

Item Number: 7
Application No: 16/01658/OUT
Parish: Kirkbymoorside Town Council
Appn. Type: Outline Application
Applicant: Thomas Crown Associates
Proposal: Erection of 6no. three bedroom terraced dwellings (site area 0.21 ha)
Location: North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG

Registration Date:
8/13 Wk Expiry Date: 8 December 2016
Overall Expiry Date: 28 November 2016
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Environmental Health Officer	Comments made and conditions recommended
Housing Services	Onsite provision details given
Land Use Planning	Recommend condition
Sustainable Places Team (Yorkshire Area)	No views received to date
Historic England	No comments to make
Countryside Officer	Recommend conditions
Flood Risk	As it not for major development no comments will be provided
Tree & Landscape Officer	Recommend condition
Property Management	No views received to date
Archaeology Section	No views received to date
Public Rights Of Way	Adjacent to PROW applicants to contact the County Council's Access and Public Rights of team
Highways North Yorkshire	Recommend conditions
Environmental Health Officer	Object
North Yorkshire Fire & Rescue Service	No objection/observations to make at this stage
Parish Council	Support - comments made

Neighbour responses: Brian Bancroft, Mrs Elizabeth Banks, M J Bowsher, Mr John Wright, Mike & Andrea Cooper, Mr John Barrett, Mr Paul Birchall, Mr & Mrs Anji & Malcolm Dowson, Helen Beaumont, Norma Collins, Mr James Holt, Mr Brian Bancroft, Mr Joe Coughlan, Holt Farms, Ravenswick Estate, David And Judith Tumbull, Miss Polly A Baldwin, Liz And Paul Banks,

SITE:

This site is located towards the northern end of Kirkbymoorside, and at the northern end of Manor Vale Lane. Manor Vale Lane runs through the application site and becomes a single track road which provides vehicular access to the Kirkbymoorside Golf Club (located further north of the application site).

The application site was previously used as North Yorkshire County Council offices associated with the Kirkbymoorside Area Highways depot operations. The site also comprises a former quarry. Various buildings and structures occupy the eastern part of the site which lies beneath a cliff face. These buildings consist of offices, stores and garaging, whilst to the north of the buildings is a hard-surfaced car park. At present that site is derelict, and with the exception of the roadway, it has security fencing around its inner sides.

To the west of the application site, are two community halls, one of which is used as a Scout Hut and the second of which is a Band Hall. The Band Hall has recently been granted planning permission to extend onto the site occupied by the Scout Hut to create a Concert Hall.

Residential development is located on top of the cliff to the west of the application site. To the east of the application site is further residential development. To the south, there are dwellings of varying styles located on Manor Vale Lane. These properties comprise the approach to the site from the town.

The site lies immediately within the development limit for the town but to the north of the Kirkbymoorside Conservation Area. The land immediately to the north is within the Area of High Landscape Value (Fringe of the North York Moors), and contains a designated Site of Importance for Nature Conservation and Ancient Woodland.

An area to the north-east and immediately adjacent but outside the application site is designated as an Scheduled Ancient Monument (Neville Castle)

PROPOSAL:

This is an Outline planning application which seeks outline planning permission for only the proposed Access, Layout, and Scale of the development. External Appearance and Landscaping are proposed to be Reserved Matters.

The proposal is for 6no. 3 bed dwellings, arranged as a pair of 3no. terraced dwellings. All of the dwellings are in the form of frontage development which runs along the eastern side of the roadway, with a central access to the Golf Club running through the application site.

The 6no. dwellings each measure 6.9m in width and 8m in depth and are 4.8m to the eaves and 8.3m to the ridge heights. As stated above, the external appearance of these proposed dwellings is not submitted for consideration at this stage.

The application is accompanied by the following reports:

- Planning Statement;
- Landscape and Visual Appraisal;
- Noise Assessment;
- Tree Survey;
- Asbestos Demolition Survey Report;
- Archaeology assessment;
- Contaminated Land Report - Phase 2 report;
- Drainage details;
- Flood Risk Assessment;
- Design & Access Statement; and
- Ecology surveys.

These reports are able to be viewed on the Council's website.

HISTORY:

Recent planning history includes:

2015: Planning application for residential development withdrawn.

2014: Planning application for B1 and B8 use- dismissed on appeal.

2014: Change of use of office to a dwelling refused – dismissed on appeal.

2014: Two planning applications for residential development withdrawn.

2013: Demolition Consent granted to demolish the redundant buildings on the site.

2008: Planning permission refused for residential development - dismissed on appeal. (**NOTE:** This was a larger site than is currently proposed)

POLICY:

National Policy

National Planning Policy Framework 2012 (NPPF)

National Planning Practice Guidance 2014 (NPPG)

Local Plan Strategy

Policy SP 1 - General Location of Development and Settlement Hierarchy

Policy SP 2 - Delivery and Distribution of New Housing

Policy SP 3 - Affordable Housing

Policy SP 4 - Type and Mix of New Housing

Policy SP 11 - Community Facilities and Services

Policy SP 12 - Heritage

Policy SP 13 - Landscapes

Policy SP 14 - Biodiversity

Policy SP 16 - Design

Policy SP 17 - Managing Air Quality, Land and Water Resources

Policy SP 19 - Presumption in favour of sustainable development

Policy SP 20 - Generic Development Management Issues

Policy SP 22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

APPRAISAL:

The main considerations in relation to this application are:-

- The principle of the proposed residential development on this site;
- The siting, scale and design of the proposed scheme;
- Whether the proposed dwellings will have a satisfactory level of residential amenity;
- The impact of the proposed development upon surrounding properties;
- Heritage impacts;
- Affordable housing provision;
- Ecology and protected species;
- Contaminated land and ground stability;
- Archaeology;
- Drainage;
- Flood risk;

- The impact upon trees;
- The impact of the proposal upon the landscape designated as an Area of High Landscape Value;
- Contamination and ground stability; and
- CIL.

This application is currently under consideration by officers. There are unresolved issues relating to noise and the inter-relationship of the proposed residential use and the Band Hall; surface water flooding; and residential amenity concerns as a result of its location within this former quarry. Additional information from the agent is awaited. At this stage Officers are not in position to provide a fully considered report to enable Members to make a decision of this application. However, given the history to this site, the level of interest in the application, and its site specific issues, it is recommended that Members have the opportunity for a Committee Site Inspection prior to determining the application.

It is anticipated the application will be presented to the next available Planning Committee following the receipt and consideration of all of the outstanding information.

RECOMMENDATION: **Site Inspection**

Background Papers:

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