

**Item Number:** 8  
**Application No:** 15/00616/MREM  
**Parish:** Malton Town Council  
**Appn. Type:** Approval of Reserved Matters Major  
**Applicant:** Linden Homes  
**Proposal:** Erection of 34no. two bedroom dwellings, 59no. three bedroom dwellings and 81no. four bedroom dwellings together with associated access, garaging and landscaping to include formation of earth bund to eastern site boundary. Phase 1 site area 6.32ha (outline approval 14/00427/MOUTE dated 24.03.2015 refers).  
**Location:** The Showfield Pasture Lane Malton North Yorkshire

**Registration Date:**  
**8/13 Wk Expiry Date:** 21 August 2015  
**Overall Expiry Date:** 1 July 2015  
**Case Officer:** Gary Housden **Ext:** 307

#### CONSULTATIONS:

<b>Archaeology Section</b>	Recommend conditions
<b>LEP Mr A Leeming</b>	No views received to date
<b>Parish Council</b>	No views received to date
<b>North Yorkshire Police Architectural Liaison Officer</b>	Support - no concerns or issues
<b>Natural England</b>	No views received to date
<b>Sustainable Places Team (Yorkshire Area)</b>	No views received to date
<b>NY Highways &amp; Transportation</b>	No views received to date
<b>Vale Of Pickering Internal Drainage Boards</b>	No comments
<b>Land Use Planning</b>	Recommend conditions
<b>Countryside Officer</b>	Recommend conditions
<b>Environmental Health Officer</b>	No views received to date
<b>Housing Services</b>	Comments made
<b>Tree &amp; Landscape Officer</b>	Detailed comments - objects to the loss of tree belt
<b>Head Of Planning Services</b>	No views received to date
<b>Economic Development</b>	No views received to date
<b>National Grid Plant Protection</b>	No views received to date
<b>North Yorkshire Education Authority</b>	No views received to date
<b>Highways North Yorkshire</b>	Recommend previous conditions (plus minor revision to layout)

**Neighbour responses:** Mr Ricardo Valantino, Mr Duncan Humphreys,

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**SITE:**

The showfield site at Pasture Lane, Malton is comprised of two parcels of farmland, together with a small group of disused farm buildings. Pasture Lane abuts the southern site boundary with the A64 trunk road, forming the northern site boundary. To the east at lower level, is the established Showfield Lane industrial estate and to the west is Outgang Road, an un-surfaced lane which runs from Showfield Lane and which crosses the A64.

Further to the west is a substantial housing estate under construction by Taylor Wimpey Ltd. Three separate residential properties are located adjacent to the south-western corner of the site. The site generally falls from west to east and it is also elevated above the ground levels on Showfield Lane industrial estate. The land also rises from south to north across the parcel of land denoted as 'show ground'.

## **PROPOSAL:**

This application is for the approval of reserved matters for Condition No. 2 of the outline planning permission granted on 24 March 2015, reference 14/00427/MOUTE.

The outline planning permission had already sought approval for the detail of access and the current application seeks approval for the layout, scale, appearance of the buildings including a materials schedule and landscaping. The application is accompanied by a Design & Access Statement produced by STEW Architecture.

The outline planning permission was accompanied by thirty four planning conditions which will be the subject of separate discharge procedures. The agents have, however, confirmed that this reserved matters submission has been designed to comply with key elements of the outline planning permission with particular regard to drainage, access, noise, crime prevention, sewer protection and the provision of 5% of the dwellings as bungalows.

The details provide for the creation of 174No. dwellings in total as part of this phase of the development, together with the erection of the noise attenuation bund along with the entire eastern boundary of the site.

The accommodation is proposed to be:

- 8No. 2-bed bungalows;
- 26No. 2-bed terraces;
- 49No. 3-bed terraced/semi-detached/detached units;
- 10No. 3-bed semi-detached; and
- 81No. 4-bed detached houses

The access point into the site is via a roundabout onto Showfield Lane. The road layout shown on this phase of the development closely follows the 'indicative' plans submitted as part of the outline application.

Prior to the submission of the application, the applicant submitted a pre-application proposal. The design of the layout and in particular, the individual house types have been amended to reflect the advice given by officers on the pre-application proposal.

The application has been accompanied by detailed reports including a Design & Access Statement; Design Statement; Environmental Noise Survey and Assessment Review; Arboricultural Method Statement; and Impact Assessment. All of these can be viewed on the Council's website.

For ease of reference, the agents covering letter of 22 May 2015 and Design & Access Statement are appended to this report.

## **HISTORY:**

14/00427/MOUTE: Outline planning permission for erection of circa 227 dwellings with associated development (site area 11.9ha) - Approved 24.03.2015

## **POLICY:**

### Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy  
Policy SP6 - Delivery and Distributing of Employment Land and Premises  
Policy SP9 - The Land-Based and Rural Economy  
Policy SP10 - Physical Infrastructure

Policy SP 12 - Heritage  
Policy SP 13 - Landscapes  
Policy SP 16 - Design  
Policy SP 17 - Managing Air Quality, Land and Water Resources  
Policy SP 19 - Presumption in Favour of Sustainable Development  
Policy SP 20 - Generic Development Management Issues  
Policy SP 22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

### **APPRAISAL:**

The principle of the development has already been established by the grant of planning permission granted earlier this year, subject to the stipulations required by condition and the submission of the remaining detailed reserved matters.

In the context of the remaining reserved matters and the consultees received, the following matters remain relevant to the approval of this reserved matters application.

The main considerations are:-

- Layout/scale/mix and design;
- Landscaping/tree issues;
- Highways/access;
- Noise/residential amenity;
- Drainage;
- Secured by Design; and
- Archaeology

Whilst the principles of the layout were shown on the illustrative plan accompanying the outline planning application, the reserved matters still require approval for the layout of the site. Access into the site from Pasture Lane is 'fixed' via the roundabout shown on the submitted layout with a large area of Public Open Space (approximately 0.5ha) shown adjacent to the southern boundary of the site.

The layout is shown in more detail with the reserved matters scheme and follows the approach promoted at outline stage with main 'spine roads' running broadly north-south, linked across the northern extent of Phase 1. The interior of the site is accessed via smaller estate roads, shown mainly surfaced with block pavings as an alternative surface material.

The net area of the site, excluding the large area of Public Open Space at the front of the site, is approximately 5.8 hectares, giving an overall density of dwellings at 30 units/hectare net.

All of the dwellings are two-storey with the exception of 8No. single-storey dwellings, submitted to satisfy the requirements of Policy SP4 of the Ryedale Plan - Local Plan Strategy which requires 5% of all new homes in schemes of 50 dwellings or more to be built as bungalows.

The variety and type of dwellings have been considered prior to the submission of the application, with standard house types modified to reflect traditional vernacular details found in the town.

The mix of dwellings is set out earlier in this report. The mix of house types is considered to be acceptable. In particular, the scheme provides for a significant amount of smaller sized market housing units, mostly promoted as terrace and smaller semi-detached units.

The application is accompanied by individual house type, designs, a series of street scenes and a full materials schedule. The palette of materials is considered to reflect the colour and profile of tiles and bricks found in the locality. Samples of the materials proposed have been requested and will be available for consideration at the meeting.

### Landscaping/Tree Issues

The application is accompanied by detailed landscaping drawings to accompany the arboricultural method statement and impact assessment. The information also includes details of tree protection in respect of those trees which are proposed to be retained.

The major consideration in respect of this issues relates to the proposed removal of trees and saplings along part of the eastern site boundary, abutting the rear of commercial premises on Showfield Lane.

However, Members will be aware that at outline stage, there was a requirement for the developer to build and construct a substantial acoustic screen in the form of an acoustic fence and bund along this entire boundary. Without the screen, the future amenity of the residents living along this part of the site would not be protected to the satisfaction of the Council's Environmental Health Officer. Condition Nos. 18, 19 and 33 of the outline permission were imposed to ensure that this level of amenity was protected.

In order to mitigate this impact, the landscape plan proposes the planting of replacement trees and shrubs on either side of the bund and these will be the subject of the detailed landscaping scheme and method statement required by Condition Nos. 15 and 16 of the outline permission.

Officers are, however, continuing to negotiate with the developer to investigate retention of existing trees/saplings where possible adjacent to the south-eastern corner of the site where views from Pasture Lane are most apparent. Members will be updated on the late pages or at the meeting.

### Highways/Access Issues

NYCC Highways have made comments requiring minor revisions to the scheme in respect of driveway lengths, position of traffic calming features and the precise location of the first distributor road when entering into the site.

The layout plan has been amended to reflect these requirements and the formal comments of NYCC Highways are awaited. Members will be updated at the meeting.

### Noise/Residential Amenity

In principle, the EHO has confirmed no objection to this development at outline application stage. Details discharge of conditions 19, 19 and 33 remains. However, the reserved matters proposed are accompanied by a Noise Survey Assessment Review report and the required bunding and acoustic fencing is shown along the eastern site boundary as anticipated. Comments of the EHO are also awaited and will be reported to Members.

### Drainage

Yorkshire Water have repeated conditions previously recommended for the outline planning permission. No other comments have been received, although it is of note that again, the outline permission will require the formal discharge of a package of sustainable drainage solutions and both foul and surface water details to be agreed before any development commences. These are covered by Conditions 3, 4, 6, 7, 24 and 28 of the outline planning permission.

### Secured by Design

The Police Designing Out Crime Officer has no concerns and is pleased that most, if not all of his recommendations have been considered and incorporated into the design of the scheme.

## Archaeology

Due attention to the need for further investigation - this is already covered by Condition Nos. 08 and 29 and 30 and 31 of the outline permission.

## Third Party Responses

Malton Town Council have not responded to their consultation on this application.

Two letters have been received objecting to the scheme, raising the following points:-

- Too many houses being built at the town - adverse impact on infrastructure, especially roads;
- Extra noise (traffic); and
- Loss of view

The above comments from third parties were considered at outline stage. Members will note that the application was accompanied by detailed transport information and no objections were raised from NYCC Highways or Highways England.

Similarly, the EHO did not object to the scheme subject to the imposition of appropriate conditions.

Members will be aware that the loss of (or spoiling of) a view is not a material consideration.

In the light of the earlier grant of outline permission and the detailed assessment above, it is considered that there are no grounds to withhold approval of the reserved matters.

## **RECOMMENDATION: Approval of reserved matters subject to final responses of outstanding consultees**

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

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

## **Background Papers:**

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