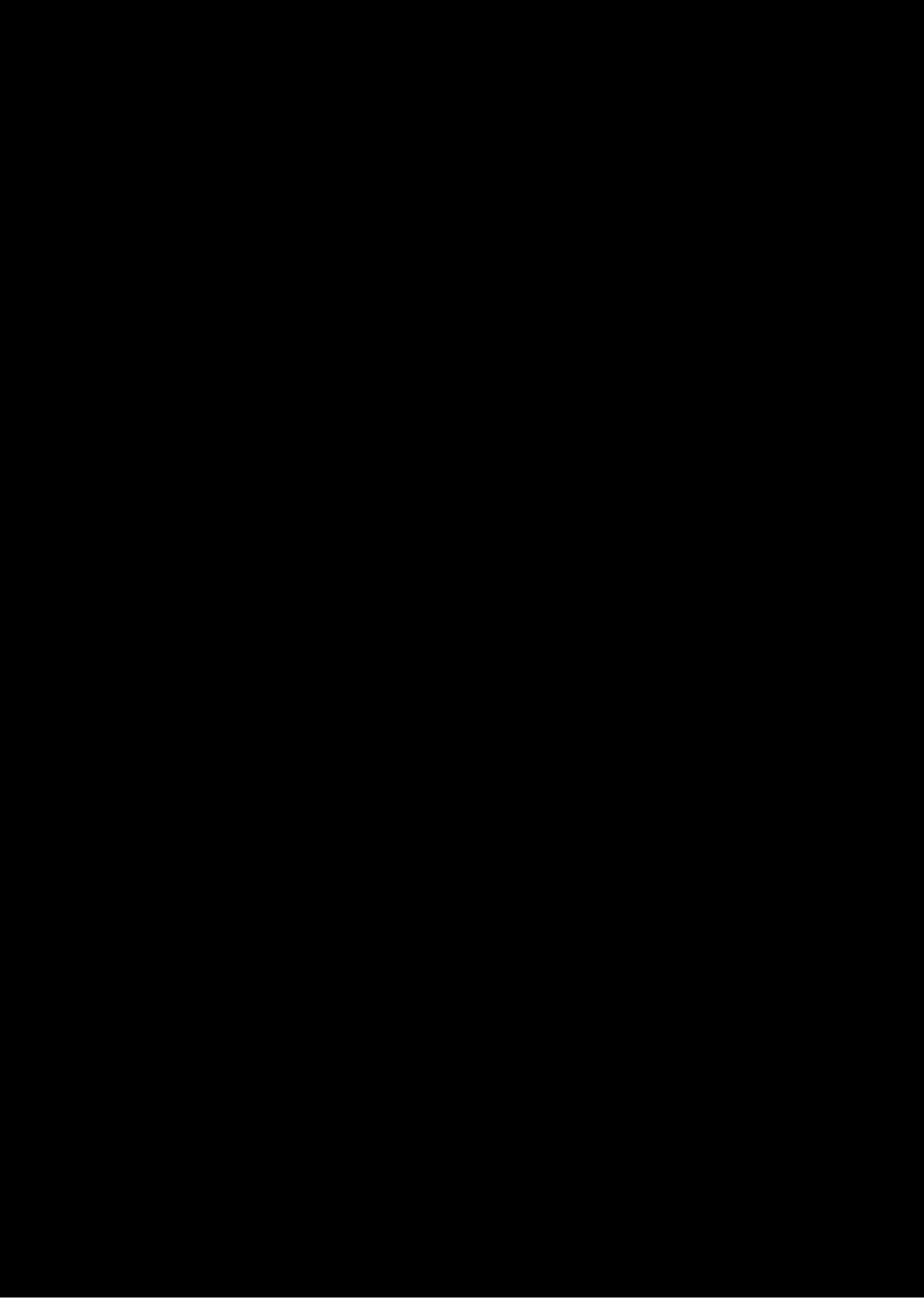
The proposed new dwellings are intended to reflect the latter housing to sit sympathetically & unobtrusively within this setting & the town boundary to provide much sought after starter home & family accommodation in this rural location entirely in line with latest government policy.

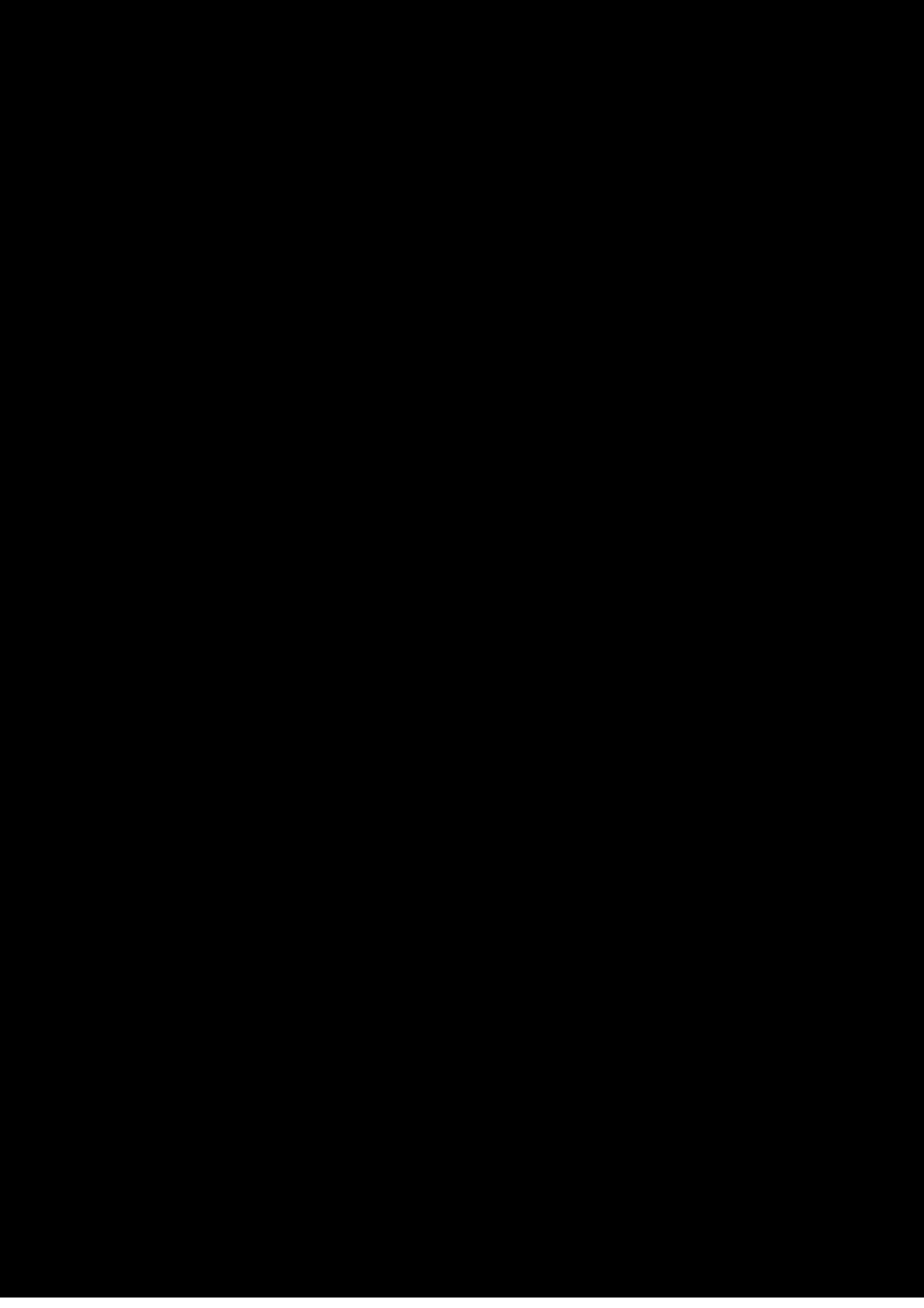
We believe this design statement has set out a well-considered scheme & the principles behind the evolution of the design.

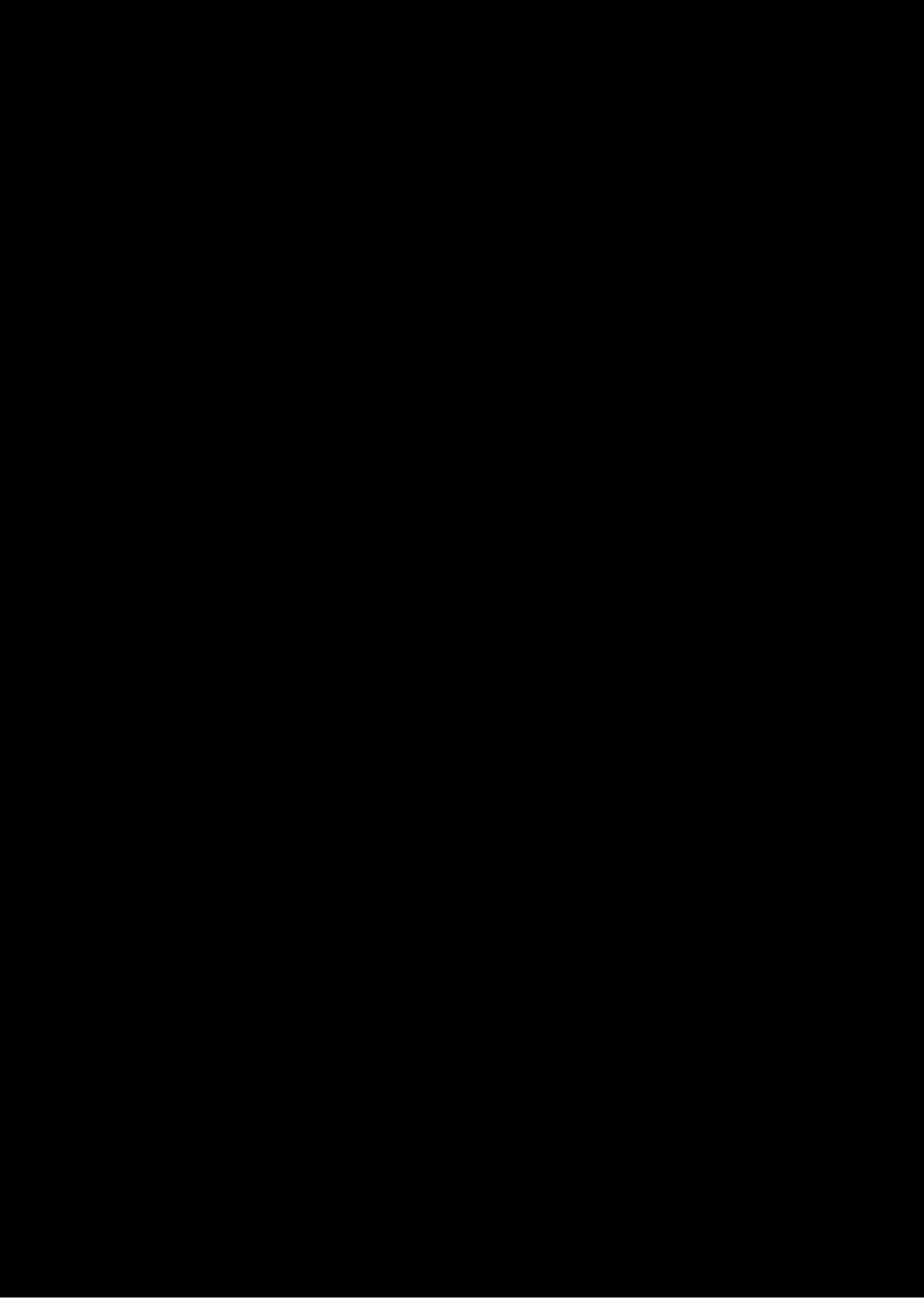
The material planning considerations relevant to the determination of this application have been set out in relation to the national, regional & local plan policy as described in the Planning Supporting Statement by O'Neill Associates.

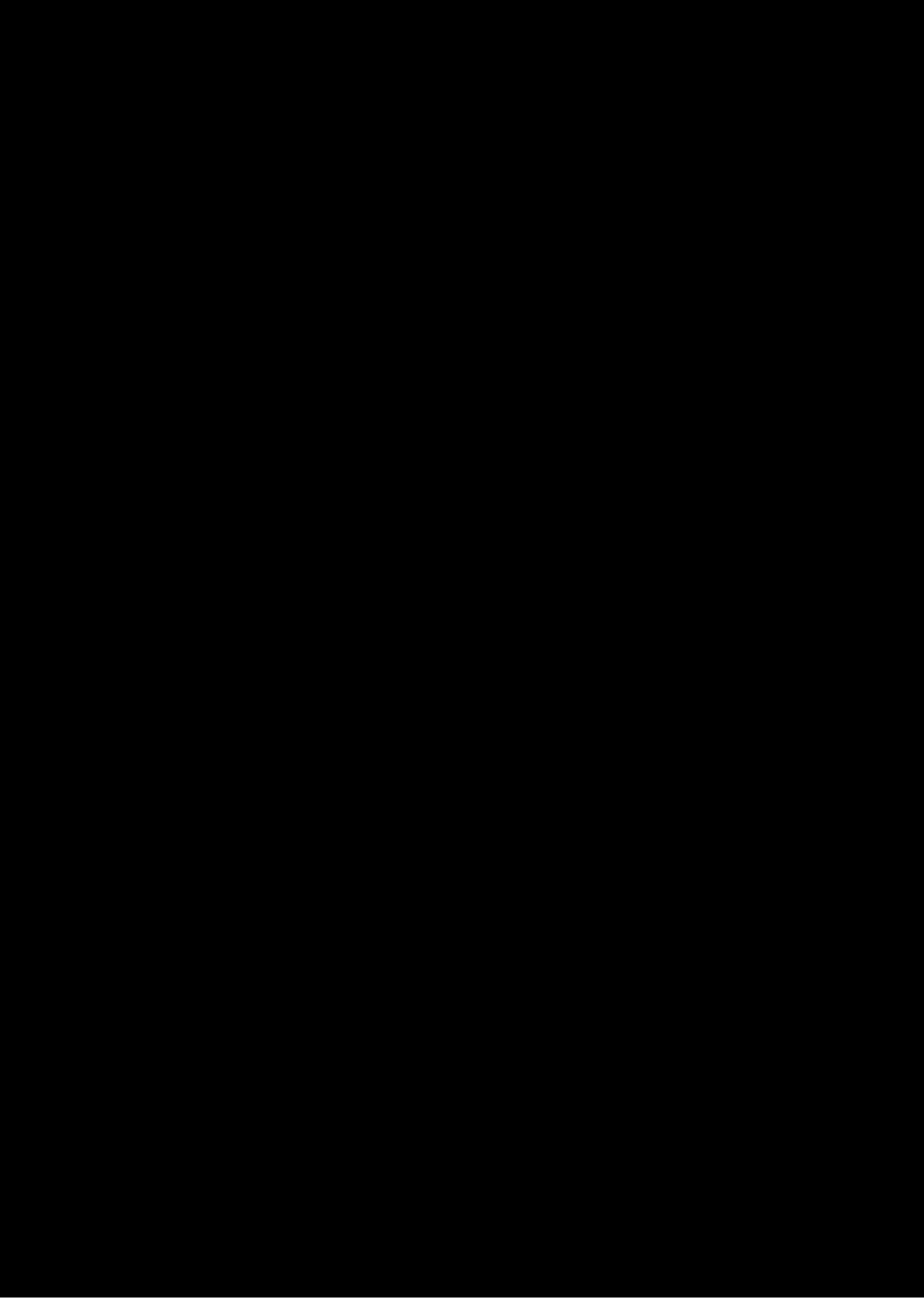
We hope to have demonstrated that the broad principle of development on this site complies with these policies on many levels.

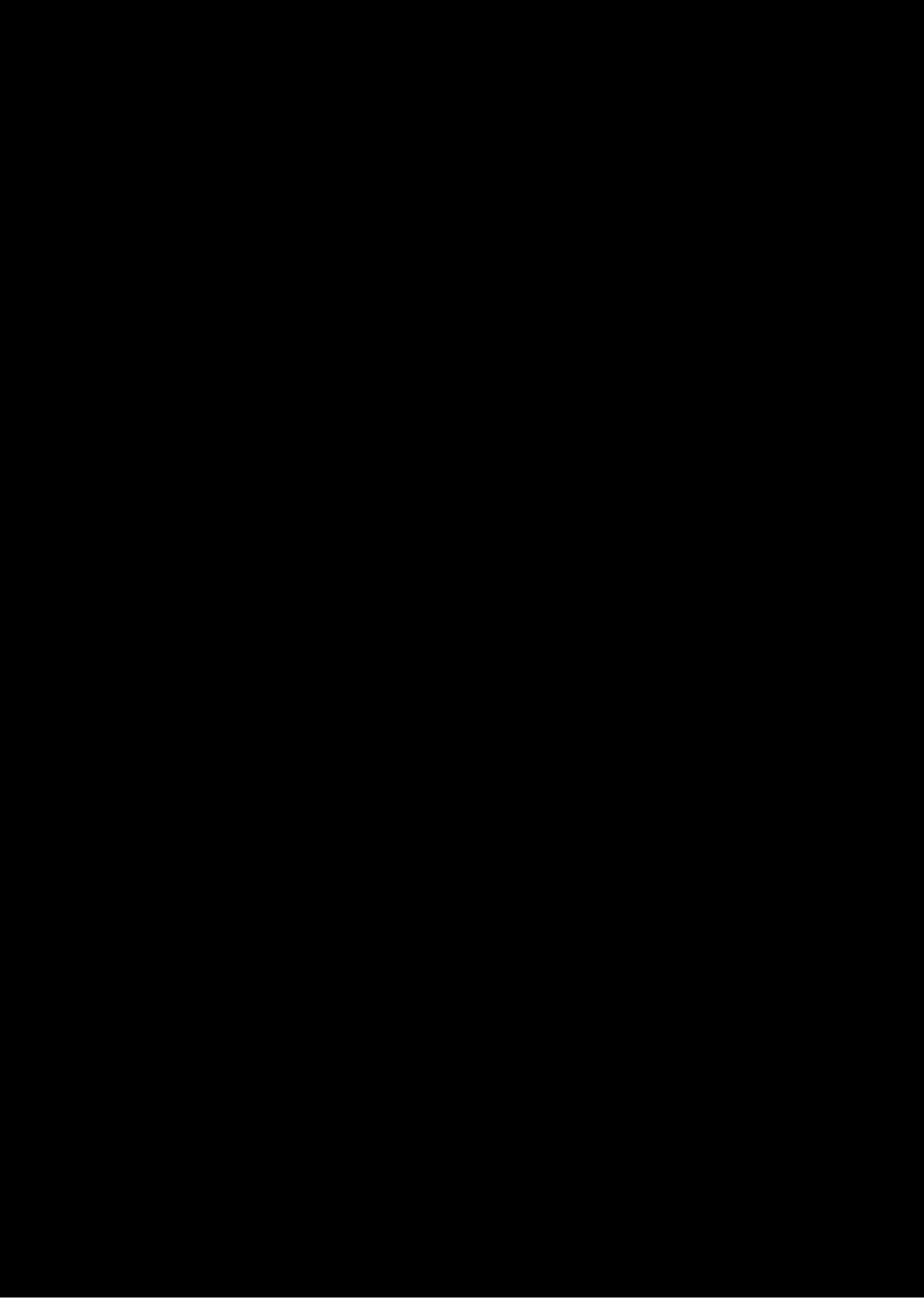












Conclusion

23. For the above reasons, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Malcolm Rivett

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

| | |
|----------|--|
| T Hobday | Jacobs UK Ltd, 1 City Walk, Leeds, LS11 9DX |
| A Martin | Jacobs UK Ltd, 160 Dundee Street, Edinburgh, EH11 1DQ |

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|--------------|--------------------------|
| Paul Simpson | Ryedale District Council |
|--------------|--------------------------|

INTERESTED PERSONS:

| | |
|------------|---|
| J Woodward | Kirkbymoorside Band, Plum Tree House, West End, Kirkbymoorside, YO62 6AF |
| M Dowson | 1 Manor Vale Lane, Kirkbymoorside, YO62 6EG |

DOCUMENTS

- 1 Notification Letter of date/time/venue of Hearing
- 2 Ryedale Local Plan Selective Alteration – Affordable Housing Policy
- 2a Ryedale District Council 2006 Housing Needs Assessment
- 2b Extract of Ryedale Local Plan – policy H13
- 3 Schedule of Planning Conditions
- 4 Written application for costs on behalf of the appellant
- 5 Written rebuttal of costs application by LPA

RYEDALE D.C.

8 SEP 2008

From: Lisa Bolland
Sent: 20 February 2018 09:57
To: Development Management
Subject: 17/01450/OUT and 17/01455/FUL

Morning,

Please find detailed below the responses made by the Kirkbymoorside Town Council Planning Committee.

Should you have any queries please do not hesitate to contact me.

Regards

Lisa

ALAN

17/01450/OUT | Erection of 6no. three bedroom terraced dwellings (site area 0.21ha) - consideration of access, layout and scale | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG **Amended**

The Planning Committee would reiterate the following observations:
The proposal for the erection of 6no. three bedroom terraced dwellings on part of the site of the former County Council depot on Manor Vale Lane, Kirkbymoorside was considered and it was agreed that the proposal would benefit the site on provision that measures are implemented to reflect the expert advice previously provided in detailed reports and provided it residential development of the site would not be to the detriment of the Kirkbymoorside Town Brass Band.

The Planning Committee would reiterate the observations submitted in response to previous applications 16/01658/OUT, 15/01156/OUT and 15/01156/MOUT for development of the site as the concerns raised remain valid for this application, as follows:

Attention must be drawn to the repeated incidences of surface water flooding in Kirkbymoorside and the impact on existing houses in Manor Vale. Video and photographic evidence of the floods previously submitted to Alan Hunter should be brought to the attention of the Planning Committee.

The introduction of additional impermeable surface areas, would exacerbate the ongoing issues of flooding in Manor Vale, and the detrimental impact that this would have to the existing properties. It is important that the developer addresses the matter of drainage in sufficient detail to allay any fears and a demonstration of suitable surface water management proposals should be provided.

The Planning committee confirmed its support of residential development in principal.

Regards

Lisa Bolland

--

Lisa Bolland
Clerk to Kirkbymoorside Town Council
Church House
7 High Market Place
Kirkbymoorside
YO62 6AT

From: Lisa Bolland
Sent: 18 January 2018 09:03
To: Development Management
Subject: Planning Applications 17/01450/OUT, 17/01455/FUL and 17/01494/HOUSE

Morning,

Please find detailed below the responses made by the Kirkbymoorside Town Council Planning Committee.

Should you have any queries please do not hesitate to contact me.

Regards

Lisa

P17050 PLANNING APPLICATIONS

c) 17/01450/OUT | Erection of 6no. three bedroom terraced dwellings (site area 0.21ha) - consideration of access, layout and scale | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

The proposal for the erection of 6no. three bedroom terraced dwellings on part of the site of the former County Council depot on Manor Vale Lane, Kirkbymoorside was considered and it was agreed that the proposal would benefit the site on provision that measures are implemented to reflect the expert advice previously provided in detailed reports and provided it residential development of the site would not be to the detriment of the Kirkbymoorside Town Brass Band.

The Planning Committee would reiterate the observations submitted in response to previous applications 16/01658/OUT, 15/01156/OUT and 15/01156/MOUT for development of the site as the concerns raised remain valid for this application, as follows:

Attention must be drawn to the repeated incidences of surface water flooding in Kirkbymoorside and the impact on existing houses in Manor Vale. Video and photographic evidence of the floods previously submitted to Alan Hunter should be brought to the attention of the Planning Committee.

The introduction of additional impermeable surface areas, would exacerbate the ongoing issues of flooding in Manor Vale, and the detrimental impact that this would have to the existing properties. It is important that the developer addresses the matter of drainage in sufficient detail to allay any fears and a demonstration of suitable surface water management proposals should be provided.

The Planning committee confirmed its support of residential development in principal.

The Planning Committee and members of the public raised concerns at the condition of the site which was closed in 2005/6 and has since been derelict. There are safety concerns for the residents in the vicinity, most of whom are retired, as this is now essentially a slum property and has attracted vandals. The state of the site is a disgrace and the Town Council has made representation to the Health & Safety Executive (HSE), Environment Agency and the Environmental Services at Ryedale District Council and received the following response:

“.. from an HSE prospective we would not be concerned with the Old Highways Depot as there is no work activity taking place....if there is asbestos on site you should contact the Environment Agency or Building Control Services who should be able to help in this matter.”

Upon contacting the Environment Agency their recommendation was to contact the Environmental Services at Ryedale District Council who provide the following response:

“.. unfortunately there is no action that we can take, other that the disused "Portacabins" that are on site there isn't anything that would be of concern to us and the site is well screened and secured.”

The Planning Committee agreed to make representation to the relevant authority to explore the feasibility of action against the owner to demolish the buildings and tidy up the site in accordance with application 13/00807/DNO | Demolition of former County Council buildings | North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG which was approved in November 2013.

--

Lisa Bolland
Clerk to Kirkbymoorside Town Council
Church House
7 High Market Place
Kirkbymoorside
YO62 6AT

Agenda Item 12

Item Number: 12
Application No: 17/01494/HOUSE
Parish: Kirkbymoorside Town Council
Appn. Type: Householder Application
Applicant: Mr & Mrs J Humphreys
Proposal: Erection of a part two storey/part single storey rear extension and terracing of rear garden
Location: 24 Castlegate Kirkbymoorside North Yorkshire YO62 6BJ

Registration Date: 11 December 2017
8/13 Wk Expiry Date: 5 February 2018
Overall Expiry Date: 1 February 2018
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council No comments

Neighbour responses: Ms Rachel Underwood, Mrs Elizabeth Davison,

THE SITE:

The application site is located within the built up area of Kirkbymoorside and within the designated conservation area. Castlegate is a narrow street with narrow foot ways and is characterised by dwellings which back onto the back edge of the public footpath. The property is one of a number of linked terraced properties that run along the eastern side of the roadway.

Many of the terraced cottages are small in scale - originally only being a single room in width. However over the years many have been extended to the rear to provide additional accommodation and to the rear of these properties there are a number of existing two storey flat roofed extensions. None of these are visible from the street because they are completely screened by the continuous run of properties either side.

THE PROPOSAL:

This application is for a part two storey/part single storey rear extension with the creation of a lower terrace area immediately to the rear of the proposed extension. At the present time most of the rear garden serving the property is at a higher level and some excavation is proposed to create the lower terrace area. The properties either side (and also the existing property) have already been extended in the past with two storey flat roofed additions. The addition to the rear of Number 26 currently projects further to the rear than the others and this application seeks to extend Number 24 as far as that at Number 26 at first floor with an additional lean to at ground floor which projects a further 1.3 metres. The excavated lower terrace is approximately 1.5 metres beyond the ground floor part of the extension.

Plans and elevations are attached which show the existing ground and first floor arrangements of the dwelling and also the proposed extensions. The exterior of the building is proposed to be constructed from stone and render to match those either side.

PLANNING POLICY:

National Policy

NPPF

NPPG

Local Policy

Ryedale Plan Local Plan Strategy

Policy SP12 Heritage

Policy SP16 Design

Policy SP20 Generic Development Management Policies

HISTORY:

None directly relevant.

APPRAISAL:

The key considerations relating to this application are.

Heritage impacts

Design

Amenity considerations

Heritage

The site is located within the designated conservation area. The statutory duty imposed requires the Local Planning Authority to assess where or not the proposal enhances or preserves the character of the designated area.

In this case officers consider that the run of terraced properties has already been much altered to the rear and this, notwithstanding the Council's normal approach to two storey flat roofed extensions, forms a distinctive part of the current character of the rear of the properties in Castlegate. As mentioned earlier in this report there are no public views of the rear areas and the distinctive traditional front elevations of the property area unaltered.

The character of the conservation area is considered to be preserved and any harm to the designated area is considered to be negligible in the circumstance of this case. No objections are raised on heritage grounds and Policy SP 12 is considered to be satisfied.

Design

The design approach to this extension is to a large extent set by the way that this property and others in the street have previously been extended. Photos submitted with the application demonstrate the appearance of these and are attached for Members' information.

The proposal is for a modest amount of additional accommodation. On ground floor the existing kitchen which includes a small dining table is enlarged to provide a downstairs toilet and utility room with sitting dining area leading to an outside terrace. At first floor the existing rear bedroom is enlarged and a small ensuite provided.

The design and appearance of the extension largely mirrors those in the immediate vicinity of the site and in the circumstances of the case there appear to be few if any other design solutions that would be appropriate in this instance. Policy SP16 is therefore considered to be satisfied in this respect.

Amenity considerations

The existing property is modest in scale along with others on the street. Whilst the proposed additions are relatively modest in size they are nevertheless close to the side and rear boundaries of both adjacent properties and therefore have the potential to impact on adjacent amenity. This is perhaps less so to the occupiers of Number 26 as this property is on slightly raising ground and it already projects further to the rear than Number 24. It is noted that there has been no objection from the occupier of that dwelling house.

Number 22 however is located close to the side (southern facing) wall of the extension. The two storey element would project approximately 2.2 metres beyond the rear of Number 22 and the ground floor lean-to would be a further 1.3 metres. The boundary is denoted by a wall and panel fence at the present time which already has an impact on daylight to the rear of Number 22 and its rear curtilage. The extension whilst located on the north side of the neighbour (and therefore not resulting in loss of sunlight) will be likely to have some additional impact on natural daylight.

It should be noted that the occupier of Number 22 has objected to the proposal, expressing concerns over its size and that it will extend further to the rear of others in close proximity to the boundary. Concerns are also raised about the proposed excavation to form the lower terrace and potential for impacts on ground stability. The full letter of objection can be viewed on the Council's website.

The matter of amenity impacts is considered in Policy SP20 Generic Development Management Issues. SP20 requires extensions to respect the character and context of the immediate vicinity and this has already been appraised in the report above. Consideration is also required of the impacts of a proposal on the amenity of existing and future residents. The additions are considered to retain sufficient space on the site itself for the needs of future occupiers and the additional accommodation proposed is considered to make the dwelling more suitable for the needs of a small family for example.

The remaining consideration therefore relates to the assessment of the impacts on the adjacent occupiers. Whilst there is an impact upon the adjacent occupier to the south those additional impacts are considered to be limited when appraised in the context of the existing site conditions. In addition the use of a light reflective material on the side facing wall such as a pale coloured render would go some way to mitigate the impacts of the proposal on the adjacent occupier. Subject to the imposition of an appropriate materials condition it is considered that the planning balance weighs in favour of the grant of planning permission.

Other Matters

Kirkbymoorside Town Council have responded and make no comment on the application.

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, details and samples of the materials to be used on the exterior of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.

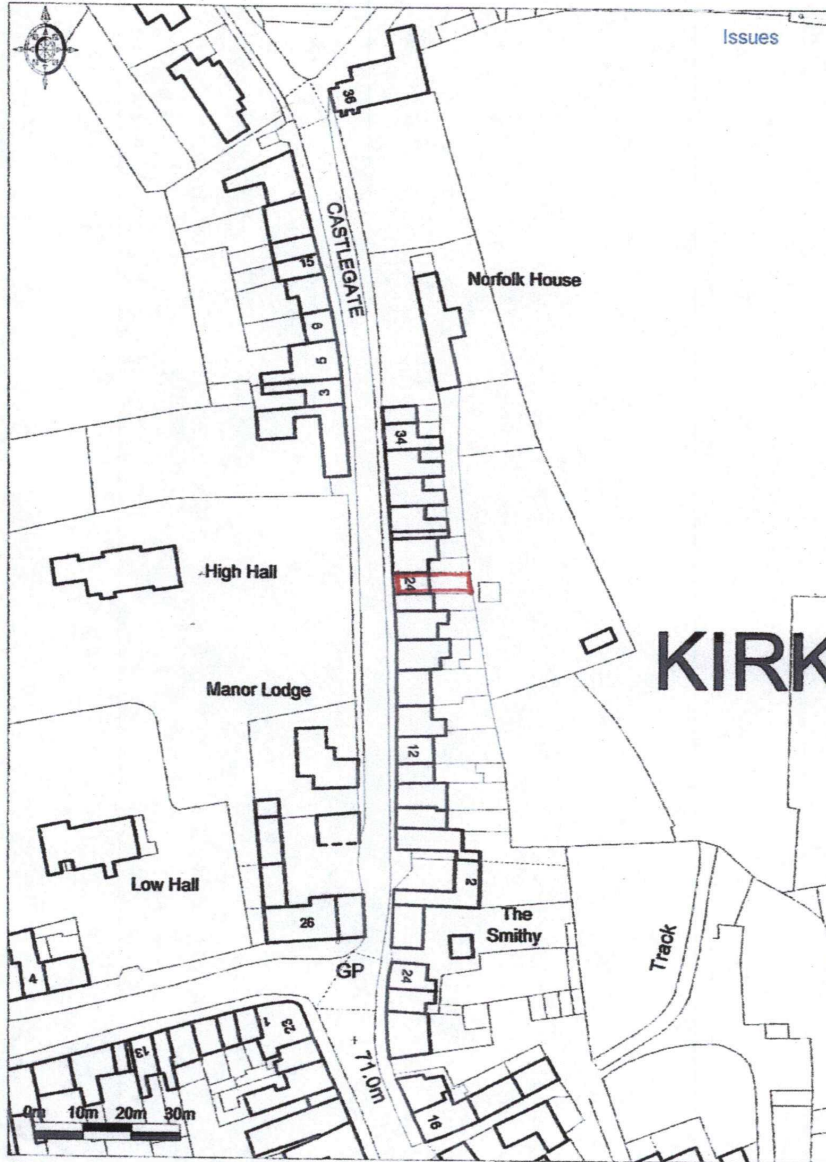
Reason: To ensure a satisfactory external appearance.

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

- Site Location Plan
- Proposed Site Layout – Drawing no. D417021/04
- Proposed Floorplans – Drawing no. D417021/05
- Proposed Elevations – Drawing no. D417021/06

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

24 Castlegate
Kirkbymoorside
York
YO62 6BJ
1:1250 Location Plan

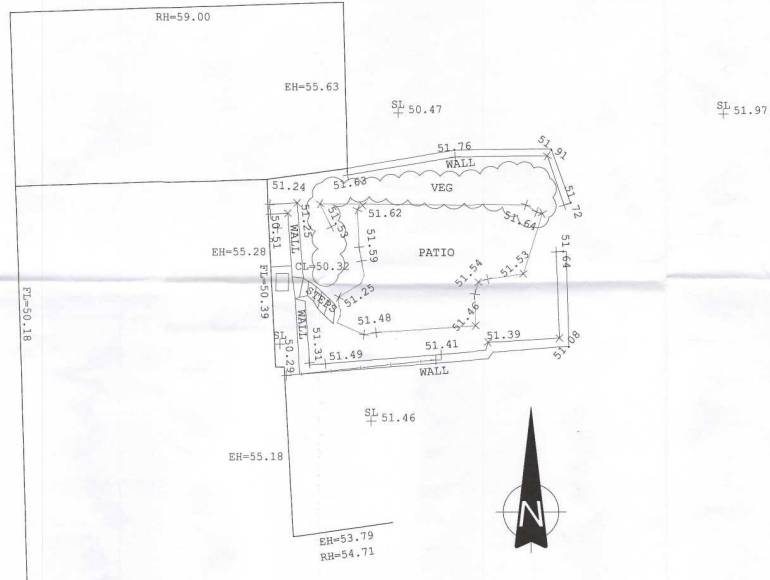


Ordnance Survey © Crown Copyright 2017. All rights reserved.
License number 100020432. Printed Scale - 1:1250

DESIGN 4 architecture

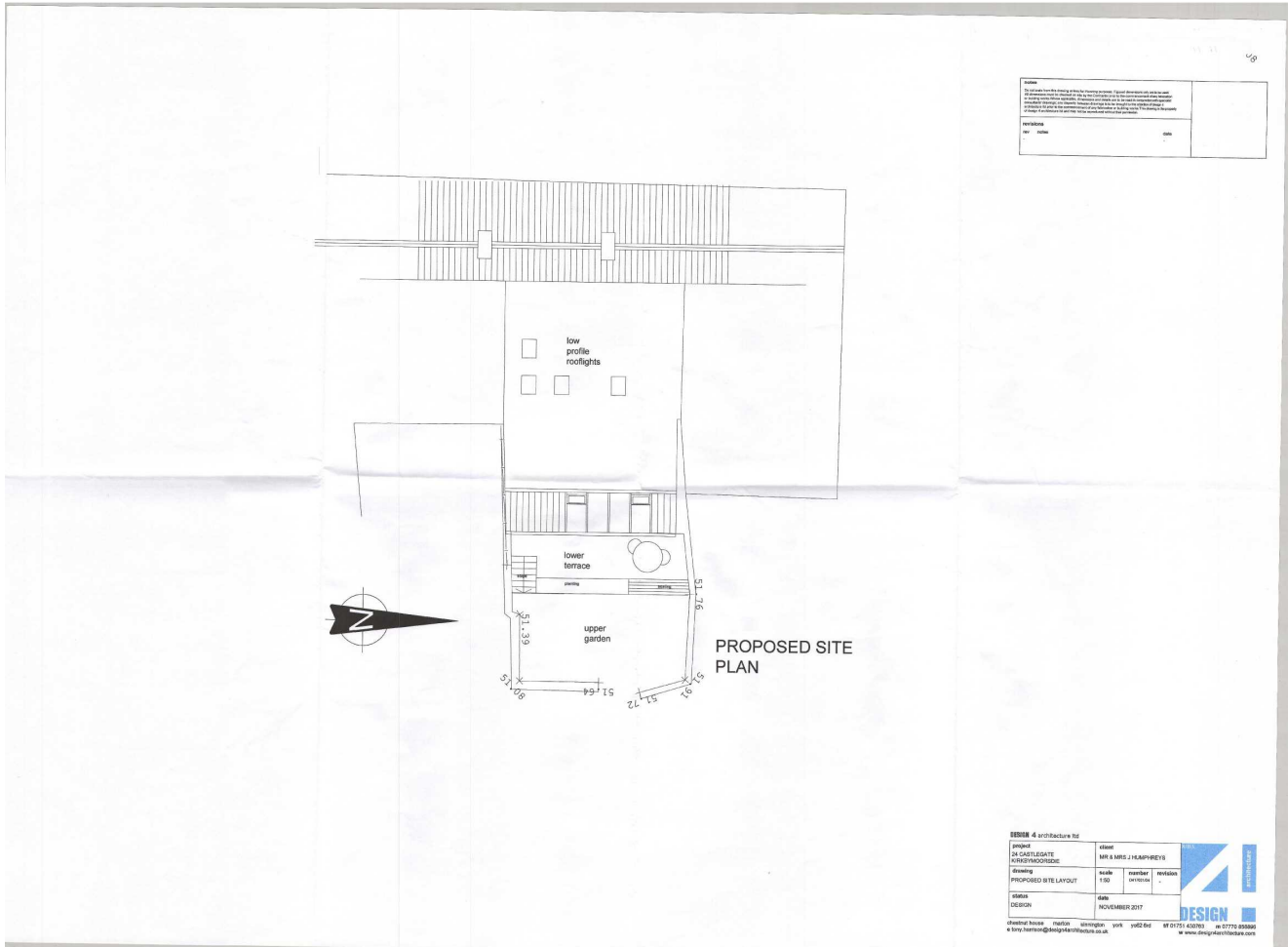
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEVALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

| | |
|--|-------------|
| Notes | |
| <p>1. This plan has been prepared by Planning Associates, 10000 Woodlands Road, Woodlands, NSW 2113. It is the property of Planning Associates and shall not be used for any other purpose without the written consent of Planning Associates. It is the responsibility of the client to ensure that the information on this plan is correct and that it is used for the purpose intended.</p> | |
| Revisions | Date |
| | |



| | |
|---|-----------------------|
| DESIGN 4 architecture | |
| Project | Client |
| 24 CASTLEGATE LINDSAY GARDENS | MRS & MRS J HAMPFREYS |
| Drawing | Scale |
| EXISTING SITE LAYOUT | 1:50 |
| Status | Date |
| SURVEY | NOVEMBER 2017 |
| <p>cheadral hogan dharlow alexander webb waf 004 02 9175 430763 02 9770 85896</p> | |

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.

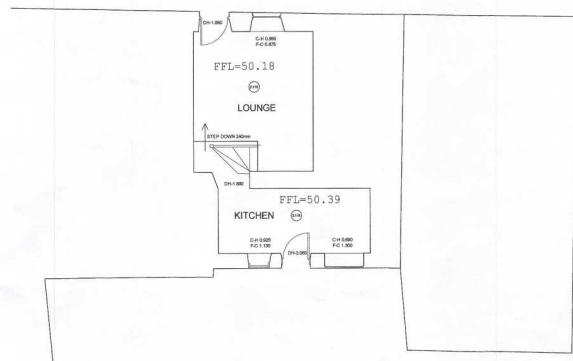


| | |
|--|-------|
| Notes | |
| 1. To be used for the purpose of the proposed development. It is not to be used for any other purpose. 2. The plan is to be used for the purpose of the proposed development. It is not to be used for any other purpose. 3. The plan is to be used for the purpose of the proposed development. It is not to be used for any other purpose. | |
| Revisions | |
| 1 | Issue |

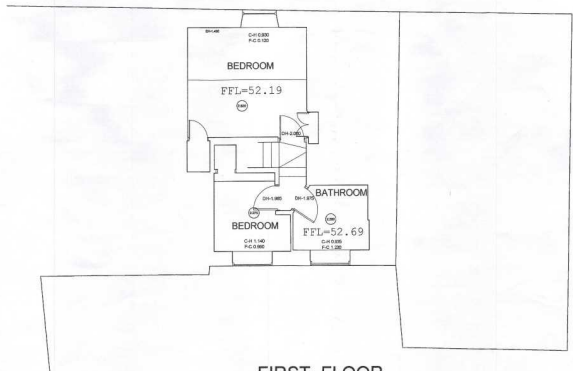
| | |
|---|---------------------------------|
| SECTION 4 Architecture Ltd | |
| project 14 CASTLEGATE KIRKBY-PAGANZSDIC | client MR & MRS J FLAPPYREYS |
| drawing PROPOSED SITE LAYOUT | scale 1:50 |
| status DESIGN | date NOVEMBER 2017 |
| Designer: Andrew Chapman, Kirkby-Paganzsdic, York YO2 6JZ. Tel: 01751 430393. Fax: 01751 838866. Email: andrew@design4architecture.co.uk. Website: www.design4architecture.co.uk | |

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.

| | |
|--|-------------|
| Notes | |
| <p>1. This drawing is a preliminary drawing. It is not intended to be used for construction or for any other purpose without the prior written consent of the architect. It is the responsibility of the client to ensure that the drawing is used for the intended purpose and that any necessary permissions are obtained. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.</p> | |
| Revisions | Date |
| | |



GROUND FLOOR

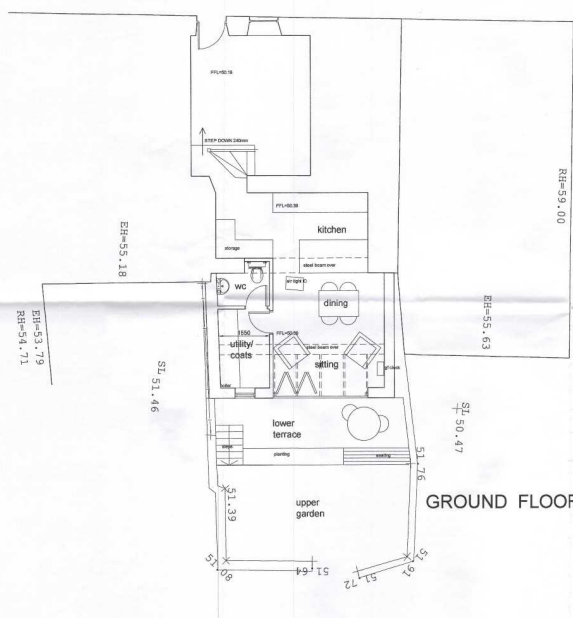


FIRST FLOOR

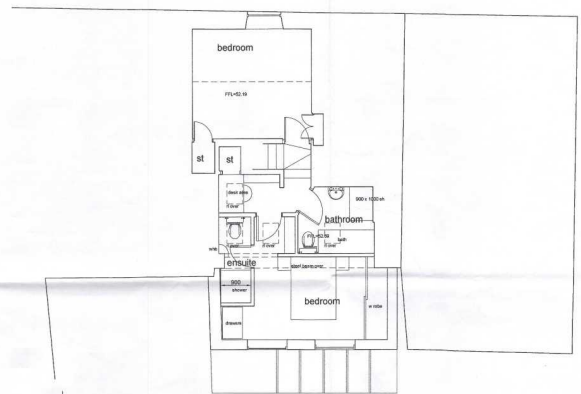
| | |
|-----------------------------------|------------------------|
| DESIGN 4 architecture Ltd | |
| Project | Client |
| 24 GAYLE GATE RIBBYN/CORBRIDGE | MIR & MISS J HAMP-REYS |
| Drawing | Scale |
| EXISTING FLOOR PLANS | 1:50 |
| Status | Date |
| SURVEY | NOVEMBER 2017 |

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

| NOTES | |
|---|--|
| 1. All dimensions are given in millimetres unless otherwise stated. | |
| 2. All dimensions are given in millimetres unless otherwise stated. | |
| 3. All dimensions are given in millimetres unless otherwise stated. | |
| 4. All dimensions are given in millimetres unless otherwise stated. | |
| 5. All dimensions are given in millimetres unless otherwise stated. | |



GROUND FLOOR



FIRST FLOOR



| | |
|---------------------------------------|-----------------------------|
| DESIGN 4 architecture ltd | |
| Project: 26 CASTLEGATE, HUNTSWOODSIDE | Client: MR & MRS J HAMPREYS |
| Drawing: PROPOSED FLOOR PLANS | Scale: 1:50 |
| Sheet: DESIGN | Revision: A |
| Date: NOVEMBER 2017 | |



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 52 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.

| | |
|---|--|
| Notes 1. This drawing is for information only. It is not to be used for construction purposes without the written consent of the architect. 2. The architect is not responsible for the accuracy of the information provided in this drawing. 3. The architect is not responsible for the accuracy of the information provided in this drawing. 4. The architect is not responsible for the accuracy of the information provided in this drawing. 5. The architect is not responsible for the accuracy of the information provided in this drawing. | |
| Revisions No. Date Description | |



WEST ELEVATION



EAST ELEVATION

| | |
|--|----------------------------------|
| DESIGN 4 architecture Ltd | client |
| project 21 CASTLEGATE HINSDALE, MIDDLESBROUGH | MR & MRS J. HAMPHREYS |
| drawing EXISTING ELEVATION(S) | scale 1:50 |
| status SURVEY | number 001/001 |
| | date NOVEMBER 2017 |



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 51 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.

| | |
|--|-------------|
| NOTES | |
| <p>1. This drawing is the property of the Design Team. It is to be used only for the purposes for which it is submitted and is not to be used for any other purpose without the written consent of the Design Team. It is to be returned to the Design Team when no longer required.</p> | |
| Revisions | Date |
| | |



WEST ELEVATION



EAST ELEVATION



SECTION

| | | | |
|----------------------------------|----------------------|---------------|-----------------|
| DESIGN 4 architecture ltd | | | |
| Project | Client | | |
| 24 CASHLEGGATE KIRBYMORRISDE | MRS & MRS J HAMPREYS | | |
| Drawing | Scale | Number | Revision |
| PROPOSED ELEVATIONS | 1:50 | 001/001 | 1 |
| Status | Date | | |
| DESIGN | NOVEMBER 2017 | | |



From: Lisa Bolland
Sent: 18 January 2018 09:03
To: Development Management
Subject: Planning Applications 17/01450/OUT, 17/01455/FUL and 17/01494/HOUSE

Morning,

Please find detailed below the responses made by the Kirkbymoorside Town Council Planning Committee.

Should you have any queries please do not hesitate to contact me.

Regards

Lisa

P17050 PLANNING APPLICATIONS

- e) 17/01494/HOUSE | Erection of a part two storey/part single storey rear extension and terracing of rear garden | 24 Castlegate Kirkbymoorside North Yorkshire YO62 6BJ

No Comment

--

Lisa Bolland
Clerk to Kirkbymoorside Town Council
Church House
7 High Market Place
Kirkbymoorside
YO62 6AT

Agenda Item 13

Item Number: 13
Application No: 17/01513/FUL
Parish: Norton Town Council
Appn. Type: Full Application
Applicant: Mr & Mrs S Cass
Proposal: Erection of a two bedroom bungalow together with formation of vehicular access for 3 The Chase.
Location: Land Off The Chase Norton Malton North Yorkshire

Registration Date: 18 December 2017
8/13 Wk Expiry Date: 12 February 2018
Overall Expiry Date: 12 March 2018
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

| | |
|--|-----------------------------|
| Yorkshire Water Land Use Planning | Await response |
| Parish Council | Object |
| Highways North Yorkshire | Require further information |

Neighbour responses: None received

SITE:

The Chase forms part of a modern residential development in Norton, which is located to the east of the Langton Road.

The proposal site is currently part of the rear garden of No 3 The Chase. This is a detached two storey property which is situated on the northern side of the road and at right angles to the road. To the rear of the plot are single storey dwellings which are situated on Stirrup Close.

The site is located within the Development Limits of Norton.

PROPOSAL:

The proposal is to erect a small two bedroomed bungalow between No3 The Chase and an existing garage which serves that property and which fronts onto The Chase. The proposed bungalow would also front onto The Chase and would be set back slightly from the highway with a small front garden area behind a low brick wall.

The proposed dwelling measures 9m in length by 7m in width, with an eaves height of 2.8m and a ridge height of 5m. It is proposed to be constructed in brick with concrete interlocking roof tiles and white upvc casement windows, to match materials used in the locality. The proposed bungalow will have a small amount of amenity space around its north and eastern elevations, with approximately 3.6m of space to the east and the new boundary to No 3 The Chase. A two metre close boarded fence is proposed to separate the two properties. The existing garage and vehicular access will become the garage/access to serve the proposed bungalow.

A new access to serve No 3 is proposed to be created from The Chase, between the existing dwelling and the new curtilage of the proposed bungalow.

HISTORY:

There is no relevant planning history.

POLICY:

Development Plan:

Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

National Policy:

National Planning Practice Guidance

National Planning Policy Framework

APPRAISAL:

It is considered that the main issues in relation to the application are:

- i. Principle of development
- ii. Character and form
- iii. Impact on the residential amenity
- iv. Highway Safety
- v. Consultation Comments

i. Principle of development

The site is located within the Development Limits of Malton and Norton and in an existing residential area. In principle, the proposal is acceptable in terms of Policies SP1 and SP2 of the Local Plan Strategy.

Single storey accommodation forms a small proportion of Ryedale's housing stock and is in much demand, particularly within the context of an ageing population. It is considered that the proposed bungalow would contribute to addressing imbalances in the existing housing stock and in this respect, the proposal is consistent with Policy SP4 of the Local Plan Strategy.

ii. Character and form

The proposal is considered to be a relatively simple but typical design for a modern bungalow. The materials proposed and design details are not out of character with those currently used across the estate. The surrounding development is a mixture of single and two storey dwellings which follow a traditional estate layout - set back from the highway and either fronting or at right angles to the highway. In this respect the design and siting of the proposed dwelling would not be out of character with the current estate layout.

Dwellings across the estate are situated in relatively generous plots. The juxtaposition and orientation of dwellings of different scales and the garden space between them means that space between dwellings is a feature of the design of an estate of this age. Notwithstanding this, as garden landscaping has become established over time and as houses have been extended and outbuildings erected within residential curtilages, this is less prominent. Within this context, the proposed development of the garden plot would not compromise the character or built form of the estate. In this respect the proposal is considered to be in accordance with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Local Plan Strategy.

iii. Impact on the residential amenity

The proposed bungalow will not be overlooked by properties to the north and vice versa, as these are single storey in scale.

Due to the orientation of the proposed bungalow in relation to No 3 The Chase, views into the lounge and kitchen of the proposed dwelling and into its amenity space would be possible from the second floor windows of the rear elevation of No 3. Whilst some overlooking of neighbouring properties is not uncommon across the estate, it is considered that due to the proximity of the two dwellings, a scheme for the boundary treatment should be conditioned in order to mitigate overlooking of the proposed dwelling. This could include limited tree planting in addition to the proposed 2 m close boarded fence. One window and a patio door are proposed to the eastern elevation of the bungalow. However, as the proposed dwelling is single storey, the proposed 2 m close boarded fence would ensure that the proposed development would not result in overlooking/loss of privacy for the existing and future occupants of No 3.

The proposal will result in the loss of part of the rear garden of No 3 and in this respect, the amount of private amenity space for that dwelling will be compromised. It is however, considered that sufficient usable space in the rear garden would remain. In addition, it should be noted that the property also has relatively generous additional outdoor amenity space to its eastern (front) elevation.

On the basis of the above, it is considered that the proposal is acceptable in terms of Policy SP 20 (Generic Development Management Issues) of the Local Plan Strategy.

iv. Highway Safety

Access to the proposed dwelling will be provided using the existing access which serves plot No 3. A new access to provide off street car parking to the rear of No 3 is proposed. North Yorkshire Highways have been consulted and requested revised plans in order to ensure that the correct visible splays can be achieved. Revised plans have been submitted and the final comments of NYCC Highways are awaited.

v. Other Matters

No comments have been received from the occupants of surrounding residential properties.

Norton Town Council has recommended refusal of the application due to overdevelopment of the rear garden of No 3. It is not clear whether this is in relation to the loss of amenity/garden space to No 3 or over development which is to the detriment of built form and character. However, as outlined in the relevant sections of the report, it is considered that the proposal would not result in an over development of the plot which would result in unacceptable harm to residential amenity or to the character of the area.

CONCLUSION:

The occupants of the proposed dwelling will have some reduced residential amenity by virtue of overlooking from the adjacent property, No 3. It is considered that this can be mitigated in part by boundary treatment, including landscaping. The proposed property would provide a small single storey dwelling which is a much needed form of accommodation in Ryedale. In this respect and on balance, Approval is recommended.

RECOMMENDATION: Approval

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

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

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

- Site Location Plan (Received 10/1/18)
- Proposed Plans (Ref: 17-1222-1. Dated February 2018)

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

3 Notwithstanding the submitted details, prior to the commencement of the development permitted, details and samples of the materials to be used in the exterior of the buildings which are the subject of this condition, shall be submitted to and approved in writing by the Local Planning Authority.

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

4 Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing the boundary treatment of the site, including landscaping, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be brought into use until the works comprising the approved scheme relating to that property have been completed. The scheme shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of amenity to accord with policy SP20 of the Ryedale Plan - Local Plan Strategy.

5 Notwithstanding the provisions of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or other alteration of a dwellinghouse

Class B: Additions etc to the roof of a dwellinghouse

Class C: Other alterations to the roof of a dwellinghouse

Class D: Porches

Class E: Buildings etc incidental to the enjoyment of dwellinghouse

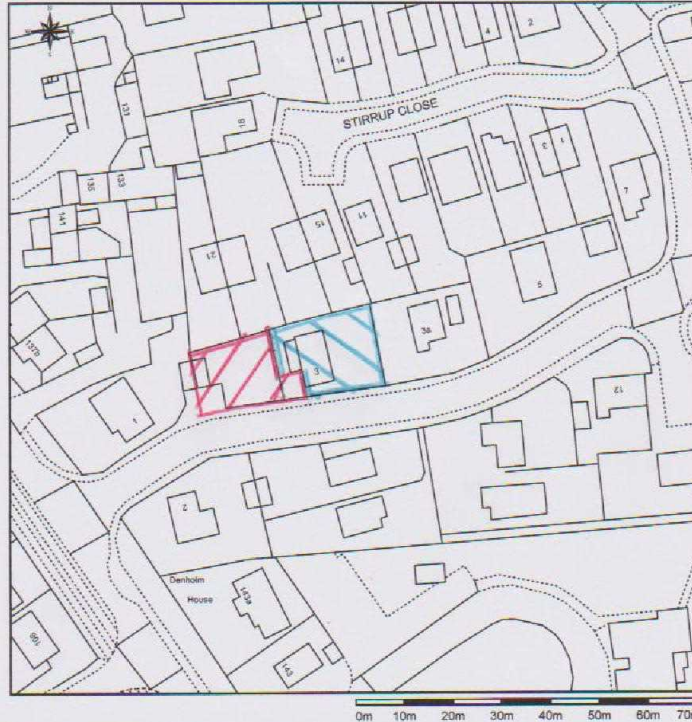
Class F: Hard surfaces incidental to the enjoyment of a dwellinghouse

Class G: Chimneys, flues etc on a dwellinghouse

Class H: Microwave antenna on a dwellinghouse

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

3 The Chase



This Plan includes the following Licensed Data: OS MasterMap Black and White PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2017. Ordnance Survey 0100031673

Scale: 1:1250, paper size: A4

17-1222

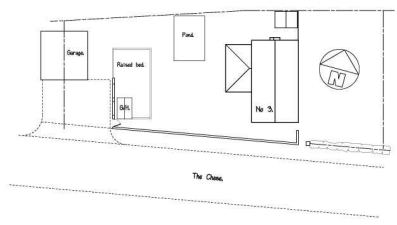
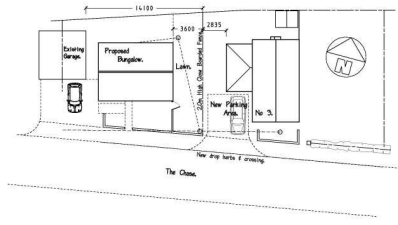
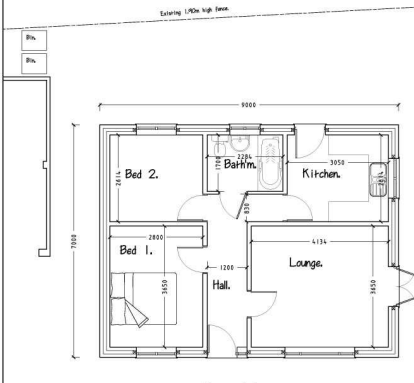
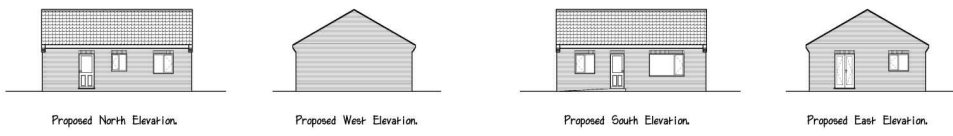
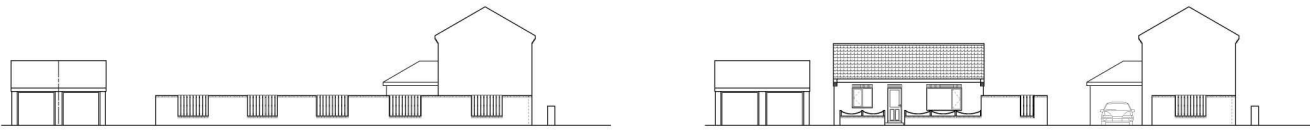


THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

plans ahead by emapsite™

Prepared by: Mike Punched, 07-11-2017

Check All Dimensions on Site.

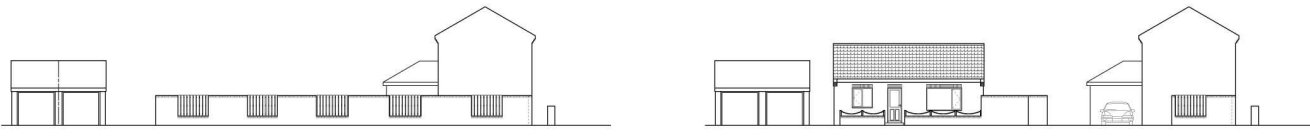


THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYedale DISTRICT COUNCIL PURSUANT TO SECTION 87 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THIS COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

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

TITLE :- Proposed Bungalow. AT :- Site West of 3 The Chase, Norton, Malton. FOR :- Mr & Mrs S. Cass.
 SCALES :- 1:100, 1:50, 1:200. DATE :- Nov 2017. DRAWING No. :- 17-1222-1.

Check All Dimensions on Site.



Existing Streetscene View.

Proposed Streetscene View.



Proposed North Elevation.



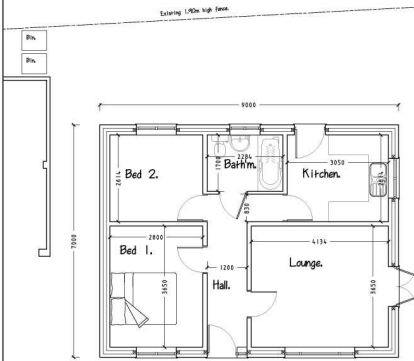
Proposed West Elevation.



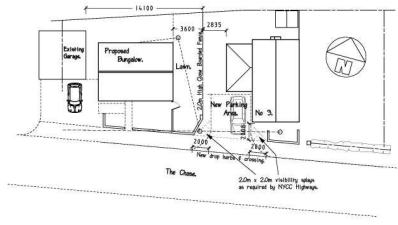
Proposed South Elevation.



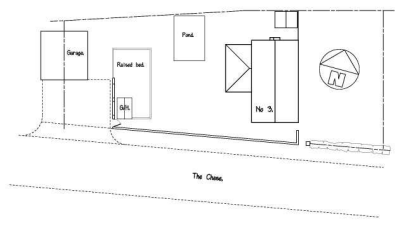
Proposed East Elevation.



Proposed Layout.



Proposed Block Plan. (1:200)



Existing Block Plan.

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.

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

| | | |
|------------------------------|---|---------------------------|
| TITLE :- Proposed Bungalow. | AT :- Site West of 3 The Chase, Norton, Malton. | FOR :- Mr & Mrs S. Cass. |
| SCALE :- 1:100, 1:50, 1:200. | DATE :- Nov 2017. | DRAWING No. :- 17-1222-1. |

NORTON-ON-DERWENT TOWN COUNCIL

Town Clerk: Mrs R.Tierney

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



16th January 2018

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

Dear Sir,

PLANNING APPLICATIONS NORTON-ON-DERWENT

I have to inform you that at its meeting on Monday, 15th January 2018 the Town Council made the following recommendation in respect of the application listed below:-

| | |
|--------------|--|
| 17/01513/FUL | Erection of a two bedroom bungalow together with formation of vehicular access for 3 The Chase, Norton Land off The Chase, Norton <u>RESOLVED</u> : Recommend refusal on the grounds of overdevelopment of a rear garden. From the plan the development appears compressed within a confined space. |
|--------------|--|

Yours sincerely,

Ros Tierney
Town Clerk

E. Mail: norton.tc@btconnect.com

Agenda Item 14

Item Number: 14
Application No: 17/01531/FUL
Parish: Sand Hutton Parish Council
Appn. Type: Full Application
Applicant: Mr and Mrs Miers
Proposal: Change of use, alteration and extension of existing detached outbuilding to form a two bedroom residential dwelling together with alterations to the driveway layout.
Location: Outbuilding At Water Meadows Hall Drive Sand Hutton Malton
Registration Date: 21 December 2017
8/13 Wk Expiry Date: 15 February 2018
Overall Expiry Date: 5 February 2018
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

| | |
|---------------------------------|--------------------------------|
| Parish Council | No objections |
| Highways North Yorkshire | Recommend refusal |
| Neighbour responses: | Mr & Mrs Hamilton, Mr Hamilton |

SITE:

Water Meadows is a detached property, located within the site of the former Sand Hutton Hall. It is accessed from an unadopted drive, Hall Drive, serving the application site and thirteen other properties. The application site is approximately 2.3 hectares of garden land and along Hall Drive. The wider area is characterised by detached residential development in a broadly linear layout, until the application site is reached. At that point it is noted that Water Meadows occupies a significant area of land, where the former Sand Hutton Hall was located, until its demolition in the 1960s.

POLICIES:

Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
Local Plan Strategy - Policy SP21 Occupancy Restrictions
National Planning Policy Framework
National Planning Practice Guidance
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources

PROPOSAL:

The proposal seeks planning permission for the change of use, alteration and extension of existing detached outbuilding to form a two bedroom residential dwelling together with alterations to the driveway layout.

PLANNING HISTORY:

No planning history is considered directly relevant to the current proposal.

APPRAISAL:

The main considerations in the determination of this application are:

- i) Principle of development
- ii) Design
- iii) Impact upon Neighbouring Amenity
- iv) Access and Highway Safety
- v) Other Matters, including consultation responses

- i) Policy

The Ryedale Local Plan Strategy is the Development Plan and includes a settlements hierarchy, which directs the majority of development to the Market Towns and then to Service Villages. New dwellings will only be supported in villages, such as Sand Hutton, when they are needed to support a sustainable, vibrant and healthy rural economy and communities, as per Policy SP1 (General Location of Development and Settlement Hierarchy).

The principle of housing in this location is guided by SP2 (Delivery and Distribution of New Housing). Policy SP2 notes that the sources of new housing within the Wider Open Countryside which could be supported in principle will be the following:

- New build dwellings necessary to support the land based economy where an essential need for residential development in that location can be justified
- Conversion of redundant or disused traditional rural buildings and where this would lead to an enhancement to the immediate setting for Local Needs Occupancy.
- Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate and restricted to Local Needs Occupancy
- Replacement Dwellings

Therefore to ensure that development of new dwellings meet the needs of the local communities, any new dwellings will be subject to a Local Needs Occupancy Assessment and Condition.

It is noted that a letter of objection has been received in respect of this application from a Planning Agent on behalf of the occupiers of the property adjoining the site, High Field. This letter of objection will be fully summarised below in Section 4. However pertinent points has been raised in relation to the principle of this dwelling.

This letter notes that ‘the applicant has failed to identify that the subject building is a redundant disused traditional rural building.’ This response continues *“The building is in use as a garage and domestic store and therefore is not redundant or disused. ‘Traditional’ is commonly understood to be a pre-1919 building. Historic England in their ‘Adapting Traditional Farm Buildings: best Practice Guidelines for Adaptive Reuse’ (September 2017) also provide examples of what a traditional building comprises. In this instance the subject building, albeit in brick, is clearly not traditional or rural. To allow the conversion of a domestic curtilage building to a dwelling under Policy SP2 would set a precedent allowing contrived situations for anyone to apply to covert a shed or garage to a dwelling and therefore it is clear this is an important test that must be satisfied.”*

With regard to this response, it is noted that the structure is currently for garaging and for storage by the applicants and as such is not strictly ‘disused.’ However it is considered that the host property could continue to function acceptably without this outbuilding.

This existing outbuilding is functional in nature and lies within the domestic curtilage of Water Meadows. It is considered that the conversion of this building for further residential purposes, with a limited increase in footprint would not materially change the site activity, nor it would harmfully enhance the level of domesticity. It is noted the area that would be the curtilage of the proposed

dwelling already appears domestic in nature, with closely mown lawns and the garage serving Water Meadows. The application site does not fall under any special area of landscape value, conservation area or within the curtilage of a listed building. It is considered that there would be no harmful loss of rural character. It is further noted that permitted development rights could be removed to prevent alterations to the submitted layout and to prevent the proliferation of domestic type development.

In regard to whether the proposed building for conversion forms a 'traditional or rural' building, Officers within the Specialist Place team who originally drafted this policy have confirmed that they do not believe that to be considered 'traditional' a building must be constructed prior to 1919, which is too restrictive a criterion and a more subjective appraisal must be undertaken. This building has been constructed in traditional brick with timber elements, incorporating a corrugated pitched roof and traditional timber posts along the open southern elevation. This outbuilding, with its attached greenhouse and timber store is reflective of a building which has evolved over time to meet the functional needs of the occupants. As such, the Local Planning Authority and the Specialist Place Team Officers consider the outbuilding to form a traditional building, due to its appearance and significant brick/timber construction. Policy SP2 takes a broader view on building types to include non-rural outbuildings. Whilst it is noted that this site does fall within the 'Wider Open Countryside' and outside village development limits, as required by the Ryedale Plan Local Plan Strategy, it is acknowledged that this section of the site has a domesticated character. It was noted by the Specialist Place Officers that this policy was originally written to prevent the conversion of modern, poorly constructed low quality farm buildings for residential purposes and to ensure the retention of more traditional buildings in Ryedale.

Furthermore, whilst not a material planning consideration, it is noted that Water Meadows occupies the site of the former Sand Hutton Hall, which from old aerial photographs and Historic OS Maps, included a significant proliferation of outbuildings, including stables and stores. However since the demolition of the Hall and these outbuildings in the 1960s, the current site has experienced limited development, aside from the erection of Water Meadows and the outbuilding in consideration. Since the 1960s the erection of a broadly linear row of residential dwellings has occurred along the lane.

Therefore it is Officer's view that this building as proposed maintains a traditional appearance with a largely brick built and timber form and can in principle (subject to wider design considerations and the identified local need occupancy test appropriately accord with Policies SP1, SP2 of the Ryedale Plan, Local Plan Strategy.) Furthermore, it is noted that with regard to the point around 'precedence' that this would not form a material planning consideration in the determination of any future proposals. The Local Planning Authority would determine every proposal on its own individual merit.

Further within the letter of objection, the agent notes that the Local Needs Occupancy Criteria as per Policy SP2 and SP20 *"should only be imposed for developments where their purposes has been justified."*

The letter of objection continues to note that *"This evidence is clearly anecdotal and is supported by no definitive evidence i.e. that the applicant has lived in the locality for 40 years, that other properties have been considered and found to be unsuitable, that single storey development is required due to the nature of any health conditions, evidence of property search exercise to that if there is a need for single storey accommodation that it can't be met by the existing housing provision. To assume that approval and imposition of a standing including the SP21 caveats is poor Planning as ultimately it would lead to the unnecessary conversion of a building to a dwelling in an unsuitable location."* For this reason it is requested that the application be refused on the basis that the applicant has failed to address the requirements of Policy SP2 and SP21.

The Design and Access Statement to which the objector refers confirms that the applicants currently reside in the neighbouring property, Water Meadows and have lived in Sand Hutton for 40 years. This D&A Statement notes they wish to move into a more accessible, single storey building and that these types of properties are limited in their availability in Sand Hutton.

This information was noted and as part of the assessment undertaken by the Case Officer as to the justification for the requirement of a dwelling to be subject to the Local Needs Occupancy Condition.

The agent was contacted for further information in relation to the available properties within Sand Hutton and have noted the following:

“In terms of the local needs occupancy criteria, I would like to clarify that the Applicants, Mr and Mrs Miers, have lived at Water Meadows for the last 34 years. They would like to provide a lifetime home for themselves to live in as they grow older. A more accessible, single storey property is therefore considered appropriate.

They wish to stay in Sand Hutton village as they are part of the local community and the local church. Their son also lives within the village.

There is currently only 1 single storey property for sale within Sand Hutton – signifying the lack of such properties within the village. It seems likely therefore, that if/when the Applicants wish to sell their property there would be very limited, if any, choice available within Sand Hutton. Furthermore, any property which may be available may not necessarily suitable for any needs/requirements that they may have.”

A search has also been undertaken by the Case Officer and it was noted that one bungalow was also found available within Sand Hutton, with more available in the adjoining areas, according with the Agent’s statement. It is however noted that this appears to indicate that there is a limited supply of bungalows within Sand Hutton so that this development would provide in the future, a property type which appears to be in limited supply in Sand Hutton. Furthermore it is also noted that the applicants would accord with the local needs occupancy criteria. It is therefore considered that this proposal accords with the Policies in relation to Local Needs contained within Policies SP1, SP2 and SP21 of the Ryedale Plan, Local Plan Strategy.

It is noted that the letter of objection also believes the proposal would not “*lead to an enhancement to the immediate setting*” and therefore remains discordant with policy for that reason. The letter also makes reference to the proposed size of extensions, design and external materials, being discordant in this countryside location. This will be reviewed in the following design section.

It was also noted within this letter of representation that this proposal discords with Policy SP19 – Presumption in Favour of Sustainable Development given that it fails to meet the requirements of Policy SP2 and would result in landscape harm. It was also noted that there were no material planning considerations sufficient to overcome to “*fundamental breach of the Development Plan.*”

As noted, it is Officer’s opinion that this accord with Policy SP1, SP2 and SP21 of the Ryedale Plan, Local Plan Strategy and would result in limited impacts upon the wider landscape, given the limited addition to an existing building. For those reasons, it is not considered that this is discordant with Policy SP19.

ii) Design

This proposal relates to an existing outbuilding and its proposed conversion to a single storey, two bedroom development. This would also incorporate a side extension, following the removal of the existing greenhouse structure, which would span c3.8m from and span 6.4m metres along the existing western elevation, maintaining the pitched roof design of the original outbuilding.

A timber framed rear extension with a monopitch roof, spanning c4.6m from and c12.6m along the northern elevation is proposed following the demolition of the existing wooden storage area, it is noted that the highest part of this roof form would be set down from the ridge height of the original outbuilding by c0.75m given the land levels at the site. The principle southern elevation, which is currently open in nature would be enclosed using brick panel, with the existing timber supports retained. A small porch is proposed to adjoin this elevation.

The original building and extensions would be roofed with zinc panels, as would the rear and side extensions and primarily glazed porch. A monopitch car port area would adjoin the property to the western elevation, rising from 2.8m to 3.65m. This would be constructed of zinc sheeting, with timber

supports to accord with the appearance of the dwelling.

It is noted that during the determination of the proposal, a revised plan was sought to correct the appearance of the western elevation on the submitted elevation plan (Drawing no. 303) This alteration is minor and was not considered to require re-advertisement given the northern and southern elevations on the plan were correct and tallied with the submitted roof plan and sectional drawings.

The letter of objection also notes that the proposal *“involves significant extension and alterations to a fairly small and low key building which at present reads as an unimposing domestic outbuilding which is not visible in the wider landscape. The proposed size, design and external materials of the proposed dwelling is overly domestic in character and of a scale that would be discordant in this countryside location, visibly pushing the built character out further into countryside, eroding its special quality. The ability to provide landscaping to ‘hide’ the development does not make an unacceptable development then acceptable. There is also no guarantee that any landscaping would be maintained and managed in perpetuity.”*

It is noted that a further letter of objection was received personally from the occupier of High Field, who confirmed his concern with the proposal and noted that *“In addition to the information contained within Ms Grunnill's objection letter, it is important to note that the footprint of the proposed dwelling has been considerably enlarged by including in the curtilage two latterly appended, temporary wooden structures. Namely a greenhouse, together with a large, open-fronted, "lean-to" shed. These two additions, significantly, and artificially, increase the size of the potential development.”*

This proposed design, summarised above would incorporate a footprint of approximately 221.5 square metres, an increase of approximately 35 square metres upon the original outbuilding, (calculated including the timber store to rear and greenhouse) which has a footprint of c195 square metres. Without the greenhouse and timber store the footprint would be c133 square metres. It is however noted that Google Earth indicates that the lean to element to rear has been present since 2002. The graphics are not clear enough to allow for comment on the greenhouse.

The proposed design would retain the traditional pitched roof form in the main section of the building and the traditional timber posts along the southern elevation. In Officer's opinion, the proposed extensions introduce an acceptable modern contrast to the outbuilding, by virtue of the proposed materials.

In terms of the potential impact upon the wider landscape, it is again noted that this is an existing structure, which would require limited extensions to form a habitable dwelling. The extensions to this structure are not disproportionate to its original footprint and it remains single storey in nature. Therefore it is not considered that the proposed design would result in harm to the open countryside nor erode its special quality.

It is however recommended that notwithstanding the submitted details a condition is attached requiring the submission of material samples for approval prior to the commencement of the development. The purpose of which is to ensure that the dwelling would not be harmful to the character and appearance of the outbuilding. No new landscaping is proposed and one tree would be removed to facilitate the proposal. This is considered acceptable due to the existing landscaping and the single storey nature of the proposal. There is no statutory protection afforded to the tree which will be removed.

iii) Impact upon Neighbouring Amenity.

It is considered that the relationship between the proposed dwelling and neighbouring properties are such that the proposed development would not impact on the privacy of either the future occupiers or neighbours, would result in loss of light or would appear overbearing.

It is noted that the rear elevation of High Field is orientated to the north east, towards the application site. However it is noted that between the two properties is a large brick wall at c1.8m -2m in height and the proposed outbuilding for conversion offset from High Field.

The proposed dwelling, at its closest point would be c16m from the property to the west, High Field, which is closer than at present due to the proposed side extension, but at a significant distance that it would not lead to overshadowing or loss of light. The proposed car port would be situated at a distance of c8.15m from this property and this is a mostly open structure. The nearest window in the proposed converted outbuilding would be at a distance of 26.4m from High Field which is a distance that would prevent any overlooking being experienced.

It is noted that there would be no increase upon the present roof height of the single storey structure and it would remain single storey in nature, limiting any impact.

Some views of the proposed dwelling may be realised from the rear of High Field, however it is considered that these would be not be so significant in comparison to what is currently present by virtue of the low profile of the building together with the existing boundary treatment present between the two sites. Additionally, the loss of a view cannot form a material planning consideration.

It is not considered that the proposal would have any impact upon the existing Water Meadows dwelling.

iv) Access and Highway Safety

The proposed residential dwelling would utilise the existing access along Hall Drive and a new access to Water Meadows would be created, with the existing access removed and reseeded. Three parking spaces would be provided for the new property.

The Highway Authority noted within their consultation response that they recommended refusal of the application on the basis that there is insufficient visibility along the northerly and southerly outlook from the bottom of Hall Drive onto the public Highway.

However the Highways Officer has also in their response added some further detail. They have noted that in applications concerning additional residential development proposed to be accessed upon Hall Drive they have been consistent in recommendations for refusal. They refer to applications 08/00359/FUL and 12/00042/FUL, which relate to the same site, Land at Warren Drive.

In these decision, the Local Planning Authority recommended approval of additional residential development along Hall Drive. In an excerpt from the Officer's report 08/00359/FUL the following rationale was highlighted.

"The Highways Authority has objected to the proposed development in terms of the level of visibility at the junction of Hall Drive to the public highway in an easterly direction. There are already a number of properties (12) being served by the existing access from Hall Drive to the public highway. In view of this and the fact the proposal relates to one additional dwelling only, it is considered that the additional movements at this junction will not be materially different to the existing situation. In view of this it is not considered to be reasonable to include this as a reason for refusal in this case."

The Design and Access Statement made reference to the Highway Authority's likely concerns in relation to the proposal, however highlighted case law to support that this should not apply to cases where a new single dwelling is proposed to be served by an existing access.

The letter of objection on behalf of the occupiers of High Field highlights that the North Yorkshire Highway Officer's response recommends a refusal based on the access not meeting the visibility requirements and highlight that this forms a material planning consideration. Paragraph 32 of the NPPF is also quoted *"Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe."* The letter of objection notes *"Since the HA's original response (2008) advising that no additional traffic should be served from Hall Drive, the LPA has approved one additional dwelling. It is considered that any further development would be cumulatively harmful to highway safety."*

Following review of the access to the site and the response from the Highways Officer, it is considered that one further residential dwelling along Hall Drive would not result in significantly increased

levels/cumulative impacts, in terms of the increased use of the access, beyond the current levels. Whilst access and highway safety is a material planning consideration, weight is given to the site specific situation and in this instance, it is Officer's opinion (consistent with the previous decisions made by the Local Planning Authority) that this issue could not justify refusal of this scheme.

In recognition of this, the North Yorkshire Highway Officer had attached a recommended condition, as they noted in their response, they were mindful of the decisions taken by the Local Planning Authority on the two decisions quoted above and the officer reports contained therein.

v) Other Matters, including Consultation Responses

The Parish Council have confirmed no objection to the proposal

The Highway Officers concerns and the Council's previous approach upon new dwellings along this lane have been detailed within the previous section.

The details contained within the letters of objection have been mostly noted highlighted and dealt with above. However in the interests of clarity, they will be further summarised below and are available to view within the annex to this report:

Letter received from the planning agent on behalf of the occupiers of High Field dated 05.02.2018

- Discords with Policy SP2 for the following reasons:
 - Not a redundant or disused traditional rural building
 - Would not result in an enhancement to the immediate setting
 - Development not justifiable for Local Needs Occupancy.
- Unacceptable in terms of Highway Safety, as per consultation response from Highways
- Discords with Policy SP19 – Presumption in favour of sustainable development for the following reasons:
 - Fails to satisfy the requirements of SP2.
 - Landscape Harm
 - No other materials considerations put forward to justify the proposal

Email received from the occupier of High Field dated 02.03.2018

- In additional to information within letter from planning agent referenced above, it was noted that the footprint of the proposed dwelling was enlarged by erection of a greenhouse and a large, open-fronted shed. These two additions, significantly, and artificially, increase the size of the potential development.

It is considered that the point raised within these representation have been addressed within the above report.

A bat informative will be added to any permission granted.

Therefore having paid regard to and assessed the concerns contained within the two letters, by and on behalf of the occupier of High Field Officer's are satisfied that this proposal conforms with Policies SP1 General Location of Development and Settlement Hierarchy, SP2 Delivery and Distribution of New Housing, SP16 Design, SP17 Managing Air Quality, Land and Water Resources, SP19 Presumption in Favour of Sustainable Development and SP20 Generic Development Management Issues of the Ryedale Local Plan, Local Plan Strategy and the National Planning Policy Framework. This application is therefore recommended for conditional approval.

RECOMMENDATION: Approval

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

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

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

Site Location Plan (Drawing no. 300)
Existing Site Layout Plan (Drawing no. 003A)
Proposed Site Layout Plan (Drawing no. 301)
Existing Floor Plans and Sections (Drawing no. 001A)
Proposed Floor Plans (Drawing no. 302)
Proposed Elevations (Drawing no. 303A)
Proposed Sections (Drawing no. 304)
Proposed Roof Plan (Drawing no. 305)

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

3 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 170 912 03. 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 Generic Development Management Issues and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

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

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

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

Class D: Erection or construction of a domestic external porch

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

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

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s).

5 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.

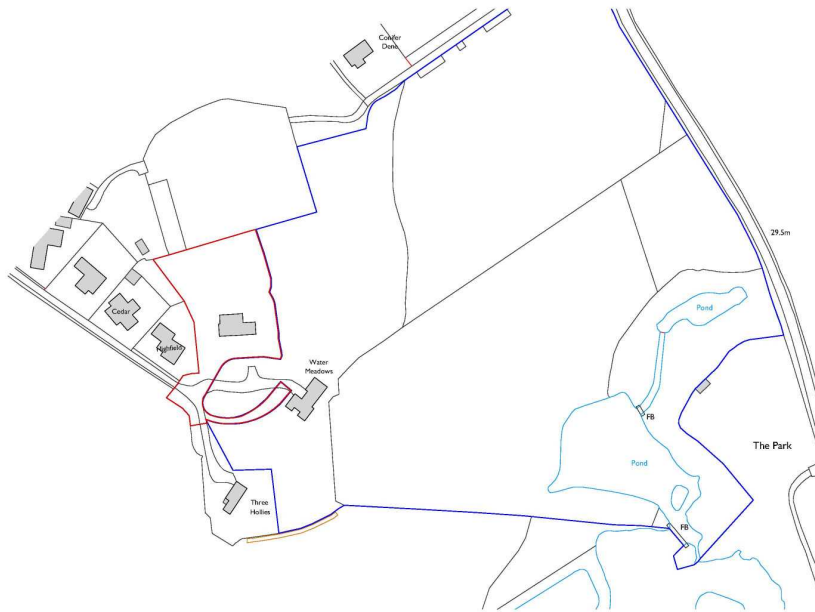
Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 The dwelling house hereby approved shall be occupied by a person(s) together with his/ hers spouse and dependants, or a widow/widower of such a persons who;
Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving for military service; or
Are taking up full time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years
Reason: To meet local housing need in non-service villages and to satisfy the requirement of Policy SP2 and Policy SP21 of the Ryedale Plan - Local Plan Strategy

INFORMATIVE(S)

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

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.



1 LOCATION PLAN
300 Scale: 1:1250

SCALE BAR
1:1250 0 20 m 40 120
1:500 0 20 m 40 120

RIBA WORK STAGE 3

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING ANY SHOPDRAWINGS DO NOT SCALE FROM THIS DRAWING

NATIVE

NATIVE CHARTERED ARCHITECTS
1 Humberdale, Collyer Park, York, YO1 1DW
T: 01904 641111 E: info@nativearchitects.com
www.nativearchitects.com

CLIENT
Mr & Mrs Hiers

JOB
Sand Hutton

JOB NO.
17017

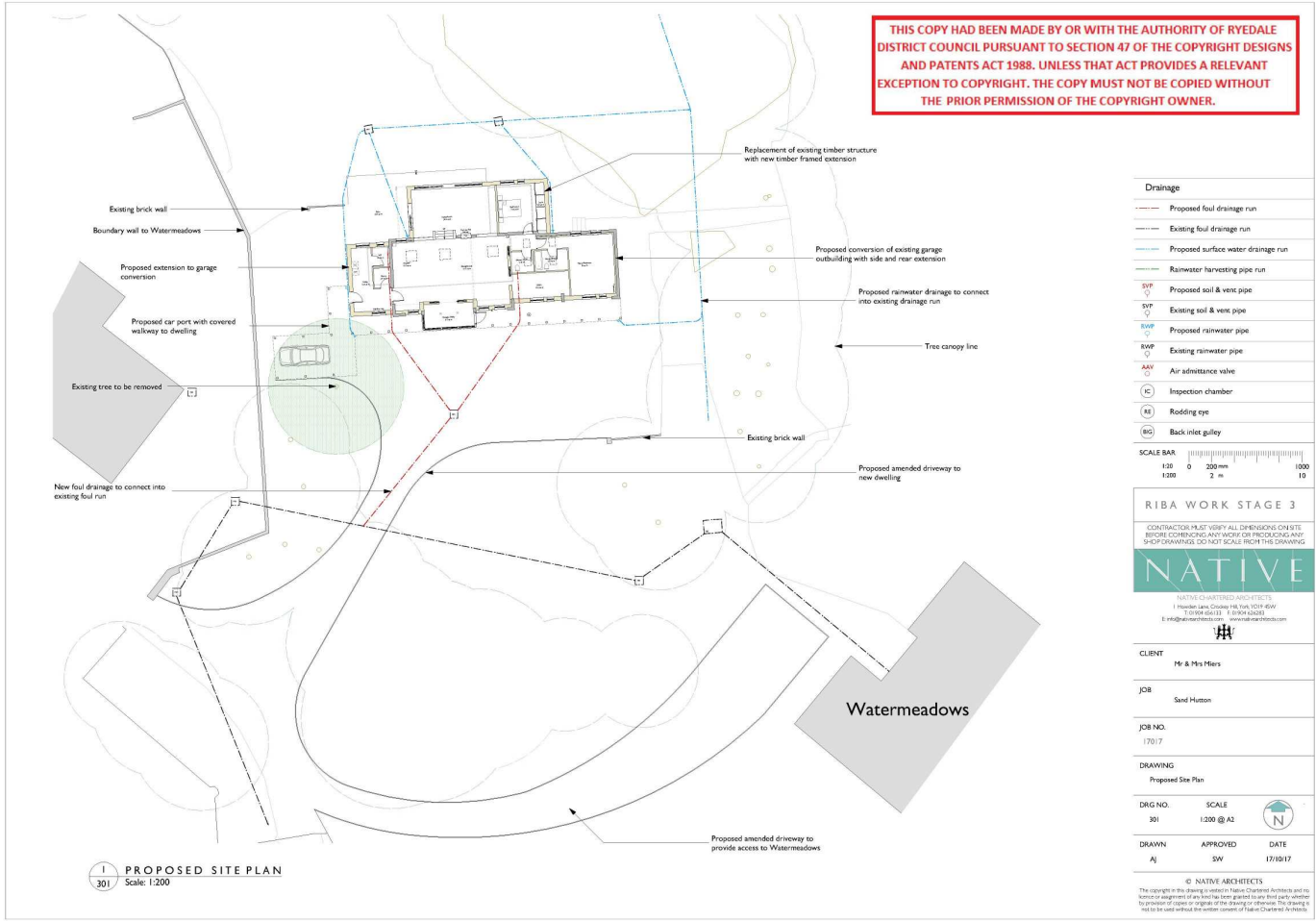
DRAWING
Location Plan

DRG NO. SCALE
300 1:1250 @ A2

DRAWN APPROVED DATE
AJ SW 02/11/17

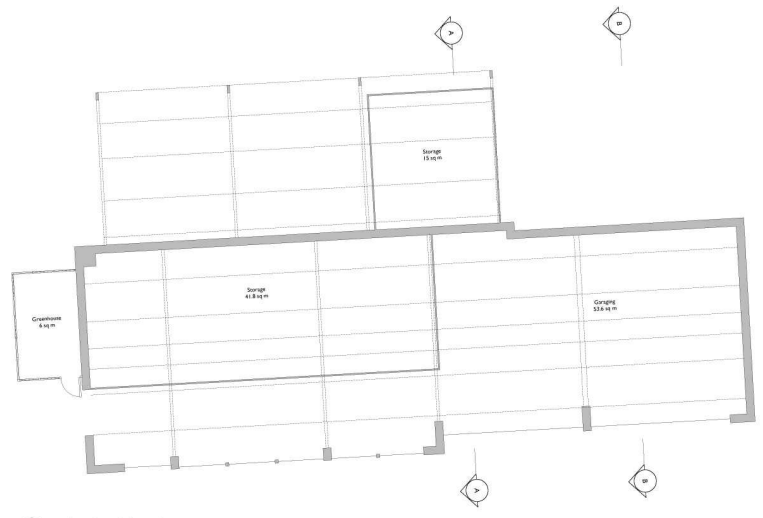
© NATIVE ARCHITECTS
The copyright in this drawing is vested in Native Chartered Architects and no licence or assignment of any kind has been granted to any third party without the prior written consent of the copyright owner. This drawing is not to be used without the written consent of Native Chartered Architects.

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.

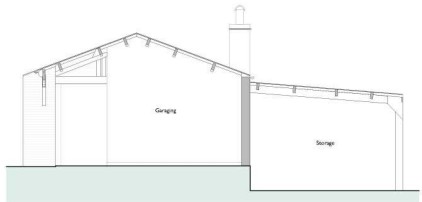


| REVISION HISTORY | | | |
|------------------|-------------------------------|----------|----------|
| REV. | DESCRIPTION | DATE | APPROVED |
| A | Information added to drawings | 13/12/17 | SW |

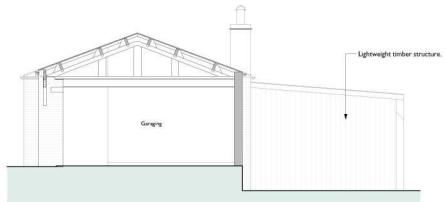
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



1 EXISTING FLOOR PLAN
001A Scale 1:50



2 SECTION A-A
001A Scale 1:50



3 SECTION B-B
001A Scale 1:50



RIBA WORK STAGE I
CONSTRUCTION PERMIT UNDER ALL DEVELOPMENT EXEMPTIONS
APPLICABLE TO BUILDINGS AND WORKS OF ARTS
SCHEDULE 2 OF THE BUILDING REGULATIONS 2010
SCHEDULE 2 OF THE BUILDING REGULATIONS 2010
SCHEDULE 2 OF THE BUILDING REGULATIONS 2010

NATIVE
ARCHITECTS

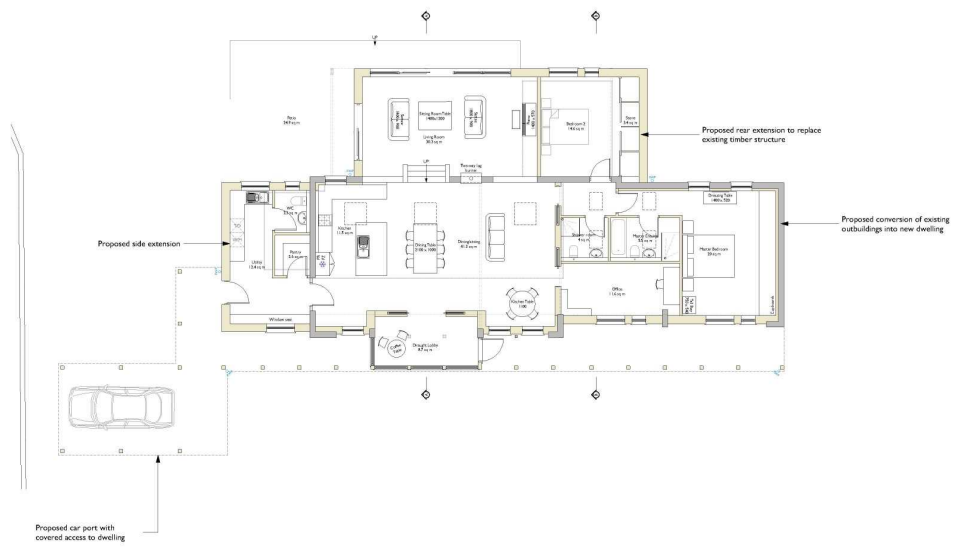
110 & Pitt Street
Warrimoon, NSW 2570

CLIENT: 110 & Pitt Street
JOB: Warrimoon Self Storage
JOB NO.: 17017

DRAWING: Existing Floor Plan & Sections
DRG NO.: 001A SCALE: 1:50 (2 of 4)
DRAWN: SW APPROVED: SW DATE: 13/12/17

© NATIVE ARCHITECTS
This copyright work is made by, owned by, controlled by, and for the purposes of the Copyright Designs and Patents Act 1988, the copyright in this work is owned by Native Architects. All rights reserved. No part of this work may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the prior written permission of Native Architects.

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.



1 302 PROPOSED GROUND FLOOR PLAN Scale: 1:100

SCALE BAR
1:100
0 10m 50
1 m 5

RIBA WORK STAGE 3

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING ANY SHOPDRAWINGS DO NOT SCALE FROM THIS DRAWING

NATIVE

NATIVE CHARTERED ARCHITECTS
1 Riverside Walk, Colchester, Essex, CO1 1JW
T: 01204 644333 F: 01204 644335
E: info@nativearchitects.com www.nativearchitects.com

CLIENT: Mr. & Mrs. Hiers

JOB: Sand Hutton

JOB NO.: 170/17

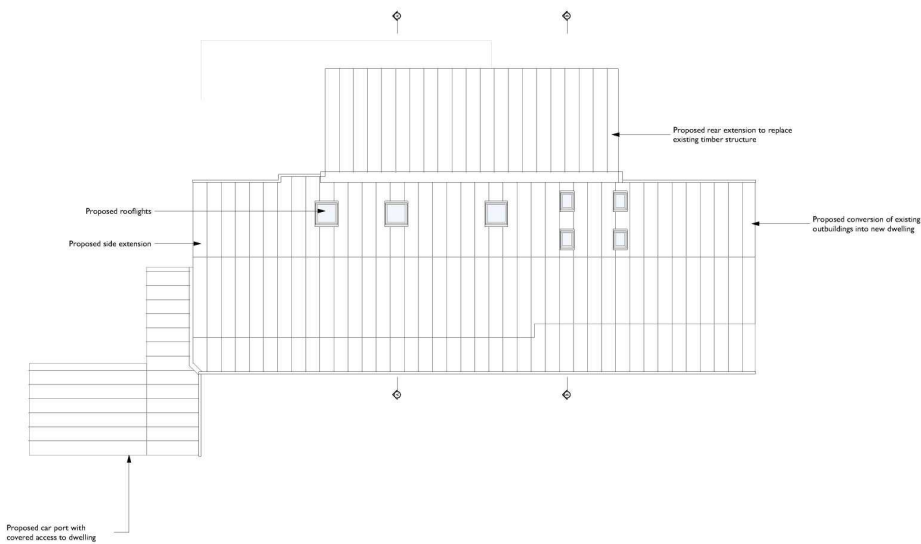
DRAWING: Proposed Ground Floor Plan

DRG NO.: SCALE
302 1:100 @ A2

DRAWN: APPROVED: DATE
AJ / EAS SW 13/12/17

© NATIVE ARCHITECTS
The copyright in this drawing is vested in Native Chartered Architects and no licence or assignment of any kind has been granted to any third party whether by provision of copies or in any other way. This drawing is to be used without the written consent of Native Chartered Architects.

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.



1
305 PROPOSED ROOF PLAN
Scale: 1:100

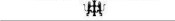
SCALE BAR
1:100 0 10m 50
1 m 5

RIBA WORK STAGE 3

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING ANY SHOP DRAWINGS DO NOT SCALE FROM THIS DRAWING



NATIVE CHARTERED ARCHITECTS
1 Riverside Walk, Colchester, Essex, CO1 1JW
T: 0206 843232 E: info@nativearchitects.com
L: info@nativearchitects.com www.nativearchitects.com



CLIENT Mr. & Mrs. Myers

JOB Sand Hutton

JOB NO. 170/17

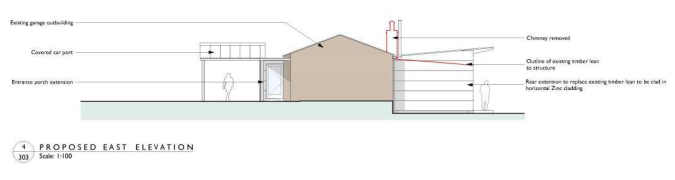
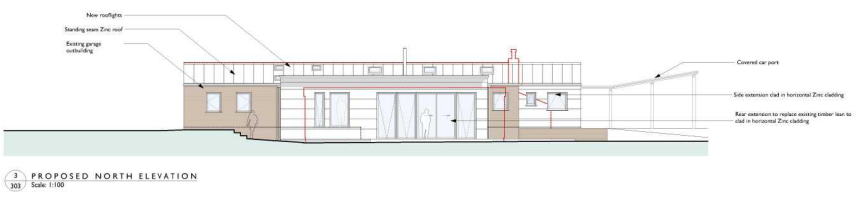
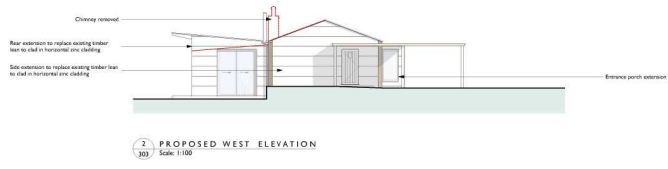
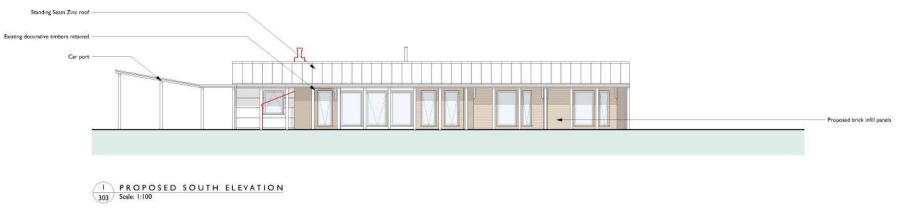
DRAWING Proposed Roof Plan

DRG NO. SCALE 305 1:100 @ A2

DRAWN APPROVED DATE
AJ SW 13/12/17

© NATIVE ARCHITECTS
The copyright in this drawing is vested in Native Chartered Architects and no licence or assignment of any kind has been granted to any third party without the prior written consent of the architect or otherwise. This drawing is not to be used without the written consent of Native Chartered Architects.

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.



SCALE BAR
0 1 2 3 4 5 6 7 8 9 10
1:100 1m 1:50

RIBA WORK STAGE 3

CONSENTS AND PERMITS
CONSENTS AND PERMITS
CONSENTS AND PERMITS
CONSENTS AND PERMITS

NATIVE

ARCHITECTS

CLINT
No 6 The Place

JOB
Spit Hutten

JOB NO.
17017

DRAWING
Proposed Elevations

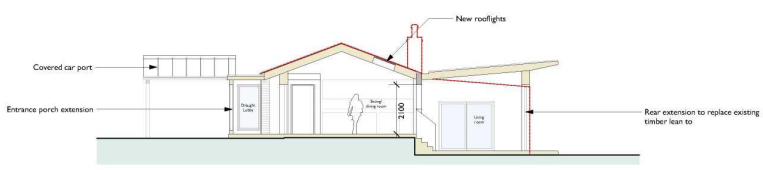
DWG NO. SCALE
303 1:100 @ A1

DRAWN BY DATE
AS/EMK DM 13/03/21

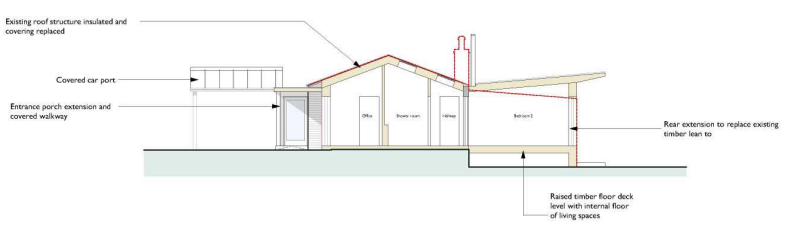
APPROVED BY DATE
DM 13/03/21

© NATIVE ARCHITECTS
The copyright in this drawing is held by Native Architects and shall remain the property of Native Architects. No part of this drawing 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 and retrieval system, without the prior written permission of Native Architects.

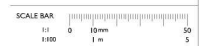
THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



1
304
PROPOSED SECTION A-A
Scale: 1:100



2
304
PROPOSED SECTION B-B
Scale: 1:100



RIBA WORK STAGE 3

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING ANY SHOPDRAWINGS DO NOT SCALE FROM THIS DRAWING

NATIVE

NATIVE CHARTERED ARCHITECTS
1 Riverside Walk, Colchester, Essex, CO1 1JW
T: 01204 642422 E: info@nativearchitects.com
L: info@nativearchitects.com www.nativearchitects.com

CLIENT: Mr. & Mrs. Hiers

JOB: Sand Hutton

JOB NO.: 170/17

DRAWING: Proposed Sections

DRG NO.: 304 SCALE: 1:100 @ A2

DRAWN: AJ APPROVED: SW DATE: 13/12/17

© NATIVE ARCHITECTS
The copyright in this drawing is vested in Native Chartered Architects and no licence or assignment of any kind has been granted to any third party without the prior written consent of the drawing or otherwise. This drawing is not to be used without the written consent of Native Chartered Architects.

From: Claxton & Sand Hutton Parish Council

Sent: 27 February 2018 14:12

To: Development Management

Subject: 18/00006/CAT - Holderness House, 17/01531/FUL - Water Meadows, Hall Drive, Sand Hutton, 17/01529/HOUSE - Granary Cottage, Main Street, Claxton

Importance: High

Dear Sir/Madam

Please could you acknowledge receipt as my original invoice, may not have been received by yourselves, as I have just found a strange message in my spam folder?!

Here are the planning consultation responses from the February 2018 Parish Council meeting:

1. 18/00006/CAT Holderness House DON DAVIS

No Objections

2. 17/01531/FUL Water Meadows, Hall Drive, Sand Hutton NIAMH

BONNER

No Objections

3. 17/01529/HOUSE Granary Cottage, Main Street, Claxton JOSHUA

MURPHY/JILL THOMPSON

No objection to alter the main dwelling.

However we would draw your attention to the rather large extension to the garage. Bearing in mind it is visible from the highway and in a conservation area, to which we would object.

Yours faithfully

Fiona Hill

Parish Clerk

Claxton & Sand Hutton PC

RYEDALE DISTRICT COUNCIL

APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS 2nd March 2018

1.

Application No: 17/01178/FUL **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Mr Britton
Location: Garages At East Bank Main Road Weaverthorpe Malton North Yorkshire
Proposal: Demolition of existing garages and the erection of a three bedroom dwelling to be used as either a local needs occupancy dwelling or a holiday cottage.

2.

Application No: 17/01252/FUL **Decision: Approval**
Parish: Thorpe Bassett Parish Meeting
Applicant: Mr Nige Tully
Location: Land Adj Holly Tree House Thorpe Bassett Lane Thorpe Bassett Malton North Yorkshire
Proposal: Erection of detached building forming 2no. stables and and a feed and machinery store for private use

3.

Application No: 17/01349/HOUSE **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Mr Stephen Simpson
Location: 19 Cavendish Court Slingsby North Yorkshire YO62 4BN
Proposal: Removal of rear facing window, replacing with patio doors of same width. Remove back door and infill with matching stone.

4.

Application No: 17/01378/FUL **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: CG Yorkshire
Location: 19 Howe End Kirkbymoorside YO62 6BE
Proposal: Erection of single storey rear extension and subdivision of existing 4 bedroom dwelling to form 2no. 2 bedroom dwellings with associated excavation of garden area to form additional amenity space with the installation of a retaining wall (part retrospective)

5.

Application No: 17/01384/FUL **Decision: Approval**
Parish: Huttons Ambo Parish Council
Applicant: Travis Perkins (Properties) Limited
Location: Unit 4 Plot 5A Malton Enterprise Park Cherry Farm Close Malton North Yorkshire
Proposal: Change of use of Class B2 (General Industrial) unit to Class B8 (Storage and Distribution)

6.

Application No: 17/01412/FUL **Decision: Approval**
Parish: Ampleforth Parish Council
Applicant: Mrs Tracy Hutchinson
Location: Daisy Day Care 15 Millway Ampleforth North Yorkshire YO62 4DR

Proposal: Erection of conservatory to the rear

7.

Application No: 17/01415/HOUSE **Decision: Approval**
Parish: Malton Town Council
Applicant: Mrs Hilary Pegrum
Location: 16 The Mount Malton YO17 7ND
Proposal: Erection of detached garage following the demolition of existing outbuilding together with installation of new window to east elevation and installation of french doors to replace existing single door on south elevation

8.

Application No: 17/01422/FUL **Decision: Approval**
Parish: Wilton Parish Council
Applicant: Mr & Mrs Nesome
Location: Hayfield Village Farm Cliff Lane Wilton Pickering North Yorkshire YO18 7LB
Proposal: Erection of a single storey one bedroom self-contained residential annex with a glazed link to the existing farmhouse

9.

Application No: 17/01432/FUL **Decision: Refusal**
Parish: Sinnington Parish Council
Applicant: Mr & Mrs Coote
Location: Land At The Poplars Main Street Sinnington Pickering North Yorkshire
Proposal: Erection of a four bedroom dwelling with vehicular access, parking and amenity area

10.

Application No: 17/01433/FUL **Decision: Approval**
Parish: Foxholes Parish Council
Applicant: Mr I Scruton
Location: Land At Village Hall Main Street Foxholes Driffield YO25 3QF
Proposal: Demolition of former village hall and erection of 1 no. three bedroom dwelling with formation of vehicular access

11.

Application No: 17/01461/FUL **Decision: Approval**
Parish: Warthill Parish Council
Applicant: Mr Antony Brittain
Location: Northgate Lodge Northgate Lane Warthill North Yorkshire YO19 5XR
Proposal: Erection of a two bedroom trainees dwelling with attached five bedroom self contained grooms residential annex

12.

Application No: 17/01440/HOUSE **Decision: Approval**
Parish: Barton-le-Street Parish Meeting
Applicant: Mr Tim Burgham
Location: Manor House Main Street Barton Le Street Malton YO17 6PL
Proposal: Erection of a single storey extension to the west elevation, widening of existing vehicular access to public highway and demolition of outbuilding and section of garden wall adjacent to access and drive

13.

Application No: 17/01442/HOUSE **Decision: Approval**
Parish: Kirkbymoorside Town Council

Applicant: Mr R Corps
Location: Stablemans Cottage West Lund Kirkbymoorside North Yorkshire YO62 6AW
Proposal: Erection of an attached garage

14.

Application No: 17/01443/HOUSE **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr R Dixon
Location: Garforth Hall Ryton Rigg Road Ryton Malton YO17 6RY
Proposal: Erection of a single storey extension to north elevation to form a double garage and utility room with storage above

15.

Application No: 17/01444/LBC **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr R Dixon
Location: Garforth Hall Ryton Rigg Road Ryton Malton YO17 6RY
Proposal: External and internal alterations to include erection of a single storey extension to north elevation to form a double garage and utility room with storage above with ground floor opening into existing dwelling , alterations to existing dwelling to include formation of bedroom and bathroom on first floor with installation of additional window together with removal of remains of derelict outbuildings

16.

Application No: 17/01454/HOUSE **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr & Mrs Hanagan
Location: 18 The Mount Malton YO17 7ND
Proposal: To render the south elevation with a lime-based monouche finish render.

17.

Application No: 17/01463/HOUSE **Decision: Approval**
Parish: Sinnington Parish Council
Applicant: Mrs Karen Buxton
Location: 2 Station Cottages Marton Road Sinnington North Yorkshire YO62 6RA
Proposal: Erection of a detached double garage to replace existing garages and shed

18.

Application No: 17/01465/FUL **Decision: Approval**
Parish: Harome Parish Council
Applicant: Mr Rooke
Location: Rye House Farm Helmsley To Harome Road Helmsley YO62 5JN
Proposal: Formation of two areas of reinforced concrete hardstanding totalling approximately 600sqm within the farmyard

19.

Application No: 17/01474/HOUSE **Decision: Approval**
Parish: Marton Parish Meeting
Applicant: Mr & Mrs Strickland
Location: Oak Lea Marton Road Marton Kirkbymoorside YO62 6RD
Proposal: Erection of a part two storey/part single storey extension to the south and west elevations following demolition of existing conservatory and erection of replacement porch to west elevation

20.

Application No: 17/01480/HOUSE **Decision: Approval**
Parish: Scampston Parish Council
Applicant: Mr & Mrs James Firby
Location: Kyleakin Main Street West Knapton Malton YO17 8JB
Proposal: Erection of single storey rear extension, replacement of existing front conservatory and bay window with timber clad extensions and erection of detached outbuilding in rear garden

21.

Application No: 17/01485/FUL **Decision: Approval**
Parish: Sherburn Parish Council
Applicant: Messrs WD Stephens (Mr Paul Stephens)
Location: Fosters Wold Farm Weaverthorpe To Fosters Wold Plantation Weaverthorpe Malton YO17 8EP
Proposal: Installation of array of 180 ground mounted solar panels giving 50KW peak output to generate electricity for on-farm use, with surplus to be exported to the National Grid

22.

Application No: 17/01489/HOUSE **Decision: Approval**
Parish: Sherburn Parish Council
Applicant: Mr Les Milburn
Location: 39 St Hildas Street Sherburn Malton North Yorkshire YO17 8PG
Proposal: Erection of two storey rear extension.

23.

Application No: 17/01496/HOUSE **Decision: Approval**
Parish: Wharram Parish Council
Applicant: Mrs J Scott
Location: White Rose House Main Street Wharram Le Street Malton North Yorkshire YO17 9TL
Proposal: Erection of open front porch to east elevation

24.

Application No: 17/01505/HOUSE **Decision: Approval**
Parish: Kirby Grindalythe Parish Council
Applicant: Mr Iain Simpson
Location: Home Farm Salents Lane Duggleby Malton YO17 8BN
Proposal: Erection of first floor extension for domestic storage above existing single storey domestic outbuilding (resubmission of approval 14/01416/HOUSE dated 19.02.2015)

25.

Application No: 17/01506/HOUSE **Decision: Approval**
Parish: Langton Parish Meeting
Applicant: Mr & Mrs Michael Sinclair
Location: Witham Cottage Main Street Langton Malton YO17 9QP
Proposal: Erection of a first floor extension on a column support

26.

Application No: 17/01514/DNO **Decision: Approval**
Parish: Rillington Parish Council
Applicant: Professional Remediation Ltd (Mr Paul Cornforth)
Location: Land At Rear Of 56 Low Moorgate Rillington Malton North Yorkshire
Proposal: Demolition of buildings on land at rear of 56 Low Moorgate

-
- 27.**
Application No: 17/01511/HOUSE **Decision: Approval**
Parish: Ampleforth Parish Council
Applicant: Ms A Hayes
Location: The Coach House Main Street Ampleforth YO62 4DU
Proposal: Erection of first floor side extension over existing roof terrace and infill to existing open store below.
-
- 28.**
Application No: 17/01512/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr & Mrs J Szkiler
Location: West Mede Castle Howard Road Malton YO17 7AY
Proposal: Conversion of 3no. flats to form 1no. seven bedroom residential dwelling (retrospective application)
-
- 29.**
Application No: 17/01528/HOUSE **Decision: Approval**
Parish: Leavening Parish Council
Applicant: Miss Sandra Hutchinson
Location: 3 Wold Terrace Leavening To Aldro Farm Leavening Malton North Yorkshire YO17 9SE
Proposal: Erection of front entrance porch.
-
- 30.**
Application No: 17/01538/FUL **Decision: Approval**
Parish: Norton Town Council
Applicant: Redrow Homes Yorkshire (Miss N Mannion)
Location: Junction To Redrow Site Scarborough Road Norton Malton North Yorkshire
Proposal: Formation of a vehicular and pedestrian road junction (retrospective application)
-
- 31.**
Application No: 17/01529/HOUSE **Decision: Approval**
Parish: Sand Hutton Parish Council
Applicant: Mr & Mrs Matthew Prescott
Location: The Nook Upper Helmsley Road Sand Hutton North Yorkshire YO41 1JZ
Proposal: Erection of two storey side and rear extensions following demolition of existing conservatory
-
- 32.**
Application No: 17/01530/FUL **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr H Mayne
Location: 3A Commercial Street Norton Malton North Yorkshire YO17 9HX
Proposal: Sub-division of existing two bedroom flat to form 2no. one bedroom flats.
-
- 33.**
Application No: 18/00025/ADV **Decision: Approval**
Parish: Malton Town Council
Applicant: Malton Town Council (Mrs Gail Cook)
Location: Verge Off Old Malton Road Malton North Yorkshire
Proposal: Erection of pole-mounted aluminium town welcome sign (retrospective).
-

34.
Application No: 18/00026/ADV **Decision: Approval**
Parish: Malton Town Council
Applicant: Malton Town Council (Mrs Gail Cook)
Location: Verge Off Broughton Road Malton North Yorkshire
Proposal: Erection of pole-mounted aluminium town welcome sign (retrospective).

35.
Application No: 18/00027/ADV **Decision: Approval**
Parish: Malton Town Council
Applicant: Malton Town Council (Mrs Gail Cook)
Location: Verge Off York Road Malton North Yorkshire
Proposal: Erection of pole-mounted aluminium town welcome sign (retrospective).

36.
Application No: 17/01542/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: British Telecom PLC
Location: Telephone Exchange Greengate Malton North Yorkshire YO17 7EN
Proposal: Installation of 2no. aluminium weather louvres with security bars to replace existing window panes on the north and east elevations at first floor level together with formation of an opening to north elevation to allow pipework onto the roof.

37.
Application No: 18/00007/TPO **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mrs Angela Mannion-Watson
Location: 4 Bursary Court Pickering North Yorkshire YO18 8BF
Proposal: Oak T1 TPO 12/330- Crown lift to 3m, reduce branch over neighbouring garden(no6) by 1.5m, dead wood crown

38.
Application No: 18/00009/HOUSE **Decision: Approval**
Parish: Sherburn Parish Council
Applicant: Master Bailey Kirby
Location: 4 Church View Sherburn Malton North Yorkshire YO17 8PW
Proposal: Erection of single storey side extension

39.
Application No: 18/00008/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mrs J McKinley
Location: 52 Hambleton Road Norton Malton North Yorkshire YO17 9DH
Proposal: Erection of side and rear two storey extension

40.
Application No: 18/00013/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Keith Davies)
Location: 10 Market Street Malton YO17 7LY
Proposal: Removal of a section of internal partition wall

41.

Application No: 18/00014/HOUSE **Decision: Approval**
Parish: Gilling East Parish Council
Applicant: Sarah Dahlgren
Location: Station House Station Road Gilling East Helmsley North Yorkshire YO62 4JN
Proposal: Erection of verandah to front of attached outbuilding

42.
Application No: 18/00045/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Keith Davies)
Location: 10 Market Street Malton North Yorkshire YO17 7LY
Proposal: Change of use of shop to cafe (Use Class A3).

Appeal Decision

Site visit made on 29 January 2018

by **S Jones MA DipLP**

an Inspector appointed by the Secretary of State

Decision date: 26th February 2018

Appeal Ref: APP/Y2736/D/17/3189398

5 Middlecave Drive, Malton YO17 7BB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Armitage against the decision of Ryedale District Council.
 - The application Ref 17/00892/HOUSE, dated 27 July 2017, was refused by notice dated 3 October 2017.
 - The development proposed is Erection of a two storey side extension and with a single storey carport attached. Also a single storey rear extension.
-

Decision

1. The appeal is allowed and planning permission is granted for erection of a two storey side extension and with a single storey carport attached and a single storey rear extension at 5 Middlecave Drive, Malton YO17 7BB in accordance with the terms of the application, Ref 17/00892/HOUSE, dated 27 July 2017, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Drawing No 17-1176-1 Existing Dwelling, Drawing No 17-1176-2A Proposed Extensions.
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the appeal site and the surrounding area.

Reasons

3. The appeal site is a semi-detached house in a development of other contemporaneous dwellings. The semi-detached dwellings are set in generous plots to the side and rear. At the end of the road are larger detached properties and a school.

4. The appeal site already has a single storey extension to the side leading to the single garage, inset from the front building line. As shown on Drawing No 18-1176-2A, extensions are proposed to the existing dwelling to add a two storey side extension across the full depth of the property drawing level with the front building line. This would lead into a carport that would be set back by a short distance. As shown on the Proposed South Elevation front and rear projections would be added to create the front porch, and single storey rear kitchen extension with a mono pitched roof and rooflights across the width of the existing kitchen. This would not run the full rear width of the dwelling. There would be no window or opening behind the boundary fence facing towards the adjoining semi-detached,. The rear kitchen extension would not be visible in the streetscene because it would be hidden behind the dwellings.
5. As illustrated on the plans, the resulting development would increase the footprint of the appeal site. With regard to the side extension, at ground floor level there are already buildings in place that cover a similar area albeit stopping short of the frontage. However, the extension would be two storey and would have a pitched roof that would tie in to the existing dwelling slightly below and inset from the existing ridgeline. There would be a small inset at first floor level away from the front elevation. Nevertheless, although the insets from the ridgeline and the front elevation would be relatively small, I am satisfied that the design of the extension overall would appear clearly differentiated as an addition to the appeal site.
6. There is a large variety of previous extensions including substantial alterations to the frontages of other semi-detached dwellings in the road, more closely resembling the detached dwellings nearby in terms of size. This pair of semi-detached dwellings is similar at present in terms of subsequent extensions. The proposal would increase the bulk of No 5 and the larger size would distinguish it from the adjoining semi-detached. However, notwithstanding that, the development would not be unacceptable in my view because given that many of the surrounding semi-detached dwellings have completed large side extensions, the proposal would be compatible with the immediate locality and the surrounding area. Therefore this development would not be out of keeping or discordant given its surroundings and would reflect the character of the streetscene.
7. Consequently I conclude that it would not conflict with Policies SP16 and SP20 of the Ryedale District Council Ryedale Plan-Local Plan Strategy 2013, since these aim to secure development that reflects its location.

Conclusion

8. I have imposed conditions in the interests of certainty and to ensure a satisfactory final appearance. I consider that a condition restricting permitted development rights would not be necessary because the circumstances in this case are not exceptional enough to justify its imposition in accordance with the Guidance. For the reasons given above I conclude that the appeal should be allowed.

S Jones

INSPECTOR



Appeal Decision

Site visit made on 8 January 2018

by **David Cross BA (Hons), PGDip, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19 February 2018

Appeal Ref: APP/Y2736/W/17/3187521

Former Agricultural Compound, Land North of Lakeside Way, Norton.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Thomas Crown Associates Ltd against the decision of Ryedale District Council.
 - The application Ref 17/00118/OUT, dated 30 January 2017, was refused by notice dated 21 April 2017.
 - The development proposed is residential development.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The description and location of development in the heading above have been taken from the planning application form. In relation to the description of development, in Part E of the appeal form it is stated that the description of development has not changed but, nevertheless, a different wording has been entered. Neither of the main parties has provided written confirmation that a revised description and location of development have been agreed. Accordingly, I have used the details given on the original application.
3. The application has been submitted in outline with approval sought in relation to access and layout, with all other matters reserved for future consideration. I have dealt with the appeal on that basis.

Main Issues

4. The main issues in this appeal are:
 - Whether the proposal represents an acceptable form of development having regard to flood risk; and
 - The effect of the development on the living conditions of residents of nearby properties with regards to outlook and light.

Reasons

Flood Risk – Sequential Test

5. The appeal site is located in Flood Zones 2 and 3a, within which the Planning Practice Guidance indicates that a Sequential Test followed by an Exception

Test need to be applied in order to justify 'more vulnerable development', such as residential development. The National Planning Policy Framework (the Framework) indicates that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Whilst a Flood Risk Assessment (FRA) was submitted with the planning application, this did not include information to enable a Sequential or Exception Test to be undertaken.

6. However, a Sequential Test Report (STR) and Exception Test Report have subsequently been submitted with the appeal. The Council has requested that I do not assess these documents as part of the appeal as it considers that they have not been subject to public consultation. However, the documents were submitted as part of the appeal statement and I understand that the Council have notified interested parties of the appeal. I therefore consider that appropriate consultation has taken place and I have proceeded to consider the appeal on that basis.
7. A definition of whether a site is 'reasonably available' under the terms of the Sequential Test is not provided, but the Planning Practice Guidance advises that a pragmatic approach on the availability of alternatives should be taken. The screening criteria adopted by the STR include that to be regarded as a 'reasonable alternative' a site must be within 15% of the gross site area of the appeal site, which, based on a gross site area of 0.54 ha, equates to a screening range of between 0.46 ha and 0.62 ha. In my judgement, that criterion is unduly restrictive. Firstly, the illustrative application plan indicates that the 'developable area' that would be needed to accommodate the dwellings would only be around 0.23 ha, much smaller than the lower screening limit. Furthermore, to my mind, it would not be unreasonable to expect consideration to be given to sites larger than 0.62 ha, parts of which might be made available for development of the scale proposed.
8. Given the above, in my judgement, the STR has not demonstrated that there are no reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The proposal therefore fails the Sequential Test and would therefore not be an acceptable form of development with regards to flood risk. The proposal would therefore be contrary to Policy SP17 of the Ryedale Plan – Local Plan Strategy 2013 (RPLPS) in respect of managing flood risk as well as paragraphs 100 and 101 of the Framework.

Flood Risk - Other

9. The Council's second and fourth reasons for refusal relate to specific concerns on matters of remodelling ground levels and surface water run-off.
10. In relation to remodelling, the appellants contend that Appendix G of the FRA shows the flow routes through the site. However, the methodology behind this plan is unclear, particularly in relation to whether the re-profiling of the site has been fully considered. The flood flow routes between the rear gardens of the proposed dwellings and those of Springfield Garth would also appear not to have been specifically addressed. On that basis, I concur with the Council's concerns that inadequate evidence has been provided to demonstrate that the regrading of the site would not divert water into neighbouring properties.

11. In relation to surface water run-off, the appellants have submitted correspondence between their representatives and the Environment Agency (EA) which I note includes a statement from the EA that "reducing the run-off rate to the watercourse by 64% is acceptable"¹. However, I also note that this was correspondence directly between the appellants' representatives and the EA, and that the Council are concerned that they have not been provided with evidence to fully substantiate the statement from the EA. Moreover, I note that the EA's objections to the planning application have not been formally withdrawn, even though the e-mail correspondence post-dates the objections.
12. However, it is not necessary for me to comment further on these matters because, even if I were to accept the appellants' position, this would not overcome the issues identified above in relation to the Sequential Test.
13. I note that the appellants contend that the proposal would meet the Exception Test. However, I am not convinced by the appellant's assertion that the Exception Test could be met, not least because the Council has confirmed that it is able to demonstrate a 5-year supply of housing sites without the appeal scheme. Furthermore, the appellants have not demonstrated an overriding requirement for residential development of the nature of the proposal in this location. In any event, the Framework indicates that the Sequential Test must be passed before the Exception Test can be applied. I consider that the failure of the Sequential Test is a compelling reason why the development should not proceed.

Living Conditions

14. The proposed dwellings on Plots 1 and 7 would be located in close proximity to the rear boundaries of dwellings on Springfield Garth. Due to this location to the south of the existing properties, the proposed dwellings would result in a significant degree of overshadowing to the rear gardens of the existing properties to the north. Furthermore, due to the close proximity to the boundary, the proposed dwellings would have an overbearing relationship to the rear gardens of the neighbouring properties. These harmful effects would be exacerbated by the proposed increase in floor levels of the proposed dwellings in response to flood risk, which would increase the bulk and massing of the proposed buildings.
15. The appellants state that the proposal would comply with typical spacing standards in new development. However, I note that Council policy does not refer to standard separation distances and instead requires an assessment of the amenity of neighbouring occupants on matters including loss of daylight and an overbearing presence. Whilst the separation distances between buildings may be acceptable in relation to Plot 1, the dwelling on Plot 7 would be located in close proximity to the rear elevation of the dwellings to the north and would have an overbearing relationship in relation to the existing dwellings. In any event, the separation distances between buildings would not address the harm arising from the close proximity to the rear gardens of existing properties and the harm identified above.
16. I acknowledge that the application has been submitted in outline and that the scale and appearance of the proposal are reserved for future consideration. I am also mindful that the appellants state that they would be willing to accept a

¹ e-mail from Rachel Clarke-Wood of the EA dated 17 July 2017

condition which limits the height of the dwellings on both plots 7 and 8 to no more than two storeys. However, due to the layout of the proposal and the close-knit relationship with properties on Springfield Garth, I do not consider that matters of outlook and light could be satisfactorily addressed through the design of the dwellings.

17. I therefore conclude that the proposal would be harmful to the living conditions of residents of neighbouring properties due to loss of light and an overbearing appearance. The proposal would therefore conflict with Policy SP20 of the RPLPS which states that new development should not have a material adverse impact on the amenity of occupants of neighbouring land or buildings.

Conclusion

18. For the reasons given above, and taking account of all material planning considerations, I conclude that the appeal should be dismissed.

David Cross

INSPECTOR