

## **CONSULTATIONS:**

### *Initial consultation*

<b>Building Conservation Officer NYCC Natural Services Highways North Yorkshire Malton Town Council</b>	Strong Design Concerns Ecological appraisal should be updated Recommend conditions Recommend approval subject to additional parking provision and improved visibility Awaiting response
<b>Tree &amp; Landscape Officer Vale Of Pickering Internal Drainage Boards</b>	Require full drainage design, soakaway tests and calculations following a BRE Digest 365 test as stated in the flood risk assessment. All non-permeable area created as a result of these proposals should be included in the run-off calculations and the soak-away designed to reflect this. Awaiting response
<b>Flood Risk (LLFA) Environmental Health Archaeology Section</b>	Recommend standard contamination conditions Recommend conditions
<b>Sustainable Places Team (Environment Agency) Yorkshire Water Land Use Planning</b>	No response received Recommend conditions

### *Further consultations (revised ecological appraisal, revised elevations)*

**Building Conservation Officer**

I note that elements of the design such as the single storey link have been modified and features such as the Juliet balconies have been deleted. I do have some concern that the new completely glazed and framed single storey link will be at odds with the more traditional mass wall design of that elevation. Due to the kinked nature of the plan, the roof of the previous proposal would likely appear awkward. Perhaps a masonry wall with a flat roof might be a good middle ground. It may have the appearance of a boundary wall if the fenestration was minimal. In my opinion, the deletion of the Juliet balconies is an improvement to the proposal as they simplify the design. Due to the nature of the revisions and their negligible impact on the large massing of the proposal, I am of the opinion that my previous assessment has not substantially changed. The summary in my previous consultation response noted

**NYCC Natural Services**

that there would be a low-medium level of harm. Due to my concerns regarding the glazed link and its overly modern design and potentially reflective qualities my assessment of this submission remains the same.

Awaiting response

**Neighbour responses:**

Helen and Steve Morgan (object), Susan Galley (object), Miss Lynda Shirley (object), Mr Jeremy Ingham (object), Anne Campbell (object), Mr C M Marshall (object), Mark and Karen Saunders (object), Mrs Julia Vaern (object), Mr Martin Dales (neutral), Mrs Jacqueline Gempton (neutral)

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**PURPOSE OF REPORT:**

To consider a recommendation for a Member's site inspection prior to the determination of the planning application.

**BACKGROUND:**

The application is to be determined by Planning Committee as a major development because the floor area of the building exceeds 1,000 square metres.

**SITE:**

The application site is located in the settlement of Old Malton, to the north of Town Street. The application site amounts to approximately 0.5 hectares in area. The access to the site (off Town Street) is located within the development limits of the settlement whereas the developable area of the application site lies immediately outside but adjacent to the development limit. The site is bounded by open countryside to the north and west. The whole of the site lies within the designated Conservation Area and the outer boundary of the site on the western side abuts a Visually Important Undeveloped Area. The application site comprises a partially implemented office development (see planning history).

The application as previously known as land and buildings at Manor Farm, 37 Town Street, Old Malton. The Grade II listed Manor Farm house (37 Town Street) stands 60 metres east of the application. The application site was the former farmyard associated with this property. Immediately to the east of the application site stand within the applicant's ownership/control is a traditionally constructed, curtilage listed single and two-storey barn and outbuilding.

The nearest residential properties are those to the south and south east which front Town Street a number of which are Grade II listed. The Grade I listed St. Mary's church with Scheduled Monument of the Priory is approximately 80 metres south east of the application site. The site is within an archaeologically sensitive area. Public footpath number 25.60/47/1 follows a south-west to north-east alignment 90 metres north-west of the application site. The site is within Flood Zone 1, although is in a Critical Drainage Area.

**HISTORY:**

The relevant planning history in relation to the application site is as follows:-

05/00305/CON- Demolition of agricultural buildings. APPROVED 03.05.2005

05/00889/MFUL- Change of use and alteration of agricultural buildings to offices, erection of 3 no. part two-storey/part single-storey office units and 1 no. two-storey office unit together with alteration to

vehicular access and formation of parking, turning and amenity areas. APPROVED 28.09.2005. Partially implemented- construction of access, drainage and foundations.

05/00890/LBC - Conversion and alteration of agricultural buildings to form offices. APPROVED 28.09.2005.

08/00865/73- Variation of Condition 04 of approval 05/00889/MFUL dated 28.09.2005 to allow the visibility splays provided to be 90m x 2.4m to the west and 82.75m x 2.4m to the east as per drawing no. 1001/SK/101 Rev.A. APPROVED 28.10.2008.

The most recent planning history relating to the blue line land (Grade II listed agricultural building) which abuts the application site is as follows:

11/00105/FUL- Change of use, alteration and extension of agricultural buildings to a 50 place children's day nursery with ancillary facility to include erection of single-storey extension to replace existing single-storey building, covered walkway, gardens and parking area. APPROVED 24.11.2011. Permission lapsed.

11/00106/LBC- Conversion, alteration and extension of agricultural buildings to a 50 place children's day nursery with ancillary facilities to include demolition of single-storey building and erection of single-storey extension, covered walkway, formation of internal openings, installation of rooflights and glazing of existing openings. APPROVED 24.11.2011. Permission lapsed.

## **PROPOSAL:**

Planning permission is sought for the erection of an 80no. bed care home (Use Class C2) with ancillary facilities, amenity areas, car parking and landscaping.

The care home is for frail elderly and those living with dementia. The design consists of 4 linked blocks of accommodation arranged around a courtyard/private gardens. The accommodation blocks are of 2 and 3 storeys with a footprint of approximately 1750m<sup>2</sup>. There will be 40 beds on each of the ground floor and first floor. Car parking for 27 cars is located to the south west of the site towards the entrance. The care home will operate with 35 members of staff at any one time.

The Design and Access Statement makes reference to the design approach being a ‘Gentleman’s Farmhouse with the additional accommodation wings designed to reflect a more agricultural vernacular’. Facing materials are proposed as artificial slate roof and natural stone to the Gentleman farmer’s house with brick and pantile to the majority of the other accommodation blocks.

The height of the main block facing Town St. is approximately 10.6 metres to the ridge with a length of approximately 28 metres. The gable span of the block is 14.5 metres. This is linked by a single storey corridor to a building perpendicular to the frontage building with its gable end to the road. The gable end of this measures approximately 14.4 metres with a ridge height of approximately 10.2 metres. Gables are designed as double gables linked by a flat roof to the ridge.

Elevation 3 is the external elevation to the rear of the site (northern elevation). The length of this accommodation block is approximately 53 metres broken up into 3 principal parts of a long central run with 2 perpendicular gable wings at each end joined by 2 storey glazed elements.

Elevation 2 is the external elevation on the eastern edge. The length of this measures approximately 41 metres and is made up of 2 principal components of the gable end of the ‘Gentleman’s Farmhouse’ facing the road and a perpendicular block running down the edge of the site.

The application is accompanied by a Design and Access Statement, Planning Statement, Air Quality Assessment, Arboricultural Survey, Ecological Appraisal, Flood Risk Assessment, Ground Investigation Report, Heritage Statement and a Transport Assessment.

## **POLICIES:**

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

#### The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy  
Local Plan Strategy - Policy SP4 Type and Mix of New Housing  
Local Plan Strategy -Policy SP11 Community Facilities and Services  
Local Plan Strategy - Policy SP12 Heritage  
Local Plan Strategy - Policy SP14 Biodiversity  
Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources  
Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy  
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development  
Local Plan Strategy - Policy SP20 Generic Development Management Issues

#### Material Considerations

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (PPG)

#### **REPRESENTATIONS:**

The LPA has received a total of 10 representations from local residents in response to the application of which 8 object and 2 are neutral.

The objections and concerns can be summarised as follows:-

- Too large a development for this site
- Out of character in terms of scale- large footprint and three storeys
- Access for fire and rescue services
- Slate not in keeping- on prominent building
- Noisy road
- Traffic calming measures
- Public transport provision
- Light pollution
- Volume of traffic on Town Street as existing and would increase from this development (during operation and construction)
- Poor visibility- bend in the road near entrance
- Insufficient on-site parking provision for staff, residents and visitors
- Health risk to vulnerable residents within a home of this size
- Removal of sycamore tree (TPO)
- Obscure views towards the village
- Drainage capacity and surface water management
- Light pollution
- C2 use conditioned
- The size of the development would dominate the church of St Mary's
- Existing care homes in the area why are more required.
- The development will put pressure on Derwent Practice and Malton Hospital

In addition to those lodged by local residents an objection has been made by the Abbey Residential Home in Old Malton which highlights the following:

- Effect on existing businesses and increase strain on the local GP and Community Health providers
- It is a challenge to staff the existing homes in the community.
- Not all homes are operating at full capacity all the time
- An additional 80 bed home could mean that existing homes could go out of business

The representations that were neither objecting to nor supporting the application raised the following points:

- The existing site is part developed and is an eyesore in the heart of the Conservation Area of the village
- Provide more residential care space for local people so they don't need to travel to Scarborough or York
- Employment and training opportunities for those interested in working in the care/nursing sector

#### **APPRAISAL:**

The main considerations in the determination of this application are:

- Principle of the development;
- Design and impact on the character and form of the settlement;
- Landscape and visual impacts;
- Impact on designated heritage assets;
- Impact on amenity;
- Flood risk and drainage;
- Highway impacts;
- Archaeological impact;
- Contaminated Land; and
- Ecological impact.

The above matters will be considered in detail in the Officer report presented to the Members at the meeting following the site inspection.

#### **RECOMMENDATION:                      Site inspection**

It is recommended that Members undertake to visit the application site to gain an understanding of the proposed development in the context of the surrounding land, heritage assets, significant landscape features, nearby residential development and the public highway prior to the determination of this major development planning application at a future meeting of the Committee.