

Item Number: 13
Application No: 14/00976/MREM
Parish: Pickering Town Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Rangeford Pickering Ltd
Proposal: Erection of a retirement community of 168no.assisted living units comprising 50no. two bedroom and 40no. one bedroom care suites/apartments and 70no. two bedroom and 8no. one bedroom bungalows together with associated community facilities, access, parking and landscaping (outline approval 13/00016/MOUT dated 21.01.2014 refers).
Location: Land At OS Field 9525 Crossgate Lane Pickering North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 11 December 2014
Overall Expiry Date: 22 October 2014
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

Sustainable Places Team (Yorkshire Area) No views received to date
Land Use Planning No comments to make on the layout details
Tree & Landscape Officer Landscaping scheme acceptable
Parish Council Request Planning Authority to address issues raised by residents as listed
Highways North Yorkshire Object to elements of landscaping proposals
Archaeology Section Makes recommendations
Neighbour responses: Mr Peter Lee, P And A Asquith, Mr P And Mrs J Hudson, Mr Richard Kimmings, Ms Anne Wright,

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SITE:

The application site lies to the eastern side of the A169 (Malton Road) approximately 800 metres to the south of Pickering Town Centre. Its western boundary abuts the A169; its northern boundary abuts Crossgate Lane and its southern and eastern boundaries are formed by field hedgerows with agricultural land beyond.

The site has a total area of approximately 4.4ha which, until recently, was in agricultural use. The site is bisected by four relatively narrow 'strip' fields which are marked by hedgerows and hedgerow/trees with some gaps in between.

The site is located outside of, but immediately adjacent to the 'saved' development limits of the town which in this locality, follow the curtilages of residential properties on Malton Road; Crossgate Lane and Outgang Road.

PROPOSAL:

This proposal has been submitted for the approval of the outstanding reserved matters following the grant of the earlier outline planning permission, reference 13/00016/MOUT which was approved on 21 January 2014.

The outline planning permission included approval of access, scale and layout and the application, therefore, only seeks approval for the external appearance of the buildings and the landscaping of the site. Members will recall that a significant amount of illustrative material uses also submitted with the outline application and the current application is consistent with that approach.

In addition to the reserved matters, applications to discharge numerous detailed conditions on the outline permission have been submitted which are being discharged in the normal manner under officer delegated powers.

Members will recall that there was much discussion with regard to the principle of the development and the scale and position of the buildings proposed with the outline planning permission. These matters are, however, all approved under the earlier permission and cannot be re-visited as part of this reserved matters application.

For Members information, the general proportions of the buildings is as follows:-

The application comprises a mixture of different types of accommodation in a range of one and two bedrooms, all of which are accessed via a new entrance off Malton Road. The bungalows are arranged around the south, west and part of the northern periphery's of the site. Typically, they have eaves heights of 2.4m and apex heights varying between 5.3 and 6 metres depending upon the particular design of unit.

The care suite/apartments and community facilities buildings is located in the north-western section of the site, close to the junction with Crossgates Lane and Malton Road. This block of buildings is set predominantly over two and three stories with the two-storey elements located close to the north and western boundaries of the site. The three-storey element shown on the submitted plans and elevations incorporates 12No. of the apartments listed in the description of the development. This element is located towards the centre of the site.

The eaves and apex heights of the two-storey buildings typically range between 5.2 and 6 metres and 8.5 and 9.6 metres respectively. The three-storey elements have eaves and apex height of approximately 8.2 and 11.5 metres respectively.

HISTORY:

13/00016/MOUT: The erection of a retirement community of 168no. assisted living units comprising 90no. care suites/apartments and 78no. bungalows together with associated community facilities, access, parking and landscaping (site area 4.37ha) - Approved 21.01.2014

POLICY:

National Planning Guidance

National Planning Policy Framework:

The presumption in favour of sustainable development - Paras 11, 12, 13 and 14

Core planning principles - Para 17

Promoting sustainable transport - Para 34

Delivering a wide choice of high quality homes - Paras 48, 49 and 50

Promoting healthy communities - Para 69

Meeting the challenge of climate change, flooding and coastal change - Paras 98 and 103

Conserving and enhancing the natural environment - Para 109

Conserving and enhancing the historic environment - Paras 129, 131, 132, 135 and 139

Determining applications - Paras 196 and 197

Enforcement - Paras 214, 215 and 216

Local Planning Policy

Ryedale Local Plan

‘Saved’ development limits

Adopted Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP2 - Delivery and Distribution of New Housing

Policy SP3 - Affordable Housing

Policy SP4 - Type and Mix of New Housing

Policy SP12 - Heritage

Policy SP13 - Landscape

Policy SP14 - Biodiversity

Policy SP18 - Renewable and Low Carbon Energy

Policy SP19 - Presumption in Favour of Sustainable Development

APPRAISAL:

As mentioned earlier in this report, the outline planning permission establishes that the principle of the development, its layout and scale are already approved. The outline permission also established the matters relating to archaeology and impact on heritage assets were fully considered at the time the outline permission was granted.

Design Approach

The outline permission was also accompanied by a Design & Access Statement which set out in detail, the approach to the development of the site. The design approach was considered by Members at outline stage and illustrative elevations were produced to show how the scheme could be developed. The precise details of the appearance of the buildings was, however, reserved and is the subject of this current application.

The details plans and elevations submitted accord with the illustrative plan and elevations previously shown to Members and they are considered to be appropriate to the local vernacular in terms of their scale, appearance and palette of materials proposed. They include the use of natural clay pantiles and slate. These roofing materials are particularly welcome because the site is located on the edge of the market town and it is considered that the roofscape will be the most obvious aspect of the scheme when viewed from the adjacent public vantage points.

Landscaping

The application has been accompanied by detailed plans and a method statement. These are submitted in order to accompany this reserved matters application and also in order to discharge detailed Condition No. 24 of the outline permission (landscape method statement).

The submitted information has been considered by the Council’s Tree & Landscape Officer who considers the details to be acceptable.

It is of note, however, that NYCC Highways have currently objected to the detailed siting of some tree species adjacent to the main spine road within the site which have the potential to cause root damage to soakaways and branches overhanging the highway. This requires a minor amendment to the submitted landscaping plans and Members will be updated at the meeting.

NYCC Archaeology

Have no objection and note that they have recently approved a Written Scheme of Investigation required by Condition No. 21 of the outline permission. It is not necessary, however, to repeat the need for the condition as part of this reserved matters application.

Yorkshire Water

Yorkshire Water's initial comments relating to the drainage of the site are noted. Members will note that details to discharge the relevant drainage conditions have now been submitted and considered acceptable by both Yorkshire Water and the local Internal Drainage Board.

Third Party Comments

Five letters have been received from local residents. Four objections raising the following points:-

- Loss of Greenfield site;
- Concern at location of 3-storey elements of the scheme;
- Concern over construction traffic using Crossgate Lane;
- Impact on the Doctors surgery;
- Landscape Management Plan required by outline planning permission;
- Maintenance of hedge heights;
- Lighting detail needed; and
- Concern over pedestrian/access location.

The suggested letter identifies the need for such accommodation in the town which is needed for an aging population and will help to free-up family housing.

The Town Council's comments are appended to this report. It raises issues relating to hedgerow maintenance and enhancement and tree protection. In addition, the Town Council query the position of the pedestrian link on Crossgate Lane and overall parking levels in the scheme. However, both of these latter points were considered at outline stage by NYCC Highways and considered to be acceptable in terms of both vehicular and pedestrian safety.

In summary, this reserved matters scheme is considered to accord with the outline planning permission and furthermore, that the design and landscape approach is appropriate.

RECOMMENDATION: **Approval subject to receipt of amended landscaping plan**