

Item Number: 12
Application No: 13/00387/FUL
Parish: Malton Town Council
Appn. Type: Full Application
Applicant: McCarthy And Stone Retirement Lifestyles Ltd
Proposal: Formation of 8 no. additional car parking spaces (part retrospective application)
Location: Hollis Court Castle Howard Road Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 28 May 2013
Overall Expiry Date: 3 May 2013
Case Officer: Matthew Mortonson **Ext:** 332

CONSULTATIONS:

Parish Council No objection
Highways North Yorkshire No objection - recommend conditions
Neighbour responses: Mr And Mrs R W Bates, David And Pauline Eccles,
Mary Watkins,

SITE:

The application site consists of Hollis Court, a development granted planning permission in 2008 for the erection of sheltered apartments for the elderly.

PROPOSAL:

The proposal seeks planning permission for the formation of 8 no. additional car parking spaces increasing the total number of car parking bays from 21 to 29. Members will note that five of these spaces (1, 2, 3, 9, 10.) have already been constructed.

HISTORY:

07/00397/MFUL - Erection of 33 no. one bed and 15 no. two bed sheltered apartments for the elderly, 1 no. house managers two bed apartment, communal facilities, parking area and formation of vehicular access. Planning Application Approved.

POLICY:

National Planning Guidance

National Planning Policy Framework

Ryedale Local Plan

Policy T7 - Parking

APPRAISAL:

Members will note that three no. letters of objection have been received from residents of Hollis Court. The concerns raised include; impact on visual amenity; impact on residential amenity; and highway safety.

NYCC Highway Authority have been consulted on the application. No objections are raised, subject to conditions. The comments state:

“Given that the approved development had a car parking provision that was somewhat short of the maximum recommended standards, as outlined in the NYCC document ‘Transport Issues & Development – a guide’ (dated 2003), no Highway Authority objections are raised in respect of the proposed development.”

The principle of this development is considered to be acceptable, and in the light of the comments of the Highway Authority, it is clear that the proposal would provide needed additional car parking within the site.

Whilst the additional spaces will be created in different sections of the existing car park, there is particular focus to the western section with six of the spaces towards this end. In order to accommodate the development landscaping is required to be removed. In spite of this, as the site is not readily visible from the public domain, the loss is not considered to be one that would be materially harmful to the character of the area.

With regards to residential amenity, particular concerns have been raised to the impact of the additional space, no. 6 and turning area which would be within close proximity to a residents bedroom window. Whilst these comments are noted, and it is accepted that the proposed development will take existing car parking provision closer to a number of residential units within Hollis Court, the overall impact is not considered to be one that would be materially harmful. Nevertheless, to ensure a level of screening in order to protect residents amenity, a landscaping condition is recommended.

In light of the above report, subject to conditions, the proposed development is considered to be acceptable and is recommended for approval.

National Planning Policy Framework
Ryedale Local Plan - Policy T7 - Parking

RECOMMENDATION: Approval

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

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

- 2 Before the commencement of the development of car parking space no. 6 and associated turning area (as identified by plan 1483/02/12) details of landscaping to screen the additional spaces shall be submitted to and approved in writing by the Local Planning Authority. The agreed landscaping shall be thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate appearance and to protect residential amenity.

- 3 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing number 1483/02/12 for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

Reason:- In accordance with Policy T7 of the Ryedale Local Plan and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

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

Drawing No. 1483/02/01A; and
Drawing No. 1483/02/12

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

Background Papers:

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