

Item Number: 12
Application No: 18/00304/MREM
Parish: Malton Town Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Linden Homes (Mr Andy Cramer)
Proposal: Erection of 7no 2 bed dwellings, 21no 3 bed dwellings and 25 no 4 bed dwellings together with construction of earth bund to eastern boundary (Outline approval 14/00427/MOUTE dated 24/3/15 refers)
Location: The Showfield (Phase 2) Pasture Lane Malton North Yorkshire
Registration Date: 10 April 2018
8/13 Wk Expiry Date: 10 July 2018
Overall Expiry Date: 4 July 2018
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

Parish Council	
Highways North Yorkshire	Comments
Flood Risk	Comments
Designing Out Crime Officer (DOCO)	Recommend Condition
Countryside Officer	
Flood Risk	Requires further information
Public Rights Of Way	Recommend informative
Yorkshire Water Land Use Planning	Comments
NY Highways & Transportation	No objections
Parish Council	
Environmental Health Officer	

Neighbour responses:

THE SITE:

This application site is located on the Linden Homes site, off Pasture Lane Malton. It is located to the northern end of the site covered by the original outline planning permission Reference 14/00427/MOUTE which was granted in 2015 and comprises plots 175-227 of the original outline permission. The site is bounded by Phase 1 of the earlier permission to the south, by Outgang Lane to the west, by commercial premises in Showfield Lane to the east and to the north an additional parcel of the land which is covered by a second outline planning permission for 87 Dwellings under Reference 16/00013/MOUT.

THE PROPSOAL:

This is a reserved matters application pursuant to the grant of an earlier outline planning permission and as such the principle of development has already been established. This is the first of two reserved matters application for consideration by Members on this agenda and is referred to in the submitted plans as Phase2 of the Showfield development.

The mix of development on this phase of the site shows seven 2 bedroom dwellings, twenty one 3 bedroom dwellings and twenty five 4 bedroom dwellings . 3 of the units are provided as single storey units on this phase which satisfies the policy requirement set out in the Local Plan Strategy and which is also required by the outline permission.

During the processing of the application amended plans have been received to reduce the amount of frontage parking in the street scene in the vicinity of Plots 177-184, revisions to address vision splay requirements made by NYCC Highway amendments to the boundary treatments in front of plots 190 to 217 to delineate the curtilage more clearly from the adjacent public open space area.

The submitted layout plan as amended is appended to this report along with the agent's covering letter and Design and Access statement. Plans of the house and bungalow types are also attached for Members information. Detailed landscape plans have also been submitted for the site which have been the subject of further monitor revision. The final comments of the Council's Tree and Landscape Specialist are awaited in respect of the revised plan and will be reported on the Late Pages or at the meeting.

POLICY:

Ryedale Plan Local Plan Strategy

Policy SP4 Housing Mix

Policy SP16 Design

Policy SP20 Generic Development Management Issues

HISTORY:

14/00427/MOUTE. Outline permission for circa 227 dwellings and associated works Granted 24.03.2015

15/00616/MREM. Reserved matters approval for 174 dwellings Phase1 - plots 1 to 174 Granted 04.09.2015

17/00448/MREM. Reserved matters approval for variations to Plots 21-37; Plots 99-131 and Plots 151-166 Granted 12.07.2017

APPRAISAL:

This application is for reserved matters approval following the earlier grant of outline planning permission. The principle of development has therefore already been established.

The key considerations therefore relate to detailed Matters including:

- Layout and Design
- Housing mix
- Amenity considerations for future residents.
- Detailed highway matters
- Detailed Drainage considerations
- Security considerations

Layout and Design

The layout follows a similar form to that already approved in Phase 1. This reserved matters (Phase 2) occupies a central part of the overall development area and abuts the Showfield commercial area to the east -where is separated from that by a raised landscaped bund and acoustic fence required by the earlier outline planning permission. To the south where it abuts Phase 1 is an inner estate road that links the east and west distributor roads that run around the periphery of the site and into Phase 3 further to the north - which is the subject of reserved matters application Reference 18/00305/MREM to be found elsewhere in this agenda. An area of Public Open Space is shown on the location plan and this follows the broad location shown on the illustrative drawings submitted with the outline application.

The house and bungalow designs are considered to be acceptable and have been used elsewhere on the site. The bungalows are shown adjacent to the eastern boundary where they benefit from the full effect

of the acoustic screening on this boundary. Overall the layout and design of this phase are considered to be acceptable and these aspect of Policies SP16 and SP20 are considered to be satisfied.

Housing Mix

The housing mix follows a similar approach to that previously approved under Phase 1 as amended in terms of the proportions of two, three and four bedroom units proposed. The provision of three single storey dwellings exceeds the policy requirement of 5% and again is consistent with the levels of single storey units provided to date on the development. Overall the mix is considered to be acceptable and is considered to satisfy Policy SP 4 of the Local. Plan Strategy.

Amenity Considerations

The layout and relationship of the units is again similar to that previously approved on Phase 1. On the eastern periphery the site an acoustic screen is required to. Be provided to address noise and amenity issues and this is again showed on the submitted plans and sections. Members will appreciate that this site has varying levels within its confines and illustrative sections through the site shown as Section AA and BB. In this part of the site the most noticeable ground levels changes run west to east as shown in Section AA. However these are generally showing levels differences which are on the side boundaries of plots with a 'stepped' approach following ground levels which drop from west to east. It is considered that the layout provides for adequate relationships between dwellings within the site and that the separation distances between units is acceptable. There are considered to be no issues with other existing dwellings as there are none directly affected by this phase of the development. This aspect of the proposal is considered to be acceptable and again satisfies these elements of Policies SP16 and SP20 of the Local Plan Strategy.

Detailed Highway matters

The proposal has been appraised by NYCC Highways who after raising some initial concerns in respect of forward vision splays have confirmed no objection to the revised layout plan. No objection is therefore raised on Highways grounds to this reserved matters application.

The Public Rights of Way Officer has recommended an informative relation to Outgang Lane.

Detailed Drainage Matters

Yorkshire Water have confirmed that they have no objection to the application which proposes connection to the public foul sewer with surface water to soakaways. There is no objection to the proposed building stand off to the public sewer that crosses the site and subject to the development being constructed as indicated in the submitted Drainage statement no further comments are made. The Lead Local Flood Authority are also content in principle to the use of soakaways subject to confirmation that the percolation tests were carried out in accordance with BRE 365. Confirmation has been requested that this is the case from the applicant's agent. Subject to that proviso there are no objections on drainage grounds.

Secured By Design Issues

A Designing Out Crime Report has been received which commends the overall layout and design approach as it contains many Designing Out Crime Principles which are welcomed. The report does however go on to make a number of detailed observations and these have been put to the agent for consideration and further response. Members will be updated at the meeting.

Other Matters

Malton Town Council have notified and there has been no response received.

RECOMMENDATION: **This Reserved Matters application is recommended for Approval subject to the following conditions**

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

- 1810.02 Materials Plan, dated March 2018
- 1810.06 Location Plan, dated March 2018
- 2873/1 Rev A Landscape proposal 1 of 2, date 26 February 2018
- 2873/2 Rev A, Landscape proposal 2 of 2, dated 26 February 2018
- 1810:01 Rev B Planning Layout, dated February 2018
- 1810:14 Floor Plan, Dated February 2018
- 1810:16 Goodridge Planning Drawing, dated February 2018
- 1810:20 Cottingham House Type Planning Drawing, dated February 2018
- 1810:10 Rev A Eveleigh Pair Planning Drawing, dated February 2018
- 1810:18 Grainger House Type Planning Drawing, dated February 2018
- 1810:13 Rev A Harcourt Pair Planning Drawing, dated February 2018
- 1810:15 Rev A Mountford and Eveleigh House Type, dated February 2018
- 1810:11 Mountford and Eveleigh Planning Drawing, dated February 2018
- 1810:17 Rev A Myle Planning Drawing, dated February 2018
- 1810:19 Pembroke House Type Planning Drawing, dated February 2018
- 1810:12 Willow House Type Planning Drawing, dated February 2018
- 1810:23 Willow Pair Planning Drawing, dated February 2018
- 1810:27 Cross Section Phase 2
- 1810:25 Street Scenes, dated February 2018
- 1810:07 Single Garage, dated March 2018
- 1810:08 Twin Garage, March 2018
- 1810:04 Boundary Treatment, dated March 2018

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

INFORMATIVE(S)

- 1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposal for altering the route.