



PLANNING COMMITTEE

Tuesday 5 June 2018 at 6.00 pm
Council Chamber, Ryedale House, Malton

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 - 8)
- 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 9 - 10)
- 6 **17/01450/FUL - North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside** (Pages 11 - 42)
- 7 **17/01517/MREM - Land Adjacent to Auburn Cottages Langton Road Norton** (Pages 43 - 50)
- 8 **18/00036/MFUL - Ellis Patents High Street Rillington** (Pages 51 - 80)

- 9 **18/00202/MFUL - Beech Tree House South Holme Slingsby** (Pages 81 - 101)
- 10 **18/00005/HOUSE - Moorlands High Street Cropton** (Pages 102 - 113)
- 11 **18/00363/HOUSE - North Wing Firby Hall Village Streets Firby** (Pages 114 - 128)
- 12 **18/00314/LBC - North Wing Firby Hall Village Street Firby** (Pages 129 - 140)
- 13 **18/00122/FUL - Royal Oak Hotel 131 Eastgate Pickering** (Pages 141 - 183)
- 14 **Any other business**
- 15 **List of applications determined under delegated powers** (Pages 184 - 190)

Planning Committee

Held at Council Chamber - Ryedale House, Malton, North Yorkshire YO17 7HH
Tuesday 8 May 2018

Present

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

Substitutes: Councillor CR Wainwright

In Attendance

Gary Housden, Alan Goforth, Alan Hunter, Ellis Mortimer (Clerk), Lizzie Phippard (Clerk) and Jill Thompson

Minutes

177 **Apologies for absence**

Apologies were received from Councillor Maud

178 **Declarations of interest**

Councillor	Item
P J Andrews	10
Wainwright	7, 10
Shields	8

179 **Minutes**

Decision

That the minutes of the Planning Committee held on 10th April 2018 be approved and signed as a correct record.

[For 6

Against 0

Abstain 3]

180 **Urgent Business**

There was no urgent business.

181 **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 recommendation thereon.

182 **18/00004/FUL - Land West of the Cayley Arms Weasdale to Partings Farm Allerston**

18/0004/FUL - Erection of an agricultural building for the housing of sheep and formation of new access track

Decision

PERMISSION GRANTED – Subjection to conditions as recommended

[For 9

Against 0

Abstain 0]

183 **17/01238/MFUL - Land at Riccal Drive Helmsley**

17/01238/MFUL - Erection of 7no. four bedroom dwellings, 33no. three bedroom dwellings and 6no. two bedroom dwellings with associated garaging, parking, amenity areas, landscaping, bridge across Spittle Beck, associated infrastructure, public open space and formation of vehicular access

Decision

PERMISSION GRANTED – Subject to conditions as recommended and Section 106 Agreement in relation to on and off-site affordable housing provision.

[For 9

Against 0

Abstain 0]

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

184 **17/01517/MREM - Land Adjacent to Auburn Cottages Langton Road Norton**

17/01517/MREM - Erection of 20no. four bedroom dwellings, 36no. three bedroom dwellings and 23no. two bedroom dwellings with associated infrastructure and landscaping (outline approval 15/00098/MOUT as allowed on appeal 22.07.2016 refers)

Decision

PERMISSION GRANTED – Subject to conditions as recommended

[For 9

Against 0

Abstain 0]

188 **18/00080/FUL - The Old Vicarage Hogg Lane North Grimston Malton**

18/00080/FUL - Erection of two storey extension to north elevation including single storey porch and formation of terrace with steps down to sunken garden with east and west boundary walls, erection of replacement entrance canopy and replacement of 5no. windows to south elevation, replacement of 2no. windows to east elevation and erection of two storey bay window, replacement of 2no. windows and formation of terrace with steps up to lawns to west elevation following demolition of existing rear extensions, together with erection of a one bedroom self-contained guest cottage and erection of a detached garage/car port with loggia to south elevation and office/store room above following demolition of existing outbuildings, together with alterations to existing vehicular access.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

189 **18/00120/FUL - Harome Methodist Church Chapel Lane Harome**

18/00120/FUL - Change of use and alteration of former Methodist chapel, attached school room and detached outbuilding to form a 4 bedroom dwelling, detached 2 bay garage and associated amenity space.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

190 **18/00150/FUL - Church Farm Westgate Rillington**

18/00150/FUL - Change of use and alteration of agricultural buildings to form 1no. 4 bedroom and 2no. 3 bedroom detached dwellings together with change of use, alteration and part demolition of existing outbuilding, steel framed barn

and 2no. garage blocks to form domestic amenity and parking spaces and alterations to existing vehicular accesses.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

191 **18/00174/HOUSE - Westfield Cottage Chapel Lane Westow**

18/00174/HOUSE - Erection of a detached double garage and 2.10m high boundary fence.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

192 **18/00216/HOUSE - 11 Meadow Road Pickering**

18/00216/HOUSE - Erection of part two storey/part single storey extension to rear elevation following demolition of existing conservatory and widening of existing garage (resubmission of expired approval 12/00313/HOUSE dated 27.06.2012)

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9

Against 0

Abstain 0]

193 **Proposed Revisions to NPPF and Developer Contributions**

Decision

That a response to the consultation is made in line with the report and to also include:

- Concerns in relation to proposed minerals policies, reflecting this Council's position on energy from unconventional hydrocarbons and,
- Concern that the proposed national policy does not include an explicit reference to the need to secure bungalow accommodation in line with the recent Select Committee report.

[For 9

Against 0

Abstain 0]

194 **Any other Business**

There was no urgent business.

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

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

196 **Appeals**

Members were advised of the following appeal decisions:

APP/Y2736/D/18/3194076 – Lyndhurst Main Street Appleton le Street

Meeting closed 20:45

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 05/06/18

6

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

7

Application No: 17/01517/MREM

Application Site: Land Adjacent To Auburn Cottages Langton Road Norton Malton North Yorkshire

Proposal: Erection of 20no. four bedroom dwellings, 36no. three bedroom dwellings and 23no. two bedroom dwellings with associated infrastructure and landscaping (outline approval 15/00098/MOUT as allowed on appeal 22.07.2016 refers)

8

Application No: 18/00036/MFUL

Application Site: Ellis Patents High Street Rillington Malton YO17 8LA

Proposal: Erection of an industrial unit (Use Class B2 and B8) and covered area over existing service road to include installation of 408no. photovoltaic panels to the proposed roof slopes together with relocation of existing oil tank, formation of an additional 13no. car parking spaces and replanting of existing landscape screening.

9

Application No: 18/00202/MFUL

Application Site: Beech Tree House South Holme Slingsby Malton YO62 4BA

Proposal: Erection of an agricultural poultry rearing building with feed bins and area of hardstanding following the demolition of existing agricultural buildings.

10

Application No: 18/00005/HOUSE

Application Site: Moorlands High Street Cropton Pickering YO18 8HH

Proposal: Erection of a detached outbuilding following demolition of existing Dutch barn and chicken hut

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 05/06/18

11

Application No: 18/00363/HOUSE

Application Site: North Wing Firby Hall Village Streets Firby Malton North Yorkshire YO60 7LH

Proposal: Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates (revised details to refusal 17/01437/HOUSE dated 18.01.2018)

12

Application No: 18/00314/LBC

Application Site: North Wing Firby Hall Village Streets Firby Malton YO60 7LH

Proposal: Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates (revised details to refusal 17/01266/LBC dated 14.12.2017)

13

Application No: 18/00122/FUL

Application Site: Royal Oak Hotel 131 Eastgate Pickering YO18 7DW

Proposal: Change of use, alteration and extension of former hotel to form a terrace of 3no. 2 bedroom dwellings, erection of 3no. garden sheds/cycle stores and formation of 4no. parking spaces with turning area following demolition of existing side and rear extensions, together with erection of a detached 4 bedroom dwelling, attached 2 bay garage and replacement of existing front boundary treatments with 1.2m high metal fence and pedestrian gate.

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: 17/01450/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 Week Expiry Date:** 25 January 2018
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Housing Services	Off-site Affordable housing condition requested
Historic England	On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.
Countryside Officer	Recommend conditions
Archaeology Section	I have no objection to the proposal and have no further comments make.
Highways North Yorkshire	Recommend conditions
North Yorkshire Fire & Rescue Service	No objections
Sustainable Places Team (Environment-Agency Yorkshire Area)	No further comments
Yorkshire Water Land Use Planning	Recommend condition
Vale Of Pickering Internal Drainage Boards	
Environmental Health Officer	Noise response - concerns
Parish Council	Comments made but support in principle
Lead Local Flood Authority	Recommend conditions

Neighbour responses: Liz And Paul Banks, Mr Keith Stevenson, Mr John Barrett, Mr Michael Gray, Mr And Mrs M. I. Dowson, 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,

Overall Expiry Date: 15 March 2018

INTRODUCTION:

This application was deferred from the March 2018 Planning Committee at the applicant's request in order to try and address the three recommended reasons for refusal. These were:

1. The proposed residential accommodation is located in very close proximity to the Kirkbymoorside Band Hall, (which has planning permission for an extension), and is likely to create complaints regarding the noise and operations of the band hall. The Band Hall is an important community facility and a use protected in accordance with Policy SP11 of the Local Plan Strategy. Noise and activities from the Band Room will be likely to have an adverse effect upon the amenity of occupiers of the proposed residential accommodation which would be likely to generate complaints regarding the Bands' operations. The proposed development is thereby contrary to the requirements of Policies SP11 and SP20 of the Ryedale Plan - Local Plan Strategy.
2. The proposed residential development (including the outdoor amenity area) by virtue of its close proximity to the outer valley side, and the inter-relationship with the Band Hall is not considered to ensure a satisfactory level of residential amenities for occupiers of the proposed dwellings and be contrary to the requirements of Policies SP4 and SP20 of the Ryedale Plan - Local Plan Strategy.
3. It has not been demonstrated that the proposed development has met the requirements of the Exception Test as set out within para 102 of the National Planning Policy Framework 2012 and Policy SP17 of the Local Plan Strategy.

The previous Committee Report and Update Report has been consolidated within the report below. Members are asked to refer to their March 2018 agendas for details of this application, attached to this report is relevant information received after the March 2018 meeting.

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 but subsequently withdrawn.

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 was originally submitted alongside an appeal against the earlier decision of Planning Committee, that appeal has subsequently been withdrawn.

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.

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 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. 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 in a similar form to that submitted can be located on any other sites in Kirkbymoorside, which 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 and around Kirkbymoorside to establish if there are any suitable and available sites for this type of development. The Test has also been discussed in detail internally with colleagues working on the recently submitted Sites Document. On the basis that there are no other suitable or available sites for the type and form of development proposed, it is considered that the Sequential Test has been met, in this case.

With the Sequential Test met, it is then 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 also a brownfield site that would benefit from being developed. Officers regularly receive 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 is to raise finished floor levels above current ground levels by 0.45m. Information has been submitted that demonstrates to the satisfaction of the Lead Local Flood Authority (LLFA) that the development of the site is not likely to increase the risk of flooding elsewhere by virtue of the surrounding ground levels. The LLFA are also content that a route away from the site in the event of a flood event is not required. Again this is because of the topography of the site. In view of the advice from the LLFA and the above assessment it is considered that the Exception Test has been met on this site. Subject to the detailed conditions recommended by the LLFA there are no flood risk objections to the proposals.

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

The 2008 Outline 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 considered that the design and appearance of the development is acceptable. As the site relates to 6 dwellings, there are 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 Specialist 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 an objection from the Band Hall representatives and from other 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 nonetheless still 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 14.5 metres away 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.'

Members will appreciate in the previous Update Report to committee that the Band Hall Representatives dismissed the applicant's offer to triple glaze their windows and install mechanical ventilation. That is a separate matter to this planning application. Officers consider that the application is finely balanced. With the layout of the proposed dwellings together with the current Noise Assessment it appears difficult to sustain an objection to the proposal based on the proximity of the Band Hall. However, Officers retain reservations about the co-location of the two uses. The Noise Assessment and layout of the proposed dwellings with habitable rooms on the rear elevation appears to demonstrate a satisfactory solution.

Regarding the comments of the Environmental Specialists, it is correct that the study could be used as a bedroom, and that the Local Planning Authority could not control this aspect. To try and do so, is considered to be unenforceable and unreasonable. It is to an extent, the future occupier's choice as to how they use rooms in their homes. Within the planning system Officers have ensured that 3 bedrooms for each property can achieve the required noise standards. Regarding the proposed shared amenity area, the agent considers acoustic fencing around this area to be unsightly and the aim was that this was an open area. The communal area is not joined to the individual domestic curtilages, with each of the 6 proposed dwellings having their own private domestic curtilages that meets the relevant noise standard. It is therefore considered that the noise requirements in respect of the shared communal area can be considered more flexibly.

It is unfortunate that no agreement has been achieved between the Band Hall representatives and the applicant. Based on the current proposals it is considered that the scheme has afforded sufficient protection to the Band Hall in terms of its design and layout and on balance, the proposal is not considered to be contrary to Policy SP11 and SP20 of the Local Plan Strategy. The re-development of this Brownfield site and other associated planning benefits with its development need to be considered in the planning balance, before a recommendation is made.

(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 remains 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 shown. 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 application in 2008. 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 pan 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. However, this is not considered to be a strong reason for refusal and again needs to be weighed in the planning balance on this scheme.

It is noted that in the report below, the Council's Specialist requires the remaining trees on the eastern side to be appropriately managed, and a condition is recommended. It is considered that such a condition should also address the heights of the retained trees to maintain adequate amenity for the occupiers of the proposed dwellings.

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.

Yorkshire Water has accepted that surface water can enter the mains sewer in the event that the site was not suitable for sustainable drainage, they have recommended a condition in respect of a restricted discharge rate into their sewer. Following advice from the LLFA, surface water drainage is now proposed to be drained via soakaways which have been demonstrated to be effective through percolation tests. The LLFA therefore has no objections, subject to conditions.

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 and 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, however, 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 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 application were to be approved.

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. Policy SP14 is therefore considered to be satisfied.

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 Specialist has 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 wider 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 have also been 14 responses from third parties 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 would benefit from appropriate development. The issue of the principle of the development, noise, surface water flooding, the impact of the community facilities, trees, and highway safety have been addressed earlier in this report. There is considered to be no policy requirement to impose a condition regarding vehicle 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 further re-consultation has taken place.

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

In view of the above assessment together with the appropriate redevelopment of this Brownfield site, on balance it is recommended that the application be approved subject to a S106 agreement in respect of Affordable Housing.

RECOMMENDATION: APPROVAL – subject to the completion of a S106 Agreement in respect of Affordable Housing

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

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

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

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

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

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

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

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

5 Before the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

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

6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

a. Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey showing:

- the proposed highway layout including the highway boundary
- dimensions of any carriageway, cycleway, footway, and verges
- visibility splays
- the proposed buildings and site layout, including levels
- accesses and driveways
- drainage and sewerage system
- lining and signing
- traffic calming measures
- all types of surfacing (including tactiles), kerbing and edging.

b. Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

- the existing ground level
- the proposed road channel and centre line levels
- full details of surface water drainage proposals.

c. Full highway construction details including:

- typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
- when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
- kerb and edging construction details
- typical drainage construction details.

d. Details of the method and means of surface water disposal.

e. Details of all proposed street lighting.

f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.

g. Full working drawings for any structures which affect or form part of the highway network.

h. A programme for completing the works.

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

INFORMATIVE

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

Reason: In accordance with Policy SP20 of the Local Plan Strategy and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

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

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

Reason: In accordance with Policy SP20 of the Local Plan Strategy and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

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

Reason: In accordance with Policy SP20 of the Local Plan Strategy and in the interests of highway safety.

- 9 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metre and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy SP20 of the Local Plan Strategy and the interests of road safety to provide drivers of vehicles using the access and other users of the public highway with adequate inter-visibility commensurate with the traffic flows and road conditions.

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

(i) The details of the following off site required highway improvement works, works listed below have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority:

a. Provision of a pedestrian route along the whole length of Manor Vale Lane on the east side of the existing carriageway to be lined out with appropriate road markings and symbols at a width of 1.0 metres together with appropriate warning signs and supplementary plates on poles all in accordance with the relevant Diagram Numbers of the Traffic Signs Regulations and General Directions 2016 (TSRGD16).

b. Alteration and addition to the existing 'GIVE WAY' road markings at the junction of Manor Vale Lane with Dale End to re-position the lines at the front of the adjacent on-street parking

area immediately to the east of the junction and defining the parking area to the front of Nos. 12 to 22 Dale End to separate the junction and parking area all in accordance with the relevant Diagram Numbers in TSRGD16.

(iii) A programme for the completion of the proposed works has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In accordance with Policy SP20 of the Local Plan Strategy and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

- 11 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 5 (above):

Road markings and traffic signs as described in that condition.

INFORMATIVE

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

Reason: In accordance with Policy SP20 and in the interests of the safety and convenience of highway users.

- 12 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

- a. cycle parking
- b. refuse/recycling bin storage and collection arrangements.

INFORMATIVE

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

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

- 13 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 12:

- a. are available for use unless otherwise approved in writing by the Local Planning Authority.

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

Reason: In accordance with Policy SP20 of the Local Plan Strategy and to provide for

appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

- 14 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In accordance with Policy SP20 of the 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.

- 15 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk and to satisfy Policy SP17 of the Local Plan Strategy and NPPF.

- 16 Development shall not commence until a scheme restricting the rate of development flow runoff from the site has been submitted to and approved in writing by the Local Planning Authority. The flowrate from the site shall be restricted to greenfield runoff rate and/or a minimum 30% reduction of the existing positively drained runoff rate for the 1 in 1, 1 in 30 and 1 in 100 year rainfall events. A 30% allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. No part of the development shall be brought into use until the development flow restriction works comprising the approved scheme have been completed. The approved maintenance and management scheme shall be implemented throughout the lifetime of the development.

Reason: To mitigate additional flood impact from the development proposals and ensure that flood risk is not increased elsewhere and to satisfy Policy SP17 of the Local Plan Strategy and NPPF.

- 17 No development shall take place until an appropriate Exceedance Flow Plan for the site has been submitted to and approved in writing by the Local Planning Authority. Site design must be such that when SuDS features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways. Runoff must be completely contained within the drainage system (including areas

designed to hold or convey water) for all events up to a 1 in 30 year event. The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that avoid risk to people and property both on and off site.

Reason: to prevent flooding to properties during extreme flood events and to mitigate against the risk of flooding on and off the site and to satisfy Policy SP17 of the Local Plan Strategy and NPPF.

18 Prior to the commencement of the development hereby approved the following information shall be submitted in writing and agreed with the Local Planning Authority:

- A detailed, risk assessment (Detailed Quantitative Risk Assessment - DQRA) shall be undertaken at the site to establish the extent of the contamination identified in the GEO Environmental Engineering, Revised Phase 2: Ground Investigation Report 2016', referenced 2013-512. This will include further sampling and analysis across the site as required.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

19 Where land affected by contamination is found which poses risks identified as unacceptable, no development or remediation shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved in writing by the local planning authority. The scheme must include proposed remediation objectives and remediation criteria, an appraisal of remedial options and proposal of the preferred option(s), all works to be undertaken, and a description and programme of the works to be undertaken including the verification plan.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

20 Unless otherwise agreed in writing by the local planning authority, none of the dwellings shall be occupied (or the site shall not be brought into use) until the approved scheme of remediation has been completed, and a verification report demonstrating the effectiveness of the remediation carried out has been submitted to and approved in writing by the local planning authority. The verification report shall include a description of the works undertaken and a photographic record where appropriate, the results of any additional monitoring or sampling, evidence that any imported soil is from a suitable source, and copies of relevant waste documentation for any contaminated material removed from the site.

21 In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported immediately to the local planning authority. An appropriate investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the local planning authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors.

22 The development will be undertaken in accordance with the submitted Flood Risk Assessments and Drainage information from Dudleys.

Reason: In order to ensure the site is effectively drained and to satisfy Policy SP17 of the Local Plan and NPPF.

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

KWL/093/03/14 Rev. H
KWL/093/12 Rev. F
KWL/093/03 Rev. P
KWL/093/003/11

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

24 Prior to the commencement of the development, details of the landscaping for the development shall be submitted for approval in writing. The submitted scheme shall include a planting schedule providing details of species, planting sizes, and numbers of each species and their locations within the scheme. The approved scheme shall be carried out before the use hereby permitted is commenced and prior to the completion of the development, or in accordance with a phased programme of development agreed in writing by the Local Planning Authority. If within a period of five years after planting (and including the existing tree or hedge to be retained), any trees or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of compliance with Policy SP13 of the Ryedale Plan - Local Plan Strategy, and in the interests of amenity and enhancement of the development.

25 The development hereby approved shall be undertaken in accordance with the Noise Assessment by YES Consulting including all required mitigation measures.

Reason: In order to protect the residential amenities of future occupiers and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

26 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted development) 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 alteration of a dwellinghouse

Class B: Addition to the roof of 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(a): Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure.

Reason: To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

27 Prior to the commencement of the development hereby approved precise details of the ground surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

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

28 The demolition of existing buildings and groundworks shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

(a) A licence issued by Natural England pursuant to The Protection of Badgers Act 1992 authorising the specified activity/development to go ahead; or

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

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

29 All ecological measures and/or works shall be carried out in accordance with the details contained in Section 9 and 10 of the Ecological Assessment for the Old Council Depot Kirkbymoorside (MAB 2016) as already submitted with the planning application and agreed in principle with Local Planning Authority prior to determination.

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

30 Prior to the occupation of the dwellings hereby approved precise details of speed bumps/rubble strips within the application site shall be submitted to and approved in writing by the Local Planning Authority.

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

31 Prior to the commencement of the development hereby approved a 20 - year woodland management plan for the trees on the eastern boundary of the application site shall be submitted to and approved in writing. The management plan will contain details of the heights of the retained trees and any new planting on the application site.

Reason: In order to protect and manage the existing trees and to satisfy Policy SP20 of the Local Plan Strategy.

32 Prior to the commencement of the development a ground condition/structural survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the ground is capable of safely accommodating the development proposed and to satisfy NPPF.

33 Prior to the commencement of the development precise details of the management and maintenance of the shared communal area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure the area is available for its intended purpose and to protect the amenity of the surrounding area and to satisfy Policy SP20 of the Local Plan Strategy.

INFORMATIVE(S)

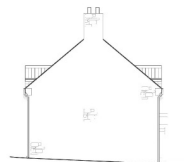
- 1 The applicant/developer is advised to consider the contents of the Environment Agency's consultation response dated 15 December 2017.



WEST ELEVATION



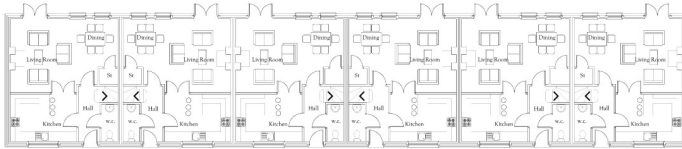
EAST ELEVATION
Elevations 1:100



NORTH ELEVATION

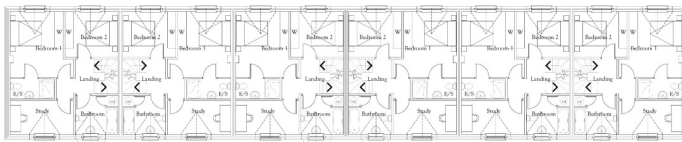


SOUTH ELEVATION

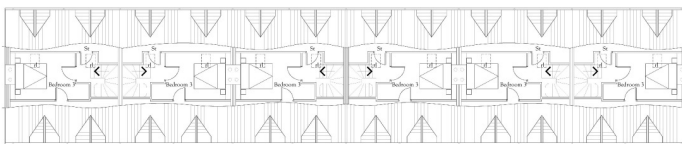


GROUND FLOOR PLAN

Dwelling Size
114.25 sq m / 1230 sq ft



FIRST FLOOR PLAN



LOFT PLAN

Floor Plans 1:100

REVISED PLAN

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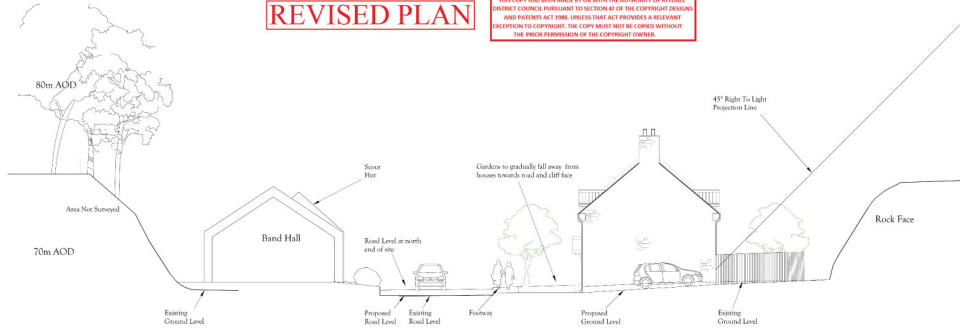
Rev F 12/03/2018 - Elevations revised to suit increase in Finished Floor Levels
Rev E 20/02/2018 - Relocate all Bedrooms to eastern side
Rev D 13/02/2018 - Relocate main habitable rooms to eastern side
Rev C 12/10/2017 - Revised to suit new layout
Rev B 25/08/2016 - Revised to suit new layout
Rev A 08/08/2016 - House types revised

The Planning & Design Associates
PLANNING AND ARCHITECTURAL SERVICES
The Chiswick Studio,
The Old Brickworks, Moor 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 Manor Vale Lane, Knaresborough
Drawing:	Proposed Dwellings 1 to 6
Date:	August 2016
Scale:	1:100 B A1
Author:	PLANNING
Drawn by:	KWL/093/03/12

REVISED PLAN

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SECTION A



SECTION B



SECTION B (Extended)

PLANNING NOTES
 To be read in conjunction with the drawings for construction purposes. All dimensions for reference are approximate unless stated otherwise. The Building of these works shall be subject to the approval of the local planning authority. The Building of these works shall be subject to the approval of the local planning authority. The Building of these works shall be subject to the approval of the local planning authority.

PLANNING NOTES (continued)
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PLANNING NOTES (continued)
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- Rev H 16/04/2018 - Extended Section B-B added
- Rev G 12/03/2018 - Revised to suit increase in Finished Floor Levels and Right to Light detail added
- Rev F 12/10/2017 - Gap between terraces omitted to form one terrace
- Rev E 19/12/2016 - Finished floor levels of dwellings raised to be minimum of 300mm above adjacent road level. Window and roof heights adjusted to suit.
- Rev D 28/09/2016 - Revised in accordance with recommendations in Flood Risk Assessment
- Rev C 25/08/2016 - Elevations revised to suit new layout
- Rev B 08/08/2016 - Elevations revised to suit new layout
- Rev A 28/07/2016 - Elevations revised to suit new layout

The Planning & Design Associates
 PLANNING, ARCHITECTURAL, INTERIOR LANDSCAPE
 The Chokory Barn Studio,
 The Old Bricksyard, Moor 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 Marier Vale Lane, Kyoymarside		
Drawing:	Street Elevations and Sections		
Date:	December 2015	Drawn:	PAN
Scale:	1:100/200 @ A1	Revised:	H
Discipline:	PLANNING		
Discipline No:	KWL/093/03/7/4		

17-01450-FUL

From: Peter Haines [<mailto:Peter.Haines@Dudleys.org.uk>]
Sent: 20 April 2018 16:35
To: Gareth Roberts <Gareth.Roberts2@northyorks.gov.uk>; Alan Hunter <alan.hunter@ryedale.gov.uk>
Cc: Janet O'Neill <j.oneill@oneill-associates.co.uk>; Naomi Heikalo <N.Heikalo@oneill-associates.co.uk>; Paul Nicholas <paul.nicholas@the-pdassociates.co.uk>; richard.dykes@the-pdassociates.co.uk; Kevin Linfoot <Kevin.linfoot@thomascrownassociatesplc.com>
Subject: LLFA comment Kirkbymoorside - 17-01450-FULL

Gareth

Further to your email below of 26/3/18, we have now had the remainder of Manor Vale Lane surveyed down to the junction with Dale end, and a copy of this survey is attached.

You will note that the road falls at a steady gradient past the proposed site, to a low point of 66.930 opposite Little Orchard where the historic flooding has occurred.

It then rises up to the junction with Dale End at a level of 67.420, where the levels start falling away again down Dale End into Kirkbymoorside.

This means that if the gullies at the dip in the road opposite Little Orchard get blocked, water can build up outside Little Orchard to a maximum level of 67.420 (or a depth of 490mm) before it starts to flow away again across Dale End.

This is why the residents in Little Orchard sometimes require rescue and accounts for the photos you have seen of a rubber dingy.

It also explains why the EA maps show surface water flooding spreading sideways at the bottom end of Manor Vale Lane.

However the nearest point of our site is 40m further up Manor Vale Lane at a lowest level around 67.850, which is 470mm above the maximum level the water can reach in Manor Vale Lane.

The EA maps reflect this by showing the flooding limited to the road surface of Manor Vale Lane opposite our site, and not spreading sideways.

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Furthermore, our proposal is to set the floor levels of our houses 450mm above Manor Vale Lane levels (300mm min above surrounding ground), with the lowest FFL = 68.350. See PDA drawing attached.

This means that the lowest house FFL is 930mm above the maximum water level reached in Manor Vale Lane, therefore the houses can never flood due to a blockage in the gullies at Little Orchard. Please review the sketch sheet 13139-SK1 attached.

I trust this evidence is enough to satisfy your concerns about the variance in water level on Manor Vale Lane shown on the EA maps and eliminates the risk of the proposed houses flooding from this source. The high risk areas you refer to are not adjacent the proposed site.

With respect to your comment about means of escape should Manor Vale Lane become blocked by surface water, we advise that this would be managed by waiting for the storm to abate and escaping up the steps above the houses and across the footpath to the end of Castlegate which is unaffected by flooding.

I trust this has now provided sufficient evidence to mitigate the risk of flooding to the proposed houses, and you can now withdraw your objection.

I look forward to hearing from you.

17-01450-FUL

Regards

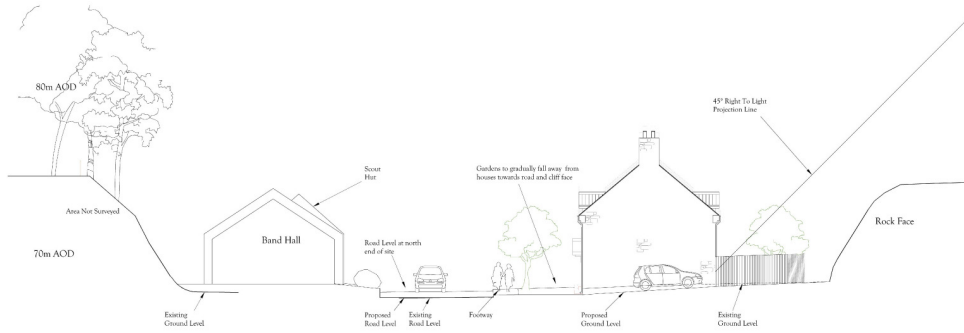
Peter Haines



E: peter.haines@dudleys.org.uk
T: 0113 258 3611 M: 07553 386253
P: Tithe House 35 Town Street Leeds LS18 5LJ
W: www.dudleys.org.uk

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*Dudleys Consulting Engineers Ltd trading as Dudleys. Registered office: Tithe House 35 Town Street Leeds LS18 5LJ
Registered in England & Wales: 6997283*



SECTION A



SECTION B



SECTION B (Extended)

PLANNING NOTE
 Drawings are submitted for the purpose of a planning application. All drawings for planning applications must be submitted on A3. Drawings of more than 1 sheet must be submitted on separate sheets. The drawings are to be signed and dated by the architect or a qualified person in the name of the architect. The drawings must be submitted on separate sheets.

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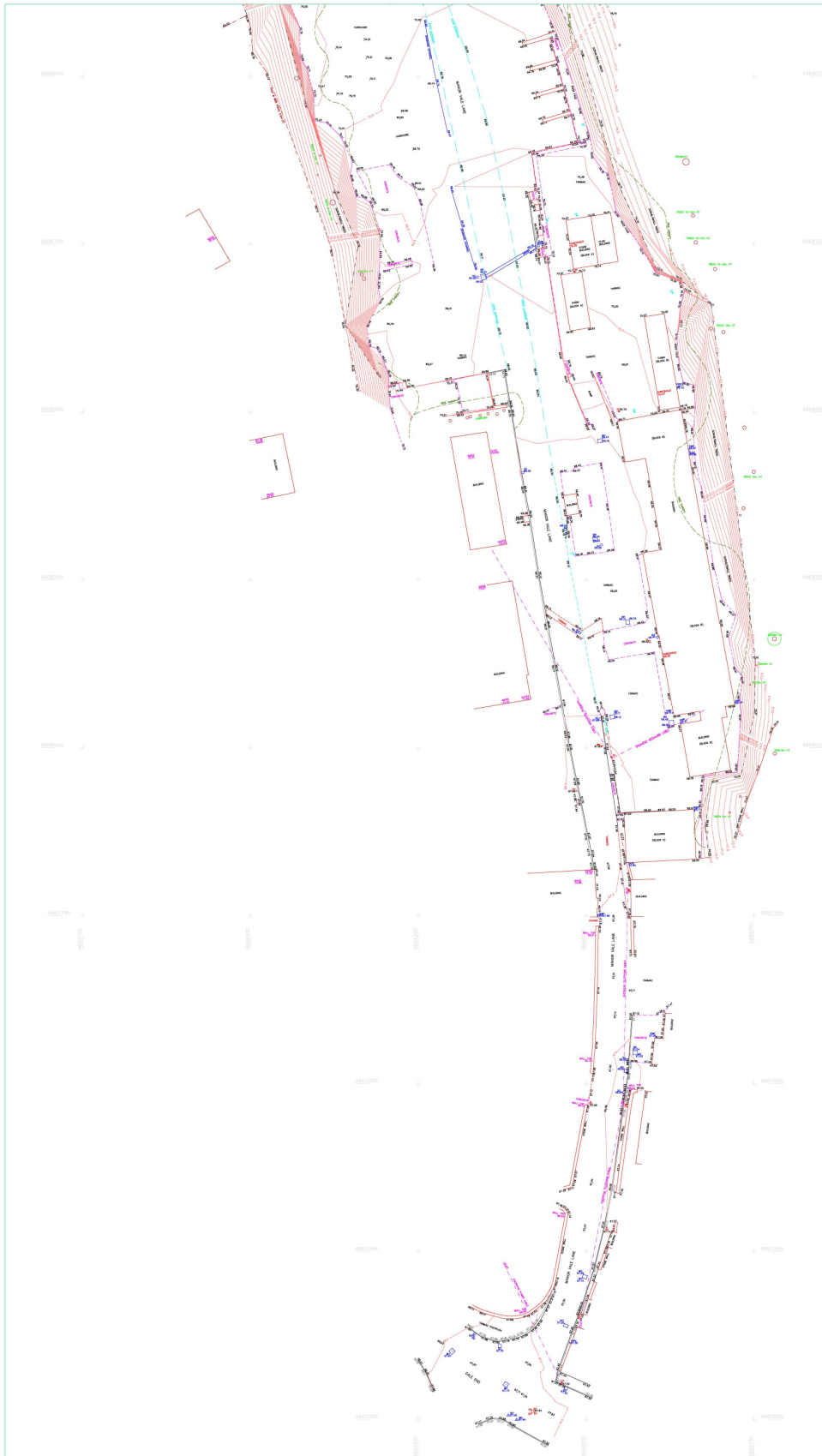
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 Rev G 12/03/2018 - Revised to suit increase in Finished Floor Levels and Right to Light detail added
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 Rev C 25/08/2016 - Elevations revised to suit new layout
 Rev B 08/08/2016 - Elevations revised to suit new layout
 Rev A 28/07/2016 - Elevations revised to suit new layout

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 Telephone: 01759 373656
 Email: info@the-pdassociates.co.uk
 website: www.the-pdassociates.co.uk

Client:			
Project:	Planning Application for Housing Development at Manor Vale Lane, Knaresborough		
Drawing:	Street Elevations and Sections		
Date:	December 2015	Drawn:	PAN
Scale:	1:100/200 @ A1	Revised:	H
Status:	PLANNING		
Drawn by:	KWL/093/03/14		



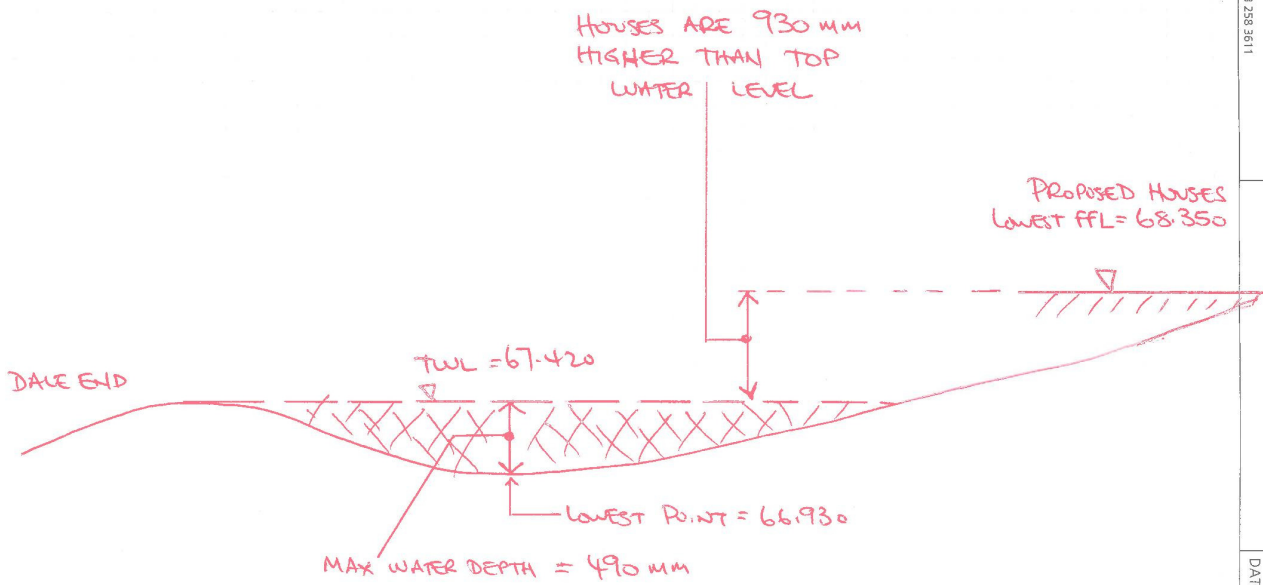
NOTES	
LEVEL DATUM.....OS ORTHOMETRIC HTS	
GRID ORIENTATION.....OSGR36	
KEY	
	FIRE HYDRANT
	BRITISH TELECOM MANHOLE
	ELECTRICITY INSPECTION COVER
	CABLE TV
	WATER STOP VALVE
	GAS VALVE
	ELECTRICITY POST/PYLON
	LIGHT
	TRAFFIC LIGHT
	ROAD SIGN
	TELEGRAPH POLE
	STAY WIRE
	ROAD GULLEY
	KERB GULLET
	DRAINAGE 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
APRIL 2018	SURVEY EXTENSION TO MANOR VALE ROAD

Landmark Surveys (UK) Ltd
 148 ROYSTON ROAD
 EUDWORTH
 BARNLEY
 S72 8BB
 TEL: 01526 780070
 FAX: 01526 780070
 MOBILE TEL: 07801 697470
 E-MAIL: mark.landmark@btinternet.com

Client	PDP	
Site	SITE ON MANOR VALE LANE KIBBYMOORSIDE	
Scale	1 : 200	Date MARCH 2013
Drawn by	M.R.GILMORE	Surveyed by M.R.G.W.B.
Checked by		Plan Ref. PDP068SP/2



SECTION ALONG MANDOR VALE LANE
KIRKBY MORSIDE

From: Naomi Heikalo
Sent: 10 May 2018 18:17
To: Alan Hunter
Cc: Janet O'Neill
Subject: RE: Kirkbymoorside Drawings

Hi Alan,

We would like to proceed with the attached floor plans and elevations drawing (KWL/0093/03/12 Rev F) which shows the living areas and bedrooms at the rear of the houses.

The noise assessment prepared by the City of York Council YES Consultancy concludes that the rear gardens and rooms to the proposed properties (including all living rooms and bedrooms) will conform with the WHO guidelines on community noise and BS8233:2014. The current proposal is therefore acceptable in terms of noise.

The client's offer to provide air conditioning and window fittings for the band hall was a goodwill gesture in order to provide peace of mind to members of the brass band but these measures are not required to meet the WHO and BS8233:2014 standards.

Kind regards,
Naomi

From: Gareth Roberts
Sent: 27 April 2018 13:17
To: Alan Hunter
Subject: 17/01450/FUL

Dear Alan,

The applicant has now demonstrated that they have sufficiently ameliorated and represented flood risk on and off site.

- **Ensure that people, property and critical infrastructure are protected from flooding.**

Based on the information provided and collated through our own research, believe the applicant has demonstrated that the proposed site will deliver adequate flood resilience to people and property. This is not to say the site is risk free but that the degree of measures and analysis provided, substantially mitigates this risk.

In relation to a means of escape should flood levels restrict the access to Manor Vale Lane. It has been demonstrated that an exit route for a flood event has been established or mitigated with property resilience measures.

- **Ensure that the development does not increase flood risk off site.**

Based on submissions by the applicant with reference to the topography of the site (pre and post development), the LLFA find that surfacewater runoff is unlikely to increase the risk of flooding off site.

In light of the information provided by the applicant, the LLFA have no further objection and the conditions attached to our submission dated 06/03/17 remain.

Many thanks

Gareth Roberts - Flood Risk Management Project Engineer

Agenda Item 7

Item Number: 7
Application No: 17/01517/MREM
Parish: Norton Town Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Keepmoat Homes (Ms A Beare)
Proposal: Erection of 20no. four bedroom dwellings, 36no. three bedroom dwellings and 23no. two bedroom dwellings with associated infrastructure and landscaping (outline approval 15/00098/MOUT as allowed on appeal 22.07.2016 refers)
Location: Land Adjacent To Auburn Cottages Langton Road Norton Malton North Yorkshire

Registration Date: 8 January 2018 **8/13 Week Expiry Date:** 9 April 2018
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

NY Highways & Transportation	Views awaited
Vale Of Pickering Internal Drainage Boards	No comments - outside the IDB district
Yorkshire Water Land Use Planning	Recommend conditions
Housing Services	Support
Countryside Officer	No objection
Parish Council	Recommend refusal
Sustainable Places Team (Environment-Agency Yorkshire Area)	
Designing Out Crime Officer (DOCO)	Recommendations
Archaeology Section	Comments
Lead Local Flood Authority	Comments
Building Conservation Officer	Views awaited
Highways North Yorkshire	Views awaited

Neighbour responses: Andrew And Denise Bellwood, Miss Janella Calvert, Mr Eugene Kelly, Mr And Miss Andrew And Catherine White And Rigg, Mary, John And Jennifer Cowton, Mr John Patten,

Overall Expiry Date: 28 May 2018

APPRIASAL:

This Reserved Matters application was deferred from the May Planning Committee meeting, Members are asked to refer to their May agendas for the details of the proposed scheme (excluding the superseded plans on page 103 and pages 107-122 of the main agenda). Members deferred the application in order for the outstanding details to be addressed before making a decision. The outstanding information related to:

- Highway safety matters
- Satisfactory brick samples
- Landscaping and Countryside Specialist issues

Copies of the additional information submitted in relation to the above three points is attached to this report, this is currently the subject of consultation with interested parties until 28 May 2018.

Highway Safety matters

The Highway Authority have not raised objection to the re-arrangement of plots within the main site to ensure a maximum of 5 dwellings are served by private drives, and provide sufficient visibility. The Highway Authority have, however, suggested changes to the access point for pedestrians and cyclists onto Bazeley's Lane. The Highway Authority prefer the access point to be located on the eastern side of the application site, to align with a footpath on the opposite side of the road. Discussions are ongoing on this issue and Members will be updated.

It is noted that the amended plans features a deliberate stagger on the footpath to prevent cyclists pedalling straight onto Bazeley's lane. The arrangement should ensure cyclists dismount, before approaching Bazeley's Lane.

Satisfactory brick samples

The developer has updated the plans to include two brick samples; Ibstock Birtley old English (Buff) and the Ibstock Grainger Autumn. The proposed brick types are considered to be acceptable in this location.

Landscaping and Countryside Issues

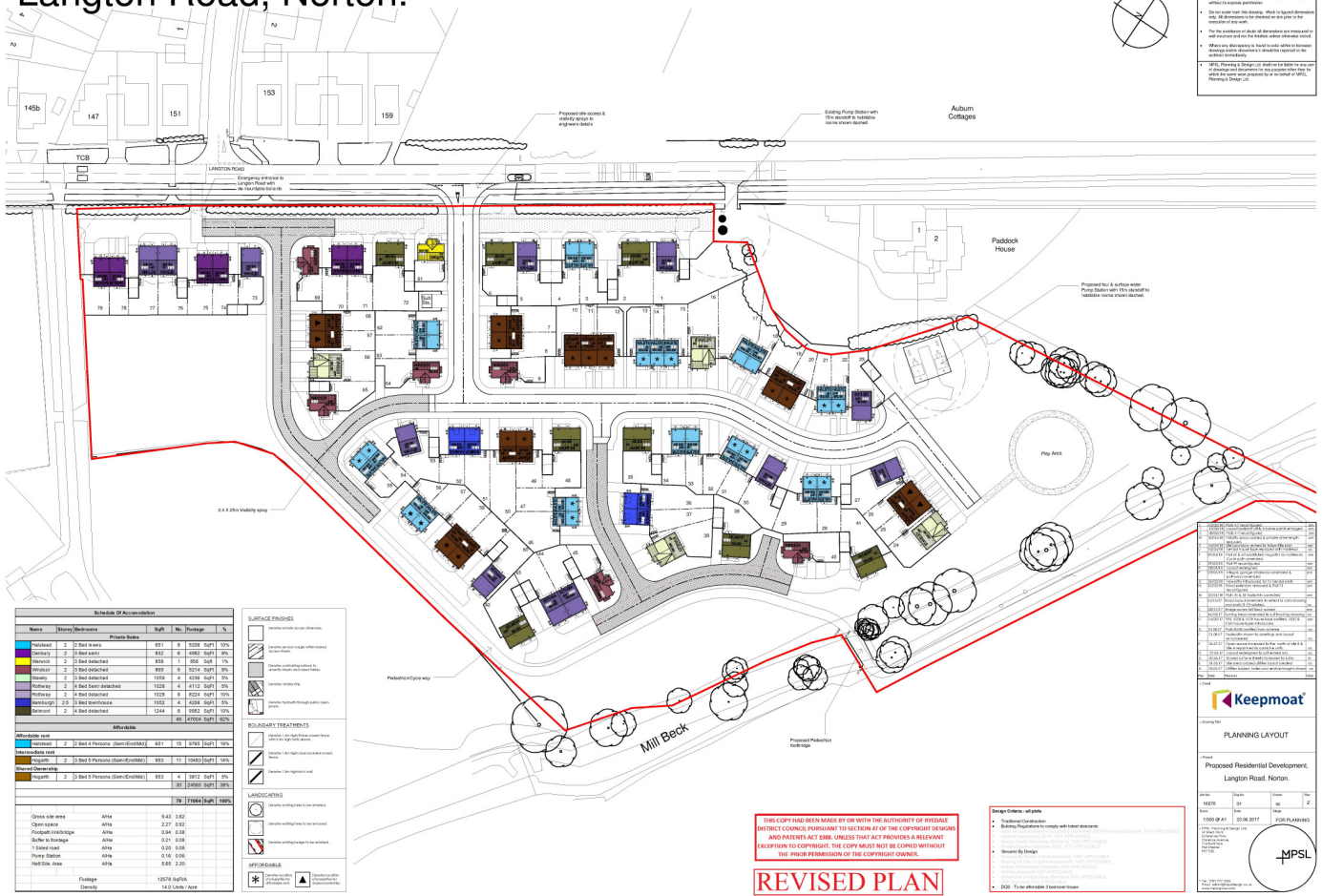
The Council's Countryside Management Specialist has no objection to the additional details submitted. However, in view of the Highway Authority's response, part of the existing hedge (approximately 30 metres in length) is required to be removed to achieve the required visibility for the pedestrian/cyclist access point onto Bazeley's Lane. A replacement hedge will need to be re-planted 2.5m behind its current position. Discussions are ongoing with the applicant. Until this aspect is finalised, the Countryside Specialist cannot conclude on his assessment.

Conclusion

Subject to the resolution of a suitable access point onto Bazeley's Lane and details of the landscaping being agreed the recommendation of the case officer will be one of approval. It is anticipated an Update Report containing a final recommendation should be available for circulation to Members on the Late Pages.

RECOMMENDATION: **To Follow**

Langton Road, Norton.



Langton Road, Norton.

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Autumn Cottages



LANGTON ROAD EXTERNAL MATERIALS

Style	Walls	Windows	Roofing	Façades / Sillings	Frontdoor / Doors	Downpipes	Composts	Bay Roof	Garage Doors	Front Door
Style A	Effern: Redback Orange Autumns	Natural render with bucket handle joints	Traditional Heritage, White spec	Reconstituted interlocking slate tile	Black spec	Black spec	Antiquity 'Halfbar' cornice with Reconstituted interlocking slate tile	Antiquity full traditional canopy	Antiquity traditional Hipged Roof	Blackstone Thornby, RAL 7016 with white frame
Style B	Effern: Redback Birkley Old English (Blue)	Natural render with bucket handle joints	Traditional Heritage, White spec	Sandblast particle wet	Black spec	Black spec	Antiquity 'Halfbar' cornice with the Sandblast particle wet	Antiquity full traditional canopy	Blackstone Thornby, RAL 7016	Blackstone 'Orchard' - RAL 7016 with white frame
Style C	Effern: Redback Orange Autumns	Natural render with bucket handle joints	Traditional Heritage, White spec	Sandblast particle wet	Black spec	Black spec	Antiquity 'Halfbar' cornice with the Sandblast particle wet	Antiquity full traditional canopy	Blackstone Thornby, RAL 7016	Blackstone 'Orchard' - Sage green with white frame
Style D	Effern: Redback Birkley Old English (Blue)	Natural render with bucket handle joints	Traditional Heritage, White spec	Reconstituted interlocking slate tile	Black spec	Black spec	Antiquity 'Halfbar' cornice with Reconstituted interlocking slate tile	Antiquity full traditional canopy	Blackstone Thornby, RAL 7016	Blackstone 'Orchard' - RAL 7016 with white frame

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Keepmoat

MATERIALS LAYOUT

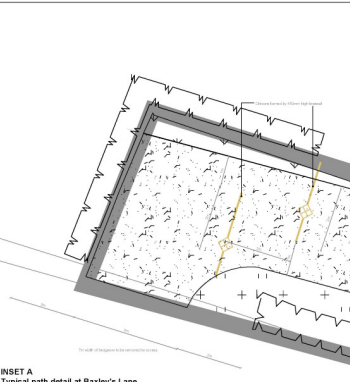
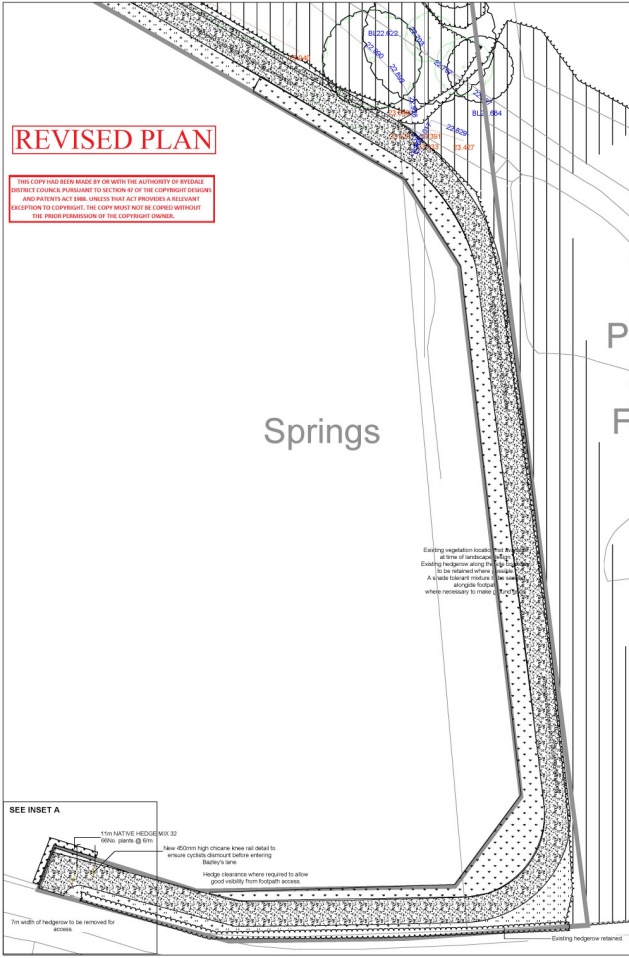
Proposed Residential Development,
Langton Road, Norton.

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MPSP

REVISED PLAN

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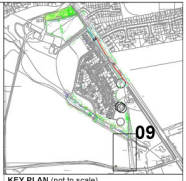


- KEY**
- Soft Works**
- Proposed Planting Geocoverover Mews
 - Proposed Planting Hedges
 - Proposed Planting Native / Semi-native Mews
 - Proposed Planting Shrubs
 - Proposed Paths
 - Proposed Grass Turf
 - Proposed Grass Turf (Tuff applied by a vacuum seeded Tuff) or similar approved. Note: Times least edge to define boundary between plant beds / zones and turf.
 - Proposed Grass-Anchovy Seed e.g. Central Seeds 450 50 purpose (Landscape) or similar. Sowing rate: 50.00 g/m²
 - Other low plants to be located in areas of limited space or where planting would be difficult to establish, e.g. Golden Deciduous 10mm aggregate partly rounded & partly angular, selected by Octonine Aggregates, or similar approved.
 - Proposed lowwaste throughdrainage woodland. No dig construction.
 - Proposed Shrub Cluster
 - Proposed Large Shrub-Specimen 10/20L
 - Proposed Small Shrub-Specimen 3/5L
 - Proposed Tree Ultra-Heavy Standard
 - Proposed Tree Feather
 - Proposed Tree Multi stem

- Ecological Recommendations**
- Bird Boxes**
- 10m, building mounted general purpose bird nest boxes e.g. Schwegler 1MR Anemite.
 - 5m, tree mounted nest box e.g. Schwegler 1B.
 - 10m, building mounted bat house e.g. integrated boxes such as habitat bat boxes or Schwegler 1FR table or externally mounted boxes such as Schwegler 1FE with back slide.
 - 10m, tree mounted bat box e.g. Schwegler 1FF with back slide.
- Bat boxes should preferably be sited 3.5m from the ground on the building or tree in quiet locations away from direct sources of light, with a clear and unobstructed flight line to the box. The position of the drawing box, been thought in relation to their aspect and clearance to available foraging habitat. Final positions should be agreed based on the above advice and existing clutter, windows and doorways.
- Bird boxes should be sited above 3m on the building or tree, preferably or sited clear away from potential sources of disturbance such as dormers, seating areas etc. South facing aspects should be avoided.
- Final choice and positioning should be discussed with an ecologist.

- Hedgerows**
- Field all paths should be left under or around hedging where possible at fence junctions, or where this is not feasible, gaps measuring a minimum of 15m x 15m could be created for the base of adjacent hedging to allow the northern/southern movement of hedgerow between gardens across the development between the proposed greenways, and to allow movement of hedgerow into and out of the development.

- Native Planting**
- Existing vegetation to be retained (including hedgerows/old tree groups/woodland).
 - Existing individual Trees to be retained.
 - Planting Native Hedges
 - Planting Semi-Native/Native Structural Planting
 - Proposed Grass-Wallover Meadow e.g. Ecovillage Seeds (200) - Grassland Central Seeds or similar. Sowing Rate: 40g/m²
 - Proposed Grass-Wallover Meadow e.g. Ecovillage Seeds (200) - Woodland Meadow, Reduced Ethinogenic Seeds or similar. Sowing Rate: 40g/m²



- GENERAL NOTES**
- Drawing for Planning purposes only.
 - Refer to drawing reference 10137_LD_07 for plant schedule and 10137_LD_08 for outline specification and maintenance schedule.
 - Refer to agricultural report for details of existing vegetation to be retained and protection measures. Report produced by FPCB: Tree Protection Plans produced by Ecus Ltd 10137_LD_01-10137_LD_02.
 - Building layout and materials provided by NPLB, Planning and Design Unit for Planning (land drawing number 10137_01 01/13).
 - Building foundations to be confirmed by Engineer with reference to geology reports and field logs, gables or alternative where applicable. These locations to be fully coordinated once building foundation depth is confirmed.
 - Refer to Engineer's details for soil and drainage information.
 - Check all dimensions on site.
 - Do not scale from the drawing.
 - Report any discrepancies and omissions to Ecus Ltd.
 - This drawing is Copyright.
 - All levels indicative only. Elevationed from site levels. All require field checked.

3RD-PARTY INFORMATION

NE This drawing includes information provided by 3rd parties and/or consultants, to whom all queries shall be made. Ecus Ltd can accept no liability for its content or accuracy.

TREE NOTES

Note that all tree locations are subject to coordination with services, to be undertaken by others.

Note that it is the practice that root barriers are required to extend 2m beyond the mature canopy spread of new trees to protect all structures and landscaping elements, such as highways, services and buildings. In addition, root barriers are required for all new trees within 5m of highways, e.g. Greater/ Street 2002 or similar. Depth of the root barrier to be confirmed once arborist design has been produced at construction detail.

D	10.05.18	CEB	Ecus	With Existing hedge, path layout and drainage details
C	03.05.18	CEB	Ecus	With initial hedge proposals
B	11.04.18	HT	Ecus	Amendments following received input
A	08.12.17	HT	Ecus	Preliminary

REV DATE DRAWN CHECKED REVISION COMMENT BY

DRAWING STATUS: For Planning

ecus Ecus Ltd
10137 Langton Road, Norton
Norton, Leicestershire LE12 7JH
Tel: 01154 265202
www.ecus.co.uk

Job
Langton Road, Norton

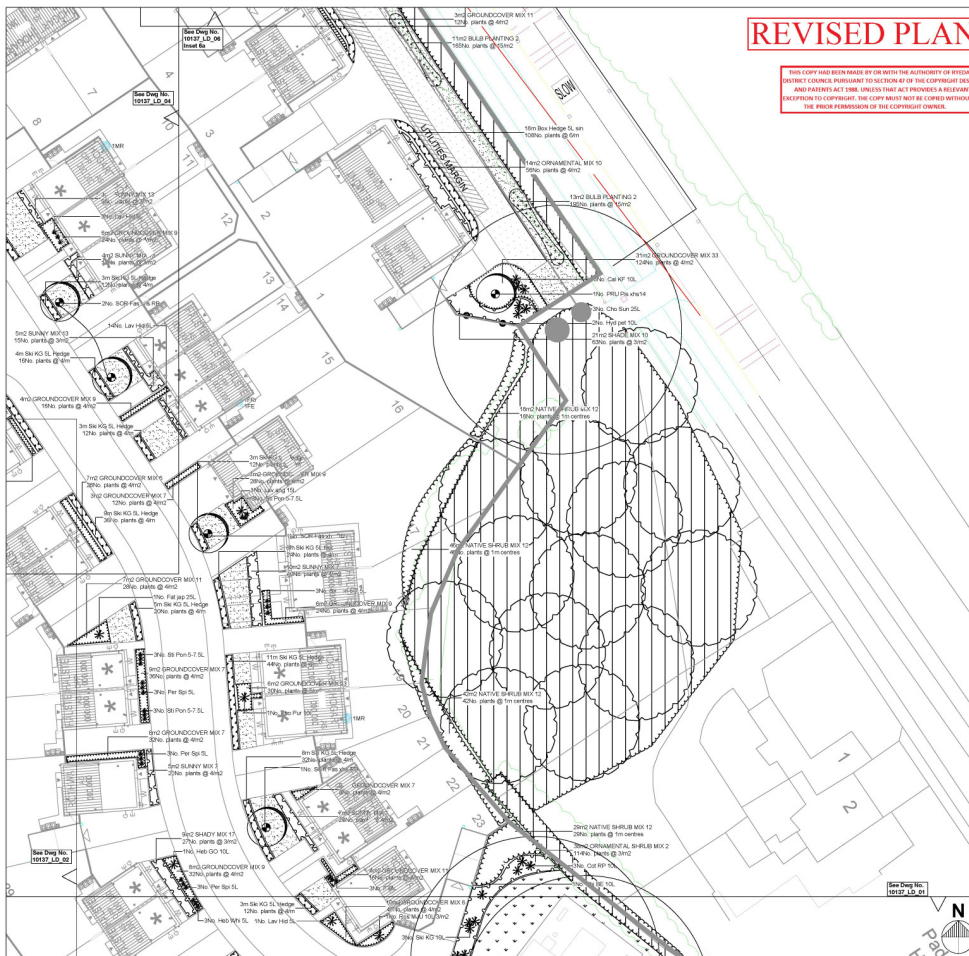
Title
Soft Landscape Proposals - SHEET 8 of 8

Drawn by: Date: Scale: 1:200 at A1
HT Dec 17 1:50

Disc No:
10137_LD_09

REVISED PLAN

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KEY

- Proposed Planting Groundcover Mixes
- Proposed Planting Hedges
- Proposed Planting Native / Semi Native Mixes
- Proposed Planting Shrubs
- Proposed Bulbs
- Proposed Grass Turf
e.g. Lincoln Festival LT Turf supplied by Lincoln Festival Turf or similar approved. Note: Turf board edges to define boundary between plant border, gravel and turf.
- Proposed Grass Areas
e.g. General Seed A19 (AM Turf) supplied by General Seed or similar approved. Note: Turf board edges to define boundary between plant border, gravel and turf.
- Gravel over permeable to be located in areas of limited space or where parking would be difficult to establish. e.g. Outdoor furniture, planters, etc. supplied by Decolite, Aggregates, or similar approved.
- Proposed Lowmark Throughdrainage
e.g. Decolite, Aggregates, or similar approved.
- Proposed Shrub-Center
- Proposed Large Shrub-Specimen 10-25L
- Proposed Small Shrub-Specimen 7-15L
- Proposed Tree Extra Heavy Standard
- Proposed Tree Medium
- Proposed Tree Multi stem

Ecological Recommendations

- Site holding mounted general purpose bird nest boxes e.g. Schwegler 1MR. Address:
- Site holding mounted bat box e.g. Schwegler 1FF with lock plate.
- Site holding mounted bat boxes e.g. Schwegler 1FR bat boxes or Schwegler 1FR bat boxes or Schwegler 1FR with lock plate.
- Site holding mounted bat box e.g. Schwegler 1FF with lock plate.
- Site boxes should be sited above 3m on the building or tree, preferably in quiet areas away from general sources of disturbance such as doorways, seating areas etc. South facing aspects should be avoided.
- Final choice and positioning should be discussed with an ecologist.
- Hedgehog**
Natural grass should be left under or around fencing where possible of three positions, or where this is not feasible, gaps measuring a minimum of 15cm x 15cm should be created to the base of chainlink fences to allow the tortoise, suitable movement of hedgehogs between gardens across the development. Between the proposed perimeter and also movement of hedgehogs into and out of the development.
- Native Planting**
Existing vegetation to be retained (including hedgerows and other groups) woodlands.
Existing individual trees to be retained.
- Planting Native Hedges
- Planting Semi Native/Natural Structural Planting
- Proposed Grass/Wildflower Meadow e.g. Ecological Seeds C20 - General Purpose Meadow Mixture, supplied by Ecological Seeds or similar approved.
- Proposed Grass/Wildflower Meadow e.g. Ecological Seeds D19 - Woodland Meadow Mixture, supplied by Ecological Seeds or similar approved.



GENERAL NOTES

- Drawing for Planning purposes only.
- Refer to drawing reference 10137_LD_01 for plant schedule, and 10137_LD_02 for code specifications and horticultural schedule.
- Refer to horticultural report for details of existing vegetation to be retained and protection measures. Report produced by ECUS. Tree Protection Plans produced by Ecus Ltd.
- 10137_LD_01 - 10137_LD_02
- Building level and landscape provided by MRS, Planning and Design Ltd on Planning Layout drawing number 10137_PL_01 (REV 3).
- Building foundations to be confirmed by Engineer with reference to planning proposals and H2O conditions or otherwise where applicable. The positions of any foundations to be confirmed by Engineer with reference to H2O conditions information - setting out on site to be agreed with Landscape Architect.
- Check all dimensions on site.
- Do not scale from this drawing.
- Report any discrepancies and omissions to Ecus Ltd.
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3RD PARTY INFORMATION

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REV	DATE	DRAWN	CHECKED	REVISION COMMENT
H	11.05.16	CEB	ECU	Layout update Planning Layout 03/20
G	05.05.16	CEB	ECU	Layout update Planning Layout 03/20
F	03.05.16	CEB	ECU	Layout update Planning Layout 03/20
E	11.04.16	HT	ECU	Amendments following received input
D	07.12.17	HT	ECU	Addition of ecological recommendations & revised layout
C	19.10.17	HT	ECU	Revised Layout
B	04.09.17	HT	ECU	Amend tree species
A	25.06.17	HT	ECU	Priminary

ECUS Ecological & Construction Services Ltd
 10 Langton Road, Norton
 Leicestershire LE12 7LW
 Tel: 0116 2650202
 www.ecus.co.uk

Job: Langton Road, Norton

Title: Soft Landscape Proposals - SHEET 3 of 8

Drawn by: Date: Scale: Dwg no:
 HT Aug 17 1:00 at A1 10137_LD_03

From: Don Davies
Sent: 22 May 2018 11:53
To: Alan Hunter <alan.hunter@ryedale.gov.uk>
Subject: 1517

Alan

Yes that revised plan for the foot access onto Bazeleys lane is acceptable with the short removed section replanted further back of the road.

Regards
don

Item Number: 8
Application No: 18/00036/MFUL
Parish: Rillington Parish Council
Appn. Type: Full Application Major
Applicant: Ellis Patents (Mr Richard Shaw)
Proposal: Erection of an industrial unit (Use Class B2 and B8) and covered area over existing service road to include installation of 408no. photovoltaic panels to the proposed roof slopes together with relocation of existing oil tank, formation of an additional 13no. car parking spaces and replanting of existing landscape screening.
Location: Ellis Patents High Street Rillington Malton YO17 8LA
Registration Date: 19 January 2018
8/13 Wk Expiry Date: 20 April 2018
Overall Expiry Date: 3 April 2018
Case Officer: Niamh Bonner **Ext:** 325

CONSULTATIONS:

Parish Council	No objection
Historic England	Comments
Yorkshire Water Land Use Planning	No comments required
Lead Local Flood Authority	No response received
Highways North Yorkshire	Recommends condition
Archaeology Section	Recommend condition
Environmental Health	Recommend condition
Countryside Officer	Recommend condition

Neighbour responses: Mr Adrian Dukesell,

SITE:

Ellis Patents is a precision engineering business, located within an industrial building comprised of a predominantly steel clad construction. The site is accessed off High Street and is situated to the south of properties on Woodlands Road and Woodlands Grove. The application site falls partially within the village development limits.

The site which is approximately 22,760 square metres is bounded by; housing to the north, agricultural land to the east and south and to the west is the private entrance which runs adjacent to the cemetery.

The site falls within an Archaeologically Sensitive Area.

PROPOSAL:

This application seeks permission for the erection of an additional industrial unit (Use Class B2 and B8) to the east of the existing complex. This will include a covered area over the existing service road to protect the existing underground high voltage electricity cable, which requires 24 hour emergency access.

This proposal also includes the installation of 408no. photovoltaic panels to the proposed roof slopes together with relocation of an existing oil tank, formation of an additional car parking spaces and replanting of existing landscape screening.

This additional building extension would form warehousing for the business whilst the existing warehouse would be converted to form additional manufacturing space.

POLICIES:

Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP6 Delivery and Distributing of Employment Land and Premises
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues

HISTORY:

The following applications are considered most relevant to the current proposal:

07/01132/FUL: Erection of extension to factory. Approved
10/01074/FUL Erection of single-storey office building to infill existing enclosed courtyard area and erection of two-storey office extension to the south of existing offices. Approved
14/00150/FUL: Installation of a 10,000 litre capacity fuel oil tank on agricultural land immediately adjacent to existing commercial site boundary (retrospective application) Approved on appeal
14/00581/FUL: Replacement of asbestos wall cladding and roof with profiled metal cladding, installation of roof ridge ventilation, 2 no. vents each to south west and north east roofslopes and 3 no. louvres to south west elevation. Approved

APPRAISAL:

The main considerations within the determination of this application are:

- i. The principle of development
- ii. Character and form
- iii. Impact upon residential amenity
- iv. Impact upon the archaeological sensitive area
- v. Impact upon access and highway safety
- vi. Other matters, including consultation responses

i. The Principle of Development

Policy SP1 (General Location of Development and Settlement Hierarchy) notes that in all other villages, hamlets and in the open countryside development will be restricted to that *'which is necessary to support a sustainable, vibrant and healthy rural economy and communities.'*

Rillington is identified as a local service centre within the Ryedale Local Plan.

Policy SP6 Delivery and Distribution of Employment Land and Premises notes that in Service Villages and other villages *"expansion land/sites for major employers/established businesses will be supported"*
Policy SP6 also notes the Council will aim to: *"Offer opportunities for specialist sectors including precision engineering and advanced manufacturing and existing key businesses. This will include: expansion space for existing businesses, new sites and premises for move on accommodation to support business growth and growing these key clusters."*

SP18 Renewable and Low Carbon Energy highlights that *"developments that generate renewable and/or low carbon sources of energy will be supported providing that individually and cumulatively proposals can be satisfactorily assimilated into the landscape or built environment."*

It is therefore considered that the principle of this development which relates to the expansion of an existing building at this Service Village, to allow the continued growth of a successful local precision engineering business at this Service Village is acceptable in accordance with Policy SP6 of the Ryedale Plan, Local Plan Strategy.

ii. Character and Form

This application relates to the erection of an extension to the existing factory along the rear eastern elevation of the existing unit. It would also project approximately 12 metres further south than the existing building range.

This would relate to an expansion of approximately 33.9 metres along the northern elevation, of which 12m is the covered internal area and a maximum span of approximately 43.02m along the eastern side elevation of the building. An extension to the existing concrete apron to the north and south of the building is also proposed.

The proposed extension would increase the foot print of the manufacturing and warehouse space by 942 square metres, with an additional 372 square metres of covered internal area. The total floor area will be increased from 2360 square metres to 3674 square metres.

The proposed extension would maintain the eaves and ridge height of the existing units at 5.385m and 7.258m respectively. This would be clad in wall and roof panels similar to those used on the existing unit with roof lights providing additional natural day light. A condition is considered necessary to ensure the proposed construction materials exactly accord with the construction materials of the original building, unless otherwise agreed in writing with the Local Planning Authority.

The form and design of the proposed building is considered to be acceptable and it would maintain the appearance of the existing building. The use of roof lights and the introduction of solar panels could be achieved without harm to the character and appearance of the building.

It is however acknowledged that this development would result in development expanding further along this greenfield site. It is however considered that this extension to an existing established business premises is proportionate and that fundamentally would not harmfully alter the open character of the wider area on the edge of the village.

The additional 13no. car parking spaces are also considered acceptable in terms of appearance.

In terms of landscaping, there is an existing scheme in place along the northern boundary of the site. This incorporates a three tree deep section of planting. This proposed scheme incorporates the re-siting of some of the existing planting at a greater distance from the boundary shared with the residential properties to the north along Woodlands Road and Woodlands Grove.

The Design and Access Statement notes that this approach has been undertaken following consultations undertaken with the neighbouring properties, noting *“this will retain the screening but lessen the impact of the planting on neighbouring properties.”*

This approach is considered acceptable and the proposed landscaping scheme will assist in limiting the potential impact of the proposed development. The Council’s Countryside Specialist has been consulted and has provided a verbal consultation response to note no object to the proposed alterations to the landscaping. This is subject to a condition seeking further landscaping details and to ensure the planting is undertaken within the first available planting season and requiring replacement planting if any of the planting fails within a 5 year period.

Subject to the recommended conditions, it is considered that the proposal satisfies the requirements of Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon residential amenity

The closest residential properties to the site are those to the north along Woodlands Road and Woodland Grove. Woodlands Grove is a cul-de-sac and some of the properties in this street are positioned most closest to the location of the proposed factory extension. The properties along Woodlands Road are positioned at a greater distance due to their long linear gardens.

The Design and Access Statement and submitted annexes confirm that Ellis Patents held two consultation meetings with neighbours and other residents of Rillington. This statement notes that concerns were raised by neighbours within this phase of consultation in relation to the position of the existing oil tank, adjacent to the boundary of no. 4 and 5 Woodlands Grove and the impacts which had been experienced due to the positioning of the existing landscaping. It is noted that the oil tank has been proposed for repositioning within the covered external area to increase the distance from the nearby residential properties and that the landscaping has also been proposed for repositioning to prevent overshadowing of these neighbouring properties.

The Design and Access Statement notes that in this direct consultation concerns were also raised in relation to the potential loss of light, and consequently Ellis Patents used sun tracking software to explore the shadowing casting. The statement also notes that concerns were raised in relation to noise generated by the plant, commenting *“whilst this doesn’t directly relate to the proposed application, the company have taken these concerns on board and implemented a range of noise reduction measures identified...in Appendix 3.”*

A letter of objection has however been received from the occupier of no. 4 Woodlands Grove raising the following summarised points of concern:

- 1) The proposed open structure does not take into consideration the conditions imposed in an earlier planning application which stated that no doors were to be put on the rear and no vehicles to the rear due to the proximity of neighbouring dwellings.
- 2) Acknowledged that this open section was due to a requirement to maintain access for Northern Powergrid to an underground power cable. The cable has been moved once on the site, questioned which this could not be the case again.
- 3) The open structure is shown as a loading bay. This will result in added noise from lorries and forklift trucks, with no screening from dust wind and fumes. Questioned why polythene sheeting could not be added.
- 4) Concerned that open area would become a dumping ground for empty pallets/cable reels littered around existing site.
- 5) Concerns over loss of daylight to their property several days a year. The Occupier confirms reviewing the computer generated model of the proposed impacts upon day lighting, however suggested the staggering of the extensions would aid in limiting this.
- 6) Concern over continuing impacts as a result of alarms within the business causing disturbance.
- 7) The extension is proposed to be used for storage uses only. This should be conditioned to ensure that they cannot be used for manufacturing in the future.

In relation to point 1, the applicant has confirmed the doors within the northern elevation of the building are included only as fire doors. It is noted that they are narrow in width and would not be suitable for any types of heavy machinery/forklift vehicles. These types of machinery would utilise the proposed roller shutter doors which are positioned more southerly within the covered area. It is considered therefore that these fire doors along the northern elevation, even if used for pedestrian access would not result in harm to amenity, particularly due to the proposed landscaping between the site and the adjoining residential properties to the north.

In relation to points 2 and 3, the open aspect of the design is noted. During the site meeting with the Case Officer, Ellis Patents confirmed that this external area would be used solely for housing of the oil tank, 24 hour emergency access for Northern Powergrid when required and by forklifts/trucks for loading/unloading. It is noted that the business already necessitates a number of vehicle movements, including a variety of types. These are detailed within Section 6.2 of the Design and Access Statement.

The Statement noted that *“the new building will not significantly increase the number of vehicle movements in general the company ship more products on the same vehicles.”* The submitted plans show the vehicle tracking into this covered area. A condition has been agreed with the agent that no vehicles excepting maintenance /emergency vehicles could go beyond grid line B on the proposed floor plans. This would effectively limit any vehicles using the covered area as a thoroughfare to the rear of the site, in closer proximity to the neighbouring dwellings. The Environment Specialist notes that in their view, no significant dust, wind or fumes would be experienced by virtue of the presence or use of

this covered area.

It is therefore considered that whilst this development will result in loading/unloading in closer proximity to these neighbouring dwellings, that this would not result in any significant additional impact than the current arrangement.

In relation to point 4, the proposed landscaping is considered likely to limit potential views of any pallets/cable reels on site from this neighbouring property. During the site visit there were no instance of the site appearing particularly untidy/unkempt. This level of control over on site storage is not something that could be effectively controlled by the Local Planning Authority. However it is considered that the additional warehouse space will increase the covered storage available to the business.

In relation to point 5, No. 4 Woodland Grove is the closest residential dwelling to the proposed extension, situated at a distance of c26m from the proposed extension. It would experience a more direct view of the extension that previously, as the factory building is currently offset.

The Agent has however provided the Case Officer with the previously referenced computer generated videos/images pertaining to potential shadowing as a result of the proposed development. This illustrates the potential shadowing over the course of the day, should there be no cloud cover on the spring, summer, autumn and winter equinoxes/solstices.

The report noted "The winter and summer solstice dates are the shortest and longest days of the year respectively and the equinox dates are a midpoint in the Suns seasonal trajectory as the length of day and night is approximately equal. By using these four dates the shadow cast by the Ellis' buildings for the extremes and averages of the Suns trajectory were found."

This shows no shadowing of any properties or gardens on the spring, summer or autumn equinoxes. However on the winter equinox, it was noted that the adjoining properties no.3 and no. 4 Woodland Grove would experience some overshadowing of their property to the rear between 08:30am and 09:00am. Between 09:15 and 09:30 these properties would not be overshadowed, but part of the garden would experience some overshadowing. Between 15:15pm and 15:30 it is noted that there would also be a level of shadowing in the rear garden of the adjoining properties no's 4,5,6,7,8 Woodland Grove and at 15:30 this would reach as far as the rear elevations of no's 6,7 and 8.

Whilst this overshadowing in mid-winter is noted, this would be the most extreme point within the year and this would be experienced for a relatively limited time period. From 10:00-15:00 hours, which are the hours of greatest daylight in the mid-winter, no impacts upon sunlight would be experienced in either the properties or the associated rear gardens. It is considered at the times where shadowing has been identified the original daylight levels are likely to be low. Furthermore, it is noted that the landscaping repositioning will assist in limiting overshadowing throughout the year.

On balance, it is therefore considered that these adjoining properties would not experience any material additional harmful impact by virtue of unacceptable overshadowing.

With regard to point 6, in relation to alarms, this would not be a matter that could be dealt with through this planning application. However it is noted that separate actions have been proposed by Ellis Patents within the consultation meeting to try and address this referenced in the appendices.

In light of point 7 raised by the occupier of 4 Woodlands Grove, it is considered appropriate to attach a condition to ensure that the proposed development is used solely for warehousing. This was agreed as an acceptable approach by the Planning Agent.

It is acknowledged that some views of the structure may be experienced by the occupiers of the properties along Woodlands Grove. However it is considered that the proposed landscaping will help to soften the appearance of this industrial building. The proposed design will continue the appearance of the existing building and it is considered that the proposed eaves and ridge heights are relatively low in scale for an industrial style building aiding to limit the overall massing of development.

A condition is recommended to ensure that no other lighting will be installed at the site without prior approval of the Local Planning Authority.

This proposal satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv. Impact upon the archaeologically sensitive area

As noted, the application site is within an area of archaeological interest. This is in close proximity to the Iron Age barrow cemetery and settlement at Rillington, which is a Scheduled Monument. No archaeological assessments were provided within the initially submitted documents. Peter Rowe, Principal Archaeologist at North Yorkshire County Council provided the following consultation response on the 13th March 2018.

“The proposed development has a large footprint including a new warehouse building, car parking, drainage, access and landscaping. This brings the factory significantly closer to the Scheduled area. Aerial photographs also indicated a number of square barrows in the field to the south-east of the factory, outside of the Scheduled area and it is reasonable to assume that similar remains will be present at the application site.

I recommend that a scheme of archaeological evaluation should be undertaken to identify and describe the nature and significance of any surviving archaeological remains within the proposed development area, and enable an understanding of the potential impact of the proposal upon their significance.

In the first instance, I would advise that this evaluation should comprise geophysical survey, to be followed by trial trenching, as appropriate.”

Historic England responded on the 26th March to confirm that in their view the letter from Peter Rowe, Principal Archaeologist dated 13th March 2018 sets out a suitable strategy which Historic England supports and they did not require further consultation.

The applicant submitted an Archaeological Geophysical Survey as requested on the 25th April 2018 and within a consultation response dated 2nd May 2018, Peter Rowe, Principal Archaeologist noted the following:

“The development is within an area of archaeological interest and is in close proximity to the Iron Age barrow cemetery and settlement at Rillington (NHL 1004072) which is a Scheduled Monument. The developer has provided the results of an archaeological geomagnetic survey. This has not revealed any anomalies of definite archaeological interest such as Iron Age square barrows which would almost certainly have shown in the data if present.

The geophysical survey has indicated a number of very discrete anomalies, such as pits, that may be archaeological and of potential significance given their proximity to the Scheduled Monument. The report also notes that geophysical survey does not always pick up every archaeological feature that might be present, particularly if results are masked by modern disturbance as is the case in parts of this site. Given the proximity to a known ritual landscape any deposits encountered could have intrinsic value and have added significance as part of an archaeological landscape.

I advise that a scheme of archaeological mitigation recording is undertaken in response to the ground disturbing works associated with this development proposal. This should comprise an archaeological strip, map and record to be undertaken in advance of development, including site preparation works, top soil stripping, excavations for new foundations and new drainage or services, to be followed by appropriate analyses, reporting and archive preparation. This is in order to ensure that a detailed record is made of any deposits/remains that will be disturbed.” An appropriate condition was recommended in this respect.

It is therefore considered that subject to the recommended condition this proposal would accord with Policy SP12 of the Ryedale Local Plan and Section 12 of the NPPF (paragraph 141

v. Impact upon access and highway safety

The existing vehicular and pedestrian access to the site will remain unaltered.

Within an initial email response, the North Yorkshire Highways Officer noted concerns with regard to *“an increase in light goods vehicles (LGVs) parking proposed from 32 to 61 spaces”* within the submitted plan and Design & Access Statement. Clarification was requested in order to understand the extent of vehicle trips the additional LGVs would have on traffic figures allied to delivery & collection and how this would reflect against the two existing traffic surveys which have been provided.

A revised plan was received on the 13th March 2018 from the applicant which demonstrated a reduction in the proposed car parking spaces from 61 to 45. An accompanying email from the agent noted that *“Section 10 of the planning application had been filled out in error. The increase of Vehicle Parking should refer to Cars (Staff and Visitor parking) as per the drawings and Design and Access Statement and not LGV’s”*

An updated consultation response was received from North Yorkshire Highways on the 16th March 2018 to note no objection to the proposal subject to a condition to ensure the proposed parking spaces remained available for their intended use.

It is therefore considered that subject to the recommended condition, the proposal would have no significant additional impact in terms of access and highway safety upon the existing access arrangements in accordance with policy sp20 of the Ryedale Plan, Local Plan Strategy.

vi. Other Matters, including consultation responses

The Parish Council have responded to note they had no objections in relation to this proposal.

The Council’s Environment Specialist accompanied the Case Officer on the site visit and confirmed no objection to the proposal.

Yorkshire Water confirmed they had no observation comments to the application.

With the exception of the consultation response which has been received from the occupier of no. 4 Woodlands Grove, which was fully detailed above, no further representations were received from any third parties.

In light of the above considerations, subject to the recommended conditions, this proposal is considered to satisfy the relevant policy criteria outlined within Policies SP1, SP6, SP12, SP16, SP18, SP19 and SP20 of the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework.

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. PD224-01)
- As Proposed Elevations (Drawing no. PD224-04-C)
- As Proposed Ground Floor Plans (Drawing no. PD224-03-C)

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

- 3 Before preparation of any groundworks and foundations on site for the development hereby approve a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, including those to be retained, together with measures for their protection which shall comply in full with BS5837:2012 Trees in relation to design, demolition & construction - Recommendations, in the course of the development, together with a scheme for the subsequent maintenance of any trees, shrubs and hedges retained on the site and any proposed to be planted as part of the approved landscaping scheme. Soft landscape details shall include planting plans, written specifications, schedules of plants - noting species (which should be indigenous), planting sizes and proposed density. All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following either the substantial completion of the development or the occupation of the development, whichever is the sooner.

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

Reason: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to Policy SP20 of the Ryedale Plan, Local Plan Strategy, coupled with the requirements of paragraphs 17 and 109 of the National Planning Policy Framework 2012

- 4 Unless otherwise agreed in writing with the Local Planning Authority, the construction materials to be used on the exterior of the industrial extension hereby approved shall accord in all respects with the appearance of the construction materials of the original building.

Reason: In the interests of good design and in compliance with Policy SP16 and SP20 of the Ryedale Plan- Local Plan Strategy and the NPPF

- 5 A) No demolition/development shall commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. Community involvement and/or outreach proposals
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In accordance with Policy SP12 Heritage of the Ryedale Plan, Local Plan Strategy and Section 12 of the NPPF (paragraph 141) as the site is of archaeological significance.

- 6 Notwithstanding the provision of any Town and Country Planning General Permitted or Special.

Development Order for the time being in force, the areas shown on Drawing Number PD-224-06-D for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

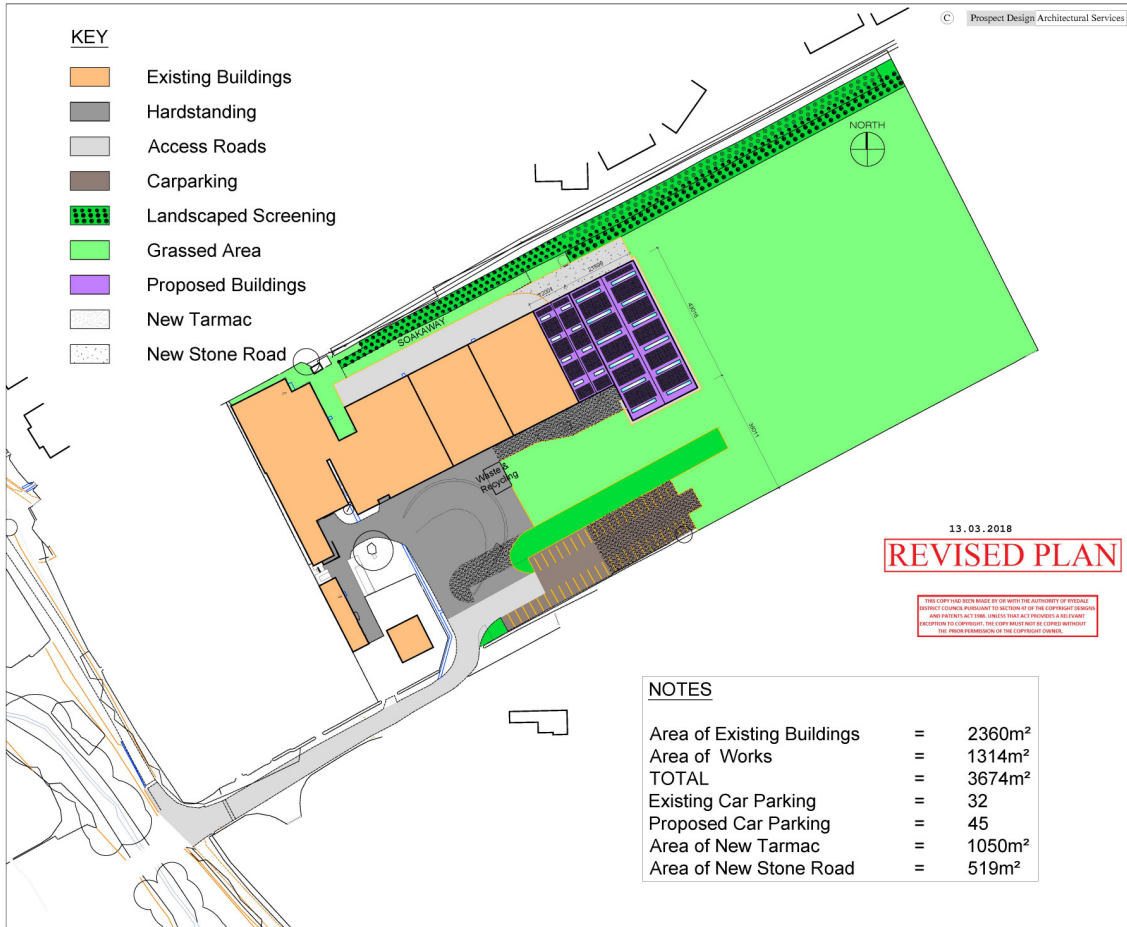
Reason: In accordance with Policy SP20 of the Ryedale Plan- Local Plan Strategy and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 7 The extension to the industrial building hereby approved shall be used only for warehousing/industrial storage facilities.

Reason: In accordance with Policy SP20 of the Ryedale Plan- Local Plan Strategy and to ensure the amenity of neighbouring residential properties is protected.

- 8 Unless otherwise approved in writing by the Local Planning Authority, no lighting shall be installed on the extension to the industrial building hereby approved.

Reason: In the interests of residential amenity and the character of the open countryside in accordance with SP16 of the Ryedale Plan, Local Plan Strategy.



NOTES

Do not scale from this drawing or consider any dimension to be accurate.

In the event of any discrepancy being found, these should be brought to the attention of the Prospect Design for further instruction.

This drawing is for Planning purposes only and is not to be considered a consultation or setting out drawing.

North Point shown approximately.

The proposed layouts are subject to the following, although not exhaustive:

- Structural Engineers Requirements.
- Mechanical and Electrical Engineers Requirements.
- Drainage Requirements.
- Planning Approvals.
- Building Regulations approvals.

Key

- Existing Walls
- New Walls
- New Tarmac
- New Stone Road
- Existing Trees
- Proposed Trees
- Removed Trees

REV	AMENDMENT	DATE
D	Number of parking spaces amended from 14 to 40	R.W. 13.03.2018
C	Drawing amended following meeting 08/03/17	R.W. 08.03.2017
B	Height of parking canopy amended, 20 people added to parking and landscaping details	R.W. 08.03.2017
A	Issued following design meeting	R.W. 18.03.2017

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Client: ELLIS PATENTS LIMITED
HIGH STREET, RILLINGTON
MALTON,
N YORKS, YO17 8LA

Job Title: PROPOSED NEW WAREHOUSE UNIT AND COVERED AREA TO THE EAST OF EXISTING UNITS

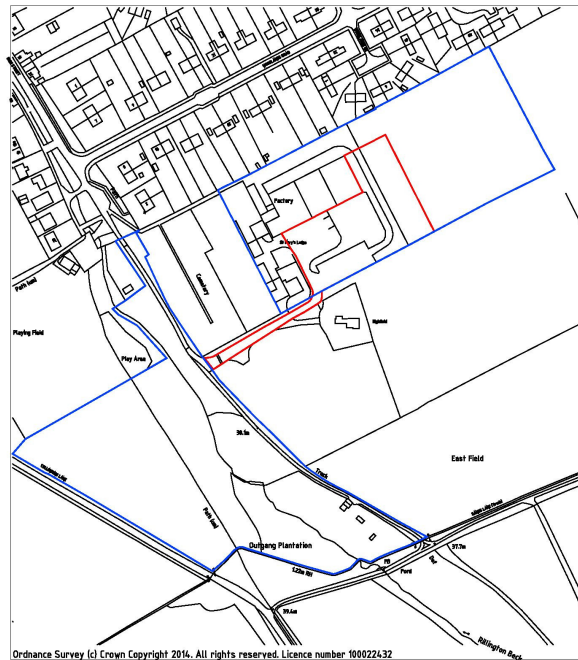
Drawing Title: AS PROPOSED SITE BLOCK PLAN

Scale	Drawn	Checked
1:500 @ A1	R.W.	
Date: 03.09.2017	Checked: ...	

Drawing Number: PD224-06-D

NOTES

Area of Existing Buildings	=	2360m ²
Area of Works	=	1314m ²
TOTAL	=	3674m ²
Existing Car Parking	=	32
Proposed Car Parking	=	45
Area of New Tarmac	=	1050m ²
Area of New Stone Road	=	519m ²



Ordnance Survey (c) Crown Copyright 2014. All rights reserved. Licence number 100022432
 OS SITE LOCATION PLAN
 (Scale 1:1250)

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NOTES

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North shall be shown as appropriate.

The proposed layout are subject to the following, although not exhaustive:

1. Structural Engineers Requirements.
2. Mechanical and Electrical Engineers Requirements.
3. Drainage Requirements.
4. Planning Approvals.
5. Building Regulations approvals.

- Key**
- Existing Walls
 - New Walls
 - New Tarmac
 - New Stone Road
 - Existing Trees
 - Proposed Trees
 - Removed Trees

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Rev	Alteration	Issue	Date

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 MALTON,
 N YORKS, YO17 8LA

Project:
 PROPOSED NEW WAREHOUSE UNIT
 AND COVERED AREA TO THE EAST OF
 EXISTING UNITS

Drawing Title:
 OS SITE LOCATION PLAN

Scale	Drawn	Checked	R.W.
1:1250@A1			
Date	09/03/2017	Checked	-

Drawing Number: PD224-01



- KEY**
- Existing Buildings
 - Hardstanding
 - Access Roads
 - Carparking
 - Landscaped Screening
 - Grassed Area

Notes

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North Point shown approximately.

The proposed layouts are subject to the following, although not exhaustive:

1. Structural Engineers Requirements.
2. Mechanical and Electrical Engineers Requirements.
3. Drainage Requirements.
4. Planning approval.
5. Building Regulations approval.

Key

- Existing Walls
- New Walls

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Client:
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Job Title:
 PROPOSED NEW WAREHOUSE UNIT
 AND COVERED AREA TO THE EAST OF
 EXISTING UNITS

Drawing Title:
**AS EXISTING SITE BLOCK
 PLAN**

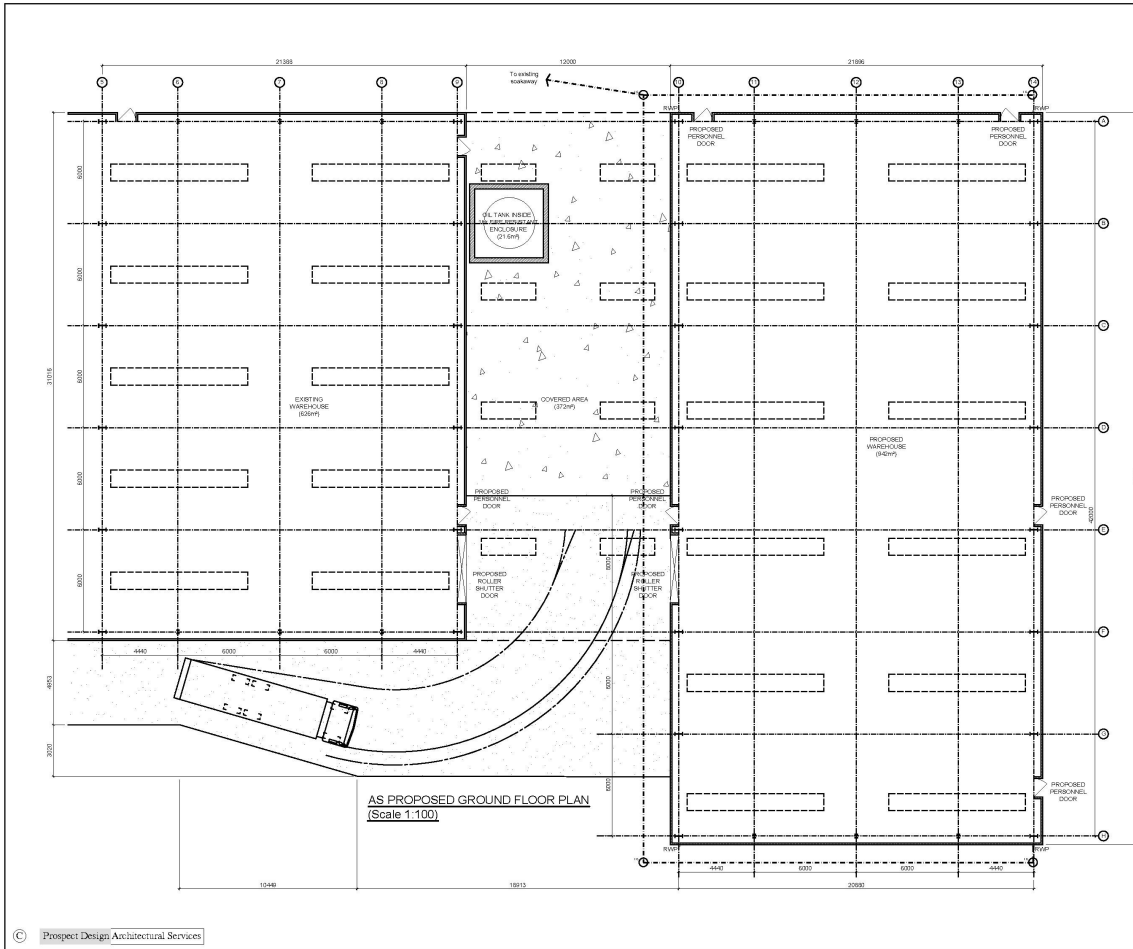
Scale: 1:500 @ A1	Drawn: R.W.
Date: 09.03.2017	Checked: ...

Drawing Number: **PD224-05**

NOTES

Area of Existing Buildings	=	2360m ²
Existing Car Parking	=	32

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Notes

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3. This drawing is for Planning purposes only and is not to be considered a contribution or setting out drawing.

4. North Point shown approximately.

5. The proposed layout is subject to the following, although not exhaustive:

1. Structural Engineers Requirements.
2. Mechanical and Electrical Engineers Requirements.
3. Drainage Requirements.
4. Planning Approvals.
5. Building Regulations approval.

Key

- Existing Walls
- New Walls
- New Tarmac
- New Stone Road
- Existing Trees
- Proposed Trees
- Removed Trees

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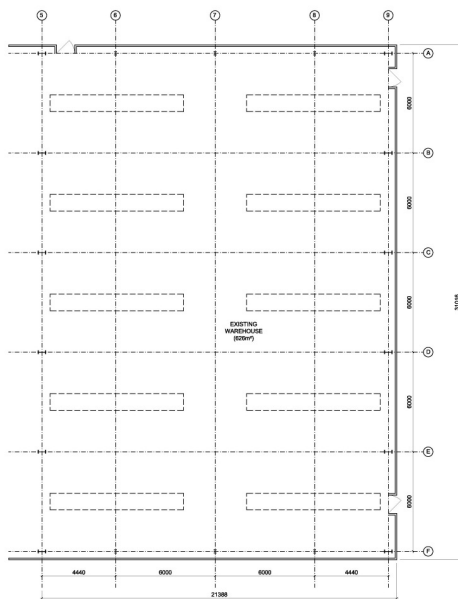
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1	Issued for planning	09/03/2017	R.W.	R.W.
2	Issued for planning	09/03/2017	R.W.	R.W.
3	Issued for planning	09/03/2017	R.W.	R.W.
4	Issued for planning	09/03/2017	R.W.	R.W.
5	Issued for planning	09/03/2017	R.W.	R.W.

PROSPECT DESIGN Architectural Services

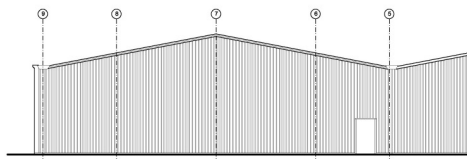
10, TOP FLOOR
 PROSPECT NEW WAREHOUSE UNIT AND COVERED AREA TO THE EAST OF EXISTING UNITS

Client: ELLIS PATENTS LIMITED
 HIGH STREET, KILLINGTON
 MALTON, YORKS, YO17 8LA

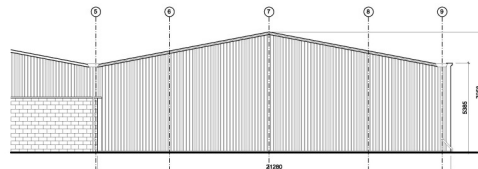
Scale: 1:100 @ A1
 Date: 09/03/2017
 Drawing Number: PD224-03-C



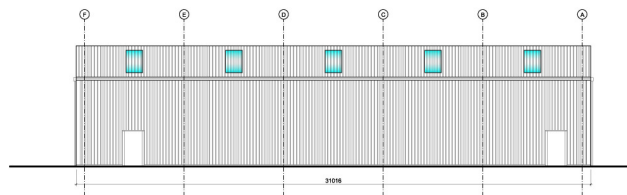
AS EXISTING GROUND FLOOR PLAN
(Scale 1:100)



AS EXISTING NORTH ELEVATION
(Scale 1:100)



AS EXISTING SOUTH ELEVATION
(Scale 1:100)



AS EXISTING EAST ELEVATION
(Scale 1:100)

Notes
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North Point shown approximately.
The proposed layouts are subject to the following, although not exhaustive:
1. Structural Engineers Requirements.
2. Mechanical and Electrical Engineers Requirements.
3. Drainage Requirements.
4. Planning Approvals.
5. Building Regulations approval.

Key
Existing Walls
New Walls

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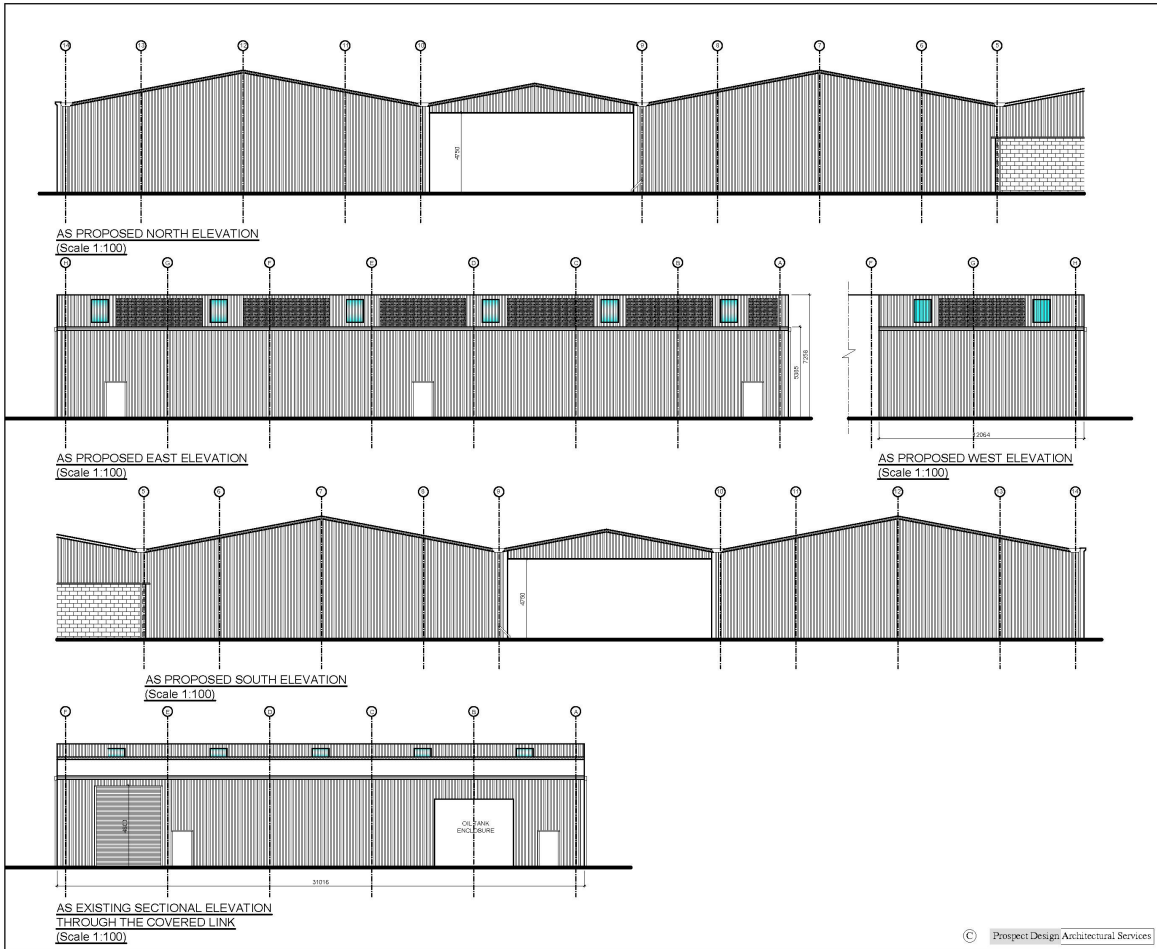
REV	DESCRIPTION	DATE	BY	CHKD

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Job Title:
**PROPOSED NEW WAREHOUSE UNIT
AND COVERED AREA TO THE EAST OF
EXISTING UNITS**

Drawing Title: AS EXISTING GROUND FLOOR PLAN AND ELEVATIONS			
Scale:	1:100 @ A1	Drawn:	R.W.
Date:	09.05.2017	Checked:	...

Drawing Number: **PD224-02**



NOTES

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Notes that are shown approximately.

The proposed layout is subject to the following, although not exhaustive:

1. Structural Engineers Requirements
2. Mechanical and Electrical Engineers Requirements
3. Drainage Requirements
4. Planning Approvals
5. Building Regulatory Approvals

- Key**
- Existing Walls
 - New Walls
 - New Tarmac
 - New Stone Road
 - Existing Trees
 - Proposed Trees
 - Removed Trees

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REV	DESCRIPTION	DATE
0	Issued for planning	09/03/2017
1	Revised for planning	09/03/2017
2	Revised for planning	09/03/2017
3	Revised for planning	09/03/2017

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Site:
PROPOSED NEW WAREHOUSE UNIT
AND COVERED AREA TO THE EAST OF
EXISTING UNITS

Drawing Title:
AS PROPOSED ELEVATIONS

Scale: 1:100 @ A1	Drawn: R.W.
Date: 09/03/2017	Checked: -

Drawing Number: PD224-04-C



NOTES

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North Point shown approximately.

The proposed layouts are subject to the following, although not exhaustive:

- Structural Engineers Requirements
- Mechanical and Electrical Engineers Requirements
- Drainage Requirements
- Planning Approvals
- Building Regulations Approval

Key

- Existing Walls
- New Walls
- New Tarmac
- New Stone Road
- Existing Trees
- Proposed Trees
- Removed Trees

REV	AMENDMENT	DATE
D	Number of parking spaces amended from 16 to 40	13.02.2018
C	Drainage amended following meeting 08/08/17	06.10.2017
B	Height of parking amended, 20 people added to parking and landscaping altered	05.08.2017
A	Amended following design meeting	15.05.2017

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Client: ELLIS PATENTS LIMITED
HIGH STREET, RILLINGTON
MALTON,
N YORKS, YO17 5LA

Site Title: PROPOSED NEW WAREHOUSE UNIT AND COVERED AREA TO THE EAST OF EXISTING UNITS

Drawing Title: AS PROPOSED SITE BLOCK PLAN

Scale: 1:500 @ A1	Drawn: R.W.
Date: 03.09.2017	Checked: ...

Drawing Number: PD224-06-D

NOTES

Area of Existing Buildings	=	2360m ²
Area of Works	=	1314m ²
TOTAL	=	3674m ²
Existing Car Parking	=	32
Proposed Car Parking	=	45
Area of New Tarmac	=	1050m ²
Area of New Stone Road	=	519m ²



DESIGN AND ACCESS STATEMENT

For

Ellis Patents LTD
Main Street
Rillington
Malton
North Yorkshire
YO17 8LA



By

Richard Webster

Of

Prospect Design
24 Orchard Road
Malton
N Yorks
YO17 7JF

Project number Project title

PD224	Construction of a new industrial unit and covered area, over the existing service road and High Voltage Cable, to the North East of the existing buildings with the installation of 408 PV panels to the roof, the relocation of the existing oil tank, the formation of twenty-nine new car parking spaces and the replanting of the existing landscape screening away from the neighbouring properties.
-------	---

Assessment carried out by

Date

Richard Webster	10 th January 2018
-----------------	-------------------------------

2.1 SITE ANALYSIS

- 2.1 The site is located off Main Street in Rillington (refer to OS Site Location Plan) which is best accessed from the A64. The site is a current industrial complex which is identified in the Ryedale Local Plan as an existing industrial and business area (EMP8).
- 2.2 The proposed development is both within the curtilage of Ellis Patents Ltd facility as identified on the OS site location plan drawing.
- 2.3 The complex is located on the Southern fringe of the village. The North of the site is bordered by housing, to the East and South is mostly agricultural land with the property Highfield to the South West. The Western boundary is formed with the village graveyard.
- 2.4 The existing vehicular and pedestrian access from High Street will remain unaffected by the proposed developments.
- 2.5 The site is relatively flat and level.
- 2.6 The existing footprint of the site is 22,760m².

3.0 PROPOSAL AND RATIONAL

- 3.1 The proposal is to construct a new industrial storage unit to the East of the existing complex to service the growing business. The service road that runs between the existing and proposed units will be roofed over to provide a covered link (refer to drawings). This will also allow the construction to bridge over a high voltage electricity cable that's buried under the service road.

- 3.2 The rational and business case for the increase in floor area is addressed in the “*Business Case for the Construction of Warehouse 4*” prepared by Mr Richard Shaw MD of Ellis Patents Ltd which can be found in Appendix 1 of this statement.

4.0 PLANNING POLICY

We believe the proposal meets and complies with the Ryedale Plan – Local Plan Strategy and the National Planning Policy Framework (NPPF).

- 4.1 The National Planning Policy Framework states;

7. 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.

Delivering sustainable development; Building a strong, competitive economy states;

18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

4.2 The Ryedale Plan – Local Plan Strategy Policy SP6 - Delivery and Distribution of Employment/Industrial Land and Premises states;

Land for employment uses will provide a portfolio of sites and premises offering a range and choice of accommodation in appropriate locations. The intention is to support established sectors in the local economy and provide opportunities for diversification which over the Plan Period, will enable a step change in business growth, improved skills and a more sustainable local economy. This will include the provision of higher quality employment sites and premises which:

- Are capable of supporting the sub-regional economy for science based businesses, including expansion of existing sites and the provision of a new Science and Technology Business Park at Malton and Norton.
- Offer opportunities for specialist sectors including precision engineering and advanced manufacturing and existing key businesses. This will include: expansion space for existing businesses, new sites and premises for move on accommodation to support business growth and growing these key clusters.
- Are able to provide accommodation for small businesses, supporting the high business formation rate in Ryedale. This will include incubator space, new managed workspace, small business units and live-work space.

5.0 DESIGN STATEMENT

- 5.1 The proposal is to construct a steel framed extension to the rear (East) of the existing unit, clad in wall and roof panels similar to those used on the existing unit (refer to drawings).
- 5.2 The proposed extension will increase the footprint of the manufacturing and warehouse space by 941m² with an additional 372m² of covered area. This will mean the total floor area will be increased from 2360m² to 3674m².
- 5.3 The proposed extension is designed to match the scale, character, materials and design of the existing buildings. The proposed eaves height is 5385mm with a ridge height of 7258mm both to match the existing units.

- 5.4 The proposed warehouse and covered link will include rooflights that make up approximately 10% of the total roof area. This will provide significant natural light thus reducing the amount of artificial lighting required.
- 5.5 The proposal includes for the installation of 408 photovoltaic panels to the roof slopes of the new warehouse and covered link. The inclusion of the photovoltaic panels will significantly reduce the plants carbon footprint.
- 5.6 As referred to in the "Business Case for the Construction of Warehouse 4" Ellis Patents Ltd. held two consultation meetings with neighbours and other residents of Rillington Village. Following these consultations, the following changes have been made to the scheme. 1) The existing oil tank is to be relocated from its current position, adjacent to the boundary of 4 & 5 Woodlands Grove, under the proposed covered link. 2) The existing landscaped screening running from the current oil tank location to the Eastern boundary will be revised following concerns that the screening is affecting the neighbouring properties gardens. The two rows of planting closest to the neighbour's gardens will be removed and replanted to the South. This will retain the screening but lessen the impact of the planning on the adjacent neighbours.
- 5.7 During the first consultation (refer to "First Consultation Meeting Notes" in Apendix 2) concerns were raised by the neighbouring properties to the North that the proposed development would lead to a loss of light to their gardens and properties. As a result, Ellis Patents Ltd used sun tracking software to demonstrate that the shadow cast wouldn't lead to an unacceptable loss of light to any of the neighbouring properties. At the winter solstice, the worst-case scenario, the shadow cast by the proposed development would only just impinge on the neighbouring gardens (by 2m) at sunrise for a short time.
- 5.8 Concerns were also raised by residents about the levels of noise generated by the plant, particularly first thing on a morning and last thing at night. Whilst these issues don't directly relate to the proposed application, the company have taken these concerns on board and implemented a range of noise reduction measures. These measures can be identified in the "Second Consultation Meeting Notes" in Apendix 3.
- 5.9 In terms of employment, the new building will enable the company to continue to grow resulting in future employment opportunities on average, the company has created at least one additional full-time job every year for the last 10 years. Ellis Patents Ltd. currently employ 60 people at the Rillington site.

6.0 ACCESS STATEMENT

- 6.1 As stated above, the existing vehicular and pedestrian access from Main Street will remain unaffected by the proposed developments.
- 6.2 The new building will not significantly increase the number of vehicle movements, in general the company ship more products on the same number of vehicles. A

2017 CCTV survey of vehicular movements shows the following in comparison to vehicular movements in 2007:

Vehicle Movements per Week		
	2007	2017
Employee Cars	153	152
Visitor Cars	10	15
Small Vans	5	21
Large Vans	35	26
Small Wagons	20	16
Large Wagons	2	6
Total	225	236

- 6.3 On average, over 10 years, vehicular movements have increased by 2 per day. Most of the vehicle movements are employee cars and this has been maintained at the same level over a 10-year period despite the growing workforce. This has been achieved by a combination of car sharing and the company's well supported bike to work scheme.
- 6.4 An additional 29 car parking spaces will be provided (refer to drawings PD224-05 & PD224-06-C) to accommodate the existing workforce and the increased number of visitors as stated above. The increase in parking will also future proof the site for future job creation.
- 6.2 All new building entrances and access routes will comply with current building regulation requirements.
- 6.3 The existing internal and external access roads provide adequate access for emergency service vehicles.

7.0 DESIGN SOLUTIONS

7.1 The following drawings show the Design Solution and form the basis of the Planning Application:

- | | | |
|---|----------|--|
| 1 | PD224-01 | OS Site Location Plan. |
| 2 | PD224-02 | Existing Ground Floor Plan and elevations. |
| 3 | PD224-03 | Proposed Ground Floor Plan. |
| 4 | PD224-04 | Proposed Elevations. |
| 5 | PD224-05 | Existing Site Block Plan. |
| 6 | PD224-06 | Proposed Site Block Plan. |

8.0 IMAGES

8.1 Computer generated image showing the existing site from the Northern boundary



8.2 Computer generated image showing the proposed site from the Northern boundary



8.3 Computer generated image showing the proposed site from the Northern boundary



8.0 APPENDICES

Appendix 1

Ellis Patents Ltd.

Business Case for the Construction of Warehouse 4

Introduction

Ellis Patents has shown a significant growth trend since its acquisition by its current owners in 1987. To put the growth in context, our turnover in 2009, when we constructed warehouse 3, was £4,819,000 whilst our projected turnover to February 2018 is £7,700,000.

As well as sales growth there have been significant changes in purchasing, manufacturing processes and sales opportunity, which all necessitate the creation of additional space.

Our plan is to build warehouse 4, which will add approximately 10,000ft² to our existing 37,500ft² of manufacturing space.

Warehouse 4 would be separated from warehouse 3 by a 12m covered access. This allows construction to take place without disturbing the HV cable in the ground adjacent to warehouse 3.

We propose to move the contents of warehouse 3 into warehouse 4 and use warehouse 3 to expand our manufacturing space.

Requirement for Increased Storage Space

Both increased turnover and the increase in size of orders means more goods-in, more material stock, more WIP and more finished goods stock. Larger orders can be in production for several weeks and sometimes may be held awaiting despatch. Simply storing crates prior to packing can be a challenge. The situation is exacerbated by large Centaur orders, which are a different scale altogether.

The result of this is that we have become increasingly tight for space in the factory, and goods are often stored in aisles rather than in dedicated rack locations.

Purchasing has obviously been affected by our increasing sales, but our increased buying power and our more proactive approach to the market has had a more radical impact. We are now sourcing stainless steel directly from steel mills and buying in full container loads. Fixings are also being sourced directly from manufacturers in Europe with shipment weights up to seven tonnes. Buying in larger quantities reduces both the price and the shipping costs, but production lead times and shipping by sea make it necessary for us to carry larger stocks. We wish to create a dedicated goods-in area so product quantity and quality can be checked prior to release to operations.

Finally, as we continue to produce more tooling for Moulding and Metalwork, we are struggling for space to store it. We have already expanded the toolroom and lost the tool storage space we had in that area and we are about to install another machining centre, which will constrain space even further.

We are reaching the stage where logistics are constraining our ongoing operations.

Requirement for Increased Manufacturing Space

Part of our current sales strategy is to maximise the advantages of our wide range of manufacturing competences and our high degree of vertical integration by seeking bespoke solutions to customer's problems. We have already experienced considerable success but it is clear that the physical size of the products that we are being asked to produce are much larger than our traditional cleats. To continue our success in this area, we cannot afford to be constrained by space. We have recently won orders for the frameworks that our cleats are attached to, requiring far more space for manufacture and storage than our traditional output.

Whilst an increase in turnover has naturally resulted in an increased workforce and a requirement for increased workspace we also want to continue the process of expanding our manufacturing capability, particularly in metalwork. At the moment our flexistrap manufacturing cell is often operating at capacity and needs expanding.

We currently have to sub contract many processes that we feel we could bring in-house. This would reduce the cost and lead time of these infeed components, as well as giving us a much better control of their quality. However, we do not have space in Metalwork for additional machinery (like a press brake). Adding production processes will enhance our product development capability by making prototyping easier and more cost effective and enable us to capitalise on our bespoke solution offering.

Summary

We believe that the additional space which will be provided by warehouse 4 will be sufficient to relieve the pressure on space to accommodate the Company's current needs and allow the room for its next phase of expansion.

The additional space will allow us the opportunity to expand our capabilities and to explore significant cost saving measures for existing production processes.

RAS 21/12/17

Appendix 2

First Consultation Meeting Regarding a Factory Extension Held at Ellis Patents Ltd on Wednesday 21st June 2017 at 6.00pm

Attendees: 15 residents attended

Names and addresses removed for confidentiality

Company Attendees: Richard Shaw
Danny Macfarlane
Toni Dring

Richard Shaw gave a short presentation, which explained why that the company needed additional space to accommodate business growth. He stated that he realised that any development would have an impact on people living in properties neighbouring the site. He explained that the purpose of the meeting was to discuss our plans and to explore what action might be taken to mitigate the impact of any development.

It was stressed that no planning application had been submitted and that any proposals that came out of the consultation process would be included in any eventual application.

There was a protracted discussion but the outcomes could be summarised as follows:

The meeting attendees fell into three categories:

1. Those who lived in adjoining properties and who may be affected by our proposed extension.
2. Those who lived nearby who had genuine concerns about our ongoing operations generally.
3. Those who felt there was no place for an industrial operation like Ellis Patents in Rillington.

The main concerns from those with adjoining properties were:

- The proximity of the new building may cast a shadow and reduce sunlight in their gardens.
- The existing planting screen was too close to the fence line and was already having creating shade within their gardens.
- Mr Dukesell was still concerned about the position of the heating oil tank.

The main concerns about our ongoing operations were:

- The noise caused by machines first thing in the morning and last thing at night.
- Members of staff and delivery drivers going too fast on the High Street.
- The apparent increase in the number of vehicle movements.
- Vehicle movements at night.

Many other points were raised at the meeting but they were not directly or indirectly relevant to the discussion regarding the proposed extension.

At the end of the meeting Richard Shaw summarised the points listed above. He said that the Company would review and consider the points that had been raised and would call a second meeting as soon as it was in a position to make a meaningful response.

The meeting closed at 8.00pm

TD 22/6/17

Appendix 3

Second Consultation Meeting Regarding a Factory Extension Held at Ellis Patents Ltd on Wednesday 5th July 2017 at 6.00pm

Attendees: 10 residents attended

Names and addresses removed for confidentiality

Company Attendees: Richard Shaw
Danny Macfarlane
Toni Dring

Richard Shaw opened the meeting by explaining the company had reviewed and considered the points that had been raised at the previous meeting. He stated that the points raised regarding our ongoing operations would be addressed first by Danny Macfarlane, Operations Director.

1. Proposed actions regarding general concerns about our ongoing operations:

- Noise caused by machinery first thing in the morning and last thing at night.
 - Machines switched on to warm up at 5.30am by a single operator. Production starts at 6.00am and finishes at around 10.30pm, at which time the machines are purged before switching off for the night. Our review suggests that the noise from the factory is more noticeable in the summer. This is partly because people are more likely to sleep with their windows open at this time of year and partly because factory cooling vents and doors are opened first thing in the morning and closed last thing at night. To reduce the risk of noise from the factory, operators have been instructed not to open the vents and doors as soon as they arrive and to ensure they are closed before purging begins.
- Members of staff and delivery drivers driving too quickly on High Street.
 - Notices have been put up on notice boards in the factory and in the office to ask staff to drive more slowly and more considerately on High Street. Delivery drivers have also been spoken to regarding their speed.
- Apparent increase in the number of vehicle movements.
 - Analysis of recent CCTV footage for a sample week in June 2017 showed 236 total vehicle movements. This compares favourably with records from a sample week in September 2007, which showed 227 total vehicle movements. Although the numbers are similar, there was obviously some variation in the mix, notably 6 articulated wagons in 2017 vs 2 in 2007. However, the numbers are small and timing will have been a factor. The Company believes that the vehicle movement figures support the view that the Company's growth has not led to a significant increase in traffic. (Turnover has almost doubled between 2007 and 2017).

- Number of vehicle movements at night.
 - On average there are only 3 or 4 members of staff leaving from the late shift at 11.00pm.
- 2. Proposed actions to address the concerns of those with adjoining properties with regard to our planned development:**
- The proximity of the proposed building may block sunlight and cast a shadow on adjoining properties.
 - Ellis engineers used a software programme to visually demonstrate the shadow path of the existing and proposed buildings. The software package was capable of showing the shadow path for every day of the year but for simplicity's sake, the programme was used to show the results at both solstices and both equinoxes. The results showed that for the very greatest part of the year, the building shadow would not even reach the Ellis Patents boundary. Even during the winter solstice, which was the worst case scenario, there was only a short space of time just after sunrise and just before sunset, when a shadow would be cast. This assumes, of course, that there would be no cloud cover. From the results of the study, the Company concluded that moving the building away from the neighbour's boundary by six or twelve metres would make no difference to their access to light.
 - The proximity of the existing planting screen to the boundary.
 - Ellis management have reviewed the planting and understand the concern. Whilst the planting was intended to screen any potential future development, it was not intended to have an impact on people's gardens in the way that it is doing. There are three rows of planting and it was proposed that the planting nearest the border could be replaced with planting on the south side of the third row. This way the building would be screened but the impact of the planting on neighbours gardens would be much reduced.
 - The current position of the oil tank.
 - Alternative solutions to the oil tank type and location will be considered as part of the new development.
- 3. Regular Community Meetings:**
- The discussions during the two consultation meetings made it clear that there has been insufficient dialogue with the local community. Ellis Patents proposed that they would organise an annual community open day to ensure that communication channels with the community were kept open.

TD 12/7/17

From:
Sent: 13 March 2018 14:21
To: Development Management
Subject: Planning Application 18/00036/MFUL

Afternoon

Planning application ref: 18/00036/MFUL has been reviewed by the parish council and no objections have been received.

Regards
Chris Adnitt
Clerk to Rillington Parish Council

Sent from [Mail](#) for Windows 10

Item Number: 9
Application No: 18/00202/MFUL
Parish: South Holme Parish Council
Appn. Type: Full Application Major
Applicant: A R Farnell (Mr Andrew Farnell)
Proposal: Erection of an agricultural poultry rearing building with feed bins and area of hardstanding following the demolition of existing agricultural buildings.
Location: Beech Tree House South Holme Slingsby Malton YO62 4BA

Registration Date: 28 February 2018
8/13 Wk Expiry Date: 30 May 2018 (Extension of time agreed until 6 June 2018)
Overall Expiry Date: 11 April 2018
Case Officer: Alan Goforth **Ext:** Ext 332

CONSULTATIONS:

Parish Council	No response received to date
Highways North Yorkshire	No objections
Environmental Health Officer	No response received to date
Flood Risk (LLFA)	Comments and recommendations
Public Rights Of Way	Recommend informative
Yorkshire Water Land Use Planning	No response received to date

Neighbour responses:

SITE:

Beech Tree Farm is an existing farm holding situated in the open countryside approximately 600m west of South Holme, Slingsby, Malton. The application site is land forming part of an established poultry farm that currently consists of No. 4 units with a capacity of up to 120,000 birds.

A section of the existing farm access track (approx. 200m stretch) falls within Flood Zones 2 and 3 although the proposed poultry unit itself is south of the areas of highest flood risk (within Flood Zone 1).

Beech Tree Cottage is 30m to the north of the proposed building and Beech Tree House stands 60m to the west. South Holme Farm is 0.5km to the south west and a row of cottages along West View are 0.5km to the east. Public Right of Way no. 25.89/3/1 runs east – west along the farm access track and meets Public Right of Way no. 25.89/9/1 which leads south in front of Beech Tree Cottage before heading west away from the farmyard and application site.

PROPOSAL:

This proposal seeks planning permission for the erection of an agricultural building for the rearing of poultry which will house up to 55,000 birds, increasing the on-site capacity to 175,000 birds.

The proposed building would be a steel portal frame construction measuring 104m x 24.69m reaching 3m high at eaves level and 6.39m at ridge height. The building would be of a dual-pitched design clad with natural grey polyester coated steel profile sheeting for the walls and slate blue steel profile sheeting for the roof. Soakaway trenches would run parallel to the south and north sides the length of the building, a control room (9m²) would be attached to the front south side of the building and two feeds bins on the northern side. The front double door entrance to the building would be in the western elevation and a 24.5m by 14m concrete apron would be laid to the front of the building.

The new building would make use of the existing site access and would require the demolition of a range of single storey, redundant agricultural buildings and the removal of part of a row of conifers. It is proposed that a replacement tree belt is planted around the rear, east facing elevation of the building.

Internally the building would contain pan feeders, non-drip nipple drinkers. The building would incorporate high velocity ridge mounted ventilation fans, side inlet vents and a gable end fan (eastern side) for use during hot weather. The heating, ventilation, feeding and lighting systems as controlled by the computer system that will be housed in the control room.

The expansion of the poultry farm business would result in an increase in HGV movements from 780 movements per annum to 1104.

As required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the application has been screened and the Local Planning Authority has determined that the proposal does not constitute EIA development and need not be accompanied by an Environmental Statement.

HISTORY:

12/00407/MFULE- Erection of a broiler unit (north unit) for the housing of 30,000 poultry. Approved 25.07.2012.

12/00408/MFULE- Erection of a broiler unit (south unit) for the housing of 30,000 poultry. Approved 25.07.2012.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework 2012 (NPPF)
National Planning Practice Guidance 2014 (PPG)

APPRAISAL:

The main considerations in the determination of this application are considered to be:

- i) Principle of the development;
- ii) Design, appearance and landscape impact;
- iii) Local amenity and environmental impact;
- iv) Flood Risk and drainage;
- v) Highway impacts; and
- vi) Impact on users of the public right of way (PRoW).

i) Principle of the development

The site is within the open countryside, however, the principle of the development aligns with policies SP1 and SP9 and paragraph 28 of the NPPF as the new building would support land based activity (poultry farming) and the rural economy. The proposed building would allow for a modern and efficient expansion of an established poultry operation enabling an increase in on-site capacity and the promotion of UK food production whilst adding value through direct and indirect employment.

ii) Design, appearance and landscape impact

The new building would be located to the north of the existing poultry units in a position that requires the prior demolition of a small group of redundant, single storey farm buildings.

The building is of considerable size although within the context of the existing poultry farm business it is considered that the scale of the new building would be compatible with the size and form of the row of existing units and due to its siting would not appear isolated from the existing agricultural buildings.

The building would extend further east than the existing units and would require the removal of an existing stretch of conifer screen planting. The Applicant has provided an amended Proposed Site Plan showing an area of replacement planting to screen the east and south ends the buildings and full details would be secured by condition should permission be granted. The nearest visual receptors are approximately 500m from the site and the proposed planting should retain and enhance the landscaped appearance of the farm when viewed from the east.

The proposed development also includes the removal of dilapidated and redundant agricultural buildings and the construction of the new building on the footprint. The proposed scale, materials and colour finishes are standard for these type of poultry buildings and would be sympathetic to the character and appearance of the existing farmstead minimising the visual impact within the surrounding area.

The siting and design of the new building is considered acceptable and there would be minimal impact upon the open countryside and rural character of the area and the development is considered to be in compliance with Policy SP16.

iii) Local amenity and environmental impact

The operation of the poultry unit would follow the existing arrangements in place for the adjacent units. The manure removal process is regulated by an IPPC permit issued by the Environment Agency and manure is either retained on the farm for use or exported to neighbouring arable farms. The cleaning process involves the use of high pressure hoses and the base of the building would be levelled so that waste water runs western out of the doors and towards the concrete pad. The poultry unit would be fan ventilated. The waste water from the cleaning process is collected within a containment tank which is then removed by a tanker for disposal off site at an appropriate facility. This is controlled by the aforementioned Environmental Permit and ensures that there is no contaminated run off. The permit also covers emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents and restoration upon closure. It is understood that the Applicant is currently seeking a variation of the existing Permit to take account of the additional poultry unit.

In considering air quality and pollution it is important to note that planning and other regulatory regimes are separate, but complementary. The planning system controls the development and use of land in the public interest and, as stated in paragraphs 120 and 122 of the NPPF, this includes ensuring that new development is appropriate for its location taking account the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution. The focus of the planning system is on whether the development itself is an acceptable use of the land and the impacts of those uses, rather than any control processes, health and safety issues or emissions themselves where these are subject to

approval under other regimes. The NPPF advises that local planning authorities should assume that these regimes will operate effectively.

The proposed development, if granted planning permission, would be subject to the controls of the IPPC Permit. It is considered that the emissions from the site could be adequately monitored and controlled under the environmental permitting regime. The controls exercised under the regulatory pollution regime exist to prevent or mitigate harm from development and any grant of planning permission for the development would not inhibit the relevant regulators from refusing a permit application should they consider it would cause demonstrable harm.

The site occupies a relatively isolated location in relation to sensitive receptors and public vantage points. It is not anticipated that this proposed addition to the established poultry farming operation would give rise to any unacceptable visual intrusion, pollution or disturbance and as a result there would not be an adverse impact upon local amenity or environment in compliance with the relevant part of Policy SP20.

iv) Flood Risk and drainage

The proposed building, concrete apron and associated external structures would all stand outside of Flood Zones 2 & 3. At its closest point the proposed building would be approximately 15m from Flood Zone 2 and 100m from Flood Zone 3. The intervening land comprises a farm track, an open flat field and the internal farm access road. The proposed building would be located outside of the areas of highest flood risk and, for flood risk purposes, is classed as a 'less vulnerable' use.

In their initial consultation response the Lead Local Flood Authority (LLFA) requested a Flood Risk Assessment (FRA). In response, the submitted FRA indicates that the primary risk to the site is from overland surface water flooding resulting from the local drainage ditch overtopping the banks during periods of excessive rainfall.

The recommended flood risk mitigation is that the floor of the new building is raised to a level of approximately 600mm above the existing ground level and external levels around the building re-graded to shed any overland flood waters away from the building. A condition shall be attached to any permission granted to require that the development is undertaken in accordance with the mitigation measures set out in the submitted Flood Risk Assessment.

It is proposed that surface water would be discharged via soakaway and trenches would run parallel to the north and south elevations of the poultry unit. The FRA includes percolation testing which determines the appropriate soakaway dimensions and there are no objections from the LLFA subject to detailed design.

The LLFA have confirmed that the submitted FRA demonstrates a reasonable approach of the management of surface water on the site. The LLFA request that the detailed design for the foul and surface water drainage and SuDs drainage maintenance are secured by condition should permission be granted. As a result it is considered that the proposed development would not conflict with the aims of Policy SP17.

v) Highway impacts

The proposed expansion of the poultry business would give rise to an increase in HGV movements. The LHA have considered the HGV movement figures and based on a 6 day working week anticipate an additional HGV visit per day equivalent. In general the HGV movements relate to chick, feed, fuel and shavings deliveries and bird, manure and waste water removals. It is acknowledged that due to the nature of the operation there are peaks in HGV movements throughout the year.

The existing access is fit for purpose and provides suitable visibility where it meets the public highway. In addition there is sufficient space within the site for the parking and turning of HGVs. The LHA has confirmed that there is no evidence of any extra-ordinary damage at the access or the adjacent public highway allied with the existing use, and the predicted additional traffic is, on balance, not considered

to present any severe detrimental effect to that access or the local highway network.

In considering the cumulative impact the Officer view is that the proposed expansion of the poultry operation and associated HGV movements can be satisfactorily accommodated by the local highway network and would not have a detrimental impact on road safety in accordance with Policy SP20.

vi) Impact on users of the public right of way (PRoW)

As referred to earlier in the report there are two public footpaths that fall within the application site boundary although neither would be directly affected by the new poultry building or associated structures. The PRoW routes follow the existing internal access road and pass Beech Tree Cottage but do not enter the working farmyard nor do they cross the footprint of the proposed building.

The internal access road that leads west from the public highway is relatively straight and flat with good visibility and verges that allow space for passing. Furthermore the existing poultry operation has operated alongside existing public footpaths without conflict between users.

Whilst the new building would result in an increase in HGV movements to and from the farm it is not anticipated that it would give rise to material change in highway safety conditions. There are no objections from the LHA and the County PRoW team have recommended that the standard informative (that requires that PRoWs are not obstructed) is included on any permission granted. In light of the above it is considered that the proposed development would not have a detrimental impact on the amenity or safety of users of the PRoWs in accordance with Policy SP20.

Conclusion

The principle of the development is in line with national and local planning policy and represents development that supports the land-based, rural economy and contributes to UK food production in a sustainable manner. There are no objections to the application from consultees or any member of the public. The proposed development would not have an unacceptable impact on the open countryside, local amenity, flood risk or highway safety and is considered to meet the relevant policy criteria outlined within Policies SP1, SP9, SP16, SP17 and SP20 of the Ryedale Plan - Local Plan Strategy and the NPPF. The proposal is therefore recommended for 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 plans:

Location Plan, drawing ref. IP/AF/02, dated March 2018.

Proposed Site Plan (including Proposed Tree Planting Belt), drawing ref. IP/AF/03A, dated April 2018.

Elevations and Plan, drawing ref. IP/AF/04, dated March 2018.

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

3 Before any part of the development hereby approved commences, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including

existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved.

- 4 The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 6 of the Flood Risk and Drainage Assessment produced by Alan Wood & Partners, dated May 2018.

Reason: In the interests of amenity and flood risk.

- 5 Development shall not commence until a scheme detailing foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail phasing of the development and phasing of drainage provision, where appropriate. Principles of sustainable urban drainage shall be employed wherever possible. The works shall be implemented in accordance with the approved phasing. No part or phase of the development shall be brought into use until the drainage works approved for that part or phase has been completed.

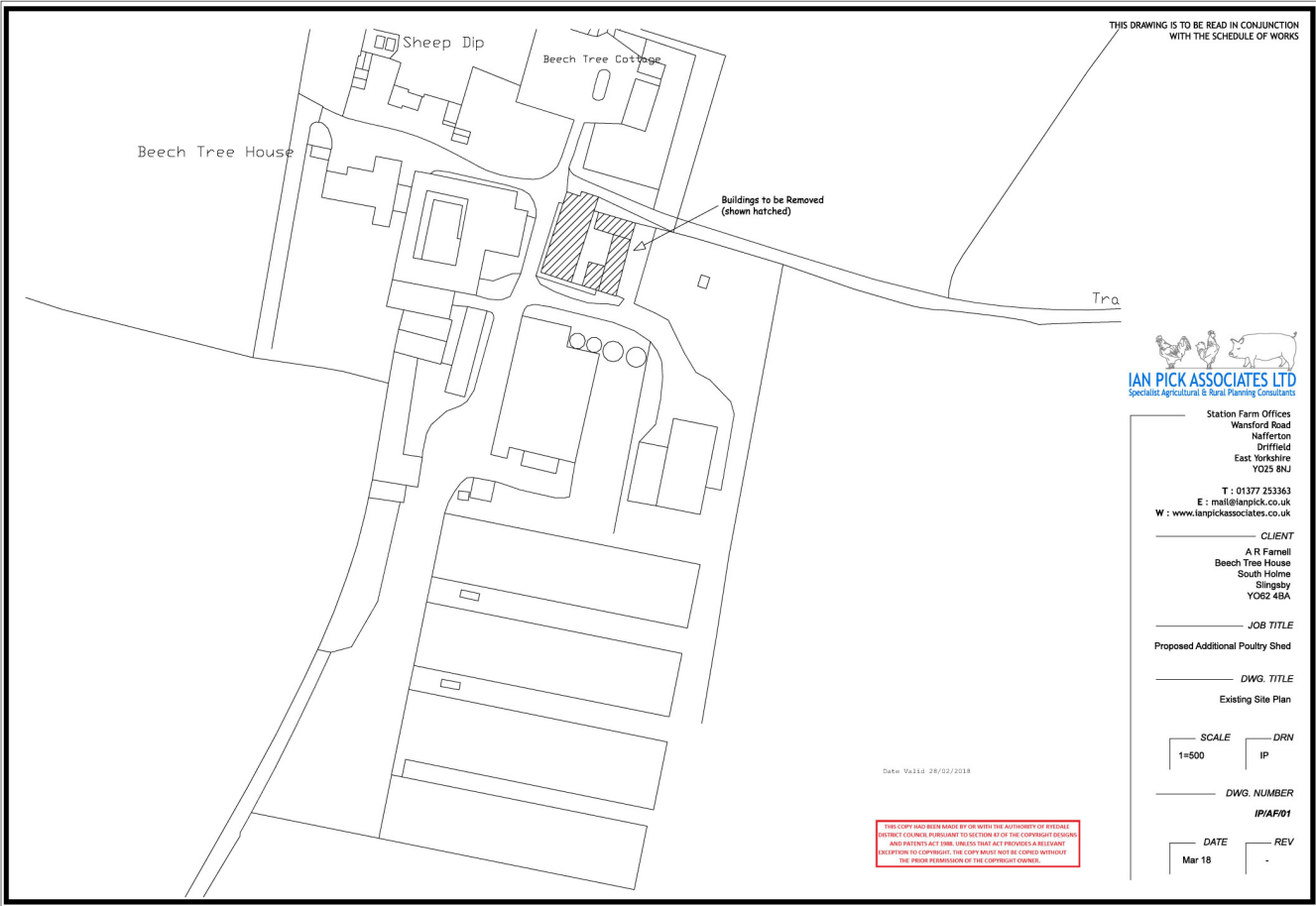
Reason: To ensure the provision of adequate and sustainable means of drainage in the interests of amenity and flood risk.

- 6 No development shall take place until a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the Local Planning Authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development.

Reason: To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system.

INFORMATIVE

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



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CLIENT
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YO62 4BA

JOB TITLE
Proposed Additional Poultry Shed

DWG. TITLE
Existing Site Plan

SCALE 1:500

DRW IP

DWG NUMBER IPIAF01

DATE Mar 18

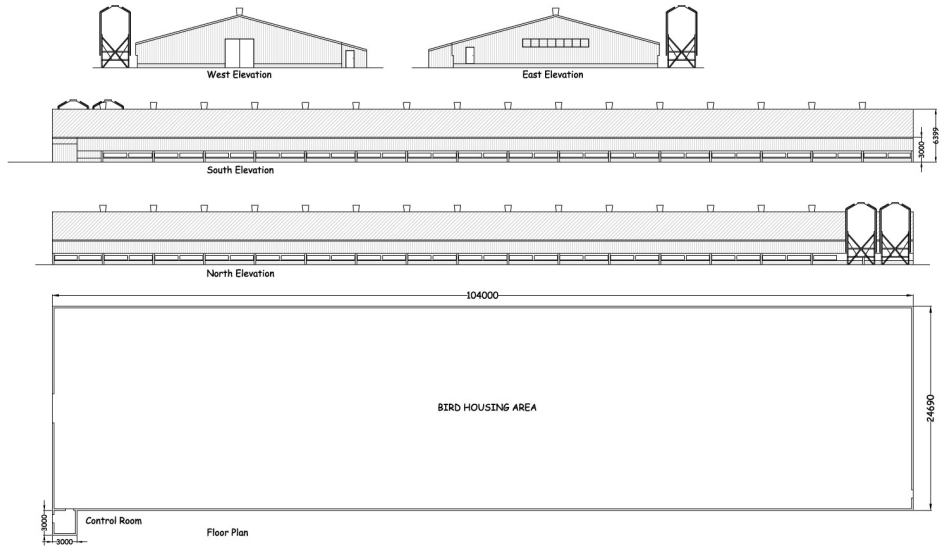
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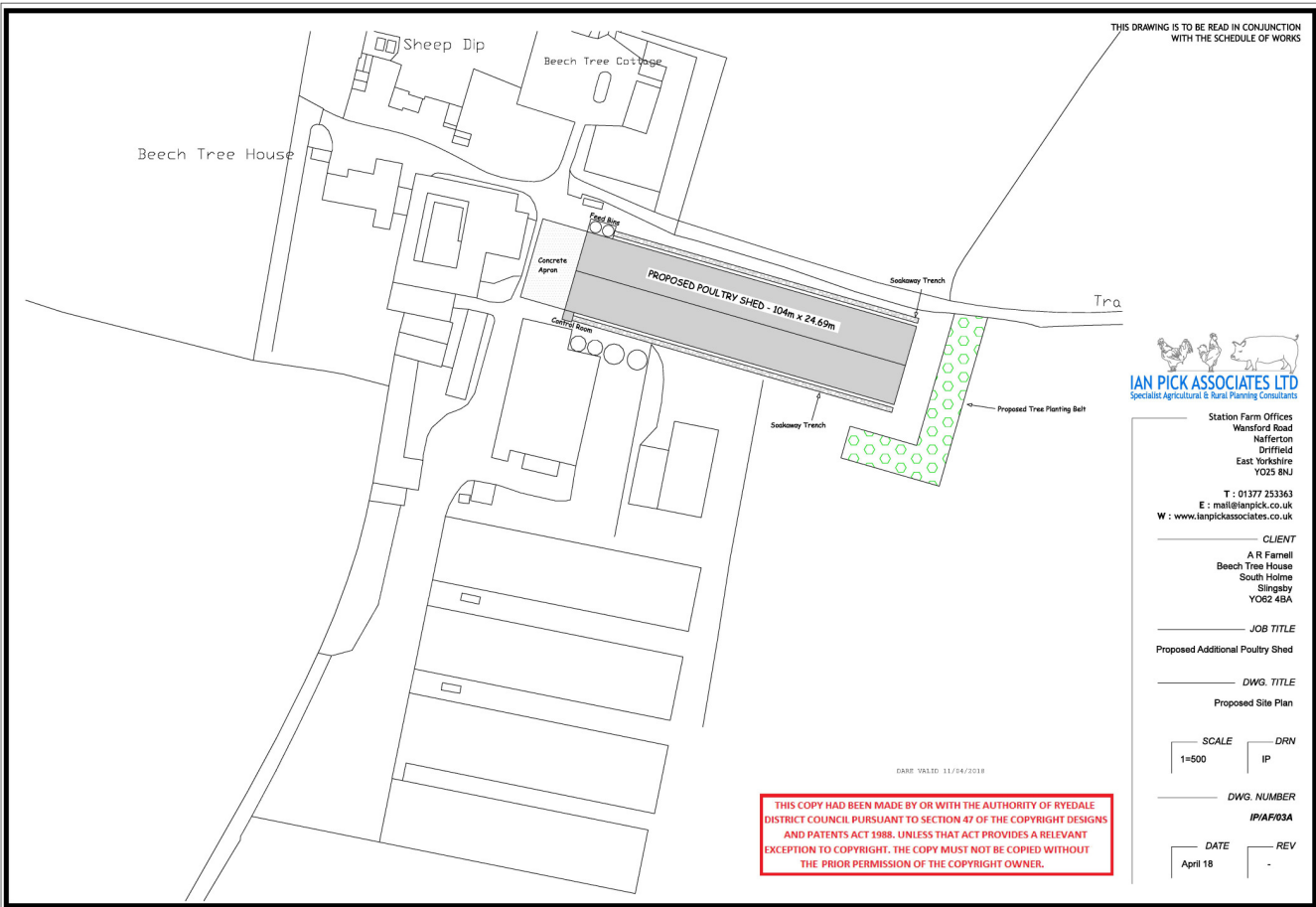
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CLIENT
A R Farnell
Beech Tree House
South Holme
Slingsby
YO62 4BA
JOB TITLE
Proposed Additional Poultry Shed
DWG. TITLE
Elevations and Plan

SCALE 1=200
DRW IP

DWG NUMBER IPI/PI/04

DATE Mar 18 REV -



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JOB TITLE
Proposed Additional Poultry Shed

DWG. TITLE
Proposed Site Plan

SCALE 1:500

DRW IP

DWG. NUMBER IP/AR/03A

DATE April 18

REV -



DESIGN AND ACCESS STATEMENT

ERECTION OF AN ADDITIONAL POULTRY BUILDING AT BEECH TREE
HOUSE, SOUTH HOLME, SLINGSBY, YO62 4BA

Client

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Introduction

This report has been commissioned by Andrew Farnell of Beech Tree House, South Holme, Slingsby, YO62 4BA.

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

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

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

Ian Pick has 19 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background Information

Beech Tree House includes an existing poultry unit which extends to 4 No. purpose built poultry buildings. The existing poultry unit has a capacity of up to 120,000 birds.

The applicants wish to expand their poultry farming operations through the erection of an additional poultry building which will house up to 55000 birds.

The application site operates with an IPPC permit from the Environment Agency (IPPC Permit Number EPR/QP3336MX). The applicant has applied for a variation to the IPPC permit to reflect the proposed additional poultry building and the variation to the IPPC permit is currently being progressed.

Environmental Impact Assessment

Environmental Impact Assessment associated with broilers is triggered if an **individual planning proposal** exceeds the The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Schedule 1 threshold of 85,000 birds (paragraph 17a).

The Planning Practice Guidance clarifies the issue and states - "Where a change or extension is made to a development of a type listed in Schedule 1 and that change or extension itself meets the thresholds or description set out in that Schedule, it constitutes Schedule 1 development and Environmental Impact Assessment is required (Baker v Bath & North East Somerset Council [2009] All ER (D) 169 (Jul))."

The above case law confirms that for a development to be Schedule 1, the number of birds proposed within the individual planning application needs to exceed the Schedule 1 threshold. In this instance, the planning application seeks consent for 55,000 birds, and therefore is not schedule 1 EIA development.

Amount

The amount of development includes the proposed poultry building, which extends to 104m x 24.69m with an eaves height of 3m and a ridge height of 6.399m, together with an attached control room (3m x 3m) and 2 No. feed bins.

Use

The use of the proposed building will be for the rearing of broiler chickens from day old chicks to finished table weight. The broiler rearing cycle operates on an all in all out system, and each cycle takes 63 days. The broilers are reared for approximately 49 days, following which the buildings are cleaned out and prepared for the next batch. The buildings are empty for cleaning and preparation for approx. 14 days at the end of each flock. The site operates with 6 flocks per annum.

The proposed building is a purpose built poultry unit. The building is of steel portal frame construction, with the walls being clad using polyester coated steel profile sheeting. The roof cladding is also polyester coated profile sheeting.

The building will be operated using high velocity ridge mounted ventilation fans and side inlet vents, with gable end fans in the eastern gable for hot weather.

Internal equipment includes indirect heating, pan feeders and non-drip nipple drinkers.

The proposed building includes a control room (3m x 3m) which is attached to the south elevation of the proposed building at the western end. The control room includes a specialist computer system which is thermostatically controlled to maintain the desired temperature within the bird housing area, using the heating and ventilation systems. Feeding and lighting is also controlled by the computer system.

At the end of each flock cycle, the poultry manure is removed from the buildings. The manure removal process is undertaken with a mechanical loader. Manure is loaded into trailers which are then sheeted and the manure exported off the site for disposal.

Manure Management Protocol

The management of manure on an intensive poultry farm is controlled under the IPPC permit. Some poultry manure is retained at Beech Tree House for use as an agricultural fertilizer, with the remainder being exported to the neighbouring arable farmers.

Following the removal of the manure, the buildings are washed with high pressure hoses. The inside of the proposed buildings will be drained into the existing sealed underground dirty water containment tank. All washout water from the site is contained within the dirty water system.

At the end of each cleanout period, the tank will be emptied by vacuum tanker for appropriate disposal.

The dirty water management system is an absolute requirement for the Environmental Permit and ensures that the proposal does not have the potential for contaminated runoff.

Environmental Management

The proposed poultry unit will extend to a total of 175,000 birds in combination with the existing building on the site. The existing buildings house 120,000 birds and the proposed building will house 55,000 birds.

The Industrial Emissions Directive requires that all poultry units exceeding a threshold figure of 40,000 birds require a permit under the Industrial Emissions Directive – Integrated Pollution Prevention and Control (IPPC).

In order to operate, the proposed poultry unit requires an IPPC permit which is administered by the Environment Agency. The permit must take into account the

whole environmental performance of the plant, covering e.g. emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents, and restoration of the site upon closure. The purpose of the Directive is to ensure a high level of protection of the environment taken as a whole.

The site holds an IPPC permit and a variation application is currently being progressed by the Environment Agency to reflect the additional poultry building.

Layout

The layout of the development is shown on the attached site plan (Drawing No. IP/AF/03).

The development includes the proposed building, control room and 2 No. additional feed bins. The proposed building has been sited immediately adjacent to the farm buildings. The development will utilise the existing site access.

Scale

The amount of development includes the proposed poultry building, which extends to 104m x 24.69m, together with an attached control room and 2 No. feed bins.

Landscaping

The proposed development has been sited and is located as close as possible to the existing buildings, and on the footprint of existing redundant buildings which are to be removed. The proposed building will form part of an established farm

yard. Views into the site from public vantage points are filtered by strong roadside hedgerows.

The proposed development is of agricultural appearance, constructed from a steel portal frame with plastic coated steel profile sheeting for the wall and roof cladding. The walls will be coloured natural grey, and the roof slate blue to match the existing poultry buildings on the farm.

Appearance

The proposed building will be of a steel frame construction, with walls and roof being clad with polyester coated profile sheeting.

The design and appearance can be seen in greater detail on the attached elevation drawing (drawing No. IP/AF/04).

Access

The proposed development will be accessed through the existing farm entrance which currently serves the existing farm and poultry unit. The site has existing provision for the parking and turning of HGV delivery vehicles.

The proposed development will create modest additional HGV traffic associated with servicing the site. The existing and proposed commercial traffic generation is shown in the table below.

Activity	Vehicle Size	Existing Frequency	Proposed Frequency
Chick Delivery	16.5m articulated HGV	2 per flock	3 per flock
Feed Delivery	16.5m articulated HGV	16 per flock	23 per flock
Bird Removal (thinning)	16.5m articulated HGV	8 per flock	12 per flock
Bird Removal (clearing)	16.5m articulated HGV	15 per flock	22 per flock
Fuel Delivery	16.5m articulated HGV	2 per flock	3 per flock
Shavings Delivery	16.5m articulated HGV	1 per flock (part load)	1 per flock
Dead Bird Removal	Box Van	5 per flock	5 per flock
Manure Removal	Tractor and Trailer	12 per flock	18 per flock
Dirty Water Removal	Tractor and Tanker	4 per flock	5 per flock
Total Per Flock		65 (130 movements)	92 (184 movements)
Total Per Annum (6 flocks)		390 (780 movements)	552 (1104 movements)

The pattern of vehicle movements associated with the site is limited a between 0 and 2 movements per day during the normal operation for feed and other deliveries. Peak movements are created during chick delivery (3 lorries / 6 movements) on day 1 of the flock cycle, 12 lorries (24 movements) for thinning over a 7 day period, 22 lorries (44 movements) for clearance of birds of a two day period. A further peak is created during the manure removal process with 18

tractors and trailers (36 movements) over a two day period at the end of the flock.

Policy

Ryedale Plan - Local Plan Strategy Document

Policy SP9 of the Ryedale Plan, Local Plan Strategy relates to the Land-Based and Rural Economy and states that support will be given to

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

The proposed development is clearly compliant with the aims and objectives of the Local

National Planning Policy Framework

The National Planning Policy Framework confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development, being economic, social and environmental.

Economic Role

The development proposal has strong economic benefits both within the construction and operational phases.

The proposed development involves an investment in buildings and infrastructure by the applicants of approximately £400,000. This includes groundworks and concrete, buildings, and internal equipment fitting. The proposed development will offer a substantial initial cash injection into the rural economy through the construction phase.

The proposed development will also provide a significant contribution to the associated services industries within the poultry sector. These industries include haulage contractors, chick suppliers, poultry feed suppliers, veterinary and medicine, fuel suppliers, bedding suppliers, catching contractors, cleaning contractors, electricians, plumbers, pest control contractors etc. The added value to the local economy through direct and indirect employment for the development is substantial.

Social Role

The proposed development is a modern and efficient, livestock production unit that is designed to fulfill a modern demand for cheap and environmentally efficiently produced food. It therefore contributes to food production and national food security in a sustainable way. It represents an effective increase in UK food production in a way that makes optimum use of increasingly scarce resources and without causing harm to the environment. The Poultry Council have presented evidence to the Environmental Audit Select Committee that poultry meat is the most sustainable form of meat production. The reality of feeding the population of the UK in a sustainable way means that it is necessary for there to be construction of more modern, increasingly efficient buildings. The Government has highlighted the need to promote home food production and there is pressure to produce more food at a price the consumer can afford to pay.

Another social benefit of the scheme is that it provides employment security to local people who live in the countryside and in doing so helping to retain the vibrancy of the community.

The success of rural farming businesses provides increased employment opportunities within the countryside, providing additional social benefits to other rural businesses.

Environmental Role

The proposal will increase the supply of poultry meat, reducing the need for imports and so reduce food miles.

The proposed development has been assessed by the Environment Agency for ammonia and nitrogen deposition impacts on off site biodiversity including SAC's, SSSI's, Ancient Woodlands and Local Wildlife Sites. The proposed development been assessed as acceptable in term of aerial emission impacts to sites of biodiversity importance.

The poultry litter from the farm will be recycled as a fertilizer to support sustainable arable cropping and a reduction in reliance on artificial fertilisers which are derived from fossil fuels.

The proposed development holds an IPPC permit from the Environment Agency in order to operate. The IPPC permitting regime places the highest levels of protection on the operation of the proposed poultry unit in order to protect residential neighbours and the environment as a whole.

Paragraph 18 and 19 of the NPPF set the Governments position on economic growth, and provide evidence of the Governments commitment securing economic growth in order to create jobs and prosperity.

Paragraph 28 provides support for economic growth in rural areas, providing clear support for the proposed development as farm diversification and sustainable growth and expansion of businesses in rural areas.

Paragraph 122 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 122 confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process. In this instance, the

permit controls all emissions from the site – odour, noise, dust, ammonia, waste disposal, dirty water management etc.

Ian Pick BSc (Hons) MRICS

March 2018.

Agenda Item 10

Item Number: 10
Application No: 18/00005/HOUSE
Parish: Cropton Parish Council
Appn. Type: Householder Application
Applicant: Mr David Winterbottom
Proposal: Erection of a detached outbuilding following demolition of existing Dutch barn and chicken hut
Location: Moorlands High Street Cropton Pickering YO18 8HH

Registration Date: 3 January 2018
8/13 Wk Expiry Date: 28 February 2018 (Extension of time agreed until 6 June 2018)
Overall Expiry Date: 6 April 2018
Case Officer: Alan Goforth **Ext:** 332

CONSULTATIONS:

Parish Council No objection
Parish Council No response to re-consultation received
Countryside Officer Recommends condition

Neighbour responses: Mr and Mrs Ellerington,

SITE:

Moorlands occupies a narrow triangular 0.08ha site on the western side of Cropton. The village of Cropton is located 8km north west of Pickering and abuts the southern boundary of the North York Moors National Park. Moorlands stands on the southern side of the High Street and vehicular access is in the northern boundary which opens into a parking and turning area. Neighbouring properties are Haven House to the east and Allerdale and White Cottage to the west. The rear gardens of Moorlands and White Cottage historically formed part of an old limestone quarry and the topography is generally 'bowl-shaped' with sections of exposed/partially vegetated stone faces on the boundary.

Moorlands is a detached converted barn that was previously associated with White Cottage to the west. The garden area to the rear contains a dilapidated open sided Dutch barn with concrete base and a single storey former chicken shed that provide undercover storage space. The boundary with White Cottage comprises a part drystone wall and part post and wire fence.

The new building would be partly within the Development Limits and partly within the Fringe of the Moors Area of High Landscape Value.

PROPOSAL:

Planning permission is sought for the erection of a detached outbuilding following demolition of an existing Dutch barn and chicken hut.

The proposed outbuilding would be rectangular shaped, orientated north-south adjacent to the boundary and would have a covered outdoor area off the east facing elevation. The outbuilding would be positioned to the south of the end of the existing dry-stone wall that forms the western boundary of the site. The proposed outbuilding would measure 8m in length by 4m in width with a pitched roof that would stand 3.25m to the ridge. The eaves height to the rear, western side would be 2m and 2.2m at the front, eastern side. The ridgeline would run parallel to the site boundary.

The outer walls of the outbuilding would comprise Scandinavian redwood timber boards and the roof covering would comprise new and reclaimed red pantiles. The south and west facing elevations would be blank whereas there would be windows and a door in the east facing elevation and a single door in the north elevation.

The Applicant states that the proposed outbuilding would store a bicycle, canoe, tools, equipment and other materials such as wood for the stove in the house. The outdoor covered area would be used for hanging out and drying washing and sitting out in a shaded area. A native species hedge would be planted along the western boundary to the rear of the proposed outbuilding following the line of the existing post and wire fence.

It should be noted that the planning application initially proposed an outbuilding with dimensions of 9m by 4m standing to a ridge height of 4.5m with a pitched roof ridgeline perpendicular to the site boundary. The outdoor covered area was proposed on the end of the building allowing views onto the adjacent garden of White Cottage. It was considered that the scale and design as originally proposed would result in an overbearing impact on the neighbouring land with the potential for a loss privacy. In light of concerns raised by the occupants of White Cottage the proposed development was amended to that described above.

HISTORY:

09/00714/FUL- Change of use and alteration of barn to form a two bedroom dwelling with attached garage to include erection of single storey lean-to extension to west elevation. Approved 15.09.2009.

07/00615/73-Variation of Condition 07 of approval 04/01455/73 dated 17.01.2005 to allow the detached outbuildings to be converted into a separate residential dwelling and not tied to White Cottage and the outbuilding attached to White Cottage to be an annex of White Cottage. Approved 30.08.2007.

04/01455/73- Renewal of approval 99/00515/FUL dated 08.02.2000 for change of use of barn and outbuilding to form two-storey dwelling and cottage. Approved 17.01.2005.

99/00515/FUL-Change of use of barn and outbuilding to form two-storey dwelling and cottage. Approved 08.02.2000.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework 2012 (NPPF)

National Planning Practice Guidance 2014 (PPG)

APPRAISAL:

The main considerations in the determination of this application are considered to be:

- i) Principle of the development;
- ii) Design and impact upon the Area of High Landscape Value (AHLV);
- iii) Impact upon residential amenity;
- iv) Ecology; and
- v) Other matters- Third party comments.

i) Principle of the development

The proposed building would be used for storage and to provide an outdoor covered area and would be ancillary to the main dwelling. The covered and secure space to be provided by the outbuilding would replace that currently used for storage in the Dutch Barn and former chicken shed which would be demolished. It is considered that the principle of the development is acceptable.

ii) Design and impact upon the Area of High Landscape Value (AHLV)

The proposed location of the outbuilding is dictated by the existing patio area at the rear of the dwelling, drive and turning area to the side, the underground package sewage treatment plant and the former quarry face that slopes into the garden on the eastern boundary. The Applicant highlights that the demolition of the existing buildings/structures and the positioning of the outbuilding on the western boundary would open up views southward down the garden from inside the house and external patio area. The dwelling has a narrow curtilage (approx. 500m² of outdoor space) and there are limited positional options for an outbuilding to serve the property. The amended design has reduced the mass of the rear, west elevation and the outbuilding would be orientated to face away from the garden of the neighbouring property (White Cottage).

The outbuilding would also be set back from the public highway at the rear of the site. It would not be visible from passing vehicles or pedestrians on the High Street. The north facing elevation would only be visible when viewed directly from the access into the site.

It is considered that due to the narrow confined garden associated with Moorlands any additional built development has the potential to visually dominate the limited outdoor areas, particularly when viewed from the lower ground to the west. The proposed outbuilding, as amended, is considered to be of a more appropriate scale than the existing Dutch Barn, the original use of which was not associated with a residential property unlike its adapted use in recent years. The Parish Council have raised no objections and have stated that the removal of the old structure may enhance the property.

The design also incorporates surface water drainage arrangements that involves a soakaway to be created to the east of the Dutch Barn (to be demolished) to take rainwater from the proposed outbuilding. Once the frame of the Dutch Barn has been removed the existing concrete base would be broken up to improve surface water drainage and the rubble used to create the soakaway.

It is considered that the proposed outbuilding would be appropriate in terms of scale, design and orientation. The outbuilding would be ancillary to the residential use and would not significantly detract from the character and form of the main dwelling (barn conversion). The proposed outbuilding, whilst of a reasonable size, would be subordinate in scale and appearance to the main dwelling and not visually intrusive. The final external construction materials and colour finishes for the outbuilding will be secured by condition on any permission granted.

If permission is granted the applicant has agreed to plant a hedgerow along the existing western boundary which is currently demarcated by a post and wire fence. The hedgerow planting shall be secured by condition and required to be grown to a minimum of 1 metre tall. The native species planting would be an improvement on the existing boundary treatment and would soften the appearance of the rear elevation of the outbuilding whilst being in keeping with the landscape character.

The part of the site that falls within the Area of High Landscape Value (AHLV) lies towards the south of the plot and incorporates most of the garden area where the outbuilding would be constructed. It is considered that the size and external appearance would be sympathetic to the character of the area and would not detract from the special landscape quality of the AHLV and the open fields which extend to the south.

The scale, siting and design of the proposed outbuilding is considered acceptable and there would be minimal impact upon the open countryside and rural character of the area and the development is considered to be in compliance with policies SP13, SP16 and SP20 of the Local Plan.

iii) Impact upon residential amenity

The proposed outbuilding would be visible from the outside area to the rear of the adjacent property (White Cottage) and also from within the garden/orchard. White Cottage has a substantial garden/orchard (approximately 0.16ha) which occupies a lower level in relation to Moorlands to the east.

The front of the outbuilding which comprises an outdoor covered area would face east away from the White Cottage and would not result in any overlooking or loss of privacy for the occupants of White Cottage and, due to its position, the building is likely to improve the levels of privacy currently experienced by occupants of both properties.

The land to the east, at the rear of Haven House, is elevated in relation to the application site and the proposed outbuilding would face towards part of the former quarry face and would not have views onto the land. It is considered that there would be no overlooking privacy issues in relation to Haven House.

It is acknowledged that the outbuilding, which has a rear wall 2m high rising to 3.25m at the ridge of the roof, could cause a degree of shadowing over the immediate garden area on the eastern side of the White Cottage garden in the morning. However, it would not affect the main dwelling which is approximately 20m to the north west. Given the proposed size and position any loss of natural daylight would be negligible. In considering this matter it is also relevant to note that a boundary fence of no higher than 2m in height could be erected along the property boundary as 'permitted development' and could result in a similar level of shadowing and visual presence. This potential 'fall back' position is a relevant matter for consideration by the Local Planning Authority.

The potential impact upon amenity has been taken into account and it is considered that the proposed outbuilding would not result in a material impact upon the levels of amenity currently experienced by the adjacent property. The proposed outbuilding would not have overbearing presence, cause unacceptable loss of light or loss of privacy and complies with the relevant parts of Policy SP20 of the Ryedale Plan.

iv) Ecology

In late April 2018 the occupants of the neighbouring White Cottage contacted the Authority to highlight that newts (appearing to be Great Crested Newts) had been found in their garden pond within 5 metres of the proposed development site. Great Crested Newt (GCN) are a European protected species and are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation (Natural Habitats etc) Regulations 1994. Guidance from Natural England indicates that consideration should be given to the possible impact of any development within 500m of a GCN location. The Authority requested that the Applicant completed a Great Crested Newt Assessment and the document was submitted in May 2018. The Assessment includes results of a search of the existing records held by the North and East Yorkshire Ecological Data Centre which indicates no existing records for GCN within the search radius of 2km from the Applicant's property. However, a precautionary approach was adopted which assumed that a GCN population could be present.

The site assessment noted that the adjacent pond could provide suitable breeding habitat for newts and the surrounding garden associated with White Cottage, which is heavily treed, would provide moderately suitable terrestrial habitat. In addition, the drystone wall, which stands between the pond

and the boundary of the two properties, would also provide terrestrial and potentially hibernation habitat.

The garden belonging to Moorlands also contains some moderately suitable foraging habitat but no suitable breeding habitat. The proposed location of the proposed outbuilding is, however, mown grassland and this is sub-optimal foraging habitat for any amphibians. The Dutch barn and chicken shed belonging to Moorlands could also provide some suitable foraging and hibernation habitat but the occasional disturbance and, in particular, the dry nature of the structures will limit this value and so would again be classed as sub-optimal. Elsewhere, however, there is some suitable hibernacula in the form of coarse grassland and shrubs etc.

The Assessment states that the proposed development would have no impact on the GCN breeding habitat (pond on neighbouring land). The assessment also highlights that suitable habitat is already close to the existing pond and is separated from the proposed development site by a post and wire fence and dry-stone wall. This wall would provide further suitable foraging and hibernacula. The mown garden of Moorlands is not considered to be optimal foraging habitat.

However, a potential impact could arise from the removal of the Dutch barn and chicken shed. These could provide suitable hibernacula beneath any materials stored in the buildings, although their potential value is reduced by its dry nature which is less suitable for amphibians and the need for GCN to first migrate across sub optimal habitat. The Assessment concludes that *“Some very small loss of sub-optimal forage habitat is possible and some limited loss of sub-optimal hibernacula is possible from non licensable operations like moving log piles. These losses however, in relation to the continued presence of more suitable habitat in the vicinity of the pond, which will not be affected, are not considered to pose a threat to any possible Great Crested Newt population. A protected species licence from Natural England is therefore not considered necessary”*.

The Assessment includes a working method statement for construction/demolition setting out mitigation measures to ensure that there is no impact on GCN. This includes the planting of a boundary hedgerow and creation of two hibernacula (from stone, brick and brash) prior to the commencement of construction/demolition work. It also requires that construction work is undertaken between October and March during the hibernation season.

The Council’s Countryside Specialist has considered the Assessment and has raised no objections subject to a condition requiring that works are undertaken in accordance with the proposed method statement and mitigation measures. Due to the age of the Dutch Barn and the proposed demolition work there is also potential for impact upon bats. Previous bat surveys found no evidence of a bat roost or bat activity within the adjacent barn building prior to conversion but noted that bats were active in the area. It is, therefore, considered appropriate to attach an informative to ensure the Applicant complies with the relevant legalisation.

In light of the above it is considered that the proposed development would not have an adverse effect on any site or species protected under international or national legislation and is in accordance with national policy contained in paragraph 118 of the NPPF and Policy SP13 of the Local Plan.

v) Other matters- Third Party comments

The occupants of White Cottage raised objections/concerns in relation the proposed development (as amended). The representation received contains a summary of their objections as follows:-

- *The outbuilding is disproportionate and out of scale with the location;*
- *The proposed location is inappropriate, impractical and avoidable. It is very close to the property boundary and, in part, will disrupt soakaways that are there;*
- *The reduction of light and shade cast that would result from the proposed location and size of the outbuilding would prove detrimental to its surroundings and our amenity;*
- *It would exacerbate drainage in the area of rainwater and run off in an already compromised area;*

- *The materials that it would be made from are not in keeping with the area and this building will be highly visible;*
- *It will have a negative impact on the ecology of the area;*
- *It is a potential fire hazard;*
- *Despite numerous requests, the statement of use has not been forthcoming; and*
- *It will have negative effects on the character of the landscape area, an Area of High Landscape Value.*

It is considered that the material planning issues raised have been addressed in the report above. The remaining concern that identifies the proposed outbuilding as a potential fire hazard is noted. However, planning control does not include powers to assess the fire safety of building materials nor most elements of building design. Fire safety is a matter for Building Control and the Fire and Rescue Service and fire precautions covered by building regulations are not part of material planning considerations on which planning decisions must be based.

Conclusion

The proposed development as amended would not have an unacceptable impact on the locally valued open countryside, local amenity or protected species and is considered to meet the relevant policy criteria outlined within Policies SP13, SP14, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy and the NPPF. The proposal is therefore recommended for 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 plans:

Proposed Outbuilding at Moorlands, dated 20.03.18
Proposed Garden Shed Location, dated 20.03.18

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

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

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP16 of the Local Plan Strategy.

- 4 A scheme of hedgerow planting alongside the existing post and wire fence on the western boundary of the site consisting of plants capable of growth to a minimum height of 1 metre; shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The planting shall be carried out prior to any construction/demolition work and thereafter be maintained for a period of 5 years to the reasonable satisfaction of the Local Planning Authority. The maintenance shall include the replacement of any plants that die, are removed or become seriously damaged or diseased in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

- 5 All ecological measures and/or works shall be carried out in accordance with the details contained within Sections 13-16 of the Great Crested Newt Assessment produced by Robert Missin and received on 23 May 2018.

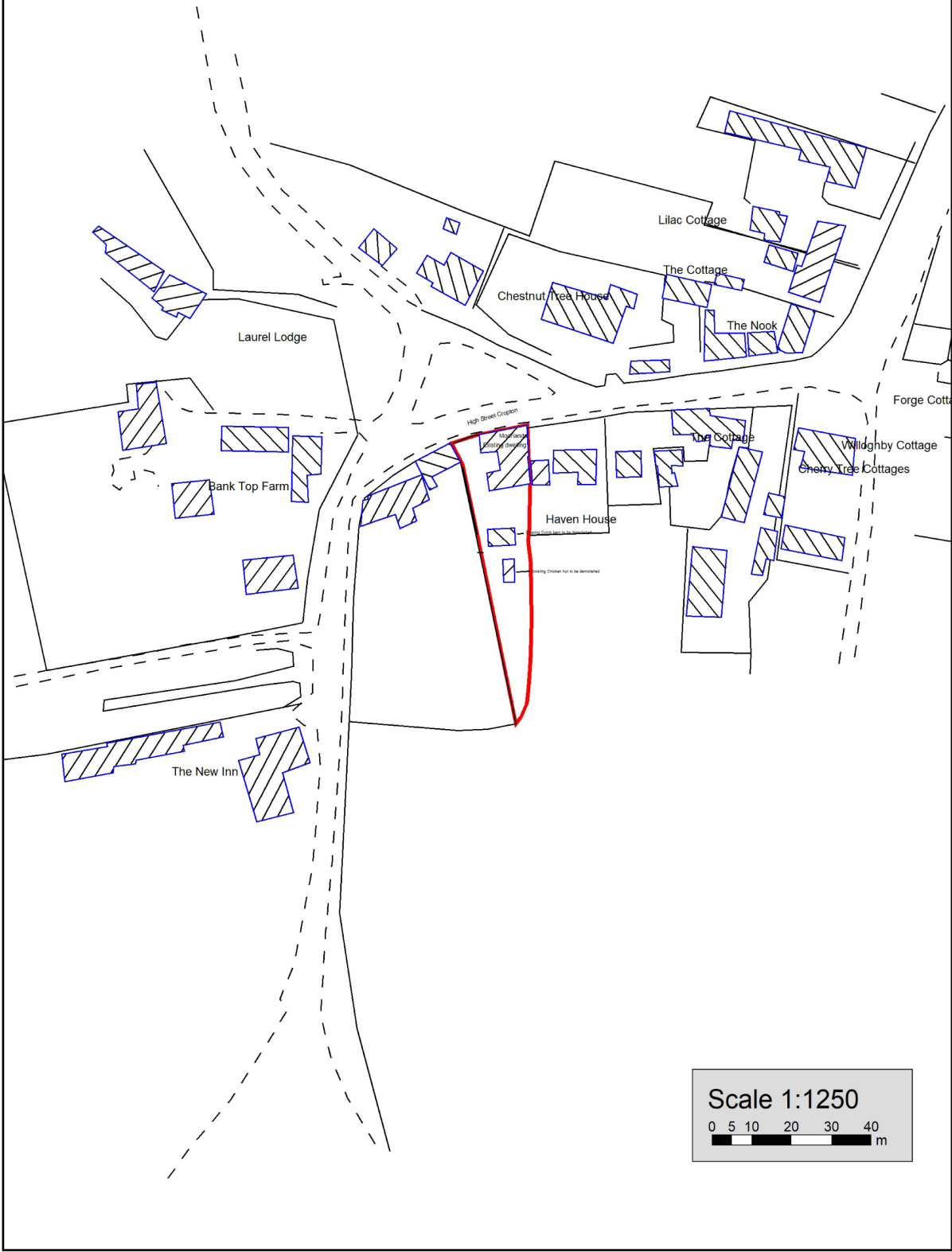
Reason: To ensure the development does not impact upon protected species.

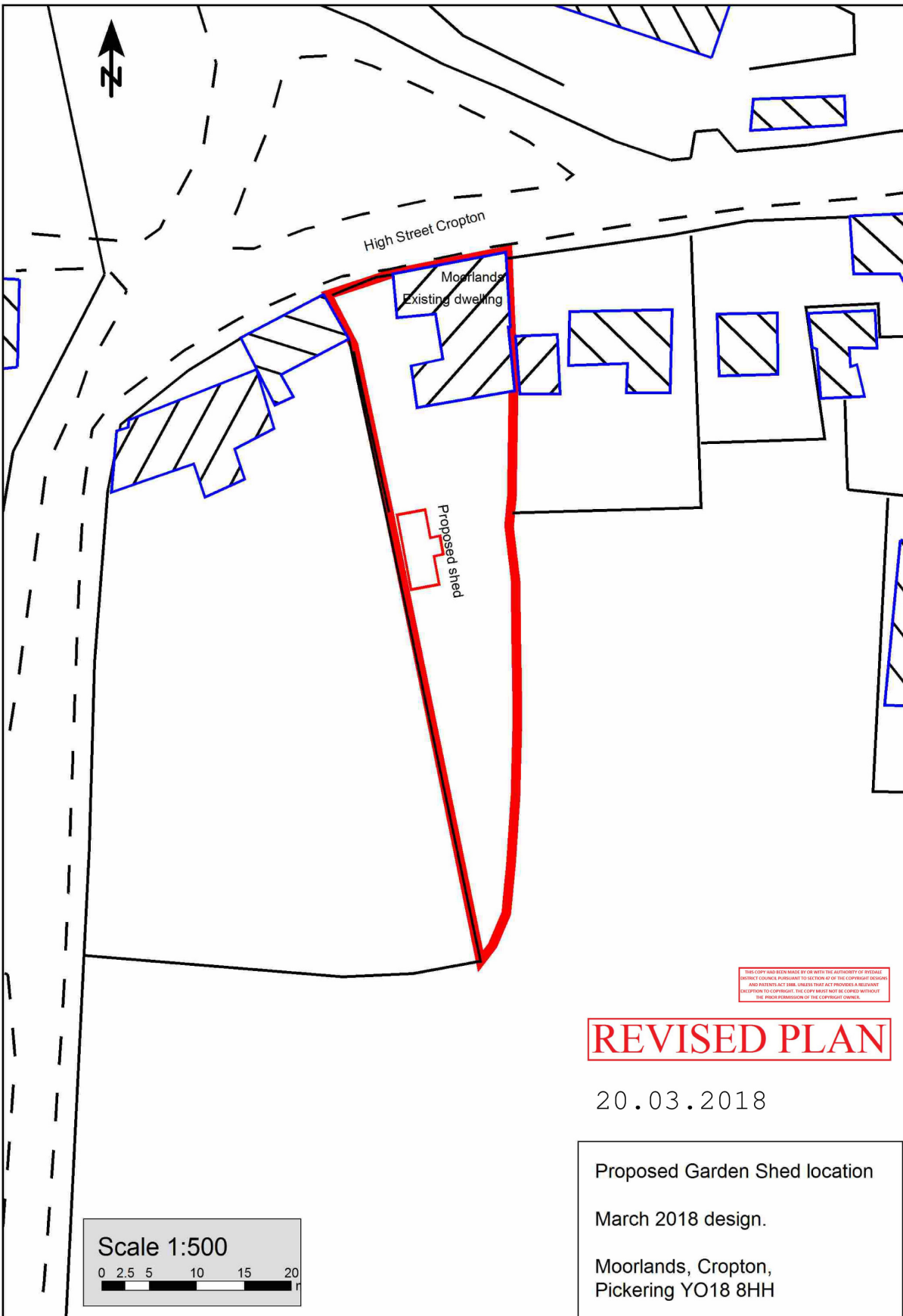
INFORMATIVE

During demolition work special care must be taken to ensure that any bats present are not injured or killed. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended). 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 applies to whoever carries out the work.



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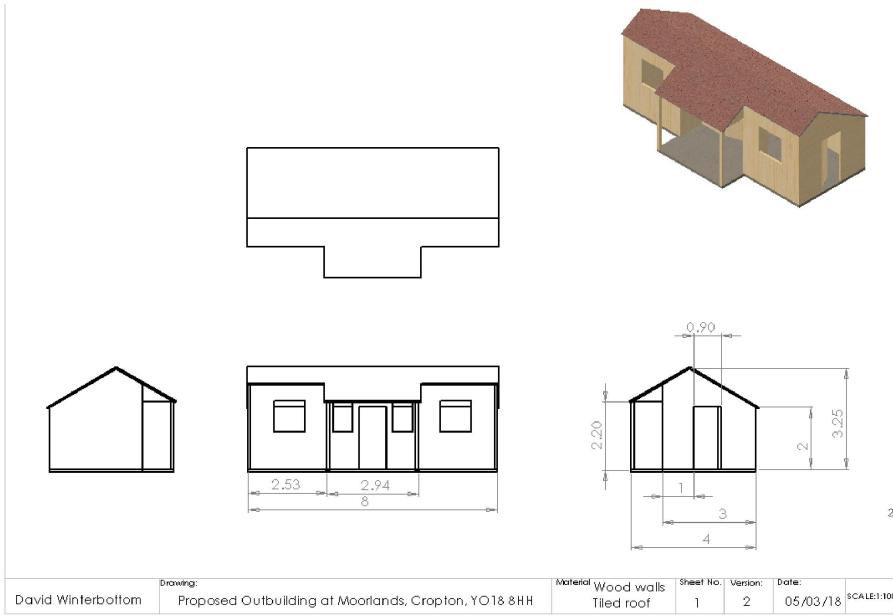




REVISED PLAN

20.03.2018

Proposed Garden Shed location
 March 2018 design.
 Moorlands, Cropton,
 Pickering YO18 8HH



20.03.2018

REVISED PLAN

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From: Richard Maher
Sent: 20 February 2018 13:13
To: Development Management
Cc:
Subject: 18/00005

Hi,

Can you please amend the comments from Cropton Parish Council to the planning application reference as noted above.

the amendment should read "The removal of the old structure may enhance the property"

Regards

Richard Maher
Cropton Parish Council

REF 18/00005/HOUSE
NO OBJECTION

(J.M)

RYEDALE DM

03 FEB 2018
DEVELOPMENT
MANAGEMENT

RICHARD MAHER
CROFTON PARISH COUNCIL
1 MORLEYS TERRACE
CROFTON
YO18 8HL

DEAR KAREH,

RE: MR DAVID WINTERBOTTOM
MOORLANDS HIGH STREET
CROFTON YO18 8HL

THANK YOU FOR THE RECENT PLANNING
APPLICATION.

I AM PLEASED TO CONFIRM OUR
PARISH COUNCIL HAVE NO OBJECTION TO
THE PROPOSED PLANNING APPLICATION,

OUR VIEW IS THAT THE REPLACEMENT
STRUCTURE WILL ENHANCE THE PROPERTY.

APOLOGIES FOR THE CONFIRMATION IN
THIS FORMAT, WE APPEAR TO HAVE
MISLAIN THE ORIGINAL FORM.

YOURS FAITHFULLY

RICHARD MAHER

Agenda Item 11

Item Number: 11
Application No: 18/00363/HOUSE
Parish: Westow Parish Council
Appn. Type: Householder Application
Applicant: Mr Philip Dibbs
Proposal: Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates (revised details to refusal 17/01437/HOUSE dated 18.01.2018)
Location: North Wing Firby Hall Village Streets Firby Malton North Yorkshire YO60 7LH
Registration Date: 23 April 2018
8/13 Wk Expiry Date: 18 June 2018
Overall Expiry Date: 20 May 2018
Case Officer: Emma Woodland **Ext:** 324

CONSULTATIONS:

Parish Council	Concerns
Highways North Yorkshire	No objection
Public Rights Of Way	Recommend informative

Neighbour responses:

SITE:

Firby Hall is located on a minor no through road set back from the road down a drive. The property is subdivided into flats and the North Wing is located in the former service wing of the Hall.

PROPOSAL:

The application is a revised scheme following a previous refusal to erect a stone wall, fence and access gate to the front of North Wing.

POLICY:

Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework

RELEVANT SITE HISTORY:

17/01266/LBC-Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates.- Refused

17/01437/HOUSE-Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates.- Refused

APPRAISAL:

Firby Hall is a Grade II listed building dating from the late 18th -early 19th century with later additions and alterations. As a Grade II listed building, the Planning (Listed Building and Conservation Areas act) 1990 states that special regard should be given to the preservation of the listed building.

The hall is a substantial house constructed from stone with a Westmorland slate roof. It is now subdivided into flats. It has a substantial 5 bay main range with former service accommodation to the north. The house displays a flat, predominantly unornamented principle facade excepting the strong architectural feature of an early 20th century porch with steps and a shell hood which projects beyond the front of the listed building. This porch contributes to the architecture of the listed building.

The main consideration with this application are:

- Heritage Issues
- Highway Safety Issues

The location of the proposal is at the north wing of Firby Hall. This part of Firby Hall can be characterised as the former service accommodation to the hall which has recently undergone renovation and extension. It is considered that the renovation and extension respects the character of the listed building and maintains the clear legible hierarchy between the formal higher status principle elements and the former service accommodation. At present the north wing is a more modest recessive element of the building when seen as a whole and especially when seen from the front facade.

This proposal follows a refused Householder and Listed Building application in 2017. The works detailed in the former application had already commenced and have since ceased on site. The proposals were previously refused as it was considered that they did not preserve the special interest of the listed building. It was considered that the proposal would present a visual distraction that would compete with the prominence of the projecting shell porch which was identified as a feature which contributed to the special interest of the listed building. The design of the proposal remains that same, the position of the springing point of the wall has been revised. A Heritage Statement undertaken by a qualified heritage professional accompanying this application finds that the proposal will not result in any harm to the listed building for the following reasons:

No historic fabric will be lost or altered

The proposals are fully reversible

The proposed stone wall will attach to the 20th century rendered extension

It will maintain the prominence of the shell porch and steps

The design details harmonise with the recently approved scheme

The design has been amended to re-locate the springing point of the wall further away from the shell porch closer to the north of the site towards the 20th century rendered extension. This moves the wall c. 3.20 metres further away from the principal historic elevation of the listed building. The proposed stone boundary wall is c. 1.30 metres high and projects c. 3.5 metres out from the front façade of the listed building. It has a length of c. 2.5 metres (reduced from c.5.6 metres) and then presents a timber pedestrian gate with a set of timber vehicle gates beyond that finished by a masonry gate pier. The vestigial remains of a small section of mid-20th century stone wall which formed porch steps is annotated on the drawings as 'to be removed'. It is apparent however from my site visit that this has already taken place, which is considered to be acceptable. The proposed plans detail an 'existing' timber gate and fence which was positioned c. 3.5 metres further north of this application. These projected c. 3.8 metres from the face of the listed building. It was also apparent from my site visit that these have been removed which is considered to be acceptable.

It is considered that this application addresses a previous Officer objection regarding the visually distracting element of the wall. The wall is moved c. 3.3 m further from the principal elevation and is now located at a more natural point of the junction between 2 different architectural elements of the building. In addition, placing the stone wall in the foreground of the later rendered elevation will help to

visually knit the rendered elevation and soften its effect. It is considered that the removal of the existing walling of the former porch steps is an enhancement.

Material planning concerns have been expressed by the Parish Council regarding the listed building and that the proposed works will be aesthetically detrimental to its appearance. Policy SP20 requires that new development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land or the wider community by virtue of its design, use, location and proximity to neighbouring land uses.

The Parish Council also have concerns regarding movement of vehicles in regard to highway safety however North Yorkshire County Highways have not objected to the application subject to their being no obstruction to the Public Right of Way. The proposal therefore is considered to comply with Policy SP20. Other matters raised concern property law which is not a consideration for the Local Planning Authority.

It is considered that the submitted Heritage Statement draws a conclusion that is also supported by Officers. It is considered that this proposal overcomes previous Officer concern regarding the visual distraction which would result from the scheme. The position of the wall further away from the principal façade of the listed building now located at a natural junction between 2 elements of the building is considered to mitigate previous concerns. In addition, the removal of the former porch steps walling is considered to be an enhancement. The use of stone in the foreground of the rendered section is considered to visually soften this change of materials and help knit in the rendered section. The proposal therefore is considered to preserve the special interest of the listed building. The application has been carefully considered by Officers and is considered to comply with Policy SP12 and SP20 and the NPPF.

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): 1193_AR50_02 Rev A.

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

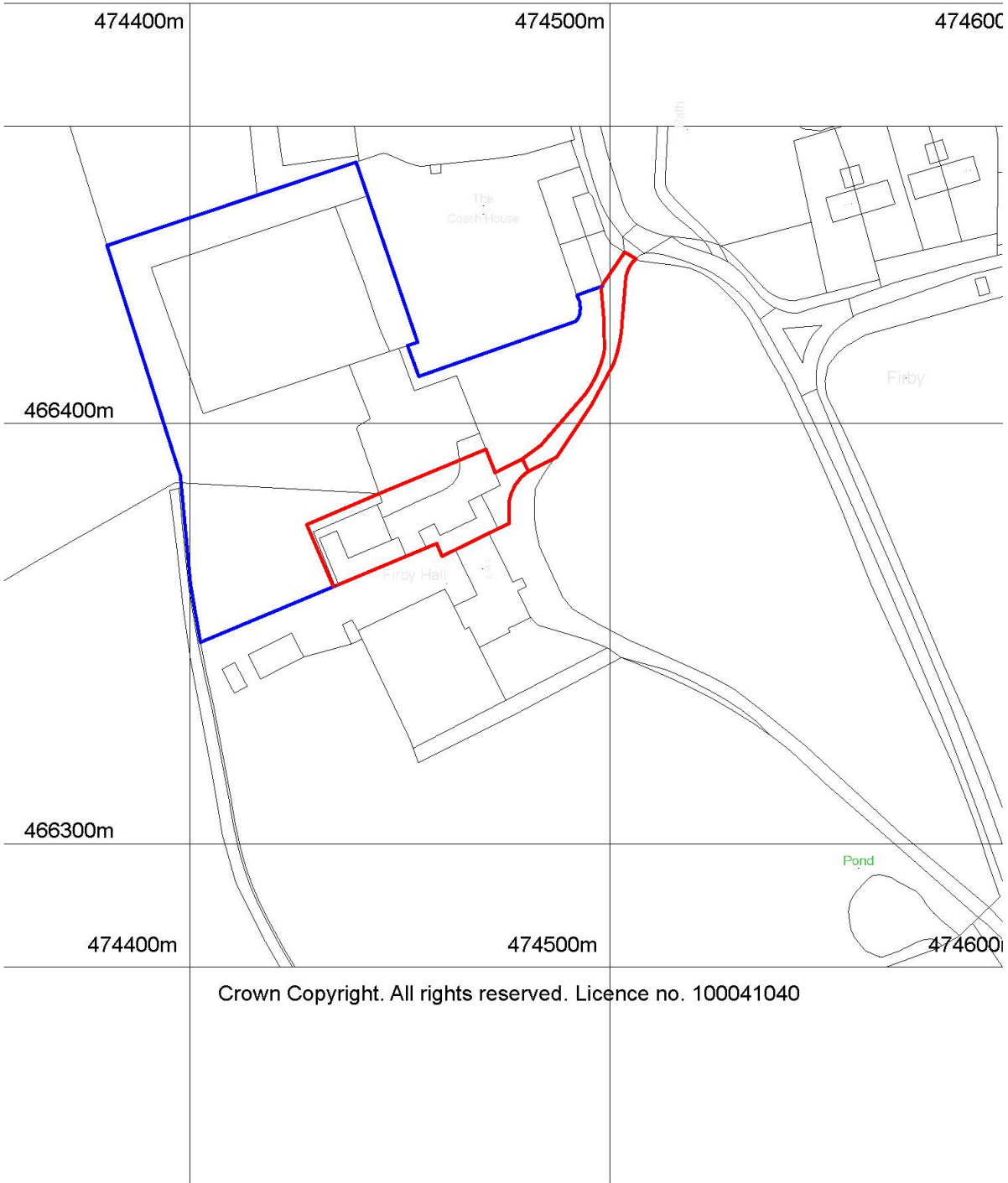
- 3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall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

Reason: To preserve the listed building

INFORMATIVE(S)

- 1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.



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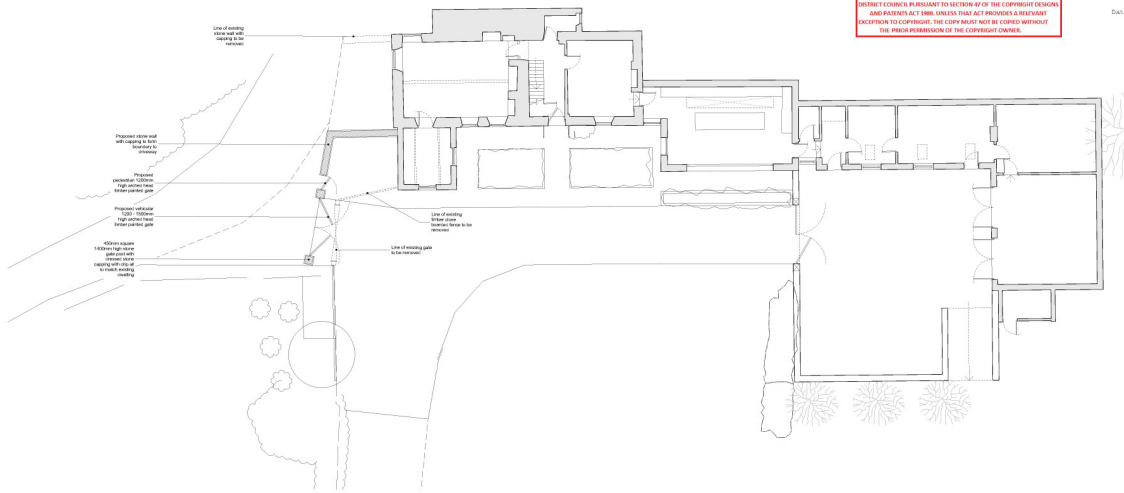
Date Valid 23/04/2018

bramhall blenkarn
Proposed extension & Alterations to
The North Wing of Firby Hall
OS LOCATION PLAN

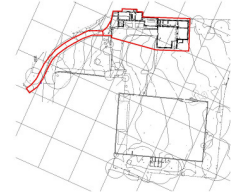
Scale: 1:1250 @ A4
Ref: 1193_02_EX10_01_A

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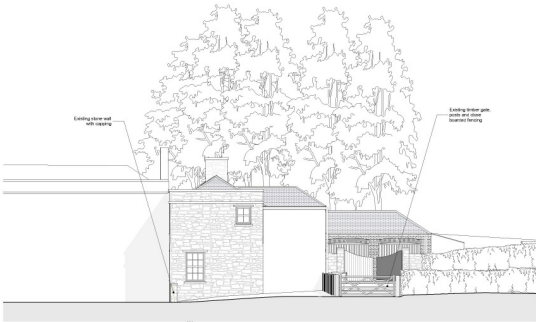
Date: Valid 23/04/2018



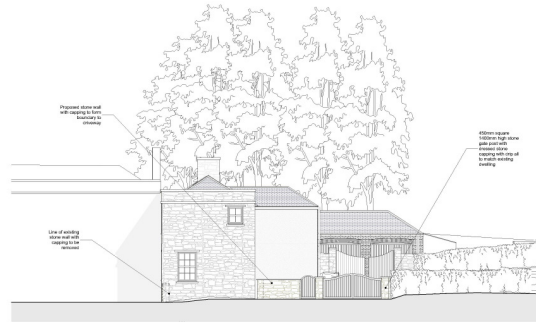
PLAN GROUND FLOOR AND SITE scale 1:100



EXISTING SITE LOCATION PLAN scale 1:500



EXISTING ELEVATION NORTH EAST / ENTRANCE scale 1:100



PROPOSED ELEVATION NORTH EAST / ENTRANCE scale 1:100

PLANNING ISSUE

1:100 MB 18/10/15
 1:500 MB 18/10/15
 1:100 MB 18/10/15

bramhall blenkharn

RIBA Chartered Practice
 The Watrop, Mablethorpe, North Yorkshire YO21 2DP
 01430 83000
 01430 83001
 www.bramhall.com

Project:
 Proposed Extension and Alterations
 North Wing Fifty Hall
 York
 Mr & Mrs Dibbs

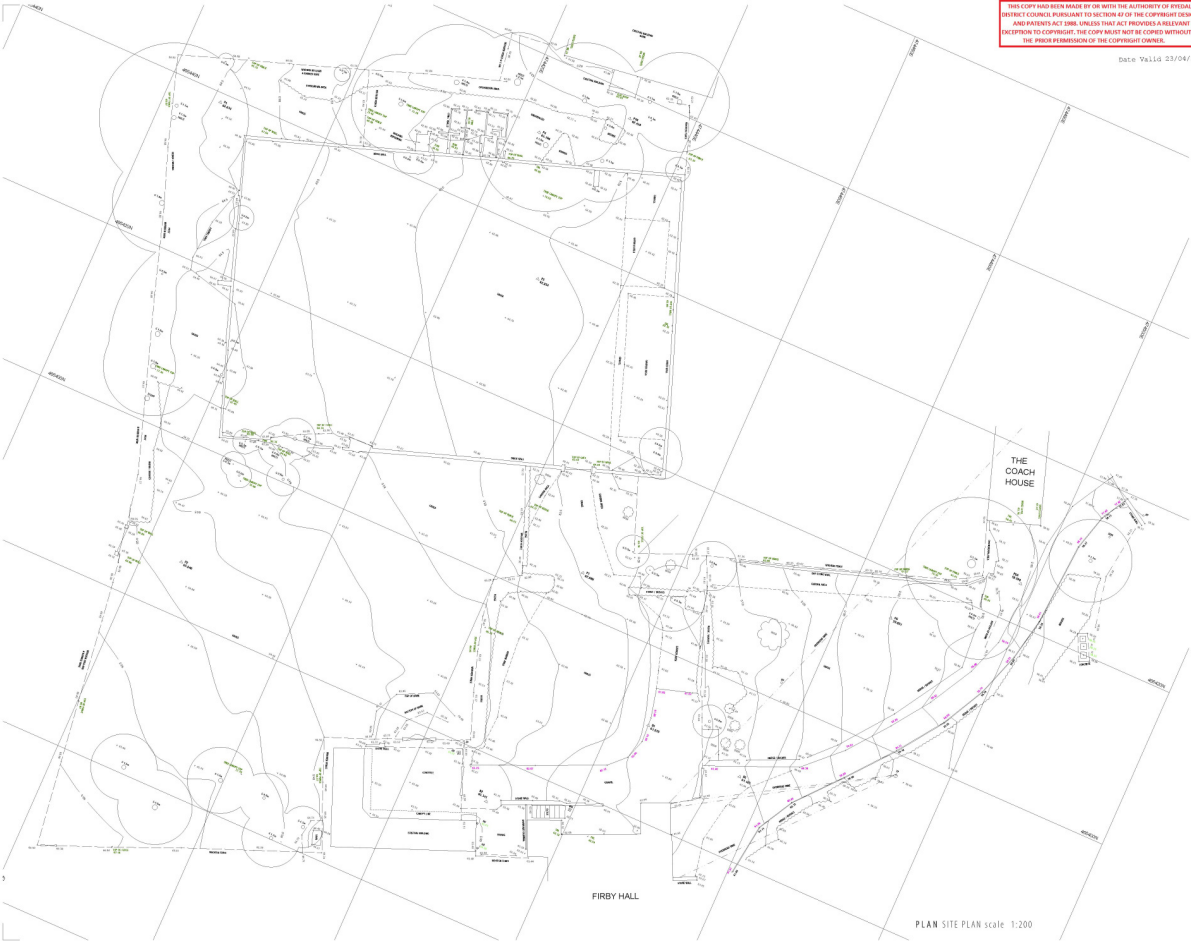
Drawn:
 Existing & Proposed
 Plans, elevations
 replacement entrance, gates and wall
 (Internal Access: North Wing Fifty Hall, York, 10/10/15)

Author: AT
 Designer: SJB
 Date: 18/10/15
 Scale: 1:100 MB

Drawing No: **1193_AR50_02_A**

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once Valid 23/04/2018



PLANNING ISSUE



bramhall blenkharn

RICS Chartered Practice
The Walk up, Milton North Plymouth, PL1 2DF
01752 883333
www.bramhallblenkharn.com

Project: Proposed Extension and Alterations
Client: North Wing Fife Hall
Site: Mr & Mrs Dibbs

Drawn: Survey Drawing
Site plan
Approved: [Signature]
Date: 20/02/15
Scale: 1:200 MB 1193_01_EX20_01

PLAN SITE PLAN scale 1:200

bramhall blenkharn The Maltings Malton North Yorkshire YO17 7DP
t 01653 693333 e mail@brable.com www.brable.com

**The North Wing
Firby Hall
Firby, Malton
YO60 7LH**

Design , Access and Heritage Statement

Introduction

- 1 Introduction
- 2 Form, Massing & Design
- 3 Flood Risk Assessment
- 4 Scheme Drawings

1.1 This Design, Access and Heritage Statement is part of the listed building application for the demolition of the existing boundary low stone wall and gates, posts and fencing and replacing with new stone wall and gates. The report covers form and massing, flood risk and Heritage assessment with the application drawings and sketches. The aerial view notes the location of the current house and site to which this application applies.

Client
Mr. & Mrs. Dibbs

Site Address
The North Wing
Firby Hall
Malton
North Yorkshire
YO60 7LH

Architect
Bramhall Blenkharn
The Maltings
Malton
North Yorkshire
YO17 7DP
01653 693333



Location-Aerial View

Brief, Form, Massing & Design

-
- 1 Introduction
 - 2 Form, Massing & Design
 - 3 Flood Risk Assessment
 - 4 Scheme Drawings

Historic Appraisal :

The existing access to The North Wing of Firby Hall is via the main driveway under the ownership of the main Hall. With a right of access, the application site has a gated entrance to the North East elevation. The existing arrangement is a low stone wall to the eastern extent of the land with a close boarded timber fence linking timber gate posts to the dwelling. The agricultural style gates are again timber construction which give vehicular proportion access.

This area of the dwelling has been subjected to several extensions and improvements with a two storey render clad structure to give additional accommodation. The area of land under the ownership of the North Wing which is currently outside the fence has no purpose currently.

The proposals are to remove the existing structures and rebuild the boundary structure with a low (1200mm high) stone wall with stone capping and new painted timber none agricultural gates. The existing structure is clearly a modern solution to delineating the boundary and entrance but does not match the vernacular of this grand building. There will be both vehicular and pedestrian gates with decorative arched headed gates more befitting the nature of the setting.

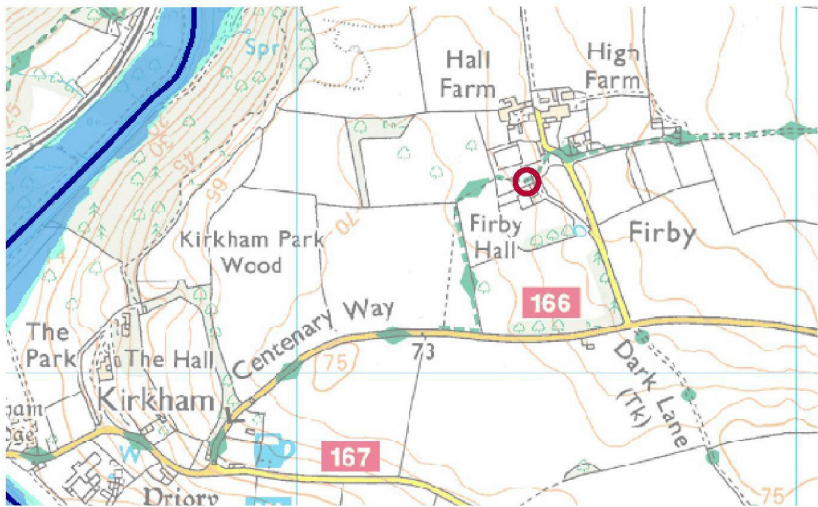
In Conclusion :

The works proposed to the North wing entrance will not result in any significant loss of historic fabric. The proposals will be subservient to the main building and respect its historic setting.

In conclusion we feel that our proposals will maintain, the historic features of this property whilst enhancing the setting and providing improved facilities.

Flood Risk Assessment

- 1 Introduction
- 2 Form, Massing & Design
- 3 Flood Risk Assessment
- 4 Scheme Drawings

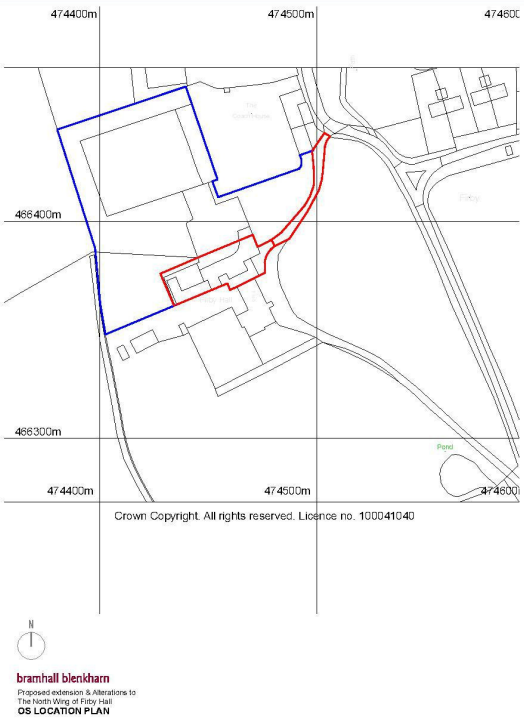


○ Location of property

4.1 The extract above from the Environment Agency Map notes that the property is sited clear of any flood risk. The plan shown blue highlights the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

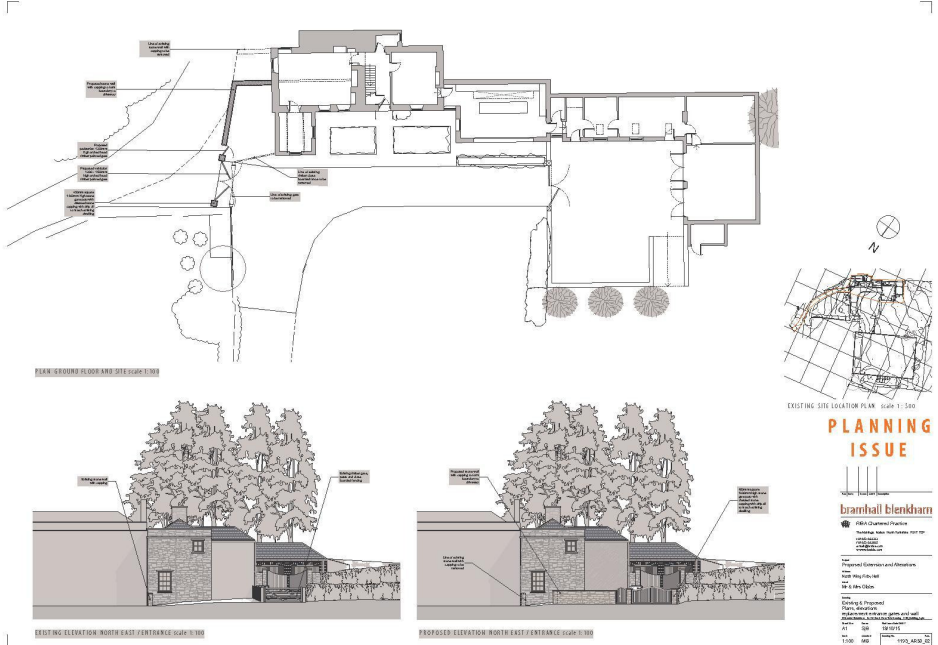
Scheme Drawings

- 1 Introduction
- 2 Form, Massing & Design
- 3 Flood Risk Assessment
- 4 **Scheme Drawings**



Scheme Drawings

- 1 Introduction
- 2 Form, Massing & Design
- 3 Flood Risk Assessment
- 4 **Scheme Drawings**



From: Colin & Helen Crews

Sent: 19 May 2018 11:43

To: Development Management <development.management@ryedale.gov.uk>

Cc: Westow PC <westowpc@ymail.com>; Agric **Subject:** Planning Application 18/00363/HOUSE

The Parish Council (PC) has concerns about the forward position of the wall and gateway that are proposed. The PC consider that as this is part of a Grade II listed building they will be aesthetically detrimental to its appearance. The position of the wall and gateway will also limit the movement of visiting vehicles and restrict how they exit the site. They cannot turn left and go in front of the Hall as this is a private drive and access is not permitted. As there is no turning area, they will need to reverse back down the drive meaning that they will enter the village road at a difficult and unsighted position.

Thank you

Westow Parish Council

From: Colin & Helen Crews
Sent: 19 May 2018 11:43
To: Development Management
Cc: Westow PC >; Agric
Subject: Planning Application 18/00363/HOUSE

The Parish Council (PC) has concerns about the forward position of the wall and gateway that are proposed. The PC consider that as this is part of a Grade II listed building they will be aesthetically detrimental to its appearance. The position of the wall and gateway will also limit the movement of visiting vehicles and restrict how they exit the site. They cannot turn left and go in front of the Hall as this is a private drive and access is not permitted. As there is no turning area, they will need to reverse back down the drive meaning that they will enter the village road at a difficult and unsighted position.

Thank you
Westow Parish Council

Item Number: 12
Application No: 18/00314/LBC
Parish: Westow Parish Council
Appn. Type: Listed Building Consent
Applicant: Mr Philip Dibbs
Proposal: Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates (revised details to refusal 17/01266/LBC dated 14.12.2017)
Location: North Wing Firby Hall Village Streets Firby Malton YO60 7LH
Registration Date: 23 April 2018
8/13 Wk Expiry Date: 18 June 2018
Overall Expiry Date: 23 May 2018
Case Officer: Emma Woodland **Ext:** 324

CONSULTATIONS:

Parish Council	Concerns
Public Rights Of Way	Recommend Informative

Neighbour responses:

SITE:

Firby hall is a Grade II listed building located on a minor no through road set back from the road down a drive. The property is a substantial stone building now subdivided into flats. The development site (north wing) is located in the former service wing of the Hall.

PROPOSAL:

The application is a revised scheme following a previous refusal to erect a stone wall, timber fence and access gate to the front of North Wing.

POLICY:

Local Plan Strategy - Policy SP12 Heritage
National Planning Policy Framework

RELEVANT SITE HISTORY:

17/01266/LBC-Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates.-
Refused

17/01437/HOUSE-Demolition of existing boundary wall, fence and access gates including gate posts and erection of replacement stone walling, posts and painted timber pedestrian and vehicular gates.-
Refused

APPRAISAL:

Firby Hall is a Grade II listed building dating from the late 18th -early 19th century with later additions and alterations. As a Grade II listed building, the Planning (Listed Building and Conservation Areas act) 1990 states that special regard should be given to the preservation of the listed building.

The hall is a substantial house constructed from stone with a Westmorland slate roof. It is now subdivided into flats. It has a substantial 5 bay main range with former service accommodation to the north. The house displays a flat, predominantly unornamented principle facade excepting the strong architectural feature of an early 20th century porch with steps and a shell hood which projects beyond the front of the listed building. This porch contributes to the architecture of the listed building.

The main consideration with this application are:

- Whether the proposal preserves the special interest of the listed building.

The location of the proposal is at the north wing of Firby Hall. This part of Firby Hall can be characterised as the former service accommodation to the hall which has recently undergone renovation and extension. It is considered that the renovation and extension respects the character of the listed building and maintains the clear legible hierarchy between the formal higher status principle elements and the former service accommodation. At present the north wing is a more modest recessive element of the building when seen as a whole and especially when seen from the front facade.

This proposal follows a refused Householder and Listed Building application in 2017. The works detailed in the former application had already commenced and have since ceased on site. The proposals were previously refused as it was considered that they did not preserve the special interest of the listed building. It was considered that the proposal would present a visual distraction that would compete with the prominence of the projecting shell porch which was identified as a feature which contributed to the special interest of the listed building. Whilst the design of the proposal remains the same, the position of the 'springing point' of the wall has been revised. A Heritage Statement undertaken by a qualified heritage professional accompanying this application finds that the proposal will not result in any harm to the listed building for the following reasons:

No historic fabric will be lost or altered

The proposals are fully reversible

The proposed stone wall will attach to the 20th century rendered extension

It will maintain the prominence of the shell porch and steps

The design details harmonise with the recently approved scheme

The design has been amended to re-locate the 'springing point' of the wall further away from the shell porch closer to the north of the site towards the 20th century rendered extension. This moves the wall c. 3.20 metres further away from the principal historic elevation of the listed building. The proposed stone boundary wall is c. 1.30 metres high and projects c. 3.5 metres out from the front façade of the listed building. It has a length of c. 2.5 metres (reduced from c.5.6 metres) and then presents a timber pedestrian gate with a set of timber vehicle gates beyond that finished by a masonry gate pier. The vestigial remains of a small section of mid-20th century stone wall which formed porch steps is annotated on the drawings as 'to be removed'. It is apparent however from my site visit that this has already taken place, which is considered to be acceptable. The proposed plans detail an 'existing' timber gate and fence which was positioned c. 3.5 metres further north of this application. These projected c. 3.8 metres from the face of the listed building. It was also apparent from my site visit that these have been removed which is also considered to be acceptable.

It is considered that this application addresses a previous Officer objection regarding the visually distracting element of the wall. The wall is moved c. 3.3 metres further from the principal elevation and is now located at a more natural point of the junction between 2 different architectural elements of the building. In addition, placing the stone wall in the foreground of the later rendered elevation will help to visually knit the rendered elevation and soften its effect. It is considered that the removal of the existing walling of the former porch steps is an enhancement.

Material planning concerns have been expressed by the Parish Council expressing the views that the proposed works would be aesthetically detrimental to its appearance.

It is considered that the submitted Heritage Statement draws a conclusion that is also supported by Officers. It is considered that this proposal overcomes previous Officer concern regarding the visual distraction which would result from the development. The position of the wall further away from the principal façade of the listed building (now located at a natural junction between 2 differing elements of the building) is considered to mitigate previous concerns. In addition, the removal of the former porch steps walling is considered to be an enhancement. The use of stone in the foreground of the rendered section is considered to visually soften this change of materials and it helps to 'knit in' the rendered section. The proposal therefore is considered to preserve the special interest of the listed building. The application has been carefully considered by Officers and is considered to comply with Policy SP12 and the NPPF.

RECOMMENDATION: Approval

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

Reason: To ensure compliance with Section 18(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

2 The development hereby permitted shall be carried out in accordance with the following approved plan(s): 1193_AR50_02_A.

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

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

Reason: To preserve the listed building.



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Date Valid 23/04/2018

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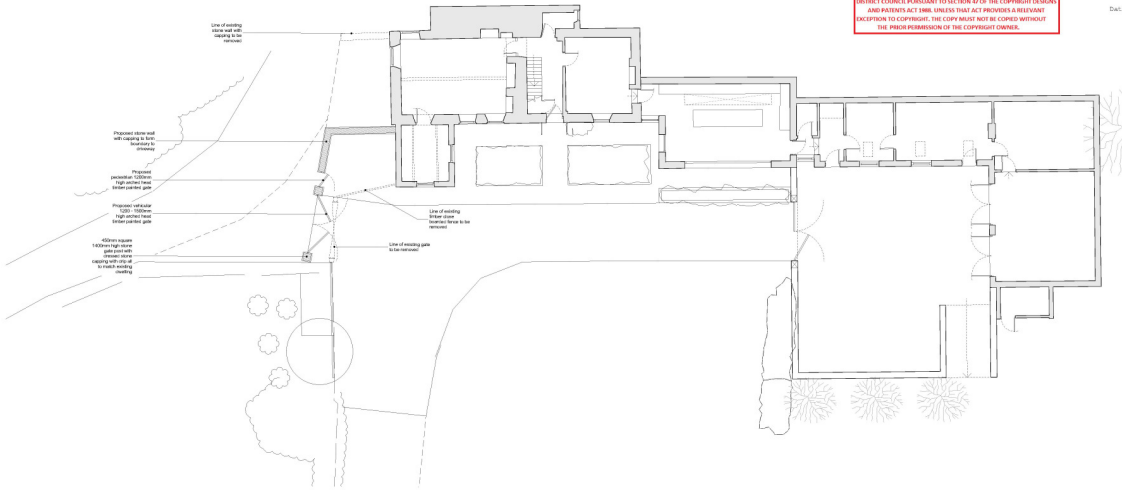
Proposed extension & Alterations to
The North Wing of Firby Hall

OS LOCATION PLAN

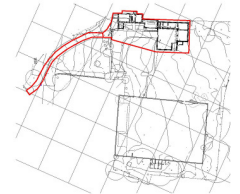
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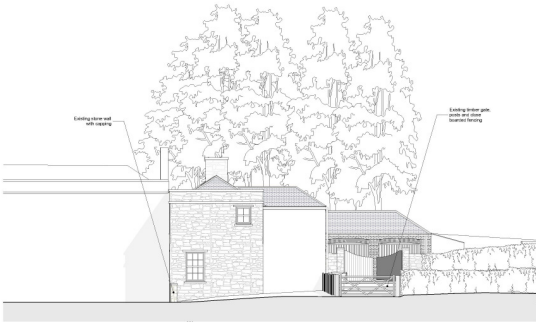
Date: Valid 23/04/2018



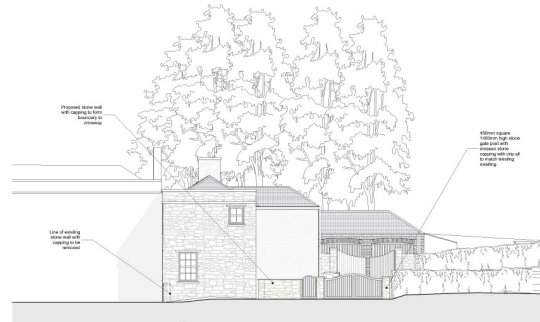
PLAN GROUND FLOOR AND SITE scale 1:100



EXISTING SITE LOCATION PLAN scale 1:500



EXISTING ELEVATION NORTH EAST / ENTRANCE scale 1:100



PROPOSED ELEVATION NORTH EAST / ENTRANCE scale 1:100

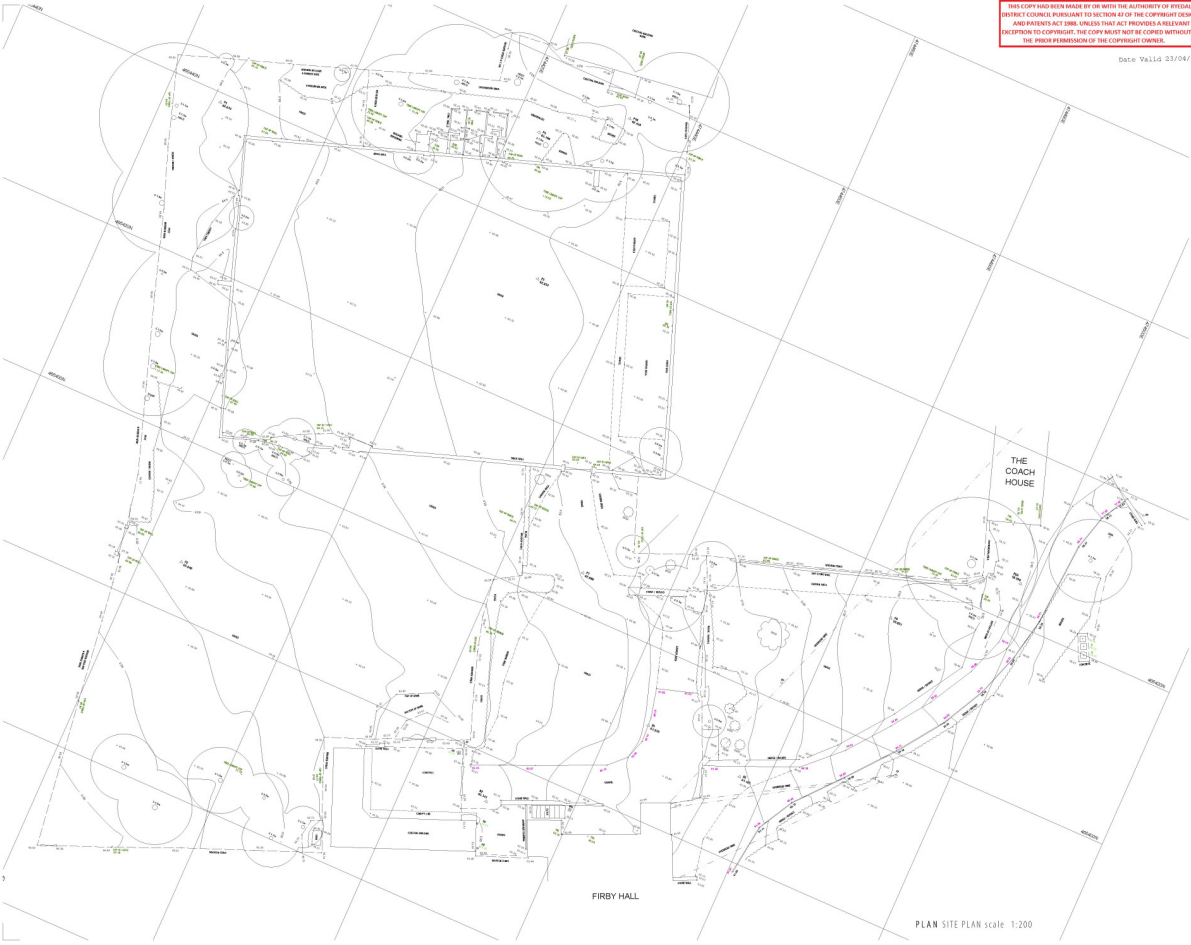
PLANNING ISSUE

1:100 MB 18/10/15
1:100 MB 18/10/15
bramhall blenkharn
RIBA Chartered Practice
The Watling, Malmesbury, North Wiltshire, Wiltshire, UK
01295 262222
www.bramhallblenkharn.com

Project:
Proposed Extension and Alterations
North Wing Fifty Hall
Client:
Mr & Mrs Dibbs
Drawn:
Existing & Proposed
Plans, elevations
replacement entrance gates and wall
Checked:
AT SJB 18/10/15
1:100 MB 1193_AR50_02_A

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once Valid 23/04/2018



PLANNING ISSUE

1:1000 1:500 1:200 1:100

bramhall blenkharn

RICS Chartered Practice
The Walk up, Milton North Yorkshire YO17 7DP
01904 610000
610000@bramhall.com
www.bramhall.com

From: Proposed Extension and Alterations
To: North Wing Ffely Hall
For: Mr & Mrs Dibbs

Drawn: Survey Drawing
Site plan

Approved: [Signature]
Date: 20/02/15
Scale: 1:200 MB Drawing No: 1193_01_EX20_01

PLAN SITE PLAN scale 1:200

bramhall blenkharn The Maltings Malton North Yorkshire YO17 7DP
t 01653 693333 e mail@brable.com www.brable.com

**The North Wing
Firby Hall
Firby, Malton
YO60 7LH**

Design , Access and Heritage Statement

Introduction

- 1 Introduction
- 2 Form, Massing & Design
- 3 Flood Risk Assessment
- 4 Scheme Drawings

1.1 This Design, Access and Heritage Statement is part of the listed building application for the demolition of the existing boundary low stone wall and gates, posts and fencing and replacing with new stone wall and gates. The report covers form and massing, flood risk and Heritage assessment with the application drawings and sketches. The aerial view notes the location of the current house and site to which this application applies.

Client
Mr. & Mrs. Dibbs

Site Address
The North Wing
Firby Hall
Malton
North Yorkshire
YO60 7LH

Architect
Bramhall Blenkharn
The Maltings
Malton
North Yorkshire
YO17 7DP
01653 693333



Location-Aerial View

Brief, Form, Massing & Design

-
- 1 Introduction
 - 2 Form, Massing & Design
 - 3 Flood Risk Assessment
 - 4 Scheme Drawings

Historic Appraisal :

The existing access to The North Wing of Firby Hall is via the main driveway under the ownership of the main Hall. With a right of access, the application site has a gated entrance to the North East elevation. The existing arrangement is a low stone wall to the eastern extent of the land with a close boarded timber fence linking timber gate posts to the dwelling. The agricultural style gates are again timber construction which give vehicular proportion access.

This area of the dwelling has been subjected to several extensions and improvements with a two storey render clad structure to give additional accommodation. The area of land under the ownership of the North Wing which is currently outside the fence has no purpose currently.

The proposals are to remove the existing structures and rebuild the boundary structure with a low (1200mm high) stone wall with stone capping and new painted timber none agricultural gates. The existing structure is clearly a modern solution to delineating the boundary and entrance but does not match the vernacular of this grand building. There will be both vehicular and pedestrian gates with decorative arched headed gates more befitting the nature of the setting.

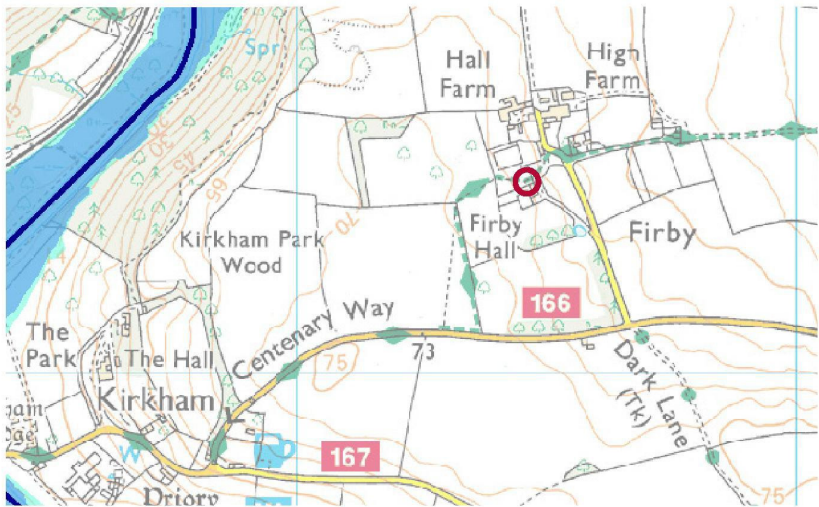
In Conclusion :


The works proposed to the North wing entrance will not result in any significant loss of historic fabric. The proposals will be subservient to the main building and respect its historic setting.

In conclusion we feel that our proposals will maintain, the historic features of this property whilst enhancing the setting and providing improved facilities.

Flood Risk Assessment

- 1 Introduction
- 2 Form, Massing & Design
- 3 **Flood Risk Assessment**
- 4 Scheme Drawings

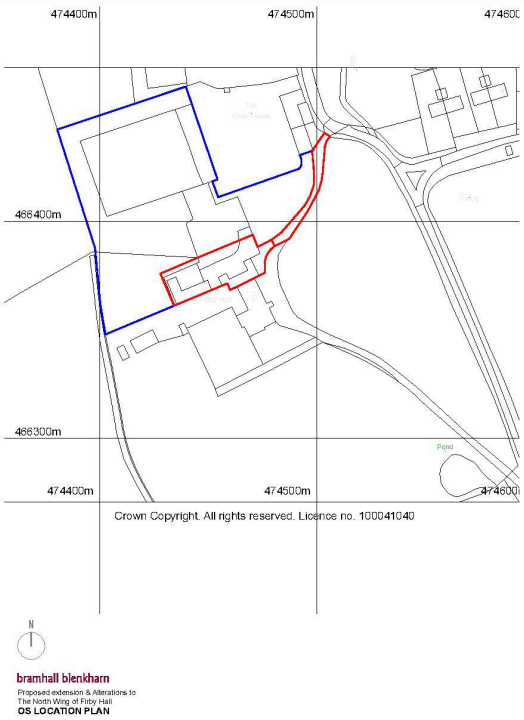


 Location of property

4.1 The extract above from the Environment Agency Map notes that the property is sited clear of any flood risk. The plan shown blue highlights the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

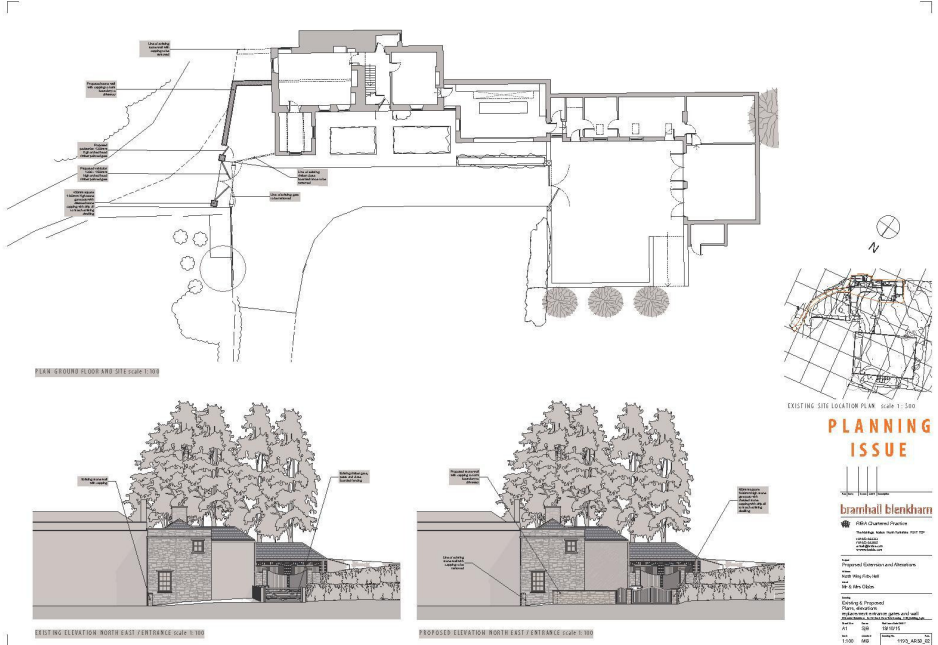
Scheme Drawings

- 1 Introduction
- 2 Form, Massing & Design
- 3 Flood Risk Assessment
- 4 **Scheme Drawings**



Scheme Drawings

- 1 Introduction
- 2 Form, Massing & Design
- 3 Flood Risk Assessment
- 4 **Scheme Drawings**



Item Number: 13
Application No: 18/00122/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr David Morrison
Proposal: Change of use, alteration and extension of former hotel to form a terrace of 3no. 2 bedroom dwellings, erection of 3no. garden sheds/cycle stores and formation of 4no. parking spaces with turning area following demolition of existing side and rear extensions, together with erection of a detached 4 bedroom dwelling, attached 2 bay garage and replacement of existing front boundary treatments with 1.2m high metal fence and pedestrian gate.
Location: Royal Oak Hotel 131 Eastgate Pickering YO18 7DW
Registration Date: 27 February 2018
8/13 Wk Expiry Date: 24 April 2018
Overall Expiry Date: 22 May 2018
Case Officer: Emma Woodland **Ext:** 324

CONSULTATIONS:

Parish Council	Supports change of use to a terrace of dwellings, concerns regarding the new build to the rear.
Highways North Yorkshire Parish Council	Recommends condition No objection
Neighbour responses:	Mrs Jean Scaling, Mrs Anne Wright, Mrs Anne Wright, Mrs R Wood, Miss Frances Wright, Miss Frances Wright,

SITE:

The Royal Oak is located within the Pickering conservation area and a number of Grade II listed buildings are located within close proximity to the development site, the most prominent of which is the Grade II listed Eastgate House immediately adjacent to the west. As such, Ryedale District Council has a statutory duty to have special regard for the preservation of the setting of the listed building and for the preservation or enhancement of the conservation area.

The Royal Oak is a prominent building located on the south side of Eastgate hard up to the edge of the pavement. The building was formerly a pub/hotel which has been closed since 2016. The property is located within the Pickering Town Centre Commercial Limits and within the Development Limit for the town. A vehicular entrance which served the pub carpark is located off Outgang Road. The building is of traditional construction with a number of additions and extensions of varying quality. To the east of the site is a large industrial carpet warehouse which presents a large blank side elevation.

PROPOSAL:

The application seeks change of use of the Royal Oak pub into a 2 bedroom dwelling including demolition of extensions and erection of 2 attached 2 bedroom cottages fronting Eastgate. A new 4 bedroom detached dwelling is also proposed to the south of the pub within the former carpark/garden with an attached garage. The scheme has been revised by negotiation to reduce the size of the detached 4 bedroom dwelling and revise the design to address neighbour concerns regarding size and position of windows.

RELEVANT PROPERTY HISTORY:

There is no relevant site history

POLICY:

SP1- General Location of Dev and Settlement Hierarchy

SP2- Delivery and Distribution of New Housing

SP11- Community Facilities and Services

SP12- Heritage

SP16- Design

SP20- Generic Development Management Issues

SP22- Planning Obligations, Developed Contributions and the Community Infrastructure Levy

APPRAISAL:

The proposal seeks to demolish parts of the former pub, erect 2 cottages and convert the pub into a residential unit. A new detached 4 bedroom house is proposed in the former pub garden/car park.

The main issues for consideration are:

- Principle of the development
- Heritage Issues
- Closure/ change of use of the public house
- Neighbour Amenities
- Other Matters

Principle of the development

Following negotiation with Officers revised drawings of the detached dwelling to the south of the site have been submitted reducing the size of the dwelling and altering the design.

In terms of the principle of new dwellings, Pickering is a settlement which is identified as a Local Service Centre where residential development is supported in principle and as such the development complies with Policy SP1. The site is also within the development limits and as such the proposal complies with Policy SP2.

Heritage Issues

The proposed demolition of later extensions to the pub are considered to be acceptable as they are of low quality and do not contribute to the character of the conservation area. The re-modelling of the historic pub building to include sympathetic new windows and chimneys is considered to enhance the character of the conservation area and setting of the listed building. The erection of 2 attached cottages to the east of the former pub is considered to enhance the character of the conservation area as they have been designed in a modest vernacular idiom which reflects the surroundings.

As the site is within the Pickering conservation area and adjacent to a listed building Policy SP12 requires that designated historic assets will be preserved and where appropriate enhanced. The revised drawings relate to the detached 4 bedroom dwelling proposed to be located in the former pub garden and car-park. Revisions have been sought to reduce the size of the dwelling to better relate to its context. The detached 4 bedroom house has been designed to relate to the burgage plot and reflect the position and design of a former outbuilding. This is considered to be an appropriate form of development in the conservation area and will not have an adverse effect of the setting of the adjacent listed building. The proposal is considered to enhance the Pickering conservation area by the sensitive development to the front of the site. The cottage style extensions are considered to be sympathetic to the host building and the detached new house is considered to be well integrated into its surroundings and as such complies with Policies SP12 and SP16 of the Ryedale Plan – Local Plan Strategy.

Closure/ change of use of the public house

Policy SP11 relating to community facilities requires an applicant to demonstrate that there is no longer a need for the facility or that suitable alternatives exist. According to the submission documents, the pub has been closed as an operating business since August 2016. It states there are 13 other pubs/ drinking establishments located within Pickering Town centre and that the property was offered for sale in 2011 at which time it failed to generate interest. In 2017 the pub was put out to public auction but received no bids. The Town Council have not objected to the closure of the pub and have indeed supported the proposal that the Royal Oak is re-developed into a terrace of dwellings. The submission documents are considered by Officers to satisfy the provisions of Policy SP11. The application has however, been brought before Planning Committee because a local resident had objected to the closure of the pub.

Neighbouring amenity

The design and scale of the detached 4 bedroom house has been revised to address concerns regarding amenity and overlooking of neighbours to the west of the site and concerns regarding the size of the detached dwelling. The previous proposal had a ridge height of c.9.4m the revised scheme is c.7.7m. The previous scheme was c. 23.6m long with a detached double garage, the revised scheme is c.17.2m long with an additional attached garage of c.6m long. The design of the dwelling has also been revised to overcome overlooking concerns to delete windows and reposition garages away from shared boundaries. Due to its reduced size, and more sensitive position and size of windows it is now considered that the proposal will not have a material adverse impact on the amenity of present or future occupiers or the users or occupants of neighbouring land and as such complies with Policy SP20. Neighbour objections to the previous scheme have been addressed and consultation responses from 2 neighbours on the amended scheme are positive. The Town Council also has no objections to the revised scheme. The proposal is considered to satisfy Policy SP20.

Other Matters

The Local Highway Authority has no objection to the proposed development subject to the conditions listed below.

This application has been carefully considered by Officers and is considered to comply with Policies SP1, 2, 11, 12, 16 and 20. The development will be liable for Community Infrastructure Levy.

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: Drawing Nos: 2351:7 rev B, 2351:8 rev A, 2351:6 rev B, 2351:4, 2351:6, 2351:5, 2351:9, 2351:11

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

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

Reason: To preserve the conservation area

- 4 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 preserve the conservation area

- 5 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).

- 6 Notwithstanding submitted details, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish at 1:10 scale including cross sections shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy H13 (i) of the Ryedale Local Plan.

- 7 The developer shall prepare on site for the written approval of the Local Planning Authority, a one metre square sample of the finished pointed stone following the removal of the render on the former pub building.

Reason: To preserve the conservation area.

- 8 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing 2351:8 rev a. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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

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

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

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

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

- 11 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

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

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

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

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

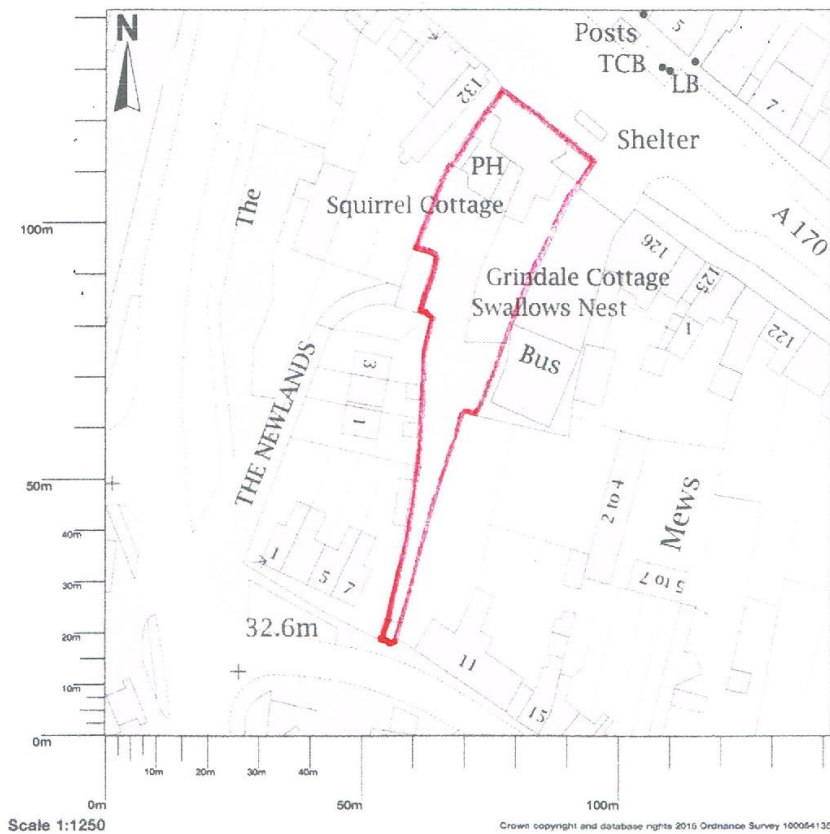
- 12 All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed, such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway, and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

Reason: In accordance with Policy 20 and to protect pedestrians and other highway users.

INFORMATIVE(S)

- 1 You are advised that this is a development that would be liable for to pay a Community Infrastructure Levy Charge
- 2 Works to the Eastgate frontage of the existing building may well require a hoarding and/or scaffolding to be erected and an appropriate licence must be obtained from the local highway authority in advance of commencement of such works. Contact www.northyorks.gov.uk

Royal Oak Hotel, Eastgate, Pickering, YO18 7DW



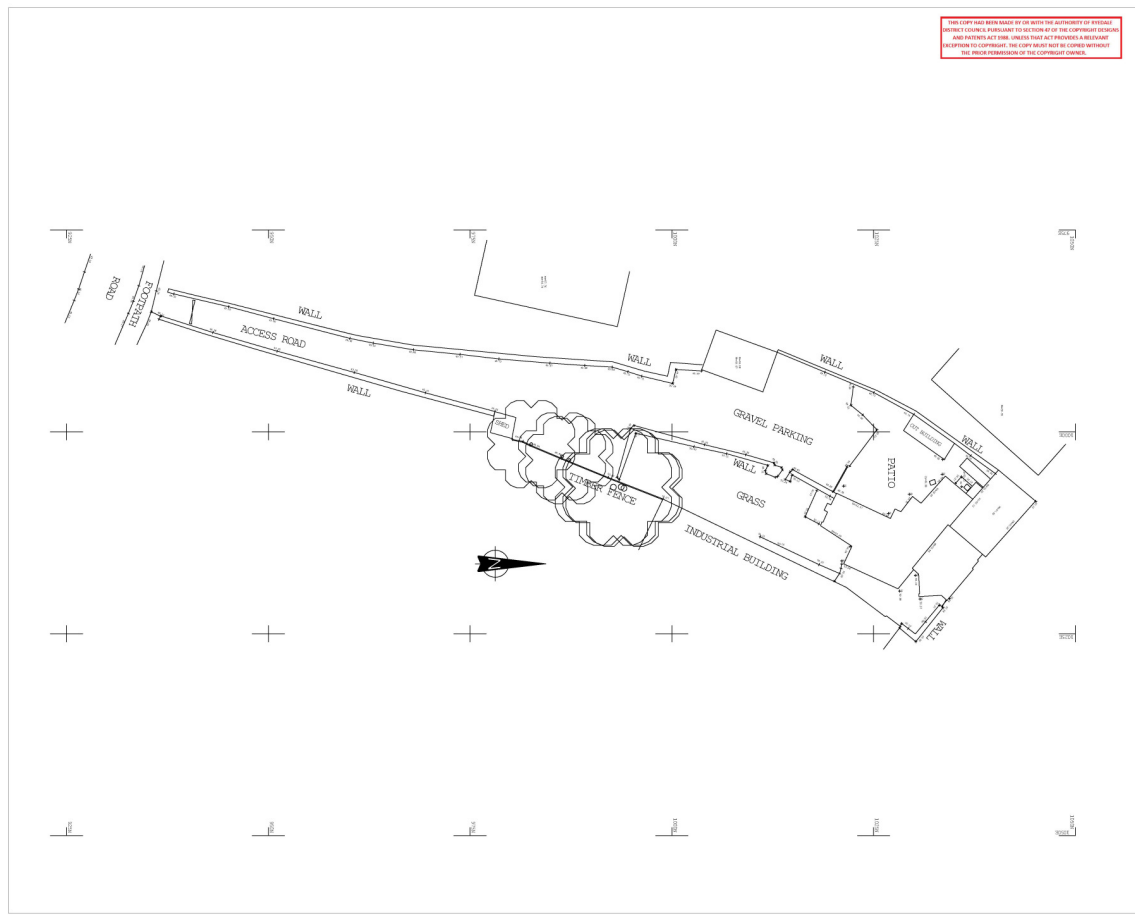
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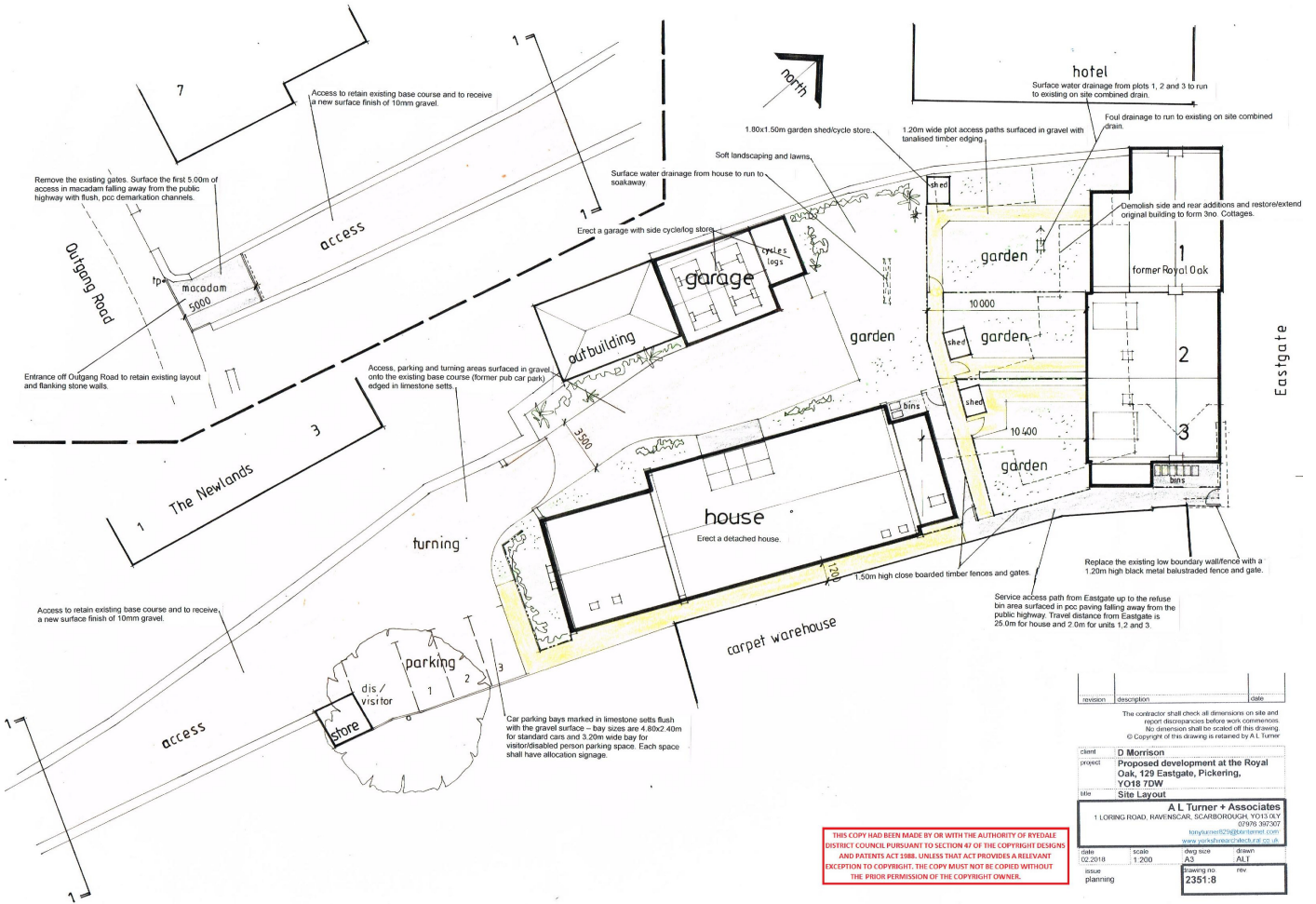
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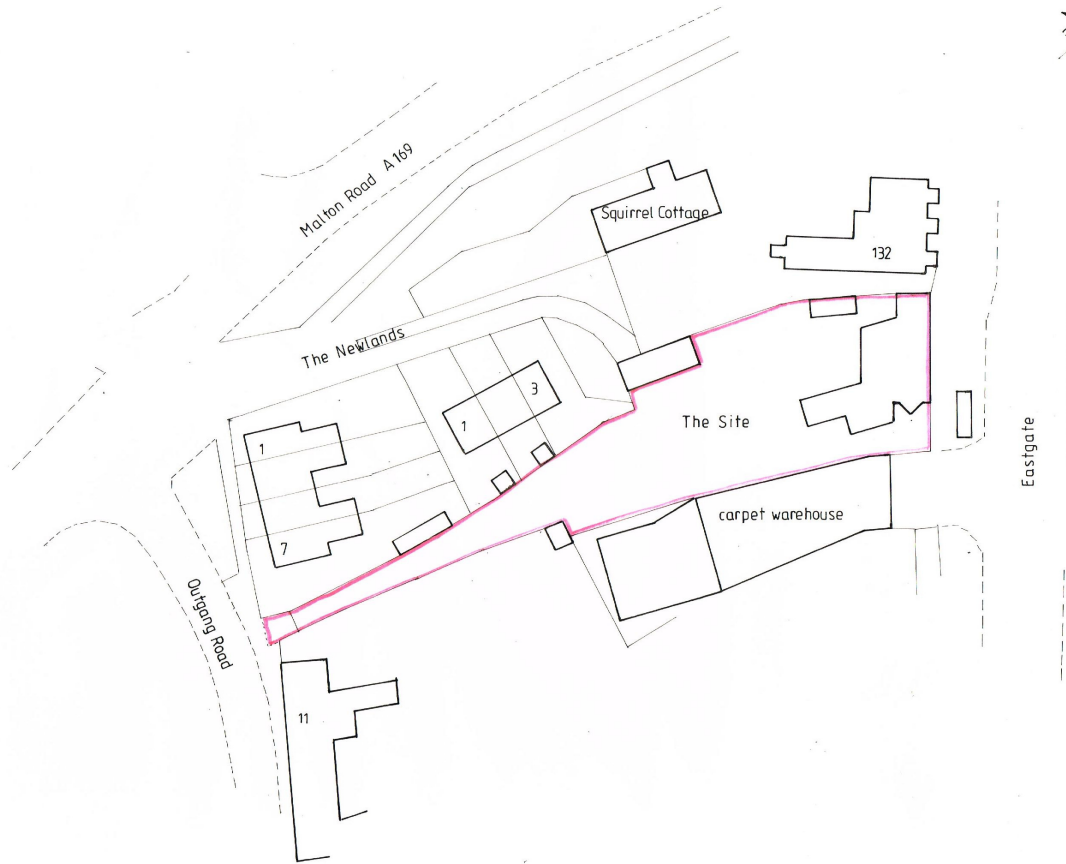


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revision	description	date

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client	D Morrison		
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW		
site	Site Layout		
A.L. Turner + Associates			
1 LORING ROAD, RAVENSCAR, SCARBOROUGH YO11 1LY 01978 307507 http://www.alturner.co.uk www.alturner@alturner.co.uk			
date	scale	drawn	
02/2018	1:200	ASJ	ALT
issue		drawing no.	rev
planning		2351:8	



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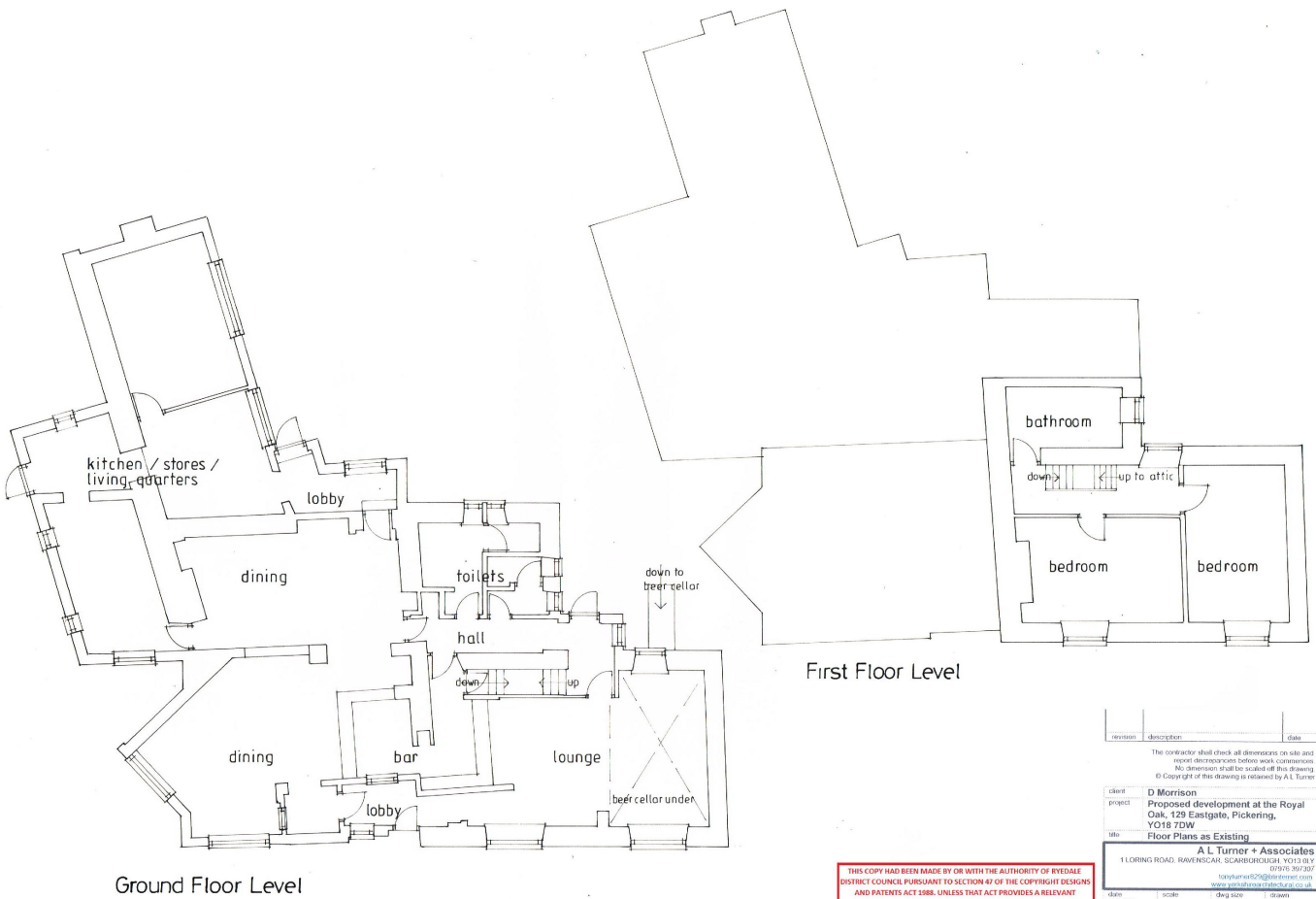
revision	description	date

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client: D Morrison
 project: Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW
 title: Block Plan

A.L. Turner + Associates
 1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 9LY
 01753 362202
 turner@alturner.co.uk
 www.alturner.co.uk

date	scale	diag size	drawn
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issue			
planning			2351:12

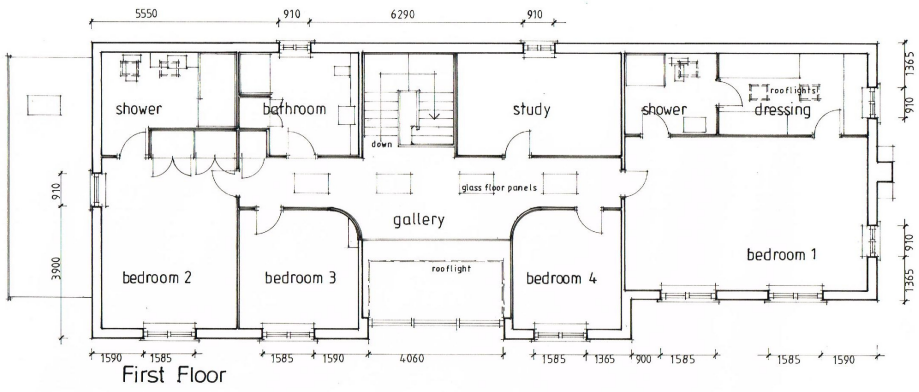


Ground Floor Level

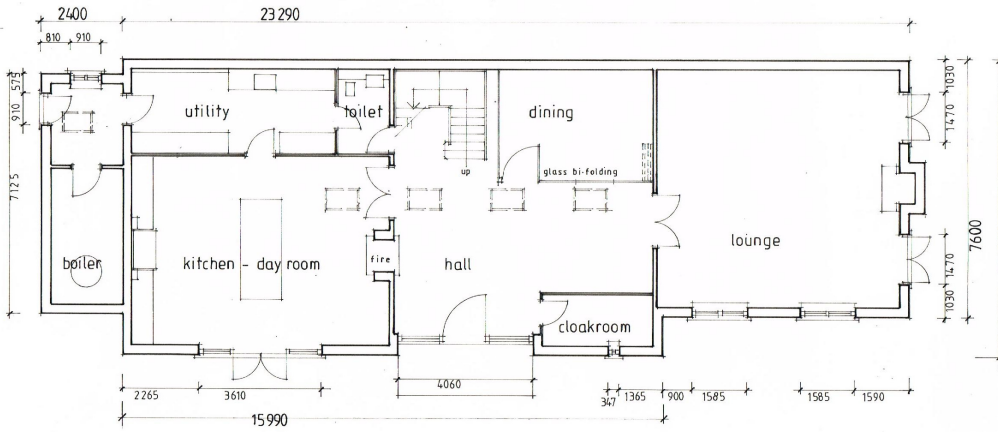
First Floor Level

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revision	description	date
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client	D Morrison	
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW	
file	Floor Plans as Existing	
A L Turner + Associates		
1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 8JY		
01515 760387		
turneralt2@btinternet.com		
http://www.alturner.co.uk		
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		2351-1
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First Floor



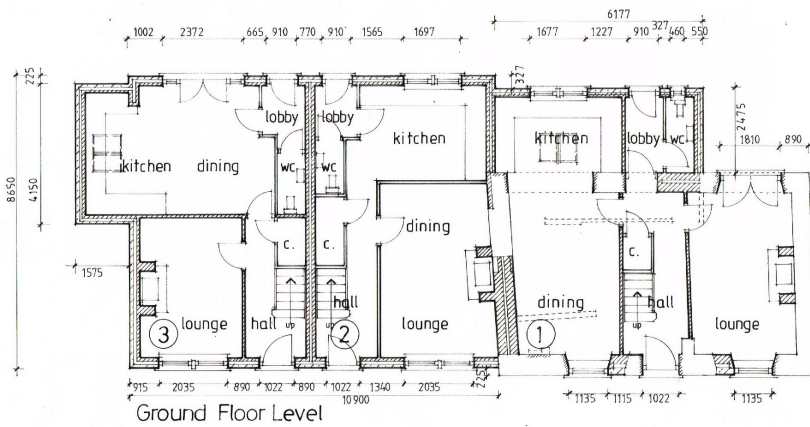
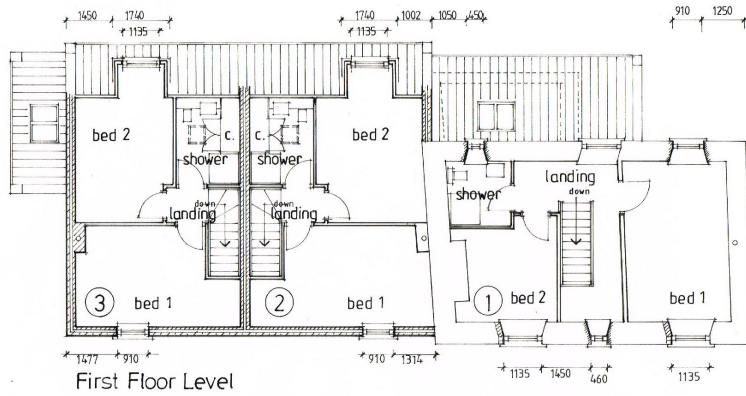
Ground Floor

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revision	description	date

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client	D Morrison		
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW		
title	Proposed Detached House Floor Plans		
A.L. Turner + Associates 1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 1LX 01719 387507 http://www.alturner.co.uk			
date	scale	dep size	drawn
01/2018	1:100	A3	ALT
issue	planning	drawing no.	rev
		2351:6	



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revision	description	date

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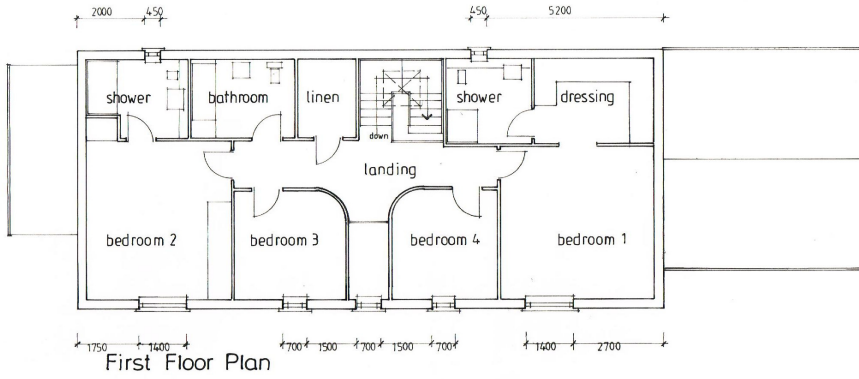
client	D Morrison
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW
site	Demolition, Extension and Alteration of Existing Building to Form 3no Cottages. Floor Plans as Proposed

A L Turner + Associates			
1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 5EY			
01753 597507			
http://www.alturner.co.uk			
date	scale	dwg size	drawn
12/2017	1:100	A3	ALT
issue	no	revision	no
planning	2351:5		

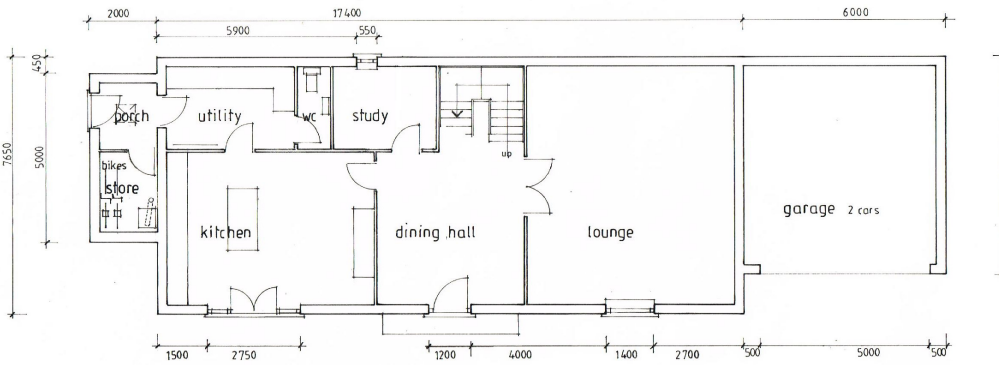
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REVISED PLAN

Date Received 01/05/2018



First Floor Plan



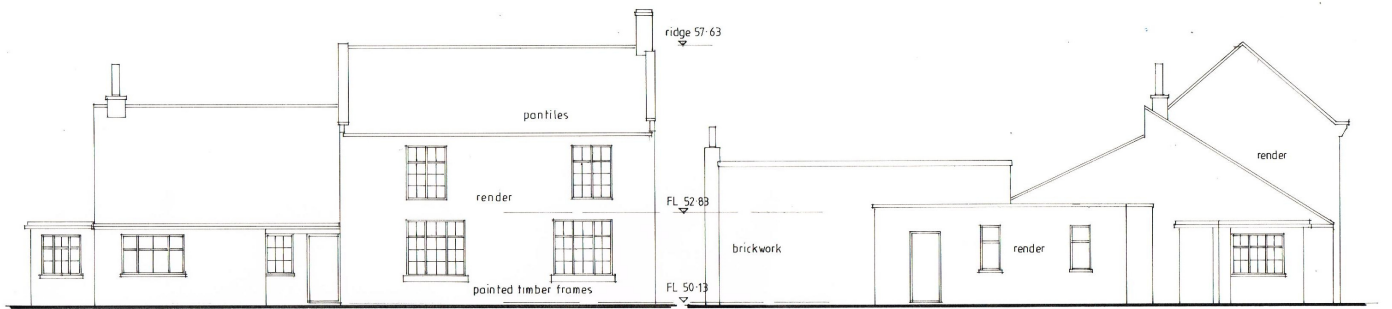
Ground Floor Plan

Revision	Window opening amendments	01/2018
A	Re-designed	04/2018
	Description	Date

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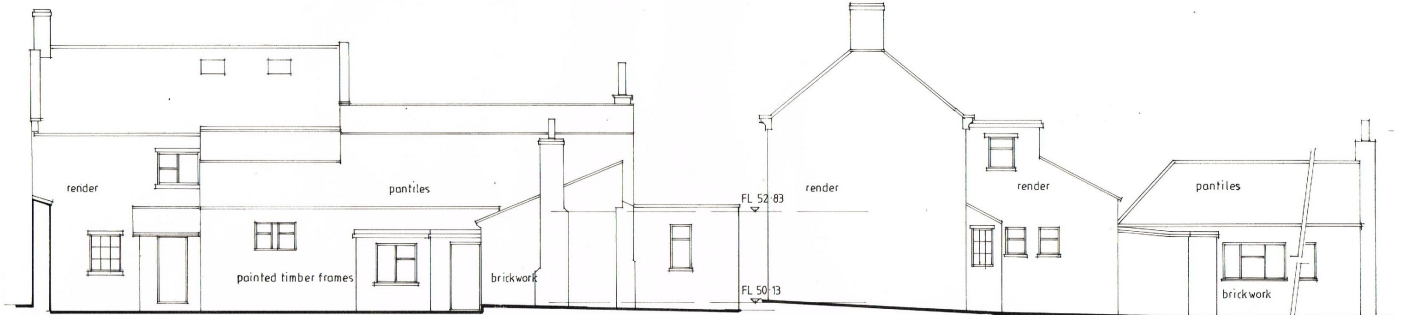
client	D Morrison
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW
title	Proposed Detached House Floor Plans

A L Turner + Associates			
1 LORING ROAD, RAVENSCAR, SCARBOROUGH YO13 0LY	01976 297307		
info@alturner.co.uk	www.alturner.co.uk		
site	scale	stage	drawn
01/2018	1:100	AS	ALT
discipline	drawing no.	rev	
planning	2351:6	B	



N.E. Elevation

S.E. Elevation



S.W. Elevation

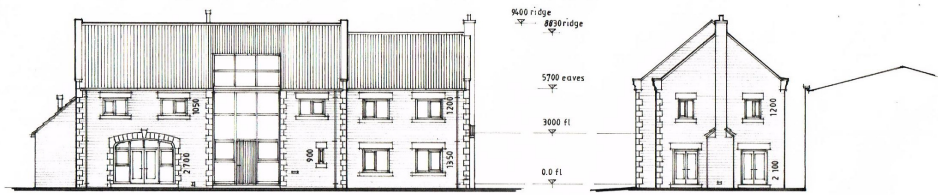
N.W. Elevation

revision	description	date

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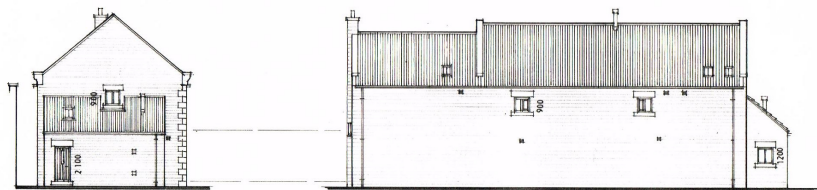
client	D Morrison						
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW						
file	Elevations as Existing						
A.L. Turner + Associates 1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 8JY 01753 207200 info@alturner.co.uk www.alturner.co.uk							
date	11.2017	scale	1:100	sheet size	A3	drawn	ALT
status	final	drawing no.	2351-2	rev			

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North West Elevation

South West Elevation



North East Elevation

South East Elevation

External Materials
All new materials shall be subject to specific approval by Ryedale District Council and any condition of planning permission that may apply.

Scope of the Work
Erect a detached house.

Roof covering
Roof covering shall be in red, clay pan tiles with red ridge tiles bed and pointed in cement mortar at a 40° pitch. Include lead flashings at abutments.

Roof Windows
Dark coloured, metal framed roof windows by The Rooflight Company in conservation pattern set between and flush with the roof tiles. Glazing shall be clear except in Shower Rooms which shall be obscured. Sizes shall be 500mm wide x 780mm long or nearest branded size.

Eaves
Oglet pattern, deep flow black aluminium guttering on black, metal rise and fall brackets.

Walls
Walls shall be in natural, local stone coursed and pointed in flush, lime mortar to three elevations. Openings shall contain sawn stone lintels not less than 350mm deep, sills not less than 150mm deep, weathered and stooled with a 45mm throated overhang. Coping stones shall be in 350x100mm, once weathered, natural stone with 45mm throated overhangs bed onto DPC and lead flashing. Stone kneelers 320mm deep x 500mm long with chamfered soffit.

Windows
R9 quality uPVC frames finished in Irish Oak filled with triple glazing units. All glazing to be clear except for the Bathroom window which shall be obscured.

Main Entrance Screen
Powder coated aluminium in RAL colour 7016 Anthracite Grey with clear triple glazing.

Doors
R9 quality uPVC faced in Irish Oak in pattern 125mm wide v-jointed tongued and grooved boards with clear glazing vision panels. Furniture shall be in solid brass.

Boiler Flue
125mm diam. metal outlets in colour black.

Fan Outlets
Wall outlets covered in 150x150mm metal grilles in black.

Lights
Bulkhead lights in black.

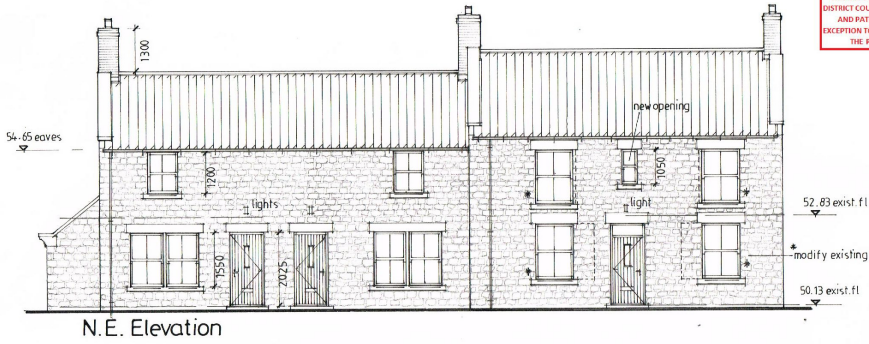
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revision	description	date

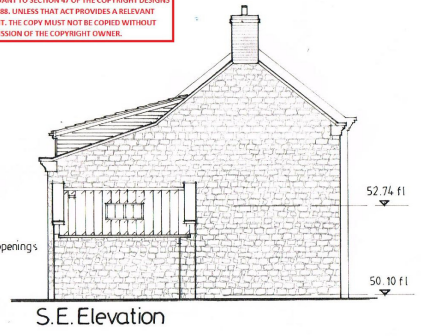
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client	D Morrison		
project	Proposed development at the Royal Oak, 128 Eastgate, Pickering, YO18 7DW		
title	Proposed Detached House Elevations		
A.L. Turner + Associates			
1 LORING ROAD, RAVENSCLIFF, SCARBOROUGH, YO13 0LY 01753 357507 a.l.turner@aturner.co.uk www.a.l.turner.co.uk			
date	scale	drawn by	drawn by
01/2018	1:200	AJ	ALT
scope	planning	drawing no.	rev.
		2351:7	

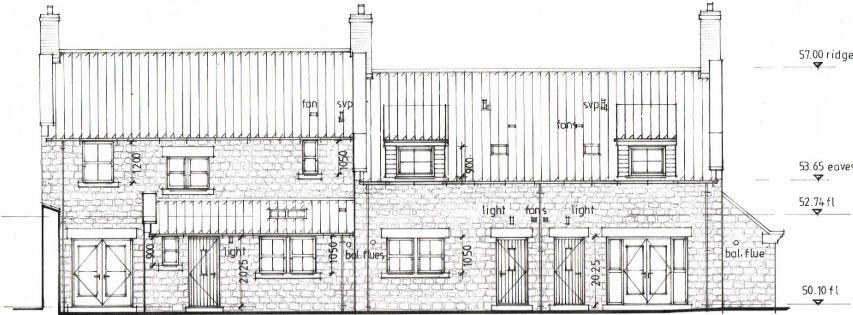
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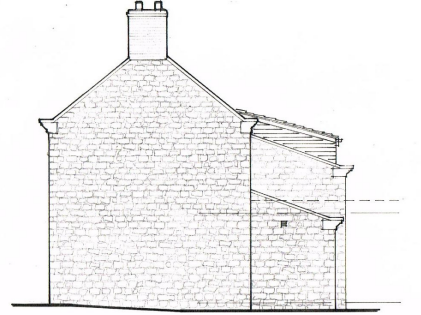
N.E. Elevation



S.E. Elevation



S.W. Elevation



N.W. Elevation

External Materials
External materials shall match existing materials where retained in type, colour, texture and size.
All new materials shall be subject to specific approval by Ryedale District Council and any condition of planning permission that may apply.

Scope of the Work
Demolish side and rear additions to the original hotel building and erect single and two storey extensions to the side and rear to form 3no cottages.

Roof covering
Replace the existing roof covering in red, clay pantiles with red ridge tiles bed and pointed in cement mortar.
New roofs shall also be in red, clay pantiles with red ridge tiles bed and pointed in cement mortar.
Include lead flashings at abutments and valleys.

Roof Windows
Dark coloured, metal framed proprietary roof windows in conservation pattern set between and flush with the roof tiles. Glazing shall be clear except in Shower Rooms which shall be obscured.
Sizes shall be 550mm wide x 780mm long or nearest braced size.

Copings
Replace existing coping stones with 350x100mm, once weathered, natural stone with 45mm throated overhangs bed onto DPC and lead flashing. Install new natural stone kneelers 325mm deep x 500mm long with chamfered soffit.
New coping stones and kneelers shall be in 350x100mm, once weathered, natural stone with 45mm throated overhangs bed onto DPC and lead flashing. Install new natural stone kneelers 325mm deep x 500mm long with chamfered soffit.

Eaves
Ogee pattern, deep flow black aluminium gutting on black, metal rise and fall brackets.

Walls
Existing rendering to the original, building shall be carefully removed and the underlying stonework restored and repaired as required and to the specific approval on site of the RDC Conservation Officer. Any replacement stonework shall match existing.
New walls shall be in natural, local stone coursed and pointed in flush, lime mortar.
Openings shall contain sawn stone lintels not less than 250mm deep, calls not less than 150mm deep, weathered and stocked with a 45mm throated overhang, mullions not less than 80mm wide.

Chimney stacks
Remove rendering from existing stacks and re-build if found to be eroded and re-face with brickwork flush pointed in lime mortar. Fill new clay pots and cement flashing.
New stacks shall be in facing brickwork with flush lime mortar pointing, cement flashing and clay pots.

Windows
In painted timber with vertical sliding sash patterns fitted with Shimite double glazing units to allow 16mm wide glazing bars. All glazing to be clear except for the Shower and WC in Unit 1 which shall be obscured.

Doors
Doors and frames in painted timber with clear glazing.

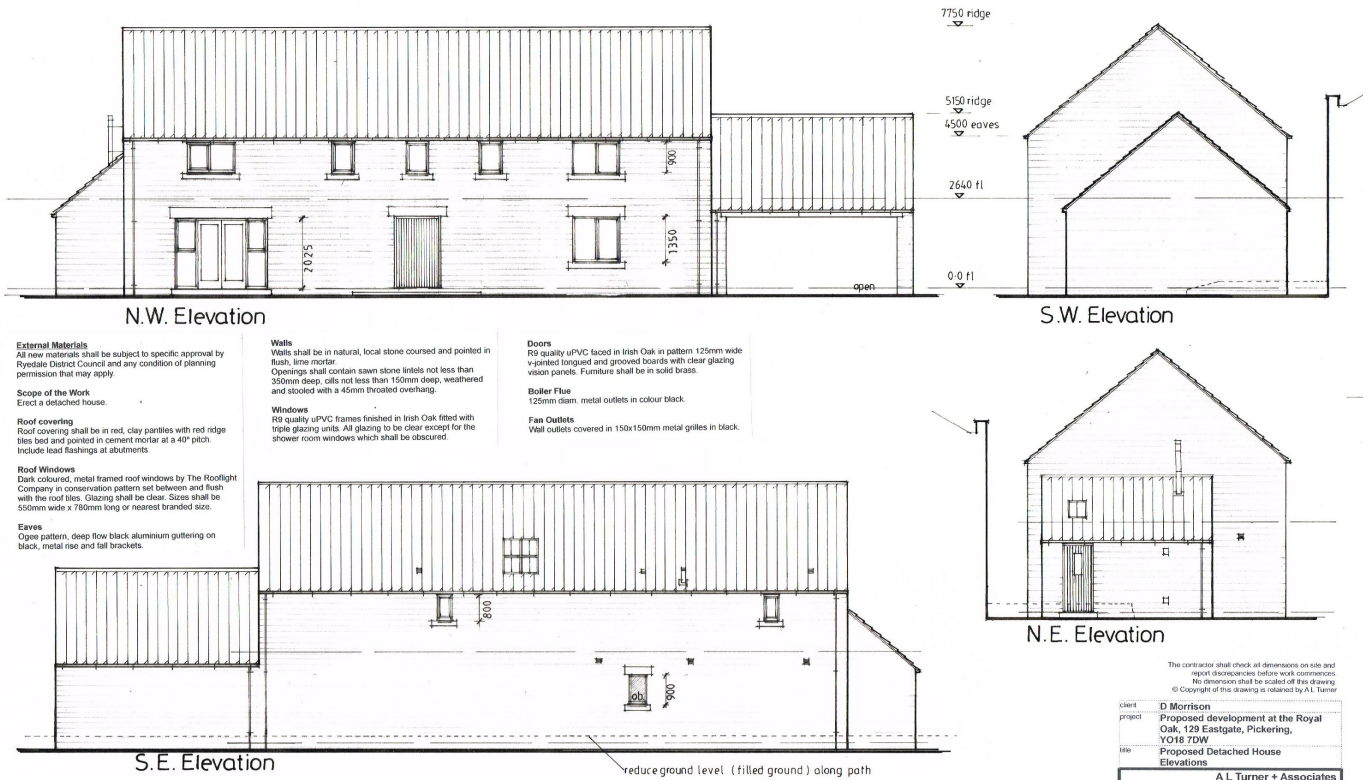
Balanced Flues
Max. 100mm diam. Metal outlets in black finish.

Fan Outlets
Wall outlets covered in 150x150mm metal grilles in black. In-line roof outlets finished flush with tiles and in matching colour.

Lights
Bulkhead lights in black.

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client	D Morrison		
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW		
site	Demolition, Extension and Alteration of Existing Building to Form 3no Cottages.		
	Elevations as Proposed		
A.L. Turner + Associates			
1 LORING ROAD, RAVENSCLIFF, SCARBOROUGH, YO13 0JY			
(0)1539 387307			
http://www.alturner.co.uk			
www.yorkshirearchitect.co.uk			
date	scale	dwg no	status
12/2017	1:100	A3	ALT
issue		drawing no	rev
planning		2351:4	



External Materials
All new materials shall be subject to specific approval by Ryedale District Council and any condition of planning permission that may apply.

Scope of the Work
Erect a detached house.

Roof covering
Roof covering shall be in red, clay pan tiles with red ridge tiles bed and pointed in cement mortar at a 40° pitch. Include lead flashings at abutments.

Roof Windows
Dark coloured, metal framed roof windows by The Rooflight Company in conservation pattern set between and flush with the roof tiles. Glazing shall be clear. Sizes shall be 500mm wide x 760mm long or nearest branded size.

Eaves
Open pattern, deep flow black aluminium guttering on black, metal rise and fall brackets.

Walls
Walls shall be in natural, local stone coursed and pointed in flush, lime mortar.
Openings shall contain sawn stone lintels not less than 350mm deep, sills not less than 150mm deep, weathered and stooled with a 45mm throated overhang.

Windows
R9 quality uPVC frames finished in Irish Oak fitted with triple glazing units. All glazing to be clear except for the shower room windows which shall be obscured.

Doors
R9 quality uPVC faced in Irish Oak in pattern 125mm wide v-jointed tongued and grooved boards with clear glazing vision panels. Furniture shall be in solid brass.

Boiler Flue
125mm diam. metal outlets in colour black.

Fan Outlets
Wall outlets covered in 150x150mm metal grilles in black.

Date Received 01/05/2018

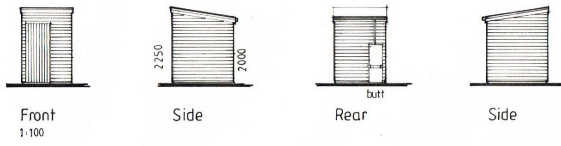
REVISED PLAN

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R	Window amendments	04/2018
A	Re-designed	04/2018
revision	Description	Date

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client	D Morrison		
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW		
title	Proposed Detached House Elevations		
A.L. Turner + Associates			
1 LORING ROAD, RAVENSCLAR, SCARBOROUGH, YO13 0LY			
01792 352297			
alturner@aol.com			
www.alturner.co.uk			
date	scale	sheet size	shown
01/2018	1:200	A3	ALT
issue	drawing no		rev
planning	2351:7		B



External Materials
 All new materials shall be subject to specific approval by Ryedale District Council and any condition of planning permission that may apply.

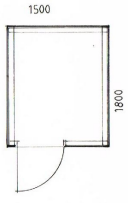
Scope of the Work
 Erect a garden shed.

Roof covering
 Green mineral felt.

Rainwater /Disposal
 Black uPVC eaves gutturing and 63mm diam black uPVC fallslope into a black polypropylene water butt.

Walls
 125mm shiplap, black stained softwood.

Door
 Black stained softwood vertical boarding.



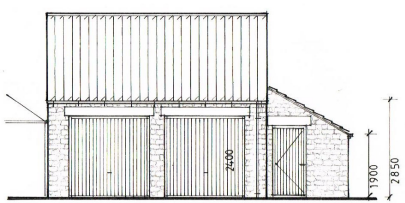
Plan
 1:50

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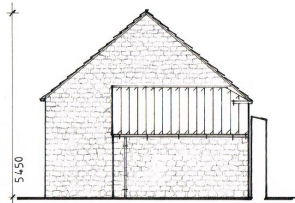
revision	description	date

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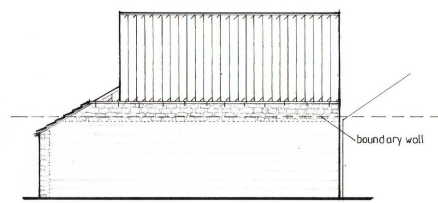
client	D Morrison
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW
title	Proposed Garden Shed
A L Turner + Associates 1 LORING ROAD, RAVENSAR, SCARBOROUGH, YO13 0LY 01753 397507 alturner@alturner.com www.alturner.co.uk	
date	02/2018
scale	1:100 1:50
drawn	AS
checked	ALT
issue	planning
drawing no.	2351:11
rev.	



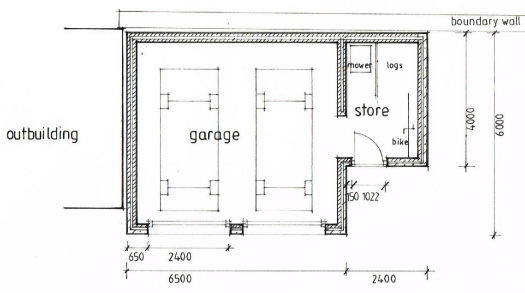
S.E. Elevation



N.E. Elevation



N.W. Elevation



Plan

External Materials
All new materials shall be subject to specific approval by Ryedale District Council and any condition of planning permission that may apply.

Scope of the Work
Erect garage and store.

Roof covering
Roof covering shall be in red, clay pantiles with red ridge tiles bed and pointed in cement mortar at a 40° pitch above garage and 30° above store.
Include lead flashings at abutments.
Include pointed verges and ridge tiles.

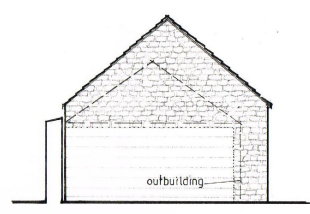
Eaves
Ogee pattern, deep flow black aluminium guttering on black, metal rise and fall brackets.

Walls
Exposed walls shall be in natural, local stone coursed and pointed in flush, lime mortar.
Walls concealed behind the adjacent outbuilding and boundary wall shall be finished in fair faced blockwork with flush pointing.
Openings shall contain sawn stone lintels not less than 350mm deep.

Personnel Door
Door and frame in natural oak in 125mm wide v-jointed tongued and grooved boards. Furniture shall be in solid brass.

Garage Doors
Up and over doors and frames in natural oak in 125mm wide v-jointed tongued and grooved boards.

The Party Wall Act
The provisions of the Act apply and Notice is required to be served on the adjoining property owners.



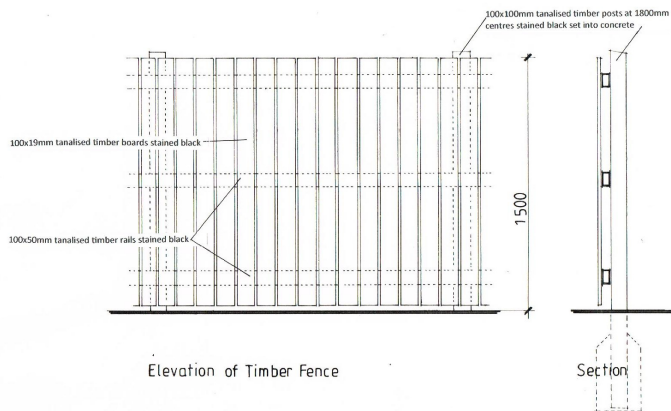
S.W. Elevation

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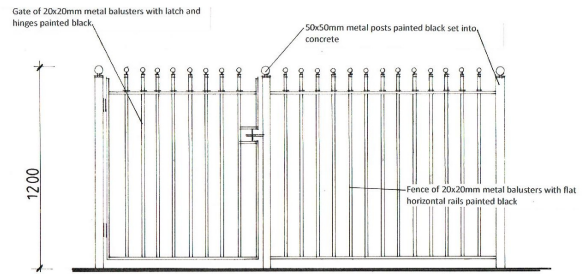
revision	description	date

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client	D Morrison						
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW						
title	Proposed Garage/Store						
A.L. Turner + Associates 11 LORING ROAD, RAVENSCLAR, SCARBOROUGH, YO13 0EY 01702 387307 a.l.turner@aturner.co.uk www.a.l.turner.co.uk							
date	02/2018	scale	1:100	dep size	A3	drawn	ALT
issue	planning	issue		drawing no.		rev	2351:10



Elevation of Timber Fence



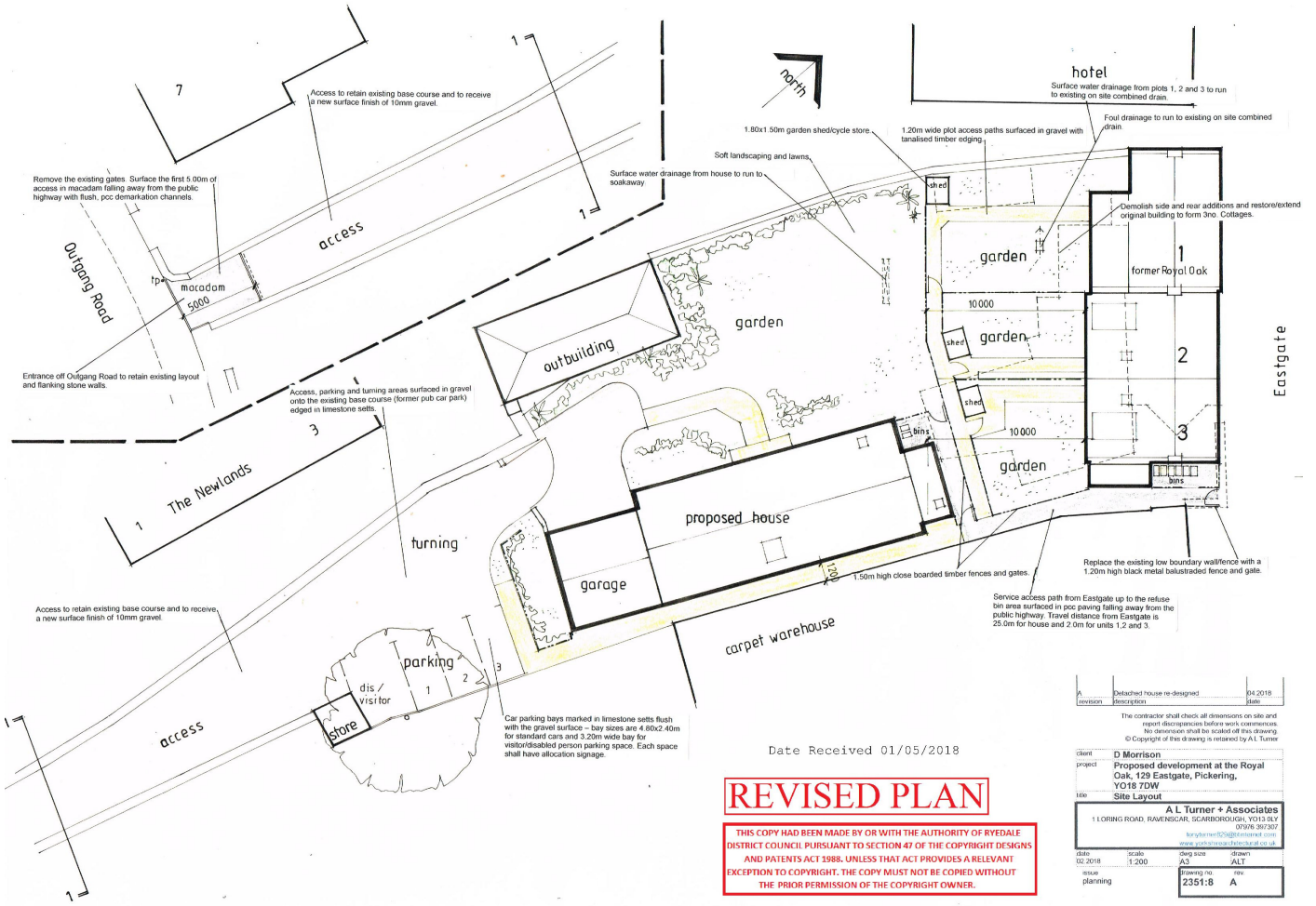
Elevation of Metal Fence

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revision	description	date

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client	D Morrison		
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW		
title	Fence Details		
	A.L. Turner + Associates 1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 0LY 01719 302307 kingturner27@btinternet.com www.alturner.co.uk		
date	scale	sheet	of
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road	drawing no.	rev.	
planting	2351-9		



Date Received 01/05/2018

REVISED PLAN

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revision	description	date
A	Detached house re-designed	04/2018

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client	D Morrison
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 2JW
title	Site Layout

A.L. Turner + Associates			
11 ORING ROAD, RAVENSCLIFF, SCARBOROUGH, YO13 8LY			
01753 507207			
http://www.alturner.co.uk			
www.linkedin.com/company/alturner-co-uk			
date	scale	drawn by	shown by
02/2018	1:200	AD	ALT
issue	planning	drawing no	rev
		2351-8	A

Heritage, Design and Access Statement

for proposed works at:
129 Eastgate,
Pickering,
YO18 7DW

client:
D. Morrison

A L Turner + Associates
1 Loring Road
Ravenscar
Scarborough
North Yorkshire
YO13 0LY

February 2018

THE PROPOSAL

This proposal is for:

Demolition of existing side and rear extensions to the original public house building; change of use from a public house with living accommodation and erection of extension to form 3no. cottages; erection of an additional detached house and garage; formation of car parking and landscaping.

ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

• **Use –**

The last use of the site was as a public house (Royal Oak) with dining facilities (Use Class A3 and A4) and living accommodation (C3). Land to the south (rear) was used as a customer car park. This use ceased in August 2016 following prolonged and unsuccessful attempts by the then owner to sell the property and business as a going concern. The site is currently unused.

• **Character –**

The property can be divided into three sections:

- i. the original two storey (plus attic) building from around the mid-nineteenth century which has been altered and converted into a public house;
- ii. single storey side and rear extensions added mid to late twentieth century to create dining spaces;
- iii. land for car parking to the rear taking access from Outgang Road.

The overall character of the original building has been lost over time with various alterations and additions which have seen changes to window and door opening proportions and re-cladding of the external walls in render. It is believed the original underlying external walls are of natural stonework.

External window styles have been altered resulting in a nondescript frontage.

Internally, the original crosswalls have been removed to create an open plan to the public house in line with the trends of the 1970s.

• **Special designation –**

The site is within Pickering Conservation Area.

The site is within Pickering Town Centre as defined in the Local Strategy Plan.

There are no tree preservation orders attached to the site.

There are no listed buildings within the site or within influence of the site.

There are no landmark buildings of interest within the site or within influence of the site.

• **Spaces –**

The immediate surroundings contain a mixture of residential and commercial buildings/uses with a wide variety of styles and ages. The current building sits towards the northern end of the site fronting Eastgate with land to the rear used for customer car parking.

The space immediately behind the building once accommodated a beer garden and amenity area for customers but that use declined over time leaving the area largely unused in recent years.

- **Access routes –**

Pedestrian access is from Eastgate to the front (main) entrance and access by car is from Outgang Road to the rear (secondary) entrance.

The front entrance is directly from the public highway but the rear entrance requires crossing an unmade yard leading from the car park.

Eastgate (A170) is the main east/west route through Pickering and the site is located close to its junction with the A169.

- **Access to services/transportation –**

All access routes surrounding the site are surfaced and adopted providing level access to local transport services which are within easy walking distance.

There is a sheltered bus stop immediately in front of the building on Eastgate with frequent services to all surrounding towns and villages.

The rear access links with the A169 which carries public transport services to Malton (train station), York and the motorway networks of West Yorkshire.

ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Uses –**
The proposal involves the cessation of uses A3 and A4 and an expansion of use class C3 to form a total of 3no. cottages and 1no. House with associated car parking.

- **Character -**
The proposal to erect a detached house to the rear of the extended original building will create an internal courtyard within the existing, unaltered stone boundary walls in a similar manner to several other developed burgage plots in Pickering.

The proposed cottages in plots 2 and 3 are designed to reflect the proportions and style of the original building which, in itself, will be altered back to somewhere in the order of what is believed to be its original appearance.

The main changes in appearance of the original building relate to the proportions of the window openings and type of cladding material. The front elevation openings have been given a more appropriate appearance by reducing their widths and re-introducing timber, vertical sliding sash frames.

A new door opening has been added to the front elevation between existing windows to produce a better balance to the elevations and to fit in with the proposed internal layout.

The external wall cladding will revert back to local stone facing materials by removal of the applied render. The underlying stonework will be repaired as required and re-pointed using lime mortar finished flush with the wall surface.

The roof will remain as existing with a 40° pitch but the clay pantiles and stone copings will be replaced with similar materials as part of the general repairs and maintenance plan.

The existing chimney stacks will require re-lining and repairing and it is planned to change the facing material of these to brickwork which is a more robust material and is a commonly found detail in the area. In practice these stacks will be re-built.

The design of the detached house continues the theme of the frontage cottages using similar materials but with a slightly more contemporary approach as a way of distinguishing them.

This overall approach will sit well alongside the neighbouring properties and will reduce the currently overbearing impact of the western wall of the adjacent carpet warehouse.

In terms of the Conservation Area the site is very much on the fringes of Pickering Town Centre and separated from it by the roundabout at the intersection of the A169 and A171. There are no buildings of particular architectural merit close to the site and therefore nothing to influence the design approach. Nevertheless, care has been taken to ensure the design and

choice of materials is in sympathy with the older buildings in the town centre and further along this section of main road.

- **Spaces –**
The currently open rear area of the site will be semi-enclosed by the introduction of the new house and by the formation of a small courtyard garden. This will serve to give the development a feeling of belonging and will also help to reduce the dominance of the high boundary wall to the side of the adjoining carpet warehouse.
- **Archaeology –**
There is no evidence of archaeological remains in either the old building or the surrounding land based on a visual inspection. However, if during the course of construction items of interest are found the Applicant will record the findings and notify the local Archaeology Advisory Service inviting their interest.
- **Contamination –**
There is no visible evidence of contamination on the site. Further and more detailed studies will be undertaken as a matter of course during and throughout construction and appropriate action will be taken in consultation with the appointed Building Control Body should materials of risk be found.
- **Accessibility –**
Access to the site from the public road and transport network will remain as existing which has good, surfaced carriageways and footways connecting to Pickering town centre and beyond via the local transport system.
Within the site the approaches to the cottages, house and car parking areas will remain level. Internally, areas have been planned to aid access.
- **Security –**
Each external door being installed shall be fitted with multi-point locking systems designed and installed to PAS24 – 2012 standard. Sliding sashes to windows will be fitted with locking devices to prevent unauthorised opening.
Natural surveillance from within each of the cottages and across the site will aid security.
- **Impact on Existing Trees –**
There are no trees on the site. There is, however, a self set sycamore tree just beyond the south-east boundary fence belonging to the carpet warehouse. This does not directly affect the proposals but will in time if left unchecked dominate the car parking bays in that area. The Applicant has spoken with the owner of the tree who has agreed to remove it at some point to avoid root damage to the warehouse building.
Such work does not require planning permission and for the purposes of this application is being disregarded.
- **Topography/gradients –**
The site is generally level and there are no proposals to alter that.

- **Special designation –**
The site will remain within the Pickering Conservation Area and there is nothing contained in these proposals to warrant the addition of any other special designations.

SOCIAL CONTEXT

- **Effect from the proposed works –**

The proposals will benefit the community of Pickering by regenerating an area that is fast becoming an eyesore. The buildings as existing are empty and deteriorating with the potential for attracting further vandalism (break ins have already occurred despite security measures being in place). The former car park at the rear has become untidy and subject to weed growth.

The former public house has not been well patronised for many years and relied on a small number of tourists to survive until it reached a point when the viability of the business was lost. The premises are no longer considered to be a community asset with no prospect of becoming so again given the market for such edge of town pubs is shrinking nationally.

- **Over-looking/over-shadowing –**

The proposals have been designed to meet the requirements contained in the Ryedale Residential Design Guide. Within the development there are no areas of overlooking or over-shadowing.

Account has been taken of existing surrounding properties none of which will be overlooked or over-shadowed.

The impact on the site from existing over-shadowing by the carpet warehouse building will be tempered by the introduction of the proposed house.

- **Impact on local services –**

The proposal will be beneficial to local businesses and services by the generation of additional customers through the introduction of new housing stock. Trading at the former public house has been in decline year on year and eventually resulted in the business closing down in August 2016.

ECONOMIC CONTEXT

- **Employment –**

Short term employment will be provided throughout the construction period. Beyond that the employment market will benefit through the generation of increased business giving greater security for employees. Further, there will be a direct, positive affect on local employment by the creation of work for cleaning, maintenance and marketing staff.

- **Effect on attractiveness of area to investors –**

The site was offered for sale on the open market as a public house for over three years without success. In the final years of trading there was a succession of short-term tenant landlords in an attempt to regain viability as a business. All without success.

The proposed change of direction for the site will restore life to the site and add to the success of the local economy. The works are therefore seen as positive in this context.

RELEVANT PLANNING POLICIES

- **Local Plan Strategy Policies -**
Relevant policies contained in the adopted Local Plan Strategy are:
 - SP2 - Delivery and Distribution of New Housing
 - SP3 - Affordable Housing
 - SP11 - Community Facilities and Services
 - SP12 - Heritage
 - SP16 - Design
 - SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

- **Regional Requirements**
NYCC – Transport Issues and Development

- **National and Regional Policies –**
National Planning Policy Framework (NPPF).

COMMUNITY INVOLVEMENT

The scale of the proposal does not warrant a pre-application public consultation process.

It is noted that the proposals will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

EVALUATION AND SUSTAINABILITY

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to local communities and local businesses, which this proposal is.
- The proposal meets the aims and objectives of the adopted Local Plan Strategy insofar as the recommendations contained in adopted policies SP2, SP3, SP11, SP12, SP16 and SP22 have been taken into account.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the visitors to the area.
- The proposal seeks to regenerate a small area of Pickering which has been in decline for several years.

APPRAISAL

The main considerations in relation to this application are:

- i. the principle of the change of use and its impact upon the vitality and viability of Pickering Town Centre;
- ii. whether the proposed cottages and house will have satisfactory levels of amenity;
- iii. whether the proposals relate well to the character and appearance of the original building and Conservation Area;
- iv. the impact of the proposal on the amenity of the adjoining neighbours;
- v. highway safety;
- vi. developer contributions.

Local Requirements

• Local Plan Strategy Policies

SP2 – Delivery and Distribution of New Housing

The site is currently effectively vacant with potential to create new housing in a built up area. The proposal is designed in a way which respects the character of the original public house building while at the same time makes use of a previously developed building by conversion.

SP3 - Affordable Housing

The proposal provides 4 new dwellings in total which is a net gain of 3 dwellings measured against the existing use of the site. This is less than the minimum number of 5 housing units which triggers the requirement to provide affordable housing within the development.

SP11 – Community Facilities and Services – within this policy pubs are described as important elements that contribute to the valued quality of life in the District. Relevant extracts in relation to protection of existing facilities state:

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 the 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 accessible alternatives exist, or;*
- *that it is no longer economically viable to provide the facility, or;*

In addition to the Royal Oak there are some 13 other pubs located within Pickering Town Centre. These are:

Rose Inn
Horseshoe
Forest and Vale
Letterboard
Black Swan
Conservative Club
Liberal Club

White Swan
Bar 4
Bay Horseshoe Station Hotel
Working Men's Club
Sun Inn

Of these most are struggling to maintain trading levels each year. One of the pubs is averaging a new tenant landlord per year which is an indication of poor trading figures. Another has adopted limited opening hours which, again, suggests trade is on the decline even in the centre of a market town such as Pickering.

Nationally, the number of British pubs has been in steady decline since the peak of around 99,000 establishments recorded in 1905. This figure was down to 58,200 pubs by 2009 which when compared with the great increases in population over the same period provides an illustration of how severe the reduction in numbers per capita has been.

In 2009 there were 52 pub closures each week in Britain the main reasons for which have been cited as a general reduction in the amount of alcohol people consume (per capita consumption has declined by 18pc since 2004) together with the availability of cheap beers and wines in supermarkets for home consumption. Today the level of closures stands at around 31 pubs a week.

In the case of the Royal Oak in the run up to its closure the then owners, Enterprise Inns, employed five different landlords in as many years in an attempt to increase trade, without success. Year on year turnover and viability was in decline culminating in the property and business being offered for sale on the open market in November 2011. Over a two year period there was no interest from potential buyers and trade continued to decline despite the pub being popular with the falling number of customers.

The pub was put to public auction in February 2017 but received no bids. The Applicant, as a Pickering businessman already involved in the licensed trade, was approached and agreed to purchase with the intention of seeking a change of use for the site. This decision was taken after due consideration of the trading conditions at the Royal Oak and the trend with licensed premises in Pickering in general.

Thus, it can be seen that:

- a) the need by local people and visitors for a pub in this location no longer exists illustrated by the fact that customer numbers have been dwindling steadily for many years, and;
- b) the facility is no longer a viable unit in terms of both economics and demand.

SP12 – Heritage

The site as a whole has no particular architectural or historic merit in Heritage terms except, perhaps, it could be argued that the Royal Oak was a traditional market town pub at one time. However, the future of such pubs is in doubt and events over the past five or six years at the Royal Oak demonstrate that public demand and demand by investors for such establishments is weak.

Re-development with a change of direction is the strongest option for the site in order to prevent stagnation and all the negative impact upon the local economy that will bring.

This proposal will bring life back to the site and enable the original building to be brought back into full use contributing to the local economy.

The design approach to the proposed development is mindful of the need to respect the architectural traditions of the market town and to create a unit that will add to the town's vitality and character.

Removal of the additions to the original Royal Oak building together with the alterations and extension will greatly improve the appearance of the site fronting Eastgate. Frontage dwellings along Eastgate are part of the traditional street scene, therefore the creation of three additional cottages in this way will suit and blend with the character of this part of town.

The erection of a single house on land to the rear will make better use of what is otherwise unused land which is in danger of becoming an area for fly-tipping and vandalism. Residential use in this part of town is established with existing dwellings to the immediate south and west of the site.

SP16 – Design

The form and scale of the design of the proposed cottages is based on features found in the original Royal Oak building and on similar building in the locality. In this way the best traditions of the market town are being followed making use of natural stonework, clay pantile roof covering and timber sliding sash windows.

It is considered that changes to the Eastgate frontage in particular will add positively to the distinctive character of the area and improve the street scene by replacement of earlier inappropriate extensions.

The resultant scheme will produce a development density of around 0.022ha/dwelling (44 dwellings per hectare) which is within the expected parameters of this policy.

Landscaping around the new dwellings will be simple making use of areas of gravel and grass/planting to soften the effect and create a calming atmosphere. This will also assist in the disposal of any surface water run-off which will be allowed to percolate naturally into the ground.

Supplementary Planning Guidance Document – Ryedale Residential Design Guide – makes recommendations as to space about dwellings. This proposal takes account of those guidance notes in order to maintain privacy from unit to unit and create spaces which are not overlooked or over-shadowed. The needs and entitlements of nearby dwellings have also been taken into account with no loss of amenity or privacy as a result.

Private and sunny amenity spaces for playing, gardening and hanging out washing are provided divided one to the other by 1.5m high close boarded timber fencing.

The relative position of the detached house to the nearest cottage on plot 3 exceeds the minimum recommended distance measured from dining room to gable. Cottages on plots 1 and 2 are unaffected by dwellings backing on to them but, nevertheless, benefit from reasonably well sized gardens

SP22 – Planning Obligations

It is acknowledged that any grant of planning permission for this proposal will be subject to developer contributions set out in the Community Infrastructure Levy.

Regional Requirements

• **NYCC – Transport Issues and Development**

The guide for standards relating to transport and parking standards is set out in 'Transport Issues and Development' produced by North Yorkshire County Council administered through the local planning process.

Historically, the application site has been used as a public house and hotel with owners' living accommodation. The only access for cars, deliveries and bikes is from Outgang Road at the rear of the site with access directly from Eastgate being closed off by a fence and gate. This application seeks to retain the rear access in its present form even though it falls short of some of the standards set out in the guidance notes.

The proposal is to take over the access and create a shared, private driveway leading to communal car parking for the 3 cottages and private car parking for the detached house. In doing this there will be a reduction in potential traffic compared with the current use. The need for service vehicles to regularly use the access and junction with Upgang Road will be greatly reduced, and on a general day to day basis, will stop.

This reduction in traffic usage will improve road safety for both vehicles and pedestrians at the junction with Outgang Road.

The junction with Outgang Road is narrower than desirable for new developments but visibility is good and Outgang Road is sufficiently wide at this point to allow vehicle movements to safely take place, particularly bearing in mind that traffic speeds along this section of road are generally low. The reduction in width can be safely offset by the reduction in usage as a result of the change of use from public house to residential.

In terms of car parking provision the proposal meets the standards set out in the guidance notes. There is one car parking space per dwelling plus one space allocated for visitor and/or disabled driver grouped together for the benefit of the 3 cottages. Plus private access, turning and garaging for 2 cars plus visitors for the detached house. A turning

area is provided which is of sufficient size to accommodate cars and light vans.

In terms of cycle parking there is no specific provision mentioned in the guidance notes but this proposal includes secure parking for at least 1 cycle per dwelling.

Refuse bin emptying will be carried out from Eastgate via a hard surfaced footpath leading to a central collection point for the cottages which contains space for two wheeled bins per dwelling. Further provision is made for collection of bins from the detached house along the same access route. The maximum travel distance from the public highway to the bin collection point is 25.0m, thus enabling the refuse operatives to pick up and deposit the bins without the need for leaving them on the public highway.

National Requirements

NPPF –

paragraph 2 states;

'Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.'

It is considered this proposal is non-contentious and can be determined within the scope of the Local Plan Strategy.

SUMMARY

- **Amount –**
The proposal is for a small, regeneration development on a site currently in decline.
- **Layout –**
The proposal makes better use of an existing access and original building.
- **Scale –**
The scale of the development is modest and in keeping with the general vernacular of the area.
- **Landscaping –**
A soft landscaping approach has been adopted within the confines of existing stone boundary walls to maintain a sense of enclosure.
- **Appearance –**
The appearance of the proposed buildings is based on local, traditional design ideas in order to maintain the character of the Conservation Area.
- **Access –**
The existing access will continue to be used but in a potentially much reduced way.

CONCLUDING STATEMENT

This Design and Access Statement has been written in support of a proposal to redevelop an existing public house site into 3 cottages and 1 house.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant Local Plan Strategy policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the Council should be supportive of the scheme and grant planning permission.

END

From: Pickering Town Council

Sent: 22 May 2018 08:07

To: Development Management <development.management@ryedale.gov.uk>

Subject: Recent planning applications - Pickering

The council has no objections to the applications listed below:

- 18/00391/CAT – fell one sorbus (T2) and two acers (T1 and T3) at 30 Burgate;
- 18/00331/LBC – internal and external alteration to include replacement of rear bathroom window, installation of one rooflight to rear elevation roofslope, replacement of existing concrete pointing, replacement of existing main roof truss and insulation of internal roof structure at Spring View, Keld Head;
- 18/00122/FUL - change of use, alteration and extension of former hotel (131 Eastgate) to form a terrace of three, two bedroom dwellings, erection of three garden sheds/cycle stores and formation of four parking spaces with turning area following the demolition of existing side and rear extensions, together with the erection of a detached four bedroom dwelling, detached two bay garage and replacement of existing front boundary treatments with 1.2m high metal fence and pedestrian gate - amended details;
- 18/00411/TPO - removal of limb (at 4.5m) from the roadside (southern side) of the tree within TPO 223/1996, The Lodge, 103 Middleton Road;
- 18/00410/CAT – remove overhanging limb at 4m of Leylandi in garden of 1 Hawthorn Close, 20 Eastgate;
- 18/00336/HOUSE – erection of single storey extension at Barker Stakes Farm, Ings Lane;
- 18/00319/LBC - demolition of a section of 26.5m length wall and rebuilding of a 10.9m section using the salvaged bricks at Scallamoor House, Whitby Road.

Whilst the council had no objections it did not think that the proposed extension to 14 Littledale (18/00373/HOUSE) was an elegant solution to structural change.

Andrew Husband
Clerk

From: Pickering Town Council
Sent: 20 March 2018 12:26
To: Development Management
Subject: 18/00122/FUL

Change of use, alteration and extension of the **Royal Oak Hotel, 131 Eastgate**, to form a terrace of three, two bedroom dwellings, erection of three garden sheds/cycle stores and formation of four parking spaces with turning area following the demolition of existing side and rear extensions, together with the erection of a detached four bedroom dwelling, detached two bay garage and replacement of existing front boundary treatments with 1.2m high metal fence and pedestrian gate

The council supports the proposal that the Royal Oak Hotel be redeveloped into a terrace of three two-bedroomed dwellings. The former hostelry has been empty for some time and the proposal is a sensible response to premises which are unlikely to function again as a pub and hotel. The proposed terrace is in keeping with the frontage of the Royal Oak and the streetscene, and would add to the town's housing stock of smaller properties.

There was reservation about the additional proposal to build a detached four-bedroomed dwelling to the rear of the terrace. The reservation was not to do with the design of the building but, whether given its size, there was sufficient space to accommodate it without creating a cramped feeling.

Andrew Husband
Clerk

Agenda Item 15

RYEDALE DISTRICT COUNCIL

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

25th May 2018

1.

Application No: 17/01414/FUL **Decision: Approval**
Parish: Rillington Parish Council
Applicant: Paul Smith
Location: The Church Rooms High Street Rillington Malton North Yorkshire
Proposal: Replacement of timber single glazed windows with UPVC double glazed windows and replacement UPVC rear door.

2.

Application No: 17/01448/HOUSE **Decision: Approval**
Parish: Terrington Parish Council
Applicant: Ms Anthea Morshead
Location: Almond Cottage Flat Top Farm Road Terrington Malton YO60 6PA
Proposal: Erection of first floor extension to the rear elevation with Juliet balcony.

3.

Application No: 17/01462/FUL **Decision: Approval**
Parish: Burythorpe Parish Council
Applicant: Mrs Joyce Abbott
Location: Grange Farm Cottage Langton To Eddlethorpe Hall Langton YO17 9QS
Proposal: Erection of single storey extension together with demolition of garage to form rear access and erection of roadside walls and gates

4.

Application No: 18/00028/FUL **Decision: Approval**
Parish: Luttons Parish Council
Applicant: V Stubbings & Son (Mr Stubbings)
Location: Land North Of Manor House Long Hill Helperthorpe Malton North Yorkshire
Proposal: Erection of an above-ground slurry store.

5.

Application No: 18/00043/ADV **Decision: Approval**
Parish: Malton Town Council
Applicant: Wm Morrison Supermarkets PLC
Location: Wm Morrisons Castlegate Malton YO17 7DT
Proposal: Installation of internally illuminated fascia sign to front entrance of shop, externally illuminated fascia sign to side elevation and free-standing externally illuminated sign to front vehicular entrance - all to replace existing signage

6.

Application No: 18/00088/HOUSE **Decision: Approval**
Parish: Sheriff Hutton Parish Council
Applicant: Mr & Mrs Smith
Location: 2 Woodend Cottages Ashbank Lane High Stittenham Malton YO60 7TW
Proposal: Erection of a two storey side and rear extension following demolition of existing attached garage together with erection of a detached double garage with workshop

7.

Application No: 18/00106/FUL **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Tim Fitzgerald
Location: Norton Grange 55 Park Road Norton Malton YO17 9EA
Proposal: Erection of a three bedroom self-contained residential annex following demolition of existing stables and garden store

8.

Application No: 18/00147/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Miss Samantha Swift
Location: 20 Farm View Norton Malton North Yorkshire YO17 9BF
Proposal: Erection of two storey rear extension with additional domestic living space above.

9.

Application No: 18/00172/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Alastair Dukes
Location: Paddock View 51 Park Road Norton Malton YO17 9EA
Proposal: Erection of two storey side extension following demolition of existing attached garage.

10.

Application No: 18/00173/FUL **Decision: Approval**
Parish: Marishes Parish Meeting
Applicant: Mr & Mrs Morley
Location: Moor Close Farm Thornton Lane High Marishes Malton YO17 6UH
Proposal: Change of use, alteration and extension of agricultural building to form a self-catering bunk barn following demolition of an existing steel framed Dutch barn.

11.

Application No: 18/00176/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Richard Burley
Location: 7 Beck Mill Close Norton Malton YO17 9PD
Proposal: Erection of detached single garage.

12.

Application No: 18/00177/FUL **Decision: Approval**
Parish: Whitwell-on-the-Hill Parish Council
Applicant: Mr Richard Hearn
Location: Inntravel Mains Lane Whitwell On The Hill Malton YO60 7JU
Proposal: Rebuilding of existing barn structure (Block 3) and link extension to a two storey level for use as additional office space, use of Block 4 for storage and workshop space and extension of existing car parking areas

13.

Application No: 18/00191/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: R & S Shields-Rex
Location: 10 Brindle Way Norton Malton YO17 8BA
Proposal: Conversion and alteration of existing detached garage and garden room to form additional domestic accommodation.

14.
Application No: 18/00203/FUL **Decision: Approval**
Parish: Howsham Parish Meeting
Applicant: Derwent Court Management Company Ltd
Location: Derwent Court Village Street Howsham Malton North Yorkshire
Proposal: Installation of above ground oil tank with screening.

15.
Application No: 18/00215/HOUSE **Decision: Approval**
Parish: Nawton Parish Council
Applicant: Mr & Mrs Agar
Location: The Oaks Common Lane Wombledon Kirkbymoorside North Yorkshire YO62 7RY
Proposal: External alterations to include enclosure of existing open porch in stone, installation of stone skin to south elevation to include fitting of sandstone heads and cills to windows, removal of brick buttresses and re-rendering of remaining elevations

16.
Application No: 18/00217/TPO **Decision: Refusal**
Parish: Brawby Parish Meeting
Applicant: Mr Maurice Wear
Location: Willow Bank Brawby Lane Brawby Malton North Yorkshire YO17 6PX
Proposal: Fell ash tree T1

17.
Application No: 18/00221/HOUSE **Decision: Approval**
Parish: Westow Parish Council
Applicant: Mr Ivan Knapton
Location: Low Penhowe Farm Penhowe Lane Burythorpe Malton North Yorkshire YO17 9LU
Proposal: Erection of outbuilding for vehicle parking and housing of existing bio mass heating container

18.
Application No: 18/00218/FUL **Decision: Approval**
Parish: Gate Helmsley Parish Council
Applicant: Mr Patrick Waldon
Location: Stamford Bridge Hall York Road Stamford Bridge YO41 1AX
Proposal: Formation of an access for agricultural vehicles from the A166

19.
Application No: 18/00222/HOUSE **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Mr Thomas Souter
Location: Redcar House 61 West End Kirkbymoorside North Yorkshire YO62 6AD
Proposal: Replacement of front entrance door.

20.
Application No: 18/00229/GPAGB **Decision: Prior Approval Granted**
Parish: Pockley Parish Council
Applicant: Wytherstone Farms
Location: Middle Farm Main Street Pockley Helmsley North Yorkshire YO62 7TE
Proposal: Change of use of agricultural buildings to form a 3 bedroom dwelling and detached annex with additional domestic accommodation (Use Class C3).

- 21.**
Application No: 18/00234/HOUSE **Decision: Approval**
Parish: Helmsley Town Council
Applicant: Mr & Mrs Mark Chetwyn-Talbot
Location: Tillyer 2 Sawmill Lane Helmsley North Yorkshire YO62 5DQ
Proposal: Erection of front entrance porch and rear conservatory following demolition of existing porch and conservatory, replacement of windows and doors to include installation of dormer windows and rooflights to north and south roofslopes to allow formation of additional domestic living space, erection of detached double garage and alterations to existing access and landscaping.
-
- 22.**
Application No: 18/00250/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr And Mrs J Harrison
Location: 24 Hallgarth Pickering North Yorkshire YO18 7AW
Proposal: Erection of single storey rear extension.
-
- 23.**
Application No: 18/00251/LBC **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr And Mrs J Harrison
Location: 24 Hallgarth Pickering North Yorkshire YO18 7AW
Proposal: Internal and external alterations to include erection of single storey rear extension.
-
- 24.**
Application No: 18/00255/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mrs Marion Copland
Location: 32 Ingsarth Pickering YO18 8DA
Proposal: Erection of two storey side extension to form a 2 bedroom self-contained annex.
-
- 25.**
Application No: 18/00258/ADV **Decision: Approval**
Parish: Yedingham Parish Council
Applicant: Punch Partnerships LTD
Location: Providence Inn Main Street Yedingham Malton YO17 8SL
Proposal: Display of lettering and amenity board to north elevation, hanging sign, amenity board, lettering, menu board and lettering and poster frame to south elevation together with installation of 9no. low energy LED floodlights to north, east and south elevations.
-
- 26.**
Application No: 18/00259/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: The Camphill Village Trust Ltd
Location: Saville House 9 Saville Street Malton North Yorkshire YO17 7LL
Proposal: Alteration and extension to include erection of single storey rear and side extension together with formation of opening in gable at ground floor level to allow installation of a window at ground floor level
-

27.

Application No: 18/00263/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr N Dukes
Location: 11 Westfield Avenue Norton Malton North Yorkshire YO17 8DN
Proposal: Erection of part two storey/part single storey rear extension.

28.

Application No: 18/00267/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mrs Barbara Bowley
Location: Wold View 35 Ruffa Lane Pickering YO18 7HN
Proposal: Replacement of part of existing rear extension roof

29.

Application No: 18/00268/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mr Shaun Blenkin
Location: 44 St Peters Crescent Norton Malton YO17 9AN
Proposal: Erection of single storey side extension and part single/part two storey rear extension following demolition of existing carport.

30.

Application No: 18/00270/FUL **Decision: Approval**
Parish: Sheriff Hutton Parish Council
Applicant: Mr J Nellis
Location: 16 - 20 Dale Road Sheriff Hutton Malton North Yorkshire YO60 6RZ
Proposal: Erection of internal divisions to create 3no. industrial units and 1no. office unit together with installation of 4no. windows to west elevation

31.

Application No: 18/00274/FUL **Decision: Approval**
Parish: Aislaby, Middleton & Wrelton Parish
Applicant: Mrs E Booth
Location: Cottage Leas Hotel Middleton Lane Middleton Pickering North Yorkshire YO18 8PN
Proposal: Erection of a general purpose agricultural building for storage of equipment and machinery and the housing of livestock.

32.

Application No: 18/00276/HOUSE **Decision: Approval**
Parish: Wombledon Parish Council
Applicant: V Project Management (Mr Carter)
Location: Ivy Cottage Main Street Wombledon Kirkbymoorside YO62 7RW
Proposal: Erection of a part two storey/part single storey rear extension following demolition of the existing single storey rear extension

33.

Application No: 18/00285/HOUSE **Decision: Approval**
Parish: Edstone Parish Meeting
Applicant: Mr Simon Cooper
Location: The Grey Horse Wapping Lane Great Edstone Kirkbymoorside North Yorkshire YO62 6PD
Proposal: Siting of a domestic oil tank to replace existing tank.

34.

Application No: 18/00291/ADV **Decision: Approval**
Parish: Wilton Parish Council
Applicant: Mr R Lunn
Location: Land West Of Wilton Village Wilton Pickering North Yorkshire
Proposal: Display of 'V Board' style timber advance sign.

35.

Application No: 18/00297/HOUSE **Decision: Approval**
Parish: Scackleton Parish Council
Applicant: Mr Clive Birch
Location: Victoria Barn 2 St Georges Court Scackleton Helmsley North Yorkshire YO62 4NJ
Proposal: Erection of a single storey extension to form garden room

36.

Application No: 18/00298/HOUSE **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr Daniel Bourke
Location: 3 Collingwood Gardens Malton North Yorkshire YO17 7YQ
Proposal: Erection of single storey extension to rear

37.

Application No: 18/00311/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mrs Deborah Savage
Location: 18 Farm View Norton Malton North Yorkshire YO17 9BF
Proposal: Replacement of integral garage door with window to allow conversion of garage to additional domestic accommodation

38.

Application No: 18/00318/HOUSE **Decision: Approval**
Parish: Westow Parish Council
Applicant: Mr Richard Canham
Location: Greystones Main Street Westow Malton North Yorkshire YO60 7NE
Proposal: Erection of a single storey rear extension

39.

Application No: 18/00325/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Messrs B Abbot and Walsh
Location: 6 And 8 York Road Malton North Yorkshire YO17 6AX
Proposal: Erection of a building forming one double garage for 6 York Road and one double garage for 8 York Road following demolition of existing garage/shed structures to the rear of the two properties

40.

Application No: 18/00329/HOUSE **Decision: Approval**
Parish: Settrington Parish Council
Applicant: Mr Martin
Location: St Georges Cottage 33 Beckside Settrington Malton YO17 8NP
Proposal: Erection of conservatory to the rear following demolition of existing conservatory

41.

Application No: 18/00330/LBC **Decision: Approval**
Parish: Settrington Parish Council
Applicant: Mr Martin
Location: St Georges Cottage 33 Beckside Settrington Malton YO17 8NP
Proposal: Erection of conservatory to the rear following demolition of existing conservatory

42.

Application No: 18/00331/LBC **Decision: Approval**
Parish: Pickering Town Council
Applicant: Martin Stebbing
Location: Spring View Keld Head Pickering YO18 8LL
Proposal: Internal and external alterations to include replacement of rear bathroom window, installation of 1no. rooflight to rear elevation roofslope, replacement of existing concrete pointing, replacement of existing main roof truss and insulation of internal roof structure.

43.

Application No: 18/00341/HOUSE **Decision: Approval**
Parish: Flaxton Parish Council
Applicant: Kate Dunham & Natalie Hewitt
Location: Chase Cottage Main Street Flaxton Malton YO60 7RJ
Proposal: Erection of detached garage following demolition of existing garage (revised details to approval 16/02021/HOUSE dated 14.02.2017).
