

**Item Number:** 7  
**Application No:** 17/01281/MFUL  
**Parish:** Pickering Town Council  
**Appn. Type:** Full Application Major  
**Applicant:** North York Moors Historical Railway  
**Proposal:** Erection of carriage stable with associated storage, staff facilities and service facilities for up to 40no. carriages from the running fleet, erection of workshop for the restoration of historic carriages with associated staff facilities including accommodation, formation of an additional 12no. parking spaces and formation of new vehicular access bridge to replace existing access over Pickering Beck together with additional landscaping.  
**Location:** Land North East Of Rock Cottage Pickering North Yorkshire  
**Registration Date:** 23 October 2017  
**8/13 Wk Expiry Date:** 22 January 2018  
**Overall Expiry Date:** 8 January 2018  
**Case Officer:** Gary Housden **Ext:** 307

**CONSULTATIONS:**

<b>Parish Council</b>	Support subject to flood/ground water valuation
<b>Highways North Yorkshire</b>	Recommends conditions
<b>Lead Local Flood Authority</b>	No response received
<b>Office Of Rail Regulation</b>	No response received
<b>Vale Of Pickering Internal Drainage Boards</b>	No Objection
<b>Environmental Health Officer</b>	Recommend conditions
<b>Archaeology Section</b>	Recommend scheme of archaeological evaluation
<b>Public Rights Of Way</b>	No response received
<b>Countryside Officer</b>	No response received
<b>Sustainable Places Team (Environment-Agency Yorkshire Area)</b>	No Objection subject to condition
<b>Yorkshire Water Land Use Planning</b>	Comments
<b>National Grid Plant Protection</b>	No response received
<b>Economic Development</b>	No response received
<b>LEP Mr A Leeming</b>	No response received

**Neighbour responses:**

Mr Paul Dewar, Ms C A Harrison, Norman And Enid Bridges, B. And S. J. Tozer, Ms Ange Whiles, Ms Cathy Long, Mr John Addyman, Ms Elspeth Barraclough, Mrs Sandra McNicoll, Mr David McNicoll, Mr Michael McPeake, Mr Robert Brown, Mr Keith Marsh, Mrs Helen Webb, Mr deryk bell, Mrs Linda Richardson, Mr Norman Harkness, Mr Peter Townsend, Mr Stephen Lane, Miss Janet Lumb, Ms Elizabeth Parkes, Mr John Freear, Mr Paul Chouler, Mrs Angela Chouler, Miss Andrea Reeves, Mr Christopher Lindley, Miss Jenny Putniorz, Mr Stephen Barker, Mr & Mrs BJS & JA Howard, Mr Phil Roddam, Mr Alan Payne, Mrs Ann Hunter, Mrs Anna Roddam, Stuart Harrison, Mrs Ann Searle, Mr Sam Tozer, Mrs Anna Roddam, Mrs Judy Catterall, Mr Peter Roddam, Mr Nicholas Mabey, Mr & Mrs R. G Lamb, Mr Stephen Hudson, Mr Allan Jones, CPRE Yorkshire, Mr Michael Jones, Ms Lisa Tozer, Mrs E Witherington, Mr Mark Stovold, Miss Claudia Rodda, Mr Mark Norton, Mrs Mary Brandon, Mr & Mrs A Leary, Mr Peter Emmerson, Mrs Suzanne Dean, Mr Simon Barraclough, , Mr Paul Jameson, Mrs Georgina Clayton, Mrs Sarah Fox, Pickering And District Civic Society, Mr Mike Potter, Mr Eden Blyth, P.J Ciceri, Mr John Clark, Mr Stephen Pickering, Mr Michael Holmes, Ms Christine Fox,

## **SITE:**

The application site is located on a parcel of land which is accessed off Newbridge Rd and to the western side of the North York Moors rail line and Pickering Beck. Vehicular access to the site from Newbridge Rd is obtained via a bridge over the Beck and a gated crossing over the railway line.

The site is located on the valley floor with an existing field access to the west of an existing storage building which has the appearance of a portal framed agricultural with a clad roof and block work walls. The storage building is oriented across the valley which obscure views of part of the site when viewed from the south. A public right of way runs alongside the western boundary of the site and this runs between the application site and Rock Cottage which is the nearest dwelling to the site. Views of the site can be obtained from the first section of the PROW because it is elevated above the ground level of the application site. Further to the north views of the site from the PROW are reduced because of a significant hedgerow screen which runs along the eastern side of the PROW adjacent to the site.

The PROW continues to the north towards Cottages at Bridge Row and Church Row some 200 metres away from the north boundary of the site. To the south the PROW runs alongside Pickering Beck. Views of the site from Newbridge Rd are limited to some extent by the presence of well-established trees and vegetation which exists along both banks of the Beck.

The site is located approximately 400 metres beyond the nearest point of the town development limit in Newbridge. It is also located outside of the conservation area and visually important undeveloped area, the northern limits of both are approximately 200 metres to the south of the site. The whole of the site is however located with the local landscape designation of being an area of High Landscape Value.

## **PROPOSAL:**

The application is for a major development comprising a new carriage care facility for the North York Moors Railway. Two buildings are proposed comprising:

### **1. The Carriage Stable**

This building is proposed to be located next to and parallel with the existing main line. The building has a roof with a gently curving roof made from profiled sheeting and a lantern feature for ventilation. The end gables and side walls are largely open with some areas of stained vertical timber cladding. The building is constructed with a galvanised steel frame and gutters and fascia are powder coated to match the frame. The building has eaves which vary between 4.8 and 5.2 metres and a maximum roof height of 8 metres. The top of the lantern feature is approximately 8.3 metres. The submitted plans show a building which is approximately 165 metres in length and 31 metres in width.

The building contains 5 sidings (lines) underneath its covered area with the plans showing notional space for around 37 carriages.

### **2. The repair facility building**

This building is a workshop facility which also includes a paint shop. It has been designed with a similar curved roof structure and also has a lantern feature albeit of a different double glazed design. The building has an eaves height of 4.6 metres and 'apex' height of 9.4 metres. The lantern feature is an additional 3.2 metres in height. The building is approximately 51.5 metres long and 38 metres wide. Central part of the building also incorporates a first floor which provides for a mess room/training room, kitchen, toilets and other staff facilities.

The workshop facility unlike the carriage stable has solid natural stone gabion walls on its sides with a gabion and solid timber clad and glazed end (north wall). Solid timber doors and timber clad walls are proposed on the south facing elevation. The workshop building contains 5 lines with notional space for 9 carriages including 1 paint shop space.

In addition to the above mentioned buildings the scheme proposes a new bridge and improvement of the existing vehicular access onto Newbridge Rd; a new access point into the site - adjacent to the main line; a surface water detention basin and Swales; staff parking areas and extensive areas of new

landscape planting adjacent to the west and northern boundaries of the site.

The application is accompanied by a number of technical documents which can be viewed on the Council's website. These include a Design Environmental Management Plan, Flood Risk Assessment, Geotechnical report, Archaeological Assessment, Noise report and Design and Access Statement. For ease of reference the DAS is appended to this report.

## **HISTORY:**

There is no planning history that is directly relevant to this parcel of land.

## **POLICY:**

### National Policy

NPPF

NPPG

### Local Planning Policy

#### Ryedale Plan Local Plan Strategy Adopted 2013

Policy SP1 General Location of Development

Policy SP8 Tourism

Policy SP12 Heritage

Policy SP13 Landscapes

Policy SP14 Biodiversity

Policy SP16 Design

Policy SP17 Managing Air Quality, Land and Water Resources

Policy SP19 Presumption in Favour of Sustainable Development

Policy SP20 Generic Development Management Issues

## **APPRAISAL:**

The following matters are considered to be relevant to the consideration of this application.

- Principle of development
- Flood risk/drainage Issues
- Highways/ access
- Economy/Tourism issues
- Landscape impact
- Biodiversity
- Design and Appearance
- Heritage issues
- Noise / amenity issues
- Contaminated land
- Other matters

At the time of writing this report whilst a number of technical consultees have responded there remain a number outstanding consultees which include matters such as surface water drainage , public rights of way and the office of rail regulation. Consultee responses relating to archaeology and biodiversity issues also require further negotiation with the developer and this means that at the current time it is not possible to fully appraise the proposal and make a final recommendation to Members.

It is anticipated that outstanding responses will be to hand in advance of the February meeting of the Planning Committee. Prior to that meeting it is considered that Members would benefit from visiting the site in order to see the site in its context and to appreciate the differing views that have been expressed on the application from supporters and objectors to the scheme.

## **RECOMMENDATION:**

### **Site Inspection**

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**PLANNING COMMITTEE**

**16 January 2018**