

**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: 16/01317/MFUL
Parish: Sheriff Hutton Parish Council
Appn. Type: Full Application Major
Applicant: Partner Construction Limited (Mr G Metcalfe)
Proposal: Erection of 4no. pairs of three bedroom semi-detached dwellings and 2no. pairs of two bedroom semi-detached dwellings (12no. dwellings in total) together with parking, amenity areas, landscaping and formation of vehicular access
Location: Land At OS Field 6855 Mill Lane Sheriff Hutton Malton

Registration Date: 4 August 2016
8/13 Wk Expiry Date: 3 November 2016
Overall Expiry Date: 14 November 2016
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Environmental Health Officer	Satisfied with assessment
Public Rights Of Way	Recommend informative
Housing Services	Support and comments made
Lead Local Flood Authority	Request additional information
Countryside Officer	Recommend conditions
Archaeology Section	Comments made
Tree & Landscape Officer	Recommend conditions - further views awaited
Land Use Planning	Recommend condition
Foss Internal Drainage Board	Recommend conditions
Lead Local Flood Authority	Further comments received regarding revised Flood Risk Assessment
Highways North Yorkshire	Recommend conditions
Foss Internal Drainage Board	Drainage details unacceptable - conditions recommended
Parish Council	Support, but has concerns about surface water

Neighbour responses: Dr Phil Prosser, Mrs Christine Brookes, Mr A Glover, Mr John Williamson, Mrs Heather Thompson, Dr Robert Glover, Paul & Elaine Nelson, Mr Ian Foxley, Miss Katrina Mattison, Mrs Angela Shipley,

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PLANNING COMMITTEE

22 November 2016

SITE:

The application site is located in the open countryside adjoining part of the eastern development limit of Sheriff Hutton. The site is agricultural land, which is currently used for grazing and partly arranged as ridge and furrow. There are mature trees on the southern boundary of the site with a hedge on part of the western boundary. There is an existing detached dwelling, Mill House, located on the eastern side. To the south east is a modern housing estate comprising a mixture of single and two storey properties. The proposal seeks access from Mill Lane and there is a Public Footpath running along its southern boundary.

PROPOSAL:

Planning permission is sought for the erection of 12 dwellings; 8 no. 3-bed- dwellings and 4 no. 2-bed dwellings. The proposal is create a new access from Mill Lane, with the loss of some of the existing trees on the southern boundary. The access then leads to a cul-de-sac that is arranged with properties fronting the road and also having a side-on relationship to the public footpath. There are three pairs of semi-detached properties proposed along the western boundary with two pairs of semi- detached properties proposed along the northern boundary. Finally, a pair of semi-detached properties are proposed adjoining the access into the site.

The 3 bed-dwellings have a footprint of 5.5m by 9.1m and measure 5m to the eaves height and 7.8m to the ridge height.

The 2 bed-dwellings have a footprint of 4.9m by 9.4m and measure 5.2m to the eaves height and 8m to the ridge height.

The proposal is to construct the dwellings of Ibstock Townhouse blend under a mixture of Sandtoft Olympus double clay pantile and Sandtoft antique dark grey tile. A solar array is also proposed on the front elevation of each property.

The following information has been submitted with the application and is available to view online:

- Land Contamination Assessment
- Planning and Affordable Housing Statement
- Ecological Assessment
- Geophysical Survey - Archaeological Assessment
- Flood Risk Assessment
- Design and Access Statement
- Statement of Community Involvement
- Transport Assessment
- Tree Survey

HISTORY:

1982: Outline planning permission refused for the construction of a dwelling

1983: Outline planning permission refused for the construction of a dwelling

1989: Outline application refused planning permission for residential development – 1.02 hectares

POLICY:

National Policy

National Planning Policy Framework (NPPF) 2012

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 SP11 - Community Facilities and Services

Policy SP12 - Heritage

Policy SP 13 - Landscapes

Policy SP14 - Biodiversity

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

APPRAISAL:

The main issues in relation to this application are:

- The principle of affordable housing on this site and housing need;
- The layout siting, scale, design and materials of the proposed development;
- The impact of the proposal upon the amenities of nearby properties;
- The impact of the proposal upon the character and appearance of the open countryside;
- Highway safety;
- Flood risk and Drainage;
- Trees and Landscaping;
- Archaeology
- The impact upon Heritage assets;
- Contamination
- Impact upon protected species, and;
- Developer Contributions and CIL

This application is a 'Major' application and therefore is required to be considered by Planning Committee. The application seeks planning permission for 12 Affordable dwellings.

The principle of affordable housing on this site and housing need

Sheriff Hutton is identified in the Local Plan Strategy as a 'Service Village' and focus for growth. The village can be regarded as a sustainable settlement, with an allocated employment site, a Public House, a School, a Shop and Public Transport Links. The site in question is located outside, but immediately adjacent to the development limits of Sheriff Hutton.

There have been 3 previous decisions to refuse residential development on this site in the past. These were because the site was outside the development limit of Sheriff Hutton and the proposals were considered to be inconsistent with the Plan at that time.

These decisions were taken in 1982, 1983, and 1989. The Development Plan and National Guidance has changed significantly in the passage of time since those decisions. Those applications were for market housing, as opposed to affordable housing only, as currently proposed.

It is considered that those earlier decisions should not be used as a precedent and this application should be appraised on its own merits in relation to current national and local planning policy

Policy SP3 of the adopted Local Plan Strategy states:

'Rural Exception Sites

Proposals for affordable housing schemes outside of the Development Limits of all settlements with a population of 3,000 or less will be supported where

- *A scheme will help to meet but not exceed proven local need*
- *The site is contiguous with the Development Limits of the settlement or is physically and visually well connected with the settlement.*
- *The affordable homes provided are available to households in local housing need in perpetuity. A limited number of market homes will be allowed as part of Rural Exception Sites where it can be demonstrated that:*
 - *These are essential to enable the delivery of the affordable homes by a Registered Provider and the delivery of an appropriate mix of affordable house types and tenures to reflect need in the locality; and*
 - *The market homes proposed are the minimum number required to achieve viability in the absence of public subsidy or reduced public subsidy'*

Since 2012 the Ryedale Rural Housing Enabler (RHE) has been actively working with Sheriff Hutton Parish Council on meeting the housing needs of those from the Parish. This site was put forward as a possible exception site in 2012 and officers of the Local Planning Authority have been involved in the evolution of this scheme from 2012.

In June 2013, the RHE discussed carrying out a housing needs survey with the Parish Council. The Councillor's decided to go ahead with the survey to establish whether there was unmet or hidden housing need within the parish. In October 2013, housing need survey forms were delivered to every household on the electoral register in Sheriff Hutton Parish. Only those people in housing need were requested to respond.

A total of 17 forms were returned of which 12 were responses from those demonstrating a housing need. 5 either gave insufficient detail, did not have a strong enough local connection to the parish or were not deemed to be in housing need. Out of the 12 households in need, the majority required either a 2bed or 3bed house with 6 preferring to rent and 6 requiring some form of low cost home ownership such as shared ownership.

After the survey report was shown to the Parish Council, two layouts were drawn up by York Housing Association in association with Partner Construction showing developments for 8 and 12 affordable homes. The 8 reflected the immediate need and 12 the full need identified in the survey. Both layouts were shown to the Parish Council who decided that they wanted to go ahead with the 12 unit scheme as they were sure that more need existed in the parish and that this would present itself at a consultation event.

A public consultation open day on the proposal was held at the Village Hall in Sheriff Hutton on the 24 May 2016 from 1pm to 7pm. Residents from the parish had the chance to comment about the scheme and an opportunity was also given to the Parish Council to view the plans. Over 80 people attended the event with 39 choosing to comment on the proposal.

Out of the 39 comments, 37 thought the site was suitable for the development with the same number also supporting an affordable housing development in the village. Many people said that this type of affordable scheme for local residents was just what the village needed.

At the open event, 15 households in housing need registered an interest in the homes with a further 3 households in need contacting the RHE after the event. 7 out of the 15 households are looking to purchase a shared ownership property with the rest interested in renting.

In addition the consultation response received from the Council's Housing Officer supports the application and it has confirmed that the scheme of 12 dwellings helps to meet the identified need within the village following the aforementioned Parish Surveys. The proposed tenure mix comprising 6 for rent and 6 for intermediate housing fully reflects the housing need.

The application site location adjoining the village development is considered to be acceptable in principle in accordance with the criteria set out in Policy SP3 of the Local Plan Strategy.

The principle of the proposed development is therefore considered to be established

The layout siting, scale and design of the proposed development

Policy SP16 of the Local Plan Strategy states:

'Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- *Reinforce local distinctiveness*
- *Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated*
- *Protect amenity and promote well-being*

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- *Topography and landform that shape the form and structure of settlements in the landscape*
- *The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale*
- *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings*
- *The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement*
- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures*
- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail'*

The submitted scheme features a proposed access that curves into the site from Mill Lane, the road then curves again with a large turning area at the head of the cul-de-sac with a roadway running in a north - south direction.

Three pairs of semi-detach properties are located to the west of the north-south road, with 2 pairs of semi-detached properties along the north boundary and a pair on the southern side fronting the access. The layout proposed is considered to be acceptable and does allow future potential for expansion into land to the north if it is considered acceptable at some point in the future.

The proposed planting and boundary details will ensure a satisfactory environment and assist with the integration of the proposal into this rural area.

Officers have secured amendments to the scheme to incorporate chimneys and locating car parking spaces as far back into the plots as possible, with the aim of not creating a car dominated environment. The applicants have also amended the application to include an array of photo-voltaics on the front roof slopes of properties.

Officers have reservations about shallow roof pitches of the proposed development. However, the applicant's do not wish to amend the scheme in that respect. The design of the dwellings are considered to be acceptable in this location and not to be inconsistent with the surrounding local vernacular. Following negotiations, the materials to be used on the proposed development have been agreed; Ibstock Townhouse blend bricks under a mixture of Sandtoft Olympus clay pantile and slate grey clay tile. The boundary details have also been submitted and are generally considered to be acceptable from a privacy and visual amenity perspective.

An area of open space is proposed along the eastern boundary. This area is shown to be grassed, and a condition is proposed regarding the maintenance and management of that area to ensure it is available in perpetuity.

In view of the above assessment the proposal is considered to be consistent with Policy SP16 of the Ryedale Plan - Local Plan Strategy.

Residential amenity implications

In accordance with Policy SP4 of the Local Plan Strategy there is a requirement that new dwellings have a satisfactory level of residential amenity. In this case, the proposed dwellings are considered to have a satisfactory level of private amenity, and not be unacceptably overlooked.

In terms of the impact upon adjoining properties, Mill House to the eastern side is the only property directly affected. However, the proposed development has a side by side relationship with Mill House and there is a generous separation between the properties. The increased activity and associated movements to and from the site are not considered to create adverse effects for neighbouring properties. As such the proposal is not considered to have an unacceptable impact upon the amenity of nearby properties.

The impact of the proposal upon the character and appearance of the open countryside

In accordance with Policy SP13 - Landscapes of the Local Plan Strategy the application site is located within the Vale of York Landscape Character area. The site rises to the northern side. The site is currently used for grazing and it is located on the edge of the settlement outside the development limits of Sheriff Hutton.

The proposed development will create an expansion of the village into the open countryside, with the site being outside the development limits of Sheriff Hutton. The area of the land can be characterised as rural and the proposed development will constitute an expansion of the built-up area. However, the existing landscaping as far as possible is to be retained and supplementary landscaping is proposed. The proposed development also has existing development on its eastern side and the site is contiguous with the village's development limits.

There will be views of the proposed development on the south western and western approach. However, the majority of the long, medium and short distance views of the development will be within the context of buildings within the village.

It is considered that the proposed development will not have an adverse effect upon the Vale of York landscape character area.

Highway safety

The local Highway Authority has considered the proposals in detail and has no objection to the scheme subject to conditions. The recommended conditions relate to precautions preventing mud on the road, details and specifications of the works within the highway, the routing of construction HGV's, a highway condition survey, surface water drainage, that no dwelling be occupied until such time that the highway or footpath that the dwelling gains access from is constructed to the required standard, and details of on-site parking and storage areas.

In view of this response, and subject to conditions, there are considered to be no highway objections to the application.

Drainage

Foul water is proposed to be drained to the mains and surface water is proposed to be drained to a watercourse.

A Flood Risk and Drainage report has been submitted. The application site is located within Flood Zone 1, being land at the lowest risk of flooding, as such the sequential test is met. The Lead Local Flood Authority (LLFA) has requested details of the drainage ditch network where surface water is proposed to drain to. The LLFA has also stated that without knowing the location of the proposed ditch and with the increased flow rate the proposal could increase the risk of flooding elsewhere. The exact maintenance measures for the surface water drainage system have also been requested.

The Foss Internal Drainage Board has objected to the proposed discharge rate of 5.5l/s and stated that site is within an area where there could be existing drainage problems, and that there is already some flooding associated with the watercourse in question. The Board requests the discharge from the site is attenuated to 70% of the pre-development rate (based on 140l/s/ha for proven connected, impermeable areas, and 1.4l/s/ha for Greenfield areas). The scheme should also accommodate a 1:30 year storm event. At the time of writing, further details are awaited from the developer in regard to the control of surface water, Members will be updated on the late papers or at the meeting.

Trees and Landscaping

The Tree and Landscape Officer has stated:-

"The site is located at the western end of Mill Lane Avenue, Sheriff Hutton, adjacent to Mill House. The site is bounded by seventeen mature trees, principally ash, which form a line just outside the southern boundary of the site.

Foliage along the western boundary consists of two lengths of tall wide sections of native hedges up to 6m tall, and a single hawthorn of similar height. this boundary is not totally enclosed having a gap at the southern end and another towards the northern end.

The eastern boundary is common with Mill House and is fairly open with the exception of a Norway maple and a single hawthorn.

The land rises to the north causing the northern boundary to be some five metres higher than the lane along the southern boundary. The northern boundary of the site is a new boundary and currently open.

Implications for trees:

To create the access to the proposed development there is a need to remove at least three mature ash trees close the south eastern corner of the site. they are referred to as T1-T3 in the Tree report.

Whilst the proposed new properties have been positioned outside of the recommended root protection areas, the layout plan within the Tree Report shows the actual crown spreads and indicates that the crowns of T4 and T5 appear very close to the south elevation of the property on plot 1. It is therefore recommended that plots one and two are relocated two metres to the north to provide clearance .

Submitted Arboricultural Method Statement:

The submitted statement is quite generic and although many aspects of it can be attributed to this site it requires amendments clarify how parts of the root protections area that cannot practically be fenced off will be protected during development.

Proposed landscaping:

Whilst I have no comments in respect of the proposed internal landscaping the proposals to enclose the western boundary with a 1.8m high close boarded fence is in my opinion inappropriate without additional native planting along the existing gaps to supplement the existing hawthorn stretches that will eventually hide the fence and eventually soften views of the development from the western approach along the Foss Walk. Furthermore I would suggest a specific condition requesting details of how this boundary will be planted and fenced including any remedial works to the existing hedgerow stretches.

Revised landscaping details have been submitted and the final views of the Tree and Landscape Officer are awaited. Members of the planning will be updated again either on the Late Pages or at the meeting.

Contamination

A Preliminary Contamination Assessment has been submitted the Council's Environmental Health Officers have no objection to the proposal.

Archaeology

The submitted Geophysical Survey has not identified the likelihood of significant archaeological deposits on the site, other than the ridge and furrow formations. The County archaeologist has no objection to the application.

The impact upon Heritage assets:

The ridge and furrow formation on the site are considered to be constitute a non-designated heritage asset. There are no Listed Buildings near to the site, however it is considered appropriate to assess the impact of the proposal upon Sheriff Hutton Castle, a Scheduled Monument and a Grade 2* Listed Building.

Policy SP12 of the LPS and NPPF also requires an assessment of the proposed developments impact upon heritage assets. S66 of the Planning (Listed Buildings and Conservation Areas) 1990 requires Local Planning Authorities to have special regard to the desirability of preserving the setting of Listed Buildings.

There will be limited views of the proposed development within the same viewpoint of Sheriff Hutton Castle. These will largely be from Cornborough Road to the western side and the from the public footpath to the south or from within the site. The existing built fabric of Sheriff Hutton is located between the proposed development and Sheriff Hutton Castle. The roof heights of the proposed dwellings are typical of conventional two storey dwellings and the roof materials are considered to be representative of the village. As such the proposal is considered to have a neutral effect upon the setting of the Listed Building and Scheduled Monument.

The loss of the ridge and furrow is unfortunate. However, as the site is not a designated heritage asset, it therefore has less significance. The ridge and furrow is also largely screened from public view and there are other examples of ridge and furrow elsewhere in the District. The provision of 12 no. affordable dwellings is considered to be a substantial public benefit that outweigh the loss of the ridge and furrow formations.

Impact upon protected species

An ecological survey has been submitted that has not identified any harm to protected species. Enhancements are recommended in terms of the loss of habitat, and conditions are recommended accordingly.

Developer Contributions and CIL

The proposal relates to purely affordable housing, and the occupancy and tenure of these properties is to be restricted by a planning obligation. A draft S106 Agreement has been submitted by the developers and is currently being considered by the Council's Legal Department. As such the proposal does not constitute 'market housing' and will not be liable to CIL.

The tenure of the properties is to be:

- 6 no. for rent;
- 6 no. intermediate

The Affordable Housing is to be in perpetuity and the site needs to be developed on behalf of a Registered Provider. The S106 will address these points.

Other issues

The Parish Council has supported the application but has concerns regarding surface water and has requested that the waterways be maintained.

There have been 6 letters of support from local residents, 3 letters raising concern and one letter of objection. The reasons for supporting the application include:

- The close family relations in Sheriff Hutton and the desire to live close to other family members;
- The need for new affordable housing in Sheriff Hutton;

The areas of concern and objection raised include:

- The loss of ridge and furrow
- Construction Traffic and Disturbance
- Possible congestion on school drop off and pick up times
- That there are no pedestrian footpaths between the site and existing footpaths

The reasons for supporting the application are noted and they are consistent with the need for the proposed affordable housing. The objections relating to the loss of the ridge and furrow has been addressed in the appraisal above. The Highway Authority has recommended conditions to prevent HGV lorries accessing and leaving the site during school pick up and drop times. There are also conditions recommended regarding a highway conditions survey, and a construction routing condition. The Highway Authority has been asked to consider whether a new footpath link is required between the application site and the existing network of footpaths. Members will be updated at the meeting.

In view of the above, the recommendation is one of approval subject to the resolution of the outstanding drainage issues and a S106 agreement relating the affordable housing requirements.

RECOMMENDATION: APPROVAL – SUBJECT TO S106 AGREEMENT RELATING TO AFFORDABLE HOUSING PROVISION IN PERPETUITY

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 The bricks used on the proposed development shall the Ibstock Town House Blend.

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 The tiles used on this development shall be the Sandtoft Olympus clay pantile and the flat dark grey clay tile as shown on plan no.

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP20 of the Ryedale Plan- Local Plan Strategy.

- 4 No development shall take place until a method statement for the creation of new wildlife features had been submitted to and approved by the local planning authority. The content of the method statement shall include the following:-

- a) Purpose and objectives for proposed works
- b) Detailed designs/working methods necessary to achieve stated objectives
- c) Extent and location of proposed works
- d) Timetable for implementation
- e) Persons responsible for implementation
- f) Initial aftercare and long term maintenance.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner

Reason: In order to take account of protected species and to satisfy Policy SP14 of the Local Plan Strategy.

- 5 There shall be no removal of hedgerows, trees or shrubs between 1st of March and 31st of August inclusive, unless a competent ecologists has undertaken a careful, detailed check of vegetation for active birds nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In order to take account of protected species and to satisfy Policy SP14 of the Local Plan Strategy.

- 6 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network and to satisfy Policy SP17 of the Local Plan Strategy and NPPF.

- 7 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:

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

- the proposed highway layout including the highway boundary
- dimensions of any carriageway, cycleway, footway, and verges
- visibility splays
- the proposed buildings and site layout, including levels
- accesses and driveways
- drainage and sewerage system
- lining and signing
- traffic calming measures
- all types of surfacing (including tactiles), kerbing and edging.

b. 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:

- the existing ground level
- the proposed road channel and centre line levels
- full details of surface water drainage proposals.

c. Full highway construction details including:

- 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
- when requested cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels
- kerb and edging construction details

- typical drainage construction details.

d. Details of the method and means of surface water disposal.

e. Details of all proposed street lighting.

f. Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions

for their setting out including reference dimensions to existing features.

g. Full working drawings for any structures which affect or form part of the highway network.

h. 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 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.

- 8 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 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.

- 9 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 Local Plan Strategy and in the interests of highway safety

- 10 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 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 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.

- 11 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 metre 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 SP20 of the Ryedale Local Plan 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.

- 12 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 220/002 Rev. I. 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 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.

- 13 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 Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 14 During construction works there shall be no:

a. 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 15.00 on Mondays to Fridays and 07.30 and 13.00 on Saturdays.

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

- 15 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 (Mill Lane, West End & Castel Side) has been carried out, together with a schedule of monitoring inspections and carrying out of identified repairs during the construction period as covered by the overall programme of completing the works 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 Local Plan Strategy and in the interests of highway safety and the general amenity of the area

- 16 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:
- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
 - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: In accordance with Policy SP20 of the 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.

- 17 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 have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

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

- 18 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered:

- Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
- Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
- Discharge from “greenfield sites” taken as 1.4 lit/sec/ha (1:1yr storm).
- Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
- A 20% allowance for climate change should be included in all calculations.
- A range of durations should be used to establish the worst-case scenario.
- The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Reason: To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

- 19 No development approved by this permission shall be commenced until a Scheme for the provision, implementation and maintenance of a surface water regulation system has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority in consultation with the Internal Drainage Board. The rate of discharge would not be expected to exceed that of a "greenfield site" taken as 1.4 lit/sec/ha.

Reason: To prevent the increased risk of flooding.

- 20 Prior to the occupation of the of the first dwelling hereby approved a 20-year management plan for the area of open space shall be submitted to and approved in writing by the Local Planning Authority. The details within the management plan shall include maintenance measures and persons/organisations responsible for the future maintenance arrangements. Thereafter the development shall be undertaken in accordance with the details thereby agreed.

Reason: In order to ensure the future management of the open space and to protect the visual amenity of the area and to satisfy Policy SP20 of the Local Plan Strategy.

- 21 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Drawing No's:
003 Rev C;
004 Rev B;
R/1880/ID;
002 Rev K
PD15 - YH112/1;
R/1880/2b

Reason: For the avoidance of doubt and in the interests of proper planning.

- 22 Prior to the commencement of the development hereby approved pressure details of the existing ground levels across the site and proposed finished ground floor levels shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be undertaken in accordance with the details thereby agreed.

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 23 Prior to their first installation, precise details of all windows and doors on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall included the materials, method of opening, and depth of reveals.

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 24 Notwithstanding the details already submitted, and prior to the commencement of the development details for the enclosure of the western boundary of the site, including the planting up of the existing gaps along the boundary and the alignment of the proposed fencing.

Reason: to ensure that the eastern boundary which is against open countryside is appropriately enclosed.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

INFORMATIVES:

1. You should satisfy yourself, prior to commencement of any work related to this project, that no part of the works hereby approved (including foundations and/or guttering) extended onto or over adjoining land unless you have first secured the agreement of the appropriate landowner(s).
2. The applicant/developer is advised to read this Decision in conjunction with the accompanying S106 agreement dated.
3. An explanation of the terms used above is available from the Highway Authority
4. 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.
5. In imposing condition number 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.
6. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.