

Item Number: 13
Application No: 18/00305/MREM
Parish: Malton Town Council
Appn. Type: Approval of Reserved Matters Major
Applicant: Linden Homes (Mr Andy Cramer)
Proposal: Erection of 12 no. 2 bed dwellings, 32 no. 3 bed dwellings and 43 no 4 bed dwellings, together with construction of earth bund to eastern and northern boundaries (Outline approval 16/00013/MOUT dated 21/7/17 refers)
Location: The Showfield (Phase 3) 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:

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

Neighbour responses:

THE SITE:

This application site lies at the northernmost extent of the area of land currently being developed by Linden Homes off Pasture Lane Malton. The site is bounded by the site currently under development to the south, Outgang Lane to the west, the A64 trunk road to the north and Showfield commercial area to the east.

THE PROPOSAL:

This reserved matters application is submitted pursuant to the outline planning permission granted on 21.07.2017 for residential development for 87 dwellings. The application follows the principles established by the grant of the outline planning permission and confirms that the reserved matters does not exceed the numbers of dwellings established by the outline permission. In total this reserved matters application has been submitted for the erection of 87 dwellings comprised of twelve 2 bedroom dwellings; thirty two 3 bedroom dwellings and forty three 4 bedroom dwellings. The scheme includes four single storey dwellings and as approved in the original outline permission four of the units are proposed as affordable units, shown as two 2 bedroom units and two 3 bedroom units. The affordable units are shown in the north east corner of the site on the amend layout plan.

The plan has been amended to address compliance with noise issues associated with the A64 to ensure that the amenities of the future residents in this part of the site are protected with particular regard to garden noise. In effect the dwellings themselves become a barrier to noise, protecting their own curtilages to the rear(south). A similar approach was successfully adopted on the adjacent site to the

west currently under development by Taylor Wimpey. Further comments are awaited from the Council's Environment Specialists in respect of the amended plan and this will be reported on the Late Pages or at the meeting.

The layout plan, individual designs and Design and Access statement are appended to this report for Members information. As with Reserved Matters application Ref. 18/00304/MREM the comments from the Council's Tree and Landscape Specialist are awaited on a further revision to the detailed Landscape Drawing which has been received as a result of the revised layout plan.

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

16/00013/MOUT Residential Development for 87 dwellings Approved 21.07.2017

APPRAISAL:

Outline planning permission has already been granted for 87 dwellings on this site. The principle of the development is not therefore at issue.

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

Layout and design

The layout broadly follows the approach shown on the outline illustrative plan in terms of road layout. The site has an extensive landscaped embankment area on its east and northern site boundaries which are landscaped and provided with an acoustic fence to meet the requirements of the outline permission. The layout is however designed on the northern side to provide an additional barrier to the curtilages of the dwellings at this part of the site in order to provide for an acceptable level of amenity for future residents.

The layout as amended still provides for adequate distances between dwellings which are similar to those approved elsewhere on the site.

In terms of the individual dwelling designs these have also been used elsewhere on the site by the same developer and are considered to be acceptable for use on this last phase. It is considered that this element of the proposal satisfies Policies SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy.

Housing mix

This is similar to the proportions already approved on Phase 1 and as proposed on Phase 2 covered by reserved matters application Ref.18/00304/MREM. The number of single storey dwellings across the site meet the requirements of Policy and the outline permission. The affordable units also comply with

the requirements of the outline planning permission. In the circumstances it is considered by officers that the housing mix proposed is acceptable and meets the requirement of Policy SP4

Amenity for future residents

The internal layout and relationship of the units to each are considered to be satisfactory. The outline planning permission had specific requirements to ensure that adequate levels of noise attenuation are provided with the construction of landscaped bunded areas on the north and eastern side of the site. These are shown and together with the revisions to layout are considered to be satisfactory. The final comments of the Councils Environment Specialists are awaited and will be reported on the Late Pages or at the meeting. Subject to their final comments the proposal is considered to satisfy these elements of Policies SP16 and SP20.

Highway Matters

As with application Ref 18/00304 NYCC Highways officers had initial concerns regarding forward visibility at parts of the development. These concerns however have now been addressed with the revisions to the proposed layout and no objections are now raised on highway grounds.

Drainage

No objections have been received aside from the comments of the Lead Local Flood Authority who seek reassurance that percolation tests have been carried out in accordance with BRE 365. Members will be appraised of the agent's response on the Late Pages or at the meeting.

Security Issues

As with the earlier reserved matters application the applicant's general approach to secured by design issues has been commended. Detailed comments have been made and the agent's response has been requested. Members will be updated on the Late Pages or at the meeting.

Other Matters

Malton Town Council have objected to this Reserved Matters application and their comment are appended to this report. The objection appears to be based on the view that the numbers of dwellings proposed exceed this permitted by the outline planning permission. That is not the case. In any event the outline planning permission specifies that 87 dwellings can be constructed on the site and this reserved matters application complies with the requirements of the outline planning permission. The Town Council make no observations on the detail of the scheme proposed.

RECOMMENDATION: Subject to the views of outstanding consultees 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):
 - 1810.03 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 3 March 2018
- 1810:26 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
- 1810:21 A25 Pair, dated February 2018
- 1810:22 A31 Pair, dated February 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.