

**Item Number:** 7  
**Application No:** 16/01250/MREM  
**Parish:** Malton Town Council  
**Appn. Type:** Approval of Reserved Matters Major  
**Applicant:** Broadacre Services Limited (Mr Andrew Garrens)  
**Proposal:** Erection of 24no. four bedroom dwellings, 9no. three bedroom dwellings and 6no. two bedroom dwellings with associated garaging, parking, amenity areas and landscaping to include demolition and some rebuilding of existing site buildings (outline approval 14/00428/MOUTE dated 24.03.2015 refers)  
**Location:** Land South Of Westgate Old Malton Malton North Yorkshire  
**Registration Date:**  
**8/13 Wk Expiry Date:** 31 October 2016  
**Overall Expiry Date:** 10 January 2017  
**Case Officer:** Gary Housden **Ext:** 307

#### CONSULTATIONS:

<b>Public Rights Of Way</b>	Adjacent to Public Right of Way
<b>North Yorkshire Police Architectural Liaison Officer</b>	Comments and recommendations made
<b>Building Conservation Officer</b>	Design concerns
<b>Sustainable Places Team (Yorkshire Area)</b>	No views received to date
<b>Building Conservation Officer</b>	Object
<b>Sustainable Places Team (Yorkshire Area)</b>	No views received to date
<b>Vale Of Pickering Internal Drainage Boards</b>	No objection
<b>Land Use Planning</b>	Drainage Strategy Report is satisfactory
<b>Lead Local Flood Authority</b>	No comments to make on the reserved matters
<b>Highways North Yorkshire</b>	Further information required
<b>Parish Council</b>	No views received to date
<b>Highways North Yorkshire</b>	Need to consult with internal colleagues
<b>Parish Council</b>	No views received to date
<b>Lead Local Flood Authority</b>	No further comments to make
<b>Vale Of Pickering Internal Drainage Boards</b>	No objection
<b>Land Use Planning</b>	No views received to date
<b>Highways North Yorkshire</b>	No views received to date

**Neighbour responses:** Mr Steve Watson, Mr Ernest Pallett, Mr David White, Dorianne Butler,

#### SITE:

The Old Malton site is located to the south of Westgate, partly on the site of the former Council depot and the Coronation Farmstead. Further to the south is a paddock which abuts Westfold and the rear of properties on Town Street. The southern side of the site is bounded by the cemetery, allotments and continuation of the vehicular access serving the Royal Oak public house and five other residential properties.

A public footpath abuts the eastern site boundary of the paddock area. The site has a total area of approximately 2 hectares. The area associated with Coronation Farm and the eastern extremity of the paddock area lie within the designated Conservation Area. All of the Coronation Farm complex and the former Council depot area lie within the development limits. The paddock area is outside of but immediately adjacent to the identified development limit for the village.

There are no listed buildings located on the site, however, there are four traditional farm buildings which are considered to be worthy of retention and these are shown as retained structures on the proposed illustrative plans.

Part of the site is located in Flood Zone 2 and the application has been accompanied by a detailed Flood Risk Assessment.

### **PROPOSAL:**

Following the earlier grant of outline planning permission in March 2015 this application seeks reserved matters approval for the erection of 24 four bedroom dwellings, 9 three bedroom dwellings and 6 two bedroom dwellings with associated garaging, parking areas, amenity areas and landscaping.

A separate application has been dealt with under officer delegated powers to vary condition numbers 5, 16 and 17 of the outline planning permission and an application to discharge the requirements of nine other conditions is currently under consideration. The variation of conditions 5 accepts in principle the demolition of buildings 3 and 4 within the site with building 3 rebuilt in a similar style (Plot 6). Buildings 1 and 2 on the Westgate frontage are proposed to be retained as far as is practicable in the building of the dwellings proposed for these plots - (Plots 1 and 38).

### **RELEVANT HISTORY:**

Outline planning permission granted 24.3.2015 - Circa 35 dwellings (Site area 2.0 hectares)  
Reference 14/000428/MOUTE

### **POLICY:**

#### Ryedale Plan - Local Plan Strategy

Policy SP4 - Type and Mix of New Housing  
Policy SP12 - Heritage  
Policy SP16 - Design  
Policy SP20 - Generic Development Management Issues

### **APPRAISAL:**

The principle of development has already been established by the grant of outline planning

In this case the following matters are considered to be relevant:

- Impact on conservation area/heritage considerations
- Design matters layout /street scene/ individual designs
- Housing mix/Density
- Impact on residential amenity
- Impact on trees
- Drainage matters
- Highway considerations

#### Impact on Conservation Area

The Council's conservation officer had objected to the scheme as originally submitted stating:

*"This application confirms the detailed design for an application that was approved in outline. The site lies partly within the Old Malton conservation area and affects the settings of listed buildings, previously identified in my consultation response related to the outline application."*

*The site is therefore in a sensitive location, and should comply with the statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure that the character and appearance of the conservation area is preserved or enhanced and that the setting of listed buildings is preserved. The character and appearance of the conservation area extends to both views looking in towards the conservation area and views looking through and out of it. A rural public right of way runs to the west of the site giving views into the conservation area looking east. The conclusion of the heritage report submitted with the outline application concluded that the effect of the proposals on the conservation area and nearby listed buildings will be negligible or neutral if the design is in keeping with the village.*

*The outline permission included some detailed design parameters due to the sensitivity of the site. After design revisions throughout the planning application process the submitted documentation and parameters were considered to preserve the setting of the listed buildings and the character of the conservation area. These were considered to respond to the existing morphology of Old Malton and reflect the character and appearance of the context. This included, to the north of the site nearer Westgate, a new village street with a tight grain reflecting the dwellings within the conservation area and a looser more rural quality to the south of the site reflecting the rural edge to the village.*

*The above current application for consideration proposes 'Erection of 24no. four bedroom dwellings, 9no. 3 bedroom dwellings and 6no. 2 bedroom dwellings and associated garaging, parking, amenity areas and landscaping to include demolition and some rebuilding of existing site buildings (outline approval 14/00428/MOUTE dated 24.03.15).*

*I have strong concerns with a number of aspects to these proposals. In my opinion the proposed layout of the northern part of the site does not reflect the urban morphology of the conservation area and therefore will appear out of character. The pattern and density of the layout shown bears no resemblance to the established urban morphology of the conservation area which includes terraces of cottages and other attached dwellings which are long and low. The spacing between the houses is too great and the contrived and overly staggered building lines are not representative of the surrounding context. Cars parked in front of the dwellings result in highly visible cars and a set back building line not representative of the conservation area. Garaging should be to the rear of the site with drive through parking/parking to the side of plots not in front.*

*The form of the houses is too 'boxy' and suburban, giving simple rectangular or square forms and does not sufficiently pick up on the character of the conservation area which includes rectangular forms with lean-to's and cross wings. The roof pitches on the single storey units is too shallow and in general, the gable widths are too wide.*

*Plots 23, 24 and 25 are sensitive as they provide the transition between the soft rural edge and the built form. These should perhaps be lower in height, pushed forward away from the western boundary and reduced to 2 dwellings in that area.*

*The detailed design of the scheme is too suburban and does not reflect the simple vernacular detailing of the cottages within the conservation area. These detailed comments are not exhaustive and in general the design should follow the simple vernacular found within the surrounding context. Details should include, for example chimneys on both gable ends. Double height bay windows could perhaps be reserved for the depth of the site as they are not reflective of the wider context which has a more simple vernacular form. Consideration could be given to the occasional use of corbels/kneelers to denote hierarchy.*

*Plot 7 could be designed with an agricultural idiom reflecting its position behind the development and relating to Coronation Farm.*

*More detail is required regarding the drainage soakaway and grass highway verges should be included within the public realm.*

*Details of house and street lighting should be included. This should be low key and reflective of its rural context on the edge of a village. Street name signs should be on boundary walls not dwarf posts if at all possible.*

*Stronger definition is needed to plot 32 as it turns the corner.*

*Single storey structures are reflective of the wider context however careful thought should be given to the position, location and design of them. Thought could be given to raising the eaves level.*

*Plot 1 continue the existing beech hedge round to the east to close off the boundary and relate it to the conservation area where the existing gate is. Delete B1 close boarded timber fence from Plot 18A. This is a sensitive location in terms of the primary entrance to the cemetery. Stone boundary walls should be used on plots 1 and 39.*

*There is a mixed palette of materials in the conservation area including stone, brick, painted brick, pantile, thatch, however slate and render are rarely used. Too much slate is included in the proposal. Delete plastic rainwater goods. Garage doors could be up and over but designed in a manner to look as side hung timber planked doors. Details of these should be included, including materials.*

*With regard to the application to vary the condition that seeks the retention of some of the existing buildings on the site. I am of the opinion that the existing agricultural buildings strongly contribute to the character of the conservation area and that they should be retained and incorporated into this development as converted structures".*

Following further negotiations significant amendments have been made to the layout and design of the dwellings proposed. The BCO has acknowledged these amendments and makes the following additional comments:

*"In general terms, the layout of the development site better reflects the conservation area and I have no objection to the overall layout. I do however have some detailed design concerns and I will go through plots numbers. These comments are notwithstanding the application that relates to the demolition of the traditional agricultural buildings on the site (16/01252/73AM) which I will address in a separate memo.*

*Plots 1-5 (1x 'c' 4 x 'F') - acceptable*

*Plot 6 - barn style rebuild - acceptable - see consultation response on 16/01252/73AM*

*Plot 7 - (1x 'h') barn style rebuild - acceptable-see consultation response on 16/01252/73AM*

*Plots 8, 9 (2x'f') - acceptable*

*Plot 10 - (1x'e') bungalow - still wide gable span and shallow roof pitch. Consideration should be given to reducing the gable span and increasing the pitch of the roof.*

*Plots 11-37 - acceptable*

*Plot 38 - (Type 'a' variation)- needs additional chimney on Westgate roadside*

*Plot 39 - (Type 'b') - needs additional chimney on Westgate roadside*

*General comments - more grass needed to be incorporated into highway verges. Further details of drainage soakaway needed (e.g. cross section). Street and house lighting information should be included. This should be low key and reflective of its rural context on the edge of the village.*

*Plot 18 - close boarded timber fence still showing here. This is a sensitive plot close to the cemetery and a more sensitive boundary treatment should be used here (e.g. post and rail fence with a hedge).*

*Stone boundary walls (not brick) should be used on plots 1 and 39 at the entrance to the development".*

Subject to further minor revisions to the scheme the proposal is considered to follow the spirit of the Design and Access statement submitted as part of the original outline application and no objections are raised on heritage grounds.

## Design

The design approach is set out in the applicant's Design and Access Statement. In essence the site is developed in two parts - with a more traditional 'street' format at the entrance from Westgate and a more open layout on the southern part of the site which is currently an open paddock. The northern part of the site provides for a scheme which has more visual linkage -akin to that found elsewhere on Westgate with a mix of individual designs that pick up on the simple detailing of dwellings found in Old Malton. The palette of material is limited to brick, stone clay pantile and slate which is also representative of the locality.

Thirty nine dwellings in total are proposed comprising eight basic house types as described below.

### **Composition of Dwellings Proposed on Latest Layout Plan**

39 Dwellings total - Variants of stone and brick walls and slate and pantile roofs

Type A	9No. four bed units of this type in total. Footprint measures 8 x 10.4 metres approx with eaves 4.95 metres and apex 8.2 metres. Chimney details are shown on each gable end as requested by Building Conservation Officer - Plot 38 also incorporates an existing single-storey building adjacent to Westgate.
Type B	7No. four bed units of this type. Footprint measures 8 x 8.7 metres with eaves of 4.95 metres and apex of 8.2 metres. Units shown with single chimney. Extra stack request on Plot 39 which is adjacent to Westgate.
Type C	6No. four bed units of this type with eaves of 4.95 metres and apex height of 8.5 metres. Two variants - one with apex height of 7.5 metres (Plot 30) and Plot 1 includes an existing single-storey unit which also fronts Westgate.
Type D	6No. three bed semi-detached units are proposed with 5.2 metre eaves and 8.1 metre apex.
Type E	3No. 2/3 bed bungalows are proposed on Plots 10, 25 and 26. Concern has been expressed over the extent of the span and shallowness of the roof pitch on Plot 10. Further information is awaited.
Type F	6No. 2 bed units of this type are proposed, with eaves of 4.95 metres and apex of 7.8 metres.
Type G	1No. of this 'bespoke' house type which is a re-build of an existing agricultural building on site, with eaves and apex height of 3.8 metres and 5.9 metres respectively.
Type H (Plot 7)	There is also a bespoke 'barn style' dwelling which is a four bed unit with eaves and apex heights of 3.9 metres and 6.8 metres respectively.

The Building Conservation officer considers the designs to be largely acceptable aside from the detail of the single storey dwelling proposed for Plot 10. This matter is currently under further consideration by the agent and Members will be updated at the meeting.

### Housing mix/density

The application provide for the erection of 39 dwellings on a site of 2 hectares - equating to approximately 19.5 dwellings/hectare The mix and sizes of house types including 3 single storey dwellings is described above. Four affordable units are also proposed as part of the scheme. It is considered that the overall mix and density is appropriate to the locality and that there are no sustainable objections on these grounds.

### Impact on Amenity

The layout of the site provides for adequate curtilage and parking arrangements for the occupiers of the dwellings proposed. Careful consideration ahs been given to the impact of the dwellings on adjacent dwellings . The revised plan now shows single storey dwellings on Plots 25 and 26 and the nearest house on Plot 24 has been moved further away from the boundary . This significantly improves the relationship with existing houses on Westfold. The amended layout is considered to be acceptable in terms of amenity issues for both existing and future residents at the site.

### Impact on trees

The Tree and Landscape Officer had expressed concern about the alignment of the footpath link next to Plot 18. This has now been amended and no objections are raised in terms of any impact on trees.

### Drainage

Technical detailed matters relating to foul and surface water drainage are being dealt with under a separate discharge of conditions application . However in broad terms fould drainage is being dealt with by connection to the mains foul sewer and surface water from the dwellings will link to soakaways. No objection is raised from The local Internal Drainage Board, the Lead Local Flood Authority or Yorkshire water.

### Highway matters

NYCC Highways had raised concerns with the proposed detention basin. This has now been deleted from the scheme. The final comments from NYCC Highways are awaited in respect of the amended plans. No objections however are anticipated to the number of dwellings proposed following from the earlier grant of outline planning permission.

### Other Matters

Third party response:

Original plans - 3 Responses

- Too many dwellings /too dense
- Parking problems/ too much traffic / concern over survey data
- Detention basin- safety issue
- Overlooking from Plot 26

### Amended plans

To date 1 response.

Too many dwellings/associated traffic issues on Westgate.

The abovementioned comments have already been considered in the appraisal section of this report and in part addressed in the amendments to the scheme described above.

In summary the reserved matters application is considered to meet the requirements and expectations of the original outline permission and subject to consideration of the further minor revisions suggested by the Council's Building Conservation officer the application is recommended for approval.

**RECOMMENDATION:**                      **Approval**

**Background Papers:**

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