

Item Number: 10
Application No: 17/00117/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr & Mrs Potter
Proposal: Change of use and alterations to former mill to form 2no. two-bedroom residential units together with formation of vehicular access and crossing over Mill Leat/Race
Location: High Mill Undercliffe Pickering North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 10 April 2017
Overall Expiry Date: 23 March 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Sustainable Places Team (Yorkshire Area)	Recommend conditions
Land Use Planning	No views received to date
Parish Council	Concerns re parking area be susceptible to flooding
Highways North Yorkshire	Recommend conditions
Building Conservation Officer	No Objection
Countryside Officer	No objection

Neighbour responses: Mr & Mrs Monaghan,

SITE:

High Mill is a former Com Mill situated within the historic core of the Pickering Conservation Area and within the town's Development Limits. The site is also located within Flood Zones 2 and 3 and is adjacent to the public highway known as 'Undercliffe'. It is a 4-storey building and is attached to the existing residential property of High Mill House. The building is constructed of a mixture of stone and brick and has been the subject of external and internal modifications over the years. It is currently used for storage and is maintained by the current owners who also own the adjoining dwelling at 32 Undercliffe (High Mill House) and who reside at 34 Undercliffe (Mill Lodge).

The site extends to 673 square metres, with a building footprint of 173 square metres.

PROPOSAL:

Change of use and alterations to former mill to form 2no. two-bedroom residential units together with formation of vehicular access.

The access into the building will be via a new opening in the south elevation which will be approached by a galvanised steel stairway leading onto a gantry walkway within the building. This will give access to both units and allow for refuse and cycle storage areas for each dwelling.

Members are advised that this application has been referred to Planning Committee as the applicant is an elected member of Ryedale District Council and also because a letter of objection has been received from a neighbour who resides at 17 Undercliffe.

HISTORY:

There is no relevant planning history in connection with the mill.

POLICY :

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP1 General Location of Development and Settlement Hierarchy
Policy SP2 Delivery and Distribution of New Housing
Policy SP12 Heritage
Policy SP13 Landscapes
Policy SP14 Biodiversity
Policy SP16 Design
Policy SP17 Managing Air Quality, Land and Water Resources
Policy SP18 Renewable and Low Carbon Energy
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

National Planning Policy Framework (2012)

Chapter 6. Delivering a wide choice of high quality homes
Chapter 7. Requiring good design
Chapter 10. Meeting the challenge of climate change, flooding and coastal change
Chapter 12. Conserving and enhancing the historic environment

National Planning Practice Guidance (2014)

APPRAISAL:

The main considerations to be taken into account when considering the proposal are:

- i. The Principle of Residential Development
- ii. Flood Risk
- iii. Highway Safety
- iv. Impact upon the Pickering Conservation Area
- v. Private Amenity Space
- vi. Ecology
- vii. Trees
- viii. Impact upon Neighbouring Amenity
- iv. Community Infrastructure Levy
- v. Other matters
- vi. Conclusion

i. The Principle of Residential Development

Policy SP1 (General Location of Development and Settlement Hierarchy) of the Ryedale Plan - Local Plan Strategy states that Pickering is a local service centre and is the secondary focus for growth. With regard to residential development, Policy SP2 (Delivery and Distribution of new housing) of the Ryedale Plan - Local Plan Strategy is supportive in principle of the conversion and redevelopment of Previously Developed Land and buildings within the Development Limits of Pickering. Therefore, it is considered that the principle of converting the former mill to 2 no. two-bedroom residential units in this location is acceptable.

ii. Flood Risk

The Mill Building itself is located within Flood Zone 2. The access and car parking is located within Flood Zone 3. The application has been accompanied by a site specific Flood Risk Assessment. The finished floor level of the building will be 33.02 metres above Ordnance Datum (AOD). This is 0.89 metres above the previous maximum recorded flood of 32.13 metres AOD which was recorded in June 2007. 0.6 metres exceedance is normally widely accepted by the Environment Agency. The proposal is a conversion of the existing Mill Building with no additional structure added to the currently footprint of 173 square metres. Surface water will continue to discharge to Pickering Beck (via the Mill Leat) directly underneath the building.

The Environment Agency has advised the proposal will only meet the requirements of the National Planning Policy Framework (NPPF) if the finished floor levels are set no lower than 33.02 metres above AOD as detailed within the Flood Risk Assessment dated February 2017. This will be secured by planning condition if planning permission is granted.

It is considered that the proposal satisfies the requirements of Policy SP17 (Managing Air Quality, Land and Water Resources) of the Ryedale Plan - Local Plan Strategy and Chapter 10 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework.

iii. Highway Safety

The proposal incorporates a new vehicular access onto Undercliffe. The proposal also incorporates 3 off road car parking spaces; one for each of the units and one for the existing dwelling of High Mill House. The surfaces for the car parking areas and the crossing will be permeable; gravel dressed with stone setts to the entrance. Pickering is classed as a Market Town and the 2015 NYCC Interim Guidance on Parking Standards advises 1 parking space for new 2 bedroom properties, plus secure cycle parking facilities.

The Local Highway Authority have stated the following with regard to the proposal.

The design standard for the site is MfS2 and the required visibility splay is 2.4 metres by 45 metres. The available visibility (by adjusting the existing boundary walls as submitted) is 2.4 metres by 45 metres. Consequently the Local Highway Authority recommends that the following Conditions are attached to any permission granted:

These conditions relate to private access/verge crossings, visibility splays, the parking spaces for dwellings to be maintained, precautions to prevent mud on the highway and no doors and windows opening over the highway.

It is therefore considered that the proposed vehicular access and off road car parking and turning arrangements satisfies the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv. Impact upon the Pickering Conservation Area

High Mill is regarded as a non-designated heritage asset that makes a positive contribution to the character and appearance of the Pickering Conservation Area. The replacement windows have been designed to replicate the louvre arrangement of the existing windows. An additional opening is proposed at ground floor on the south elevation. The Building Conservation Officer has raised no objection to the proposal and welcomes the re-use of the building.

It is therefore considered that the proposal provides for an acceptable use of this heritage asset and that the application meets the requirements of Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and Policy SP12 (Heritage) and Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy.

v. Private Amenity Space

Each unit will have its own private amenity space, with a central portion of the west facing roof structure being removed to create a roof garden for the first and second floor unit, with the north and south gable walling being retained to shelter the garden and preserve the external appearance of the building. The ground and first floor unit will have its own private amenity space to the south of the building. It is therefore considered that the proposal meets the requirements of Policy SP4 (Type and mix of new housing) of the Ryedale Plan - Local Plan Strategy.

vi. Ecology

The roof covering of the building has been replaced in recent years and this included the use of sarking felt which ensured that the roof was sealed. Windows and doors have also been kept closed and weather tight. It is not considered therefore that the building provides a suitable habitat for bats. The proposal also includes a vehicular crossing over the Mill Leat. This will include a construction of concrete beams spanning over this part of the water course, with beam spanning piles. It is considered that due to this construction method, the proposal will not impact upon White Clawed Crayfish (a protected species) that are known to be resident in Pickering Beck, which is located 150 metres from the site. The Countryside Officer has consequently raised no objection to the proposal. It is therefore considered that the proposal meets the requirements of Policy SP14 (Biodiversity) of the Ryedale Plan - Local Plan Strategy.

vii. Trees

A tree will be removed to allow the formation of the vehicular crossing over the Mill Leat and a car parking space. The other trees on the site will be retained and it is considered that the wider benefits of bringing an existing building back into active use within the Pickering Conservation Area outweigh the harm of removing a tree.

viii. Impact upon Neighbouring Amenity

The proposed residential units will utilise existing openings within an existing building. The second floor window on the north elevation will be obscure glazed to protect the privacy of Mill Lodge to the direct north of the building. The roof garden has been designed and positioned in a way to not overlook any neighbouring properties.

It is therefore considered that the proposals will not cause a material adverse impact upon neighbouring occupiers. This is in terms of being overbearing in presence, causing loss of light or loss of privacy, complying with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv. Community Infrastructure Levy

Due to the units being apartments, they are not liable for the Community Infrastructure Levy charge in accordance with Policy SP22 (Planning Obligations, Developer Contributions and the Community Infrastructure Levy) of the Ryedale Plan - Local Plan Strategy.

iv. Other Matters

Pickering Town Council had raised one concern regarding the parking area being susceptible to flooding. The car parking will have an permeable surface and the Environment Agency have raised no objection to the proposal.

A letter of objection has been received from the occupiers of 17 Undercliffe, located directly to the east of the application site. Their full letter of objection can be viewed on the Council's website. In summary, their objections raise concerns regarding:

- Flooding
- The new access
- Trees

It is considered that the points raised by the objectors have been addressed in the appraisal section of this report.

v. Conclusion

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP1, SP2, SP12, SP13, SP14, SP16, SP17, SP18, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval, subject to the following conditions.

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 development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2017 and the following mitigation measures detailed within the FRA:

1. Finished floor levels are set no lower than 33.02m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to comply with Policy SP17 of the Ryedale Plan - Local Plan Strategy.

- 3 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 access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6C.

h. The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Policy SP20 of the Ryedale Plan - 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.

- 4 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 splays are provided giving clear visibility of 45 metres measured along both channel lines of the major road Undercliffe from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres 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 number and in the interests of road safety and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved Drawing Number 080 915 12. 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 Ryedale Plan - 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.

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

- 7 All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to protect pedestrians and other highway users.

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

Site Location Plan - High Mill, Pickering dated 13.02.2017.
Revised Site Plan - Drawing No 080 915 12A dated 22.03.2017.
Proposed Elevations - Drawing No 080 915 10 dated 13.02.2017.
Proposed Elevations - Drawing No 080 915 11 dated 13.02.2017.
Proposed Layout - Drawing No 080 915 8 dated 13.02.2017.
Proposed Layout - Drawing No 080 915 9 dated 13.02.2017.
Window Detail - Drawing No 191 16 01 dated 13.02.2017.

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

INFORMATIVES:

- 1 You are advised that a separate licence will be required from the 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.
- 2 An explanation of terms used above is available from the Highway Authority.

Background Papers:

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