

**RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE**

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

Item Number: 6
Application No: 17/01064/MREM
Parish: Rillington Parish Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Mr Iain Godfrey (Mulgrave Properties LLP)
Proposal: Erection of 9no. four bedroom detached dwellings, 4no. three bedroom semi-detached dwellings, 2no. two bedroom semi-detached dwellings and a terrace of 3no. one bedroom dwellings with associated garaging and parking/amenity areas (outline approval 16/00354/MOUT dated 08.11.2016 refers)
Location: Land At Rear Of 56 Low Moorgate Rillington Malton YO17 8JW
Registration Date: 15 September 2017
8/13 Wk Expiry Date: 15 December 2017
Overall Expiry Date: 26 October 2017
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Public Rights Of Way Highways North Yorkshire	Recommends informative No objections, previously recommended conditions remain relevant
Parish Council	No objections
Lead Local Flood Authority	No comments
Housing Services Countryside Officer	The landscaping details set out in the submitted plans are acceptable
Designing Out Crime Officer (DOCO)	No comment to make. Refers to responses made by colleagues on 16/00354/MOUT
Yorkshire Water Land Use Planning	Comments - Contains no drainage proposal and therefore cannot provide a further response.
Vale Of Pickering Internal Drainage Boards	Further information required
Neighbour responses:	Daniel J. Clegg, Mr Christopher Coxon, Mr COLIN BEAN, Jill Maud, Stella Ketley,

SITE:

The application site comprises approximately 0.69 hectares of land adjacent to, but outside of the development limits of Rillington. The site is the 2nd phase of 2 residential schemes and the red line for the site includes the approved access onto Low Moorgate. The site measures approximately 90m in width at its widest and 95m in depth at its greatest. The site is currently used for a combination of grazing land and includes land and buildings belonging to 70 Low Moorgate. The site is relatively flat and located to the east of Low Moorgate on the northern side of Rillington. There are areas of planting along the eastern boundary with open countryside on the northern and eastern boundaries. Part of an

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existing orchard is located to the southern side of the application site. The site is also within an area of known archaeological significance and within Flood Zone 1, being at the lowest risk of flooding.

PROPOSAL:

This Reserved Matters Application has been submitted following the earlier approval of an outline application has been submitted for residential development comprising 18 dwellings. This is the 2nd phase, following Reserved Matters approval earlier this year for 10 dwellings on the 1st phase. At this stage External Appearance and Landscaping are to be considered. Details of the proposed elevations are appended to this report.

HISTORY:

Relevant planning history on the application site includes:

2017: Reserved Matters approval granted for 10 dwellings (Phase 1)

2016: Outline planning permission granted for the erection of 18 dwellings (Phase 2). The outline permission approved details of access and layout.

2016 : Planning permission granted for the erection of a detached double garage for 56 Low Moorgate

2014: Outline planning permission granted for the erection of 10 dwellings and a double garage for No. 56 Low Moorgate Rillington (Phase 1)

1991: Planning permission refused for residential development

POLICY:

National Policy Guidance

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

Local Plan Strategy 2013

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP2 - Delivery and Distribution of New Housing

Policy SP3 - Affordable Housing

Policy SP4 - Type and Mix of New Housing

Policy SP10 - Physical Infrastructure

Policy SP12 – Heritage

Policy SP13 – Landscapes

Policy SP14 – Biodiversity

Policy SP15 - Green Infrastructure Networks

Policy SP16 – Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP18 – Energy

Policy SP19 - Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

Policy SP21 - Occupancy Restrictions

Policy SP22 - Planning Obligations Developer Contributions and the Community Infrastructure Levy

APPRAISAL:

The main considerations in relation to this application are:

- External Appearance; and,
- Landscaping;

This application is required to be determined by Planning Committee as it is a 'Major' reserved matters application.

External Appearance

Amendments have been sought to the Type 'K' properties to provide a steeper roof pitch. The applicant had also been asked to consider changing the Type 'L' and Type 'M' properties in order to break up the front elevation, having one central first floor window and a nominal set-back for the garage and bedroom at first floor. The applicant has however requested that the Type 'L' and 'M' properties are determined as originally submitted. These properties appear substantial on their front elevation, and they are not particularly traditional. However, when considering the scheme as a whole it is considered to be difficult to substantiate an objection to these house types if challenged on approval. All of the other house types are considered to be acceptable and consistent with the requirements of Policy SP16 (Design) of the Local Plan Strategy.

Landscaping

A Landscaping plan has been submitted, the Council's Specialist has confirmed that the details are considered to be acceptable.

Third party responses

The Parish Council has confirmed that they have no comments on the submission.

A petition signed by 31 local residents objecting to the proposal for the following reasons has been received:

- Flooding and surface water drainage;
- The impact on the Doctors surgery;
- Highway safety and traffic movements; and,
- That the scheme is overcrowded.

There have also been 3 letters of objection. These letters of objection raise the following issues:

- Highway safety;
- Short-term disruption with construction;
- Lack of Infrastructure
- School places; and
- The design and appearance of the proposed dwellings;

With the exception of design, all of the objections raised are not considered to be material planning considerations in respect of this Reserved Matters application because outline planning permission has been approved and the principle of development accepted. This application can only consider the reserved matters relating to External Appearance and Landscaping. The design and appearance of the proposed dwellings has been appraised above, and as a whole the proposals are considered to be in conformity with the policies of the Local Plan Strategy in terms of their appearance.

The Internal Drainage Board has requested details of surface water attenuation. However this is not a Reserved Matter. Surface water attenuation was addressed at Outline Stage in consultation with the Lead Local Flood Authority (LLFA) and conditioned accordingly. The LLFA has no further comments on this reserved matters application. Yorkshire Water has no further comments on the submission and notes their original conditions imposed on the outline application still apply.

The Local Highway Authority has confirmed that there are no objections to the proposal and again the conditions imposed at outline stage remain valid. Members are advised that discussions are ongoing between the Local Highway Authority and the applicant regarding the technical details required to discharge those conditions. For the reasons outlined above in the appraisal these issues are not considered to be sustainable objections to the conditions of its reserved matters application.

RECOMMENDATION: Approval

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

R/1968/4;
R/1968/3A
3751/PD/16 Rev. A
3751/PD/18 Rev. A
3751/PD/19
3751/PD/11 Rev. D
3751/PD/13 Rev. A
3751/PD/14 Rev. A
3751/PD/01 Rev. B
3751/PD/08 Rev. C
3751/PD/04 Rev. B
3751/PD/05 Rev. B
3751/PD/15 Rev. A
3751/PD/17 Rev. B
3751/PD/20
3751/PD/19
3751/PD/11 Rev. D
3751/PD/14 Rev. A
3751/PD/05 Rev. B
3751/PD/15 Rev. A
3751/PD/18 Rev. A
3751/PD/16 Rev. A
3751/PD/17 Rev. B
3751/PD/20
3751/PD/12. Rev. C
3751/PD/09 Rev. C
3751/PD/21 Rev. A
3751/PD/22 Rev. A

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