

**Item Number:** 9  
**Application No:** 17/01509/MREM  
**Parish:** Malton Town Council  
**Appn. Type:** Approval of Reserved Matters Major  
**Applicant:** Broadacre Services Limited  
**Proposal:** Erection of 18no. three bedroom dwellings, 34no. two bedroom dwellings and 4no. one bedroom dwellings with associated infrastructure and landscaping (outline approval 14/00429/MOUTE dated 24.03.2015 refers)  
**Location:** Land At Rainbow Lane Malton North Yorkshire  
**Registration Date:** 9 January 2018  
**8/13 Wk Expiry Date:** 10 April 2018  
**Overall Expiry Date:** 12 March 2018  
**Case Officer:** Gary Housden **Ext:** 307

#### CONSULTATIONS:

<b>Highways North Yorkshire</b>	Comments
<b>Parish Council</b>	Recommend refusal
<b>Environmental Health Officer</b>	Await response
<b>Lead Local Flood Authority</b>	Await response
<b>Yorkshire Water Land Use Planning</b>	Recommendations and request revised plans
<b>Sustainable Places Team (Environment-Agency Yorkshire Area)</b>	No objection
<b>Vale Of Pickering Internal Drainage Boards</b>	No further comments
<b>Countryside Officer</b>	Await response
<b>NY Highways &amp; Transportation</b>	Recommend conditions
<b>North Yorkshire Education Authority</b>	Await response
<b>Archaeology Section</b>	Recommends condition
<b>Designing Out Crime Officer (DOCO)</b>	Recommend condition
<b>Public Rights Of Way</b>	Await response
<b>National Grid Plant Protection</b>	Await response
<b>NY Highways &amp; Transportation</b>	Await response

**Neighbour responses:** Mr Robert Stinton, Mrs Nancy Foster, Mr Darryl Butler,

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#### SITE:

The site is located immediately to the north of an existing residential estate, the nearest properties being located on Dickens Road. It is an irregular shape bounded by the A64 to the north and by Rainbow Lane to the east. In the north-east corner of the site, there is a 'dog-leg' in the site boundary where the site adjoins the Rainbow Equine Veterinary Surgery. The site slopes from south to north, toward the A64 trunk which is partly elevated above the ground level of the site.

The site has an area of approximately 3.4 hectares only and is visible on the edge of the settlement when travelling along the A64, although clear views are readily obtainable close to site. More distant views are obtained from the minor Country highways and public rights of way located further to the north of the A64 by-pass.

The site has partial hedgerow boundaries alongside Rainbow Lane and along the boundary with the A64. The boundary on the rear of the properties on Dickens Road is currently marked by a variety of domestic screens and fences.

## **PROPOSAL:**

The application is submitted for the reserved matters approval for the erection of 18 three bedroom dwellings, 34 two bedroom dwellings and 4 one bedroom dwellings with associated landscaping and infrastructure. 16 of the two dwellings are proposed to be single storey bungalows (8 detached and 8 semi-detached). The dwellings are proposed to be constructed from predominantly red brick (with some contrasting panels) and interlocking concrete roof tiles. Precise details of the materials are the subject of planning conditions imposed on the outline planning permission.

The reserved matters application follows the earlier grant of outline planning permission Ref 14/00429/MOUTE dated 24.3 2015 for the erection of circa fifty affordable residential dwellings on the site. Access to the site from Rainbow Lane was approved under the outline permission but all other matters were reserved.

The northern boundary of the site abuts the boundary of the A64 which is a major noise source. In order to address issues of the impacts of noise impacts on future residents a substantial bund and 4 metre high acoustic fence is proposed along this part of the site.

Substantial amounts of landscaping are proposed both sides of the acoustic screen in order to soften its visual impact.

The application is accompanied by a supporting letter which sets out the broad design approach to this reserved matters application and this together with the submitted Soft Landscape and Management Plan is appended for Members information.

## **HISTORY:**

Outline Planning permission granted on 24.3.2015 for the erection of circa 50 affordable residential dwellings (Use Class C3) and associated works

## **POLICY:**

### National Policy

NPPF 2012

NPPG

### Local Policy

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 SP20 Generic Development Management Issues

## **APPRAISAL:**

The principle of the residential development of this site for affordable housing has previously been established by the grant of the outline planning permission in 2015 for circa fifty dwellings. The proposed reserved matters scheme has evolved through discussions with the Council's Specialist People Officers in order to propose a mix of affordable housing that meets local needs including in particular the provision of sixteen single storey dwellings.

The reserved matters application remains to be determined in the context of the detailed design approach taking account of the following detailed considerations,

Housing mix,  
Landscape impact,  
Detailed design and layout considerations,  
Detailed access matters,  
Noise and amenity considerations,

At the time of writing this report further information relating to both detailed on site highway matters and noise have been submitted and are being reviewed by officers at NYCC Highways and the Councils own Specialist Environment Officers.

A final recommendation cannot be made at the present time. It is however anticipated that this will be published with the Late Papers for consideration prior to the meeting.

**RECOMMENDATION:**                      **To Follow**