

**Chris Morris**

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**Subject:** FW: 15/00423/MOUT - Land at Meadowfield, 40 Thornton Road, Pickering

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**From:** Claire Richards [<mailto:claire.richards@aahplanning.com>]  
**Sent:** 25 May 2016 15:07  
**To:** Gary Housden  
**Subject:** RE: Letter for attention of Gary Housden, Head of Planning and Housing

Dear Gary,

Thank you for your email.

Should the council consider noise attenuation to be necessary this can be provided within the reserved matters and through the build of the dwelling with appropriate mitigation.

A full noise assessment has been submitted with the application as part of ongoing discussions. In addition to this, a further noise response was submitted to Ryedale Council on the 8th December 2015 responding to further points raised by the Councils Environmental Health Officer. The scheme has now been significantly reduced from that which was submitted and even more so from the scheme which was dismissed at appeal. The proposal is significantly different to the appeal proposal and should be determined on its own merits. It is now proposed to build 5 properties in a linear character fronting Thornton Road. There are currently no proposals to develop the land which abuts the nearby industrial estate which was proposed in the appeal proposals. The submitted noise assessment has demonstrated that a larger development comprising 9 dwellings would be acceptable as such based on the proposals positioning on the revised plan the dwellings within the location proposed these dwellings would also conform. Reference has been made regarding the proposal and the appeal which was dismissed on this site however when the appeal was considered the circumstances surrounding the application site and the proposal itself are significantly different.

Firstly the proposal is significantly reduced proposing 5 dwellings as opposed to the 43 proposed in the appeal proposal. Additionally the positioning of MircoSmith Metals - and its extension and relocation from the Kirbymoorside Site - was a cause for concern within the previous application. When considering the appeal, MircoSmith Metals had a valid unimplemented planning permission, reference 11/00660ETM. This permission extended the time frame of application reference 08/00487MFUL, which granted planning permission for the erection of a two-storey extension to the north elevation, and a part-two-storey/part-single-storey office extension to the east elevation. Also included was a linked two-storey flat-roofed foundry building, refuse and cycle store, alterations to car parking layout with additional spaces, and the formation of additional vehicular access. The planning permission allowed for a significant expansion of the existing businesses in order to allow the relocation of the business from Kirbymoorside. This planning permission has now expired and MircoSmith Metals no longer reside at the application site as such this element of concern no longer exists.

Thirdly the neighbouring site has now been taken over and a recent application approved under application reference 15/00684/FUL. When considering the proposed development and it's the impact upon amenity the officer report states "the site is within a pre-existing industrial estate with no immediate residential dwelling". The neighbouring property is owned by the applicant and is located at a distance of 40 metres from the application as such this relationship with residential properties has been recently considered acceptable by the council. The revised plans only marginally show new residential development closer to this existing use than the existing dwelling. As such given the recent acceptance of this new use within close proximity to the existing residential use it is not considered that there are any grounds for resisting a proposal on this ground given that two uses currently exist and have recently been considered acceptable together.

I hope this satisfies any concerns you may have with respect to noise. As per my previous email, please could you provide me with your feedback on the suitability of the proposal as soon as possible?

Kind Regards

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Planning Consultant



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