

**Item Number:** 14  
**Application No:** 14/01207/MOUT  
**Parish:** Sherburn Parish Council  
**Appn. Type:** Outline Application Major  
**Applicant:** Gladman Developments Limited (Mrs Emma Tutton)  
**Proposal:** Demolition of 1 no. existing cow shed, erection of up to 73 no. residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, childrens play area, surface water attenuation, a vehicular access point from Sked Dale road and associated ancillary works (site area 3.16ha)  
**Location:** Land At Manor Farm Sherburn Malton North Yorkshire

**Registration Date:**  
**8/13 Wk Expiry Date:** 9 February 2015  
**Overall Expiry Date:** 17 December 2014  
**Case Officer:** Alan Hunter **Ext:** Ext 276

#### CONSULTATIONS:

<b>Highways Agency (Leeds)</b>	No objection
<b>Sustainable Places Team (Yorkshire Area)</b>	No objection
<b>Land Use Planning</b>	Recommend condition
<b>North Yorkshire Education Authority</b>	Contributions sought
<b>Building Conservation Officer</b>	No objection
<b>Countryside Officer</b>	No objection subject to mitigation and enhancement works
<b>Tree &amp; Landscape Officer</b>	No objections
<b>Environmental Health Officer</b>	Concerns raised re noise levels
<b>Archaeology Section</b>	Advises submission of Written Scheme of Investigation and to carry out trial trenching and a High Resolution geophysical survey.
<b>Housing Services</b>	Comments received regarding house types
<b>Parish Council</b>	Concerns
<b>Highways North Yorkshire</b>	Recommends conditions
<b>Vale Of Pickering Internal Drainage Boards</b>	No objection

**Neighbour responses:** Ms P Adamson, Mr & Mrs A Lewis, Mrs A M Holdsworth, Mrs Fiona Cundall,

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#### SITE:

The application site is rectangular in shape measuring 280m in width at its largest by 120m in depth and approximately covers an area measuring 3.16 hectares. The site is used for agriculture, including grazing land and part of an existing farmstead. The site is located outside the development limits of Sherburn. To the south is arable land, with Sked Dale Road running along the western boundary and farm buildings located to the north east of the application site. The A64 (T) runs along the northern boundary with a large industrial site (Kingspan) and a range of outbuildings (currently being converted to holiday accommodation) associated with Corner Farm (Grade 2 listed) on the opposite side of the road. To the east is a stream with Low Mill, a residential property and outbuildings on the eastern side. The site lies on the south eastern side of the crossroads that runs through Sherburn.

There is a levels difference of approximately 5m across the entire site, with the south-western side being the highest part and the north-eastern side being the lowest part of the site. The proposed application site is located within Flood Zone 1, representing the lowest risk of flooding from any source. The site is also located within an area of known archaeological importance.

## **PROPOSAL:**

Outline planning permission is sought for the demolition of 1 no. existing cow shed, erection of 73 no. residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, children's play area, surface water attenuation, a vehicular access point from Sked Dale road and associated ancillary works.

At this stage only access is to be considered. The access is proposed to be on the western side of the site from Sked Dale Road. A Framework Plan has been submitted that indicates how 73 dwellings could be accommodated on the site.

The following documents have been submitted with the proposal and are available to view online:

- Design and Access Statement
- Planning Statement
- Archaeology Statements
- Travel Plan
- Transport Assessment
- Flood Risk Assessment and Surface Water Drainage Strategy
- Noise Assessment
- Statement of Community Involvement
- Ground Condition report
- Ecology and Wildlife report
- Framework Plan
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Air Quality Assessment
- Built Heritage Statement
- Utilities
- Affordable Housing Statement
- Sustainability Report
- Socio - Economic Sustainability Statement
- Topographical Survey

This application has been screened by officers and it has been determined that the proposal does not constitute 'Environmental Assessment Impact' development.

## **HISTORY:**

There is no directly relevant planning history relating to this application site.

## **POLICY:**

### National Policy Guidance

National Planning Policy Framework 2012 (NPPF)  
National Planning Policy Guidance 2014, (NPPG)

### Local Planning Strategy; adopted 5 September 2013

Policy SP1 - General Location of Development and Settlement Hierarchy  
Policy SP2 - Delivery and Distribution of New Housing  
Policy SP3 - Affordable Housing  
Policy SP4 - Type and Mix of New Housing

Policy SP11 - Community Facilities and Services  
Policy SP13 - Landscapes  
Policy SP14 - Biodiversity  
Policy SP15 - Green Infrastructure Networks  
Policy SP16 - Design  
Policy SP17 - Managing Air Quality, Land and Water Resources  
Policy SP18 - Renewable and Low Carbon Energy  
Policy SP19 - Presumption in favour of sustainable development  
Policy SP20 - Generic Development Management Issues  
Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

#### **APPRAISAL:**

The main considerations in relation to this application are:

- The principle of the proposed development;
- Whether the site could accommodate 73 dwellings on site with regard to the Framework Plan;
- Whether the proposed dwellings could have a satisfactory level of residential amenity with particular regard to potential noise and disturbance;
- Whether the proposed development could have an adverse effect upon the amenity of adjoining properties;
- Highway safety;
- Impact upon trees
- Affordable Housing;
- Drainage;
- Designing out crime;
- Impact upon the character of the surrounding area;
- Protected species;
- Potential ground contamination;
- The potential impact of the proposals upon archaeology;
- Public Open Space; and
- Developer contributions.

This application is a 'Major' application and in accordance with the Council's Scheme of Officer Delegation has to be determined by the Planning Committee.

At the present time there are a number of outstanding issues that are being considered further by the applicant. However, it is unlikely that these issues can be fully resolved before the January meeting and it is not possible, therefore, to provide a detailed appraisal of the proposal at this stage. Given that this is a 'Major' application, it is considered that Members of the Planning Committee may wish to undertake a site inspection, prior to determining this application at the February meeting.

**RECOMMENDATION:**                      **To consider a Site Inspection**

#### **Background Papers:**

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