

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 6
Application No: 14/01259/MFUL
Parish: Pickering Town Council
Appn. Type: Full Application Major
Applicant: Persimmon Homes (Yorkshire) Ltd (Mr Robin McGinn)
Proposal: Erection of 12 no. four bedroom dwellings, 27 no. three bedroom dwellings, and 13 no. two bedroom dwellings with associated garaging, parking, amenity areas, public open space, landscaping and formation of vehicular accesses and site roads
Location: Land To Rear Of Firthland Road Pickering North Yorkshire

Registration Date: 20 November 2014 **8/13 Week Expiry Date:** 19 February 2015
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Flood Risk (Stuart Edwards)	No further comments
North Yorkshire Education Authority	Contributions sought (superseded by CIL)
Countryside Officer	Recommend conditions
Archaeology Section	Advise scheme of archaeological mitigation and conditions
Housing Services	No objection
North Yorkshire Police Architectural Liaison Officer	In respect of 'designing out crime', it is still difficult to support this application.
Tree & Landscape Officer	Final comments awaited
Parish Council	No objection
Vale Of Pickering Internal Drainage Boards	Comments made
Sustainable Places Team (Yorkshire Area)	No further comments to make
Land Use Planning	Points to be addressed
Highways North Yorkshire	Final comments awaited

Neighbour responses: Ms Jane Hartley, Mr Toby Forsdyke, Mr And Mrs Keld, Dawn Morrison, Mrs S Russell, Mr David Hampshire, Mr John Quinlan, Miss Amanda Fields, Mr Matthew Bower, Jane, Lily, Miranda Hartley, Mr Richard Kimmings, Ms Rosemary Holt, Mr John Quinlan,

Overall Expiry Date: 11 May 2016

UPDATE REPORT

Members will be aware that the attached report was initially reported to Planning Committee on February 16th 2016. The application was deferred however without consideration or debate by Members, at the request of the applicant.

PLANNING COMMITTEE

10 May 2016

This was to enable them to address concerns raised by the Council's Housing Services Officer regarding the size of the flats to be provided as affordable units. Other updates since the previous report was written relate to Highways, comments of the Police Designing out Crime Officer, together with additional information in relation to comments from Yorkshire Water Services.

AFFORDABLE HOUSING PROVISION

A revised house type has now been submitted to take account of the concerns raised by Housing Services in relation to the size of the affordable flats. Housing services have confirmed that the proposed affordable housing units are acceptable. This is on condition that the revised Linton house types are 1 bedroom flats at the increased size of approximately 55sqm and the Henley are amended as the 2 bedroom house type.

HIGHWAYS

The Highways Authority advised that they had no objection in principle to the housing development. However as referred to in the attached report, further details were requested in relation to traffic calming measures on the main spine road, and also additional parking spaces to Plots 17 and 18, to take account of revised North Yorkshire County Council Interim Parking Standards. The revised plans take account of these issues, and the formal comments of the North Yorkshire Highways are awaited. For information, North Yorkshire Highways responded to comments made by Pickering Town Council:

PARKING

The proposals have been assessed under the general advice contained within the Planning Practice Guidance – overarching principles on Travel Plans, Transport Assessments and Statements which has sought to ensure the development does not result in congested streets, and rather not on the principles of maximum parking provision advocated in previous guidance. Subsequently, the vast majority of the new dwellings now meet the interim parking standards advice previously mentioned.

Further I have ensured that on-street parking remains for the residents of Firthland Road opposite the site, which was not originally planned.

TRAFFIC MOVEMENT

The application was submitted with a Transport Statement which identified peak hour movements of less than 30 vehicles. Given that there are 2 access points onto the A170 (3 with Anchorite Lane), it is not considered that the development will give rise to unacceptable traffic congestion. However, I have looked at the construction phase, whereby larger vehicles will be accessing the site, and recommended a condition to cover routes and timings of site / delivery traffic. This is likely to involve a one-way arrival and departure system, and look to introducing temporary waiting restrictions along certain short lengths of the immediate highway network within the working day, to ensure this traffic is able to pass along the highway safely and satisfactorily.

VERGES

Other than for the purpose of visibility and accommodating underground statutory undertakers' apparatus, verges would not normally be adopted by the highway authority. Given that the new estate road will be a 20mph design speed. Most of the verges shown will be for amenity purposes. It is advised that the applicant should be asked to provide a suitable commuted sum in agreement with the planning authority and Town Council to ensure a suitable long-term maintenance regime can be upheld for the new areas proposed.

FOOTPATH LINK – GREENLANDS ROAD

This is not currently maintained by the highway authority, and as it is likely that the primary reason for connecting to this link will be to access the play area, it is not intended to have this footway adopted as part of the highway footway network. A suitable link is provided through the new development and out onto Firthland Road and the wider network, including into Greenlands Road.

Again the applicant should be asked to consider the future maintenance requirements through a commuted sum agreement.

YORKSHIRE WATER SERVICES

The site layout includes a landscaped bund to provide noise mitigation in relation to Westgate Carr Industrial Estate. The consultation response from Yorkshire Water Services raised concern regarding its location in relation to a public rising main that crosses that parcel of land. The revised plan takes account of the concern raised, and shows a revision to the location of the bund. The formal comments of Yorkshire Water Services are awaited.

POLICE DESIGNING OUT CRIME OFFICER

The consultation response from the Police Designing Out Crime Officer states that it is difficult to support the application, but acknowledges that officers have to balance public safety and the need to deter crime and vandalism against other material considerations. The main points raised are;

- rear parking courts and tandem parking spaces are not supported
- Affordable housing concentrated in one corner
- inappropriate sub-divisional fencing
- insecure rear gardens as a result of uncontrolled access from the front, leaving rear gardens vulnerable
- gating of rear service alleyways
- footpath link between the development and Greenlands Road
- Parking provision for site users and visitors.

In relation to the parking court, this is a result of ensuring adequate parking on-site, whilst ensuring that the street scene is not car dominated. The rear of the parking spaces will be landscaped, and this will include deterrent species of planting.

The site is relatively small, and it is therefore inevitable that affordable houses will be close together. Nevertheless they are within two groups on the site, with market housing between. Furthermore, the houses have been designed to incorporate the design ethos of the rest of the site. The majority of houses have fencing to rear gardens, however such fences can be increased in height should future occupiers consider it appropriate. The footpath link to Greenland has been provided to provide better accessibility and links with public open space. Most of the path is directly overlooked from four houses. In relation to parking provision for site users and visitors, the layout accords with North Yorkshire County Council Standards.

SUMMARY

The recommendation is one of Approval subject to:

- No objection from statutory consultees as a result of the re-consultation
- Conditions,
- And a Section 106 agreement in respect of securing the delivery of the affordable houses, and a management plan for the maintenance of open space.

Members are advised that the application is also liable for the Community Infrastructure Levy.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the buildings the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority. Such materials shall include details of the proposed walling, roofing, verge details and boundary treatment.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of dwellings hereby approved.. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

4 Prior to the commencement of the development hereby permitted, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies 16 and SP20.of the Ryedale Plan - Local Plan Strategy.

5 Unless otherwise agreed in writing by the Local Planning Authority, there shall be no rooflights on the rear of plots 11 to 16.

Reason:- To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy

6 Prior to the commencement of any building work on site, details of proposed planting to provide additional screening to the development, and supplement existing landscape features, shall be submitted to the Local Planning Authority for approval in writing. The submitted scheme shall consist of locally native species only, and specified in a planting schedule providing details of species, planting sizes and numbers of each species. The approved scheme shall be implemented within the first available planting season (Nov – March) following completion of the development. In the event of any plant dying , or become seriously diseased or damaged within a 5 year period following planting, it shall be replaced with similar species to a specification that shall be first agreed in writing with the Local Planning Authority unless the Local Planning authority give written consent to any variation.

Reason: To ensure that the development is properly integrated into its rural and to protect the amenities of neighbouring occupiers, in accordance with Policies SP13 and SP20 of the Ryedale Plan – Local Plan Strategy

- 7 In relation to plots 11 - 16 only, and notwithstanding the provisions of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or other alteration of a dwellinghouse

Class B: Additions etc to the roof of a dwellinghouse

Class C: Other alterations to the roof of a dwellinghouse

Class D: Porches

Class E: Buildings etc incidental to the enjoyment of dwellinghouse

Class F: Hard surfaces incidental to the enjoyment of a dwellinghouse

Class G: Chimneys, flues etc on a dwellinghouse

Class H: Microwave antenna on a dwellinghouse

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Prior to the occupation of the first dwelling, or such longer period as may be agreed in writing by the Local Planning Authority, the landscaped bund shown on drawing 687/001 Rev L, shall be carried out in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of maintaining the amenities of future occupiers of the dwellings hereby approved, and to satisfy the requirements of policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 9 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:

(1) Detailed engineering drawings to a scale of not less than 1:500 and based upon an accurate survey

showing:

(a) the proposed highway layout including the highway boundary to a 20mph design speed

(b) dimensions of any carriageway, cycleway, footway, and verges

(c) visibility splays

(d) the proposed buildings and site layout, including levels

(e) accesses and driveways

(f) drainage and sewerage system

(g) lining and signing

(h) traffic calming measures

(i) all types of surfacing (including tactiles), kerbing and edging.

(2) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the

centre line of each proposed road showing:

(a) the existing ground level

(b) the proposed road channel and centre line levels

(c) full details of surface water drainage proposals.

(3) Full highway construction details including:

(a) typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of

construction proposed for carriageways, cycleways and footways/footpaths

(b) when requested cross sections at regular intervals along the proposed roads showing the existing and

proposed ground levels
(c) kerb and edging construction details
(d) typical drainage construction details.
(4) Details of the method and means of surface water disposal.
(5) Details of all proposed street lighting.
(6) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
(7) Full working drawings for any structures which affect or form part of the highway network.
(8) A programme for completing the works.
The development shall only be carried out in full compliance with the approved drawings and details unless agreed otherwise in writing by the Local Planning Authority with the Local Planning Authority in consultation with the Highway Authority

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

- 10 No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/footpath from which it gains access is constructed to basecourse macadam level and/or block paved and kerbed and connected to the existing highway network with street lighting installed and in operation. The completion of all road works, including any phasing, shall be in accordance with a programme approved in writing with the Local Planning Authority in consultation with the Highway Authority before the first dwelling of the development is occupied.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.

- 11 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of highway safety.

- 12 There shall be no movement by construction or other vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until that part of the access(es) extending 20 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the approved details and/or Standard Detail number A1 (copy attached) and the published Specification of the Highway Authority. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority. Any damage during use of the access until the completion of all the permanent works shall be repaired immediately.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 13 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2 metres x 2 metres measured down each side of the access and the back edge of the footway of the major road have been provided. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with policy number SP20 of the Ryedale Plan - Local Plan Strategy and the interests of road safety to provide drivers of vehicles using the access and other users of the public highway with adequate inter-visibility commensurate with the traffic flows and road conditions.

- 14 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

(ii) An independent Stage 2 Safety Audit has been carried out in accordance with HD19/03 - Road Safety Audit or any superseding regulations.

(iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

a. Provision of tactile paving

b. Re-alignment / widening of Firthland Road from its junction with Manor Drive, to include vehicle parking bays along the north side, new vehicular turning head at the western extremity, footway, drainage, street lighting and kerbing works as considered appropriate to enable the proposed estate spine road to be satisfactorily connected into the local highway network, also include enhancements to road markings at the Manor Drive / Firthland Road junction. Submitted Drawing Number 687 / 001 Rev. K gives a layout indication of most of the works required.

c. 2 no. SLOW road markings on red anti-skid patches within the centre of the Firthland Road carriageway at the approach to the bend / junction with Anchorite Lane.

Reason:- In accordance with policy number SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

- 15 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 14 above: (Improvements to Firthland Road / Manor Drive as described in the condition)

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of the safety and convenience of highway users.

- 16 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 687/001 Rev. K or as amended. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

- 17 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

- 18 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety

- 19 During construction works there shall be no:

- (a) Medium Goods Vehicles up to 7.5 tonnes
- (b) Heavy Goods Vehicles exceeding 7.5 tonnes

permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 09.15 and 15.30 on Mondays to Fridays and 07.30 and 13.00 on Saturdays.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to avoid conflict with vulnerable road users.

- 20 Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway (Firthland Road and Manor Drive) has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of highway safety and the general amenity of the area.

- 21 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

- 22 Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HCV construction traffic, along with a traffic construction management safety plan, have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The plan shall include temporary waiting restrictions along certain short sections of the immediate highway network where considered necessary during working hours to help permit the safe and satisfactory passage of construction traffic.

Thereafter the approved routes shall be used by all vehicles connected with construction on the site and in accordance with the traffic construction management safety plan.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of highway safety and the general amenity of the area.

- 23 Prior to the development being brought into use, a Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:
- (i) the appointment of a travel co-ordinator
 - (ii) a partnership approach to influence travel behaviour
 - (iii) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
 - (iv) provision of up-to-date details of public transport services
 - (v) continual appraisal of travel patterns and measures provided through the travel plan
 - (vi) improved safety for vulnerable road users
 - (vii) a reduction in all vehicle trips and mileage
 - (viii) a programme for the implementation of such measures and any proposed physical works
 - (ix) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The Travel Plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the Travel Plan.

Reason:- In accordance with policy SP20 of the Ryedale Plan - Local Plan Strategy and to establish measures to encourage more sustainable non-car modes of transport.

- 24 Condition (A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
 2. Community involvement and/or outreach proposals
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the

site investigation

6. Provision to be made for archive deposition of the analysis and records of the site investigation

7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan – Local Plan Strategy and Section 12 of the NPPF as the site is of archaeological interest.

No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan – Local Plan Strategy and Section 12 of the NPPF as the site is of archaeological interest.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan – Local Plan Strategy and Section 12 of the NPPF as the site is of archaeological interest

25 Ecology

26 Approved Plans -

Further conditions to follow as required by a result of re-consultation

Informatives

In imposing condition 09 above it is recommended that before a detailed planning submission is made a draft layout is produced for discussion between the applicant, the Local Planning Authority and the Highway Authority in order to avoid abortive work. The agreed drawings must be approved in writing by the Local Planning Authority for the purpose of discharging this condition.

You are advised that a separate licence will be required from the Local Highway Authority in order to allow any works in the adopted highway to be carried out. The ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by North Yorkshire County Council, the Highway Authority, is available at the County Council’s offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties