

Item Number: 14
Application No: 16/00013/MOUT
Parish: Malton Town Council
Appn. Type: Outline Application Major
Applicant: Commercial Development Projects/Fitzwilliam Trust Corp.
Proposal: Residential development (Use Class C3) for 87no. dwellings
Location: The Showfield Pasture Lane Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 7 April 2016
Overall Expiry Date: 17 February 2016
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

North Yorkshire Police Architectural Liaison Officer Comments and recommendations made and request for conditions to be added
NY Highways & Transportation Conditions recommended
Environmental Health Officer Conditions support
Countryside Officer Recommend condition
Sustainable Places Team (Yorkshire Area) No comments to make on this development
Land Use Planning Conditions recommended
Highways England No objection
Archaeology Section A further scheme of archaeological evaluation should be undertaken
Vale Of Pickering Internal Drainage Boards No objection
Parish Council Recommend refusal
Neighbour responses: Mr Ian Conlan, Paula Riley, Simon Thackray,

.....

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'.

The first phase of development on the site has commenced and is being built by Linden Homes. A further Phase 2 is expected under a further approval of reserved matters that will utilise the extent of the earlier planning permission.

Plans showing this site location are attached for Members information.

PROPOSAL:

This application is a further outline application which seeks planning permission for an increase of up to 87 dwellings on the northern extent of the Showfield site. The effect of this application would be to increase the permitted numbers of dwellings from 227 to 314.

The application is accompanied by a covering letter from the agents setting out the rationale and justification for the application. (see copy of letter appended to this report).

The application is accompanied by the following documents:-

Design and Access Statement
Transport Assessment
Air Quality Assessment
Flood Risk and Drainage Statement
And a Masterplan

In addition, the earlier technical reports relating to Noise; Geo Environmental Report, Archaeological Report, Ecological Report, Arboricultural Report and Landscape & Visual Assessment remain relevant to the current application.

The technical documents can be viewed on the Councils' website.

A copy of the approved plan for 14/00427, the approved layout for 15/00616 Phase 1 and the Masterplan for this application is appended for Members information.

RELEVANT DEVELOPMENT PLAN POLICY:

Ryedale Plan - Local Plan Strategy
Policy SP1 - General Location of Development and Settlement Hierarchy
Policy SP2 - Delivery and Distribution of New Housing
Policy SP3 - Affordable Housing
Policy SP4 - Type and Mix of New Housing
Policy SP10 - Physical Infrastructure
Policy SP11 - Community Facilities and Services
Policy SP12 - Heritage
Policy SP13 - Landscapes
Policy SP14 - Biodiversity
Policy SP15 - Green Infrastructure Networks
Policy SP16 - Design
Policy SP17 - Managing Air Quality, Land and Water Resources
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues
Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

HISTORY:

14/00427/MOUTE	Outline planning permission of circa 227 dwellings and associated works	March 2015
15/00616/REM	Revised matters approval for Phase 1 (174 units) (Approx 28 units / ha)	September 2015

APPRAISAL AND RECOMMENDATION: **To Follow**