

**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**

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**Item Number:** 7  
**Application No:** 17/00288/MREM  
**Parish:** Rillington Parish Council  
**Appn. Type:** Approval of Reserved Matters Major  
**Applicant:** Mulgrave Properties LLP (Mr Iain Godfrey)  
**Proposal:** Erection of 5 no. four bed detached dwellings, 2 no. three bed detached dwellings and terrace of 1 no. three bed dwelling and 2 no. two bed dwellings with associated garaging and parking/amenity areas (outline approval 13/00652/MOUT dated 17.03.14 refers)  
**Location:** 56 Low Moorgate Rillington Malton North Yorkshire YO17 8JW

**Registration Date:** 13 March 2017  
**8/13 Wk Expiry Date:** 12 June 2017  
**Overall Expiry Date:** 20 April 2017  
**Case Officer:** Alan Hunter **Ext:** Ext 276

**CONSULTATIONS:**

<b>Tree &amp; Landscape Officer</b>	Requires further information
<b>Parish Council</b>	No views received to date
<b>Highways North Yorkshire</b>	No objections

**Neighbour responses:** Mr Christopher Coxon, Mr Colin Bean,

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**SITE:**

The application site comprises approximately 0.42 hectares of land within the development limits of Rillington, approximately measuring 52m in width at its widest and 85m in depth. The site is currently used for a combination of grazing land and as part of the garden to 56 Low Moorgate. The site is relatively flat and located to the east of Low Moorgate on the northern side of Rillington. There is a low brick wall along the frontage of the site with existing dwellings located to either side and opposite in a mixture of styles. A ditch runs along the western side of Low Moorgate, known as Rillington Beck. There is open countryside on the eastern boundary, which has recently been granted outline planning permission for residential development.

**PROPOSAL:**

Reserved Matters is sought for the external appearance and landscaping for the 10 dwellings approved under reference 13/00652/MFUL.

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**PLANNING COMMITTEE**

**7 June 2017**

## **HISTORY:**

2014: Out line planning permission granted for the erection of 10 dwellings.

2016: Out line planning permission granted for 18 dwellings on the site adjoining the eastern boundary (that site shares the access road with this site)

## **POLICY:**

### National Policy Guidance

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

### Local Plan Strategy 2013

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 14 - Biodiversity

Policy SP 16 - Design

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

Policy SP 18 - Energy

Policy SP 19 - Presumption in Favour of Sustainable Development

Policy SP 20 - Generic Development Management Issues

Policy SP 21 - Occupancy Restrictions

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

## **APPRAISAL**

The main considerations in relation to this application are:

- The external appearance of the development; and
- Landscaping

The design and external appearance of the proposed dwellings is broadly considered to be consistent with Policy SP 16 of the Ryedale Plan - Local Plan Strategy. However, the agent has been asked to amend the scheme with the following changes:

- That the footpath alignment in front of Plot 1 be curved;
- Plot 1 not to have an external chimney stack;
- The omission of barge boards on House Types F and G;
- Improvements to the ground floor fenestration to Plot 1; and
- The provision of chimneys to the terraced dwellings.

The agent is considering the above proposed amendments. Members will be updated at the meeting.

### Landscaping

The Tree and Landscape Officer has stated that no detailed information has been submitted in respect of the proposed Landscaping. The agent has been requested to submit the proposed landscaping details. Members will be updated at the meeting.

There has been two letters of concern received from local residents. These raise issues of principle, flooding, boundary details, scale, impact on local services and drainage. These matters are not for consideration at this stage, which is only to address External Appearance and Landscaping. The issues raised were previously considered by Planning Committee when the Outline application was approved.

The Highway Authority has no objection to the proposal. They have, however, made comment on the highway drainage and the proximity of Plot 1. Additional information has been submitted in this regard and forwarded to the Highway Authority. No views have been received to date on this.

In view of the above, a recommendation will be made at the meeting following receipt of the amendments and clarification over the landscaping details.

**RECOMMENDATION:**                      **Made at the Meeting**

**Background Papers:**

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