

**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

Item Number: 7
Application No: 17/00586/OUT
Parish: Norton Town Council
Appn. Type: Outline Application
Applicant: Joanne Suddaby-Smith
Proposal: Residential development of 3no terraced dwellings with vehicular access and alterations to domestic curtilages of existing terrace of 4 dwellings (site area 0.1ha)
Location: Land Adj 42 Vine Street Norton Malton North Yorkshire

Registration Date: 24 May 2017 **8/13 Week Expiry Date:** 19 July 2017
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

North Yorkshire Fire & Rescue Service	Recommendations. (York Fire Station)
Parish Council	Recommend refusal
Highways North Yorkshire	Recommendations
Building Conservation Officer	No objection
Archaeology Section	Recommend conditions

Neighbour responses: Angela Gair
Overall Expiry Date: 7 August 2017

This application was deferred from the last meeting in order for a Committee Site Inspection. Members are asked to refer to the earlier officer report on the previous agenda.

Since the last Committee Report was prepared, Members were verbally advised that North Yorkshire Fire and Rescue Service's made a recommendation in their consultation response. They recommend that a fire suppression system be considered for the proposed development, because the parking situation on Vine Street may mean that dwellings could be located more than 45m from a Fire Appliance in the event of a fire. Their recommendation is made in accordance with requirement B5 of Section 11 of the Building Regulations Volume 1 2010. An informative to this effect is recommended as the matter will be addressed in detail at Building Regulations stage.

Members were also updated with the conditions recommended by the Local Highway Authority, which are included in the recommended conditions below.

PLANNING COMMITTEE

30 August 2017

RECOMMENDATION: Approval

1 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

(i) the layout, scale and appearance of every building, including a schedule of external materials to be used

(ii) the access to the site

(iii) the landscaping of the site

Reason: To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.

2 Application for approval of reserved matters shall be made to the Local Planning Authority not later than.

The development hereby permitted shall be begun on or before whichever is the later of the following dates:

The expiration of two years from the final approval of the reserved matters or (in the case of approval on different dates) the final approval of the last such matters approved.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

3 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

4 Before any part of the development hereby approved commences, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority. The schemes shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed where appropriate to the development. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting, seeding and/or turfing comprised in the above scheme shall be carried out in the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 5 Before the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 6 Prior to the commencement of the development hereby approved precise details of ground surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP20 of the Local Plan Strategy.

- 7 Prior to the commencement of the development hereby approved precise details of existing spot ground levels and finished ground floor levels measured in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory external appearance and to satisfy Policy SP20 of the Local Plan Strategy.

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

APP; 11.11-01; proposed layouts;
Site location plan

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

- 9 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:

(i) The access shall be formed with 2 metre radius kerbs, to give a minimum carriageway width of 4 metres, and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number DC/E9A.

(ii) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(iii) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway shall be constructed in accordance with details that shall be submitted to and agreed with the local planning authority in consultation with the local highway authority in advance of the commencement of the development and maintained thereafter to prevent such discharges.

(iv) Provision of tactile paving in accordance with the current Government guidance.

Reason: In accordance with Policy SP20; 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.

- 10 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing number 11.11.01 (as received by Ryedale DC on 20 July 2017) for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

Reason: In accordance with Policy SP20 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 11 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works
- h. HGV & MGW construction and delivery vehicles (in excess of 7.5tonnes MGW) routing to include supervision by banksman whilst traversing Vine Street in either direction, including access onto and off Commercial Street

Reason: In accordance with policy SP20 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

- 12 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted development) Order 2015 (or any Order revoking, re-enacting or amending that Order), development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Addition to the roof of a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E(a): Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure.

Reason:- To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 13 There shall be no barrier or chain across the vehicular access point.
Reason: In order to ensure the access, parking and turning areas are permanently available and to satisfy Policy SP20 of the Local Plan Strategy and in the interests of highway safety.

Background Papers:

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

INFORMATIVE(S)

- 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 will also be pleased to provide the detailed construction specification referred to in this condition.

Reason: In accordance with policy SP20 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.
- 2 You should satisfy yourself, prior to commencement of any work related to this project, that no part of the works hereby approved (including foundations and/or guttering) extended onto or over adjoining land unless you have first secured the agreement of the appropriate landowner(s).
- 3 The applicant/developer is advised that North Yorkshire Fire and Rescue recommends a fire suppression system is installed for the proposed dwellings due to the access arrangements. Their recommendation is made in accordance with section 11 of the Building Regulations Volume 1 2010.