

Item Number: 9
Application No: 15/01522/73AM
Parish: Malton Town Council
Appn. Type: Major Non Compliance Conditions
Applicant: Taylor Wimpey (North Yorkshire) Ltd
Proposal: Variation of Conditions 04 and 08 of approval 11/01182/MREM dated 26.10.2012 by submission of amended and additional plans in relation to landscaping
Location: Land North Of Broughton Road Malton North Yorkshire

Registration Date: 24 December 2015 **8/13 Week Expiry Date:** 24 March 2016
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

NY Highways & Transportation Tree & Landscape Officer	No views received to date
NY Highways & Transportation Parish Council	No views received to date
Tree & Landscape Officer Parish Council	No views received to date
Tree & Landscape Officer Parish Council	Satisfied - comments made
Parish Council	No views received to date

Neighbour responses: Mr William Caldwell, Tania Harris,

Overall Expiry Date: 16 March 2016

Introduction

See earlier report for 15/01517/73AM. Amended plans are awaited to address access concerns relating to application 15/01517/73AM. Recommendation Approval subject to the receipt of satisfactory amended plans and subject to the following conditions.

RECOMMENDATION: Approval

1 Unless otherwise agreed in writing prior to the occupation of any dwellings hereby approved, post construction noise monitoring shall take place at Plot 1 as shown on plan no. Y81:817/03AC. If the noise monitoring identifies noise levels that fail to comply with the submitted noise modelling, details of further mitigation to attenuate noise to all sensitive properties shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority, no properties upon Plots 2 - 4 (inclusive) and 40 - 62 (inclusive) shall be occupied until one of them has been subject to post construction noise monitoring that demonstrates compliance with the submitted noise modelling.

Reason:- In the interests of residential amenity, and to satisfy the requirements of the National Planning Policy Framework.

2 The play area shown on drawing no. 2202/21 shall be completed in accordance with the submitted details prior to the occupation of 50% of the dwellings hereby approved, unless an extension has first been agreed in writing by the Local Planning Authority.

Reason:- To ensure delivery of the play area, and to satisfy the requirements of the National Planning Policy Framework and Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 3 A phasing plan for the delivery of all the landscaping and earth mounding shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any construction work on site. Thereafter, all landscaping shall be carried out in accordance with the agreed phasing.

Reason:- In the interests of maintaining the character of the area, and to satisfy the requirements of Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 4 Unless an alternative scheme has first been agreed in writing by the Local Planning Authority, the landscaping shall be carried out in complete accordance with drawing nos. 2202/12 rev W, 2202/13 rev W, 2202/14 rev W, 2202/15 rev W, 2202/16 rev W, 2202/17 rev W, 2202/18 rev G, 2202/22 and 2202/23A.

Reason:- In the interests of the visual amenity, and to satisfy the requirements of Policy SP13 of the Ryedale Plan - Local Plan Strategy

- 5 Unless any alternative materials are first agreed in writing by the Local Planning Authority, the development hereby approved shall be carried out in accordance with the materials detailed on drawing no. Y81:817/06G and on the itemised plot schedule.

Reason:- In the interests of maintaining the character of the area, and to satisfy the requirements of Section 7 of the National Planning Policy Framework and Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of such works on site, the method of planting the trees adjacent to Plots 83, 84, 86 and 87 shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- By virtue of the restricted area available for tree planting, and to satisfy the requirements of Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 7 Notwithstanding the details shown on drawing no. 2202/18C and prior to the commencement of such works on site, precise details of all hardsurfacing shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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

Drawing No. Y81:817.03AC - Proposed Site Layout;
Drawing No. Y81:817.04AC - Proposed Site Layout;
Drawing No. Y81:817.05AC - Proposed Site Layout;
Drawing No. Y81:817.06G - Provisional Materials Layout;
Drawing No. Y81:817.7 - Lindisfarne (TSS) - Plans;
Drawing No. Y81:817.8 - Lindisfarne (TSS) - Elevations;
Drawing No. Y81:817.9 - Lindisfarne (TSS) - Elevations ;
Drawing No. Y81:817.10 - Flat over garage - Plans and Elevations;;
Drawing No. Y81:817.11 - Flatford - Plans and Elevations;
Drawing No. Y81:817.12 - Gosford - Plans and Elevations;
Drawing No. Y81:817.13 - Halliford - Plans and Elevations;
Drawing No. Y81:817.14 - Portland - Plans;
Drawing No. Y81:817.15 - Portland - Elevations;
Drawing No. Y81:817.16 - Tildale - Plans;

Drawing No. Y81:817.17 - Tildale - Elevations;
Drawing No. Y81:817.18 - Tildale Special - Plans;
Drawing No. Y81:817.19 - Tildale Special - Elevations;
Drawing No. Y81:817.20 - Rowan - Plans;
Drawing No. Y81:817.21 - Rowan - Elevations;
Drawing No. Y81:817.22 - Rowan - Elevations;
Drawing No. Y81:817.23 - Bradenham - Plans;
Drawing No. Y81:817.24 - Bradenham - Elevations;
Drawing No. Y81:817.27 - Midford - Plans;
Drawing No. Y81:817.28 - Midford - Elevations;
Drawing No. Y81:817.29 - Arlington - Plans;
Drawing No. Y81:817.30 - Arlington - Elevations;
Drawing No. Y81:817.31 - Arlington Special - Plans;
Drawing No. Y81:817.32 - Arlington Special - Elevations;
Drawing No. Y81:817.33 - Downham - Plans;
Drawing No. PB35/06/PL2A
Drawing No. PB35/6/PL1
Drawing No. PB41/5/PL2 Rev A - Easton
Drawing No. Y81:817.34 - Downham - Elevations;
Drawing No. Y81:817.35 - Chillingham - Plans;
Drawing No. Y81:817.36 - Chillingham - Elevations;
Drawing No. Y81:817.37 - Easton - Plans;
Drawing No. Y81:817.38 - Easton - Elevations;
Drawing No. Y81:817.39 - Hadleigh - Plans;
Drawing No. Y81:817.40 - Hadleigh - Elevations;
Drawing No. Y81:817.41 - Hadleigh Special - Plans;
Drawing No. Y81:817.42 - Hadleigh Special - Elevations;
Drawing No. Y81:817.43 - Eynsham - Plans;
Drawing No. Y81:817.44 - Eynsham - Elevations;
Drawing No. Y81:817.45 - Lindisfame - Plans;
Drawing No. Y81:817.46 - Lindisfame - Elevations, Brick;
Drawing No. Y81:817.47 - Lindisfame - Elevations, Render;
Drawing No. Y81:817.48 - Whitchurch - Plans;
Drawing No. Y81:817.49 - Whitchurch - Elevations;
Drawing No. Y81:817.50 - Lavenham - Plans;
Drawing No. Y81:817.51 - Lavenham - Elevations;
Drawing No. Y81:817.52 - Barden - Plans and Elevations;
Drawing No. Y81:817.54 - Aydon - Plans and Elevations;
Drawing No. Y81:817.55 - Garage (sheet 1) - Plans and Elevations;
Drawing No. Y81:817.56 - Garage (sheet 2) - Plans and Elevations;
Drawing No. Y81:817.57 - Garage (sheet 3) - Plans and Elevations;
Drawing No. Y81:817.58 - Enclosures;
Drawing No. Y81:817.60D - Block Plans and Elevations - Sheet 1 of 15;
Drawing No. Y81:817.61D - Block Plans and Elevations - Sheet 2 of 15;
Drawing No. Y81:817.62D - Block Plans and Elevations - Sheet 3 of 15;
Drawing No. Y81:817.63D - Block Plans and Elevations - Sheet 4 of 15;
Drawing No. Y81:817.64D - Block Plans and Elevations - Sheet 5 of 15;
Drawing No. Y81:817.65E - Block Plans and Elevations - Sheet 6 of 15;
Drawing No. Y81:817.66D - Block Plans and Elevations - Sheet 7 of 15;
Drawing No. Y81:817.67D - Block Plans and Elevations - Sheet 8 of 15;
Drawing No. Y81:817.68D - Block Plans and Elevations - Sheet 9 of 15;
Drawing No. Y81:817.69D - Block Plans and Elevations - Sheet 10 of 15;
Drawing No. Y81:817.70D - Block Plans and Elevations - Sheet 11 of 15;
Drawing No. Y81:817.71D - Block Plans and Elevations - Sheet 12 of 15;
Drawing No. Y81:817.72D - Block Plans and Elevations - Sheet 13 of 15;

Drawing No. Y81:817.73C - Block Plans and Elevations - Sheet 14 of 15;
Drawing No. Y81:817.74B - Block Plans and Elevations - Sheet 15 of 15;
Drawing No. Y81:817.90G - Streetscapes AA, BB, CC - Sheet 1 of 4;
Drawing No. Y81:817.91F - Streetscapes DD, EE, FF - Sheet 2 of 4;
Drawing No. Y81:817.92G - Streetscapes GG, HH - Sheet 3 of 4;
Drawing No. Y81:817.93E - Streetscapes JJ - Sheet 4 of 4;
Drawing No. Y81:817.100C - Broughton Road Streetscape - Coloured;
Drawing No. Y81:817.101 - Outgang Lane Sections;
Drawing No. Y81:817.102 - Local Context and Character;
Drawing No. Y81:817.110 - Eaves Detail - Sheet 1 of 4;
Drawing No. Y81:817.111 - Eaves Detail - Sheet 2 of 4;
Drawing No. Y81:817.112 - Eaves Detail - Sheet 3 of 4;
Drawing No. Y81:817.113 - Eaves Detail - Sheet 4 of 4;
Drawing No. Y81:817.114 - Garage Eaves Detail - Sheet 4 of 4;
Drawing No. Y81:817.115 - Bay Window Detail;
Drawing No. 2202/12 rev W - Detailed Landscape Proposals (1 of 6);
Drawing No. 2202/13 rev W - Detailed Landscape Proposals (2 of 6);
Drawing No. 2202/14 rev W - Detailed Landscape Proposals (3 of 6);
Drawing No. 2202/15 rev W - Detailed Landscape Proposals (4 of 6);
Drawing No. 2202/16 rev W - Detailed Landscape Proposals (5 of 6);
Drawing No. 2202/17 rev W - Detailed Landscape Proposals (6 of 6);
Drawing No. 2202/18 rev G - POS Detailed Landscape Proposals;
Drawing No. 2202/21 - Play area;
Drawing No. 2202/22 rev A - Post Construction Details; and Plot Schedule
Drawing No 2202/23 Rev D Wall elevations
Drawing No 172:ABO Allotment Boundary Overlay
Arboricultural Method Statement
Plan Location of highway wall and trees to be removed

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