



PART A:	MATTERS DEALT WITH UNDER DELEGATED POWERS
REPORT TO:	PLANNING COMMITTEE
DATE:	12 APRIL 2016
REPORT OF THE:	HEAD OF PLANNING AND HOUSING GARY HOUSDEN
TITLE OF REPORT:	SLINGSBY, SOUTH HOLME AND FRYTON VILLAGE DESIGN STATEMENT
WARDS AFFECTED:	HOVINGHAM WARD (SLINGSBY, SOUTH HOLME AND FRYTON PARISH)

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 To seek approval to progress the Slingsby, South Holme and Fryton Village Design Statement (SSHFVDS) through the necessary procedural stages to be capable of being adopted as a Supplementary Planning Document (SPD).

2.0 RECOMMENDATION

- 2.1 It is recommended that:
- (i) The Slingsby, South Holme and Fryton Village Design Statement (Appendix 1) is approved for progression through the procedural requirements for the production of Supplementary Planning Documents.

3.0 REASON FOR RECOMMENDATION

- 3.1 Members of the community of Slingsby, South Holme and Fryton Parish have prepared a Village Design Statement (VDS). They are keen that the document is adopted as a Supplementary Planning Document (SPD) by Ryedale District Council, as the Local Planning Authority. SPDs supplement the policies of the Development Plan for the determination of planning applications. They provide amplification of established planning policy. An adopted VDS has weight in the decision making process. There is a statutory process for introducing SPDs and that it is important that this is followed before the Local Planning Authority adopted an SPD.

4.0 SIGNIFICANT RISKS

- 4.1 No significant risks are associated with this report. The production of planning policy

documents are subject to prescribed statutory requirements which will be followed if Members agree the recommendation.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 The Ryedale Local Development Scheme commits the authority to the preparation of Supplementary Planning Documents (SPDs) to support the implementation of the Ryedale Plan.
- 5.2 SPDs can cater for a range of topics, and it is not uncommon for Village Design Statements (VDSs) to be adopted formally as SPD. Members will be aware that VDS are commonly used by local communities to articulate what special qualities and features contribute to a place, and thus are of value. As such, when they are capable of being adopted as SPD, they provide further information and evidence to help in the implementation of policies relating to the preservation and enhancement of the built and natural environment. Outside of the formal planning application process, VDSs can also provide a useful source of information to those seeking to undertake minor works to their properties.
- 5.3 Before a Local Planning Authority can adopt an SPD it must be satisfied that consultation has been undertaken to inform the preparation of the document, and seek views on a draft version. The group who have prepared the draft version of the document have undertaken initial consultation to inform the drafting of the VDS. This is documented in Appendix 2 of this report.

REPORT

6.0 REPORT DETAILS

- 6.1 The draft Slingsby, South Holme and Fryton Village Design Statement is divided into themes. It provides historical content, and the settlement's evolution to present day. The document:
- Considers the setting of the village in the countryside, including important views in and around the settlement;
 - Describes and defines the layout of the village- and areas of differing character;
 - Provides details of the houses which create the special character of the village;
 - Describes views, setting and features through maps and photos;
 - Discusses features such as materials, roofs, utility fixtures and fittings, windows, doors, outbuildings (barns and sheds), property boundaries and gates;
 - Identifies: Landscape features and important trees and wildlife and habitats; and
 - Provides guidelines for future development and property alterations.
- 6.2 The SSHFVDS seeks to achieve the following:
- Identify features which should be protected/preserved;
 - Identify changes which could be harmful to the village's character; and
 - Help to guide new developments and alterations to existing buildings.

The aim is provide a locally-specific context to considering how new development and alterations can contribute to ensuring that Slingsby remains the attractive and valued village it is today, and that in Fryton and South Holme any new development is sensitive to its surroundings. Much of the older village of Slingsby is within a

Conservation Area, and there are a number of Listed Buildings. These are statutory designations which recognise the architectural and historic character of places and buildings. The Village Design Statement can complement these existing designations, and can provide guidance, even when Local Planning Authority approval is not required.

- 6.3 Officers have taken the view that the initial consultation undertaken by the local group who have been preparing the SSHFVDS (as set out in Appendix 2) is sufficient to meet requirements and expectations of the Regulations. To this end, it is considered that the document should progress through the remaining stages required to adopt the SSHFVDS as SPD. Most notably, this will include formal consultation on the document.
- 6.4 It is the responsibility of the Local Planning Authority to take Supplementary Planning Documents through a formal consultation process. Although Officers will need to work closely with the VDS Group to ensure that responses received from the consultation will be appropriately addressed.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:
- a) Financial
Consultation costs will be met from the existing service unit budget.
 - b) Legal
In order for Supplementary Planning Documents to be part of the Development Plan they must be subject to consultation in accordance with the prescribed regulations.
 - c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
Supplementary Planning Documents, once adopted, are part of the Development Plan, for assessing planning applications.

8.0 NEXT STEPS

- 8.1 The Slingsby, South Holme and Fryton Village Design Statement will be subject to a six week consultation period. The Officers will then review the comments received with the group who have produced the Slingsby, South Holme and Fryton Village Design Statement, and agree any amendments which are considered necessary. Members of the District Council will then be asked to consider the formal adoption of the VDS as a SPD.

Gary Housden
Head of Planning and Housing

Author: Mrs. Rachael Balmer, Planning Officer, Forward Planning and Conservation
Telephone No: 01653 600666 ext: 357
E-Mail Address: rachael.balmer@ryedale.gov.uk

Background Papers:

Slingsby, South Holme and Fryton Village Design Statement (Appendix 1)

Drafting consultation undertaken (Appendix 2)