

**Item Number:** 10  
**Application No:** 17/00448/MREM  
**Parish:** Malton Town Council  
**Appn. Type:** Approval of Reserved Matters Major  
**Applicant:** Linden Homes (Miss Claire Sampson)  
**Proposal:** Variation of Condition 01 of approval 15/00616/MREM dated 04.09.2015  
- addition and substitution of house type drawings and revision of site layout and landscaping plans  
**Location:** The Showfield Pasture Lane Malton North Yorkshire

**Registration Date:**  
**8/13 Wk Expiry Date:** 27 July 2017  
**Overall Expiry Date:** 8 June 2017  
**Case Officer:** Gary Housden **Ext:** 307

#### CONSULTATIONS:

<b>NY Highways &amp; Transportation</b>	No views received to date
<b>Parish Council</b>	Support
<b>NY Highways &amp; Transportation</b>	Concerns as plans do not comply with NYCC requirements for adoptable roads

**Neighbour responses:** None

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#### SITE

The show field site at Pasture Lane benefits from an outline planning permission granted in 2015 and the site is already under construction, the development being carried out by Linden Homes. This application site is located with the area shown as Phase 1 on the first reserved matters approval granted under Ref 15/00616/MREM.

#### PROPOSAL

This application is a reserved matters submission which seeks approval for amended House types on Plot numbers 21 to 37 inc. Plot numbers 99 to 131 inc and Plot numbers 151 to 166 inc.(66No plots in total) together with consequential minor amendments to the layout, street scene and landscaping. The road layout remains as previously approved under Ref 15/00616/MREM which was granted on 4th September 2015 for 174 plots. There is no increase in numbers of dwellings on this part of the site although the amended plan does result in a change of the mix of dwellings as previously approved.

To assist Members' understanding of the changes an extract of the previously approved layout for this part of the site is appended to this report together with the proposed layout. Plans and elevations of the proposed house types are also attached.

This application is presented to Members for consideration because it is a major category of application.

#### HISTORY

14/00427. Outline planning permission for circa 227 dwellings Approved 24.3.2015

15/00616. Reserved matters approval for 174 dwellings (Phase 1 of OPP granted above) Approved 4.9.2015

## **POLICY**

Policy SP 1. General Location of Development and Settlement Hierarchy  
Policy SP 2. Location and Distribution of New Housing  
Policy SP 4. Housing Mix  
Policy SP 13 Landscapes  
Policy SP 16 Design  
Policy SP 19 Sustainable Development  
Policy SP 20 Generic Development Management Issues

## **APPRAISAL**

As mentioned earlier in this report this application is for revisions to the earlier reserved matters approval granted in September 2015 which itself followed the grant of outline planning permission earlier that year.

Considerations relating to the overall landscaping approach remain the same and issues relating to noise/amenity matters, drainage, secured by design and archaeology are not considered to be affected as a result of the current proposal.

Similarly the overall road layout is unaltered and aside from minor revisions requested to the site's landscaping proposals NYCC Highways have confirmed that they have no objection to the scheme. The landscape scheme has been amended to ensure that the site's soakaway systems are not adversely affected by tree planting and adequate access for maintenance is available.

The key considerations therefore relate to matters of the overall design and layout of the amended reserved matters scheme, the individual designs of the new house types proposed and materials, and any implications for the overall housing mix.

### **Overall design and layout**

The plots in question abut Pasture Lane at the southern extent (Plots 124 & 125) and then extend along the western part of the site abutting Outgang Lane (Plots 99 to 110 inc.). The northern and easternmost plots are in effect internal site boundaries to the rest of Phase 1 and to Phase 2 (the remainder of the site covered by the outline planning permission).

Whilst there are minor revisions to the layout and precise positions of buildings proposed these do not in the opinion of officers have an adverse impact on the overall design approach which was considered to be acceptable in respect of the earlier scheme. Views of the site as built from the nearest adjacent public viewpoints in Pasture Lane, Wentworth street and Outgang Lane will for the most part remain materially the same as anticipated when the Phase 1 reserved matters approval was granted in March 2015,

### **Individual house designs**

The full set of application drawings has been appended to the officer report for Members information. As with the earlier application the designs have been drawn to include traditional vernacular detailing found elsewhere in the town. In terms of their appearance the individual designs are considered to be acceptable. The palette of materials remains as previously proposed and approved – which again reflect the colours and profiles of tiles and bricks found in the locality.

### **Implications for housing mix within the overall phase.**

The reserved matters approval for Phase 1 approved under Ref 15/00616 granted permission for 8 two bed bungalows, 26 two bed terraces, 59 three bed dwellings (terraced, semi detached and detached) and 81 four bed detached comprising 174 dwellings in total.

Arising from the current application the mix for Phase 1 overall would change to 8 two bed bungalows, 26 two bed terraces , 59 three bed dwellings and 81 four bed dwellings again comprising 174 dwellings in total. In essence the revised scheme would result in 5 less three bed units on the first phase of the development and an increase of 5 four bedroom units in comparison to the earlier approval ref 15/00616/MREM for 174 dwellings. Overall however the mix is considered to be acceptable with a significant amount of smaller sized market housing being retained in the phase.

### **Third Party Responses**

NYCC Highways have no objection to the amendment shown in this application.

Malton Town Council have responded indicating no objection to the application

### **RECOMMENDATION:                      Approval**

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

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

### **Background Papers:**

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