

Item Number: 8
Application No: 16/00251/MREM
Parish: Malton Town Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Commercial Development Projects (Mr Charles Vyvyan)
Proposal: Construction of retention pond with associated landscaping and construction of pumping station together with erection of perimeter fencing and formation of vehicular access: Phase 1 of reserved matters (outline approval 14/00426/MOUTE dated 24.03.2015 refers).
Location: Land At Edenhouse Road Old Malton Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 25 May 2016
Overall Expiry Date: 3 April 2016
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

Public Rights Of Way	Recommend informative
Lead Local Flood Authority	Comments made
Sustainable Places Team (Yorkshire Area)	No response
Parish Council	No response
Highways North Yorkshire	No objections
Land Use Planning	details submitted on drawing 4656-D1 (revision F) dated 26/01/2016 that have been prepared by JPG are not acceptable to Yorkshire Water as currently shown
Vale Of Pickering Internal Drainage Boards	No further comments to make
Archaeology Section	Scheme of archaeological evaluation should be undertaken and geophysical survey. Conditions recommended
Tree & Landscape Officer	no comments to make.
Countryside Officer	No comments to make
Land Use Planning	No objection in principle and comments made
Neighbour responses:	Nick Greenhalgh,

SITE:

This application is the first of the reserved matters applications to be submitted in relation to outline planning permission 14/00426/MOUT at the Eden House Rd site Old Malton. The full detail of the extent of the outline permission is set out in the history section of this report below .

Members will be aware that the outline permission extends to three parcels of land on either side of the Edenhouse Rd and this parcel relates to the southernmost site which is situated in front of the Eden camp museum and visible from the adjacent A169 and the minor county road.

PROPOSAL:

The outline application granted permission for a variety of business uses but also included permission for associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and associated highway works.

The illustrative plans submitted at outline stage envisaged a retention pond on the southern parcel and the current reserved matters application elaborates on the following details,

- The retention pond
- The associated pumping station and access to it.
- Landscaping

A full set of the submitted drawings are appended to this report together with the agents covering letter and a copy of the earlier approved plan submitted as part of the outline planning application

HISTORY:

14/00426/MOUT - Erection of new livestock market (sui generis) comprising circa. 2,850 sq m floorspace: Agricultural Business Centre comprising circa. 6,010 sq m of floorspace for uses within Use Class A1, A2, A3, D1, B1, B2, B8 and agricultural vehicle sales (sui generis); and new Business Park comprising circa. 19,040 sq m of floorspace for uses within Use Class B1, B2, and B8 including premises for The Ginger Pig comprising 1,790 sq m of floorspace (for uses falling within Class B1, B2, B8 and A1) along with (in respect of all elements) all associated development including drainage, provision of services, landscaping, boundary treatments, attenuation ponds and access and associated highway works. (Site area 17.8ha).

POLICY:

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 SP12 Heritage
Policy SP13 Landscapes
Policy SP14 Biodiversity
Policy SP16 Design
Policy SP20 Generic Development Management Issues

APPRAISAL:

The principle of development has already been established by the grant of outline planning permission. In this instance the matters for consideration therefore relate to the following detailed matters;

- Drainage
- Highways
- Ecology
- Landscaping
- Archaeology

Drainage

The reserved matters applications have been considered by the Vale of Pickering IDB, NYCC Lead Local Flood Authority and Yorkshire Water and no objections have been received. Members may wish to note that the IDB have confirmed that they will be taking over the maintenance of the area when the work is complete.

Highways

No objections are raised from NYCC highways subject to confirmation that the existing PROW in the vicinity of the site is protected and kept clear of any obstruction. An informative to confirm this is recommended.

Ecology

The outline planning permission highlighted the potential to enhance biodiversity on the site as a result of the development. The Landscaping plan produced by Smeeden Foreman has been designed to contribute to local and national objectives. The pond has been designed to provide habitat 'niches' and is positioned close to hedgerows to promote connectivity, variations in water levels to provide some standing water, the pond base to be sown with wet tolerant species and a hay meadow and hedgerow mix beyond the pond. The Council's Countryside Management Officer has no additional comments to make and the details are considered to be acceptable.

Landscaping

The Council's Tree and Landscape Officer similarly is happy with the details shown on the submitted landscape plan.

Archaeology

NYCC Heritage Services had originally expressed concern that this part of the site was not subject to a geophysical survey at outline stage and that further evaluation work should be undertaken prior to determination.

If however the council is minded to approve the application evaluation is required prior to commencement and a WSI condition is recommended.

The applicants advisors consider this part of the site to be low risk and advise that the best method of evaluation of the pond area is to 'strip, map and record' in order to monitor the topsoil strip and evaluate during work. In the circumstances they consider a pre determination evaluation is unnecessary in this area

Two further documents have since been submitted from Prospect Archaeology and CFA Archaeology on behalf of the applicant which have been forwarded to NYCC Heritage Services for further comment and response. Members may wish to note that no evidence of any surviving Roman activity has been found. Later evidence of former late 19th Century / 20th century field boundaries/structures are the only features discovered and it is anticipated therefore that NYCC 's initial concerns regarding archaeology on this part of the site have been addressed. Any further comments received from NYCC will be reported to members at the meeting

Other Matters

No response has been received from Malton Town Council

One third party letter has been received from a resident of Old Malton who considers that an alternative drainage solution could involve diverting Riggs Road Drain into the pond with a controlled outflow and that this might give an improved wider benefit at little extra cost. These comments are noted, however the local IDB have been involved at various stages in this process and consider the submitted details to be acceptable. Any further comments from the IDB in response will be reported to Members

RECOMMENDATION - Approval

Subject to no additional adverse comments being received from NYCC Heritage Services Approval is recommended to this reserved matters application