

PLANNING COMMITTEE

Tuesday 10 February 2015 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

- 1 **Apologies for absence**
- 2 **Minutes of meeting held on 13 January 2015** (Pages 3 - 7)
- 3 **Urgent Business**
To receive notice of any urgent business which the Chairman considers should be dealt with at the meeting as a matter of urgency by virtue of Section 100B(4)(b) of the Local Government Act 1972.
- 4 **Declarations of Interest**
Members to indicate whether they will be declaring any interests under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council are required to disclose the existence and nature of that interest. This requirement is not discharged by merely declaring a personal interest without further explanation.
- 5 **Part B - Developer Contributions from Small Sites** (Pages 8 - 13)
- 6 **Schedule of items to be determined by Committee** (Pages 14 - 16)
- 7 **14/01207/MOUT - Land At Manor Farm, Sherburn, Malton** (Pages 17 - 103)
- 8 **14/01073/MFUL - Gravel Pit Farm, Sand Hutton, Malton** (Pages 104 - 138)

- 9 **14/01275/MFUL - Carr House Farm, Long Lane, Slingsby, Malton** (Pages 139 - 146)
- 10 **14/01318/MFUL - Outbuildings East of Croome Dale Lane, East Lutton, Malton**
(Pages 147 - 162)
- 11 **14/01335/MFUL - 27 Wood Street, Norton, Malton** (Pages 163 - 189)
- 12 **14/01397/MFUL - Black Bull Caravan Park, Malton Road, Pickering** (Pages 190 - 202)
- 13 **14/01292/73A - Outbuildings At Ashtree House, High Street, Nawton, Helmsley**
(Pages 203 - 214)
- 14 **14/01300/FUL - Wuthering Heights, 15 Main Street, Ebberston, Scarborough**
(Pages 215 - 229)
- 15 **14/01398/FUL - 13 Commercial Street, Norton, Malton** (Pages 230 - 245)
- 16 **TPO Appeals Working Party** (Page 246)
- 17 **Any other business that the Chairman decides is urgent.**
- 18 **List of Applications determined under delegated Powers.** (Pages 247 - 254)
- 19 **Update on Appeal Decisions**

Planning Committee

Held at Council Chamber, Ryedale House, Malton
Tuesday 13 January 2015

Present

Councillors Mrs Burr MBE, Cussons (Substitute), Mrs Frank (Vice-Chairman), Mrs Goodrick, Hope, Richardson, Wainwright (Substitute), Windress (Chairman) and Woodward

Substitutes: Councillor D Cussons (for Councillor Mrs J E Sanderson) and Councillor CR Wainwright (for Councillor B Maud)

In Attendance

Jo Holmes, Gary Housden, Jill Thompson and Anthony Winship

Minutes

151 Apologies for absence

Apologies were received from Councillor Mrs Sanderson and Councillors Maud and Hicks.

152 Minutes of meeting held on 16 December 2014

Decision

That the minutes of the Planning Committee held on 16 December 2014 be approved and signed by the Chairman as a correct record.

[For 6 Against 0 Abstain 1]

153 Urgent Business

There was no urgent business.

154 Declarations of Interest

Councillor	Application
Hope	7,8,9,12
Goodrick	7
Frank	7
Burr	7

Richardson 7
Windress 7

155 **Part B - Developer Contributions from Small Sites**

Decision		
DEFERRED –		
[For 9	Against 0	Abstain 0]

156 **Schedule of items to be determined by Committee**

The Head of Planning & Housing submitted a list (previously circulated) of the applications for planning permission with recommendations there on.

157 **14/00947/MFUL - ATS Euromaster, 25-27 Commercial Street, Norton**

14/00947/MFUL - Erection of 37no. one bedroom apartments. 20no. two bedroom apartments, 5no. three bedroom dwellings with undercroft parking, private and communal amenity areas, landscaping, alteration to existing vehicular access and erection of street front commercial unit with one bed studio above.

Decision		
PERMISSION GRANTED – Subject to conditions as recommended and completion of S106 Legal Agreement.		
[For 7	Against 1	Abstain 0]

In accordance with the Members' Code of Conduct Councillors Hope, Mrs Goodrick, Mrs Frank, Richardson and Windress declared a personal non pecuniary but not prejudicial interest. Councillor Mrs Burr declared a disclosable pecuniary interest and left the room.

158 **14/00960/FUL - Hutton Brothers Car Sales, Railway Street, Slingsby**

14/00960/FUL - Change of use and alteration of garage/showroom to form 1no. five bedroom dwelling with attached double garage and amenity area and 1no. two bedroom dwelling with detached double garage and amenity area to include alteration to existing vehicular access, formation of access road to The Bungalow and front boundary wall with metal railings.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9 Against 0 Abstain 0]

In accordance with the Members' Code of Conduct Councillor Hope declared a personal non pecuniary but not prejudicial interest.

159 **14/01083/FUL - Land Adj Rose Cottage, Goose Track Lane, West Lilling**

14/01083/FUL - Erection of a four bedroom dwelling and formation of 1no. parking space.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9 Against 0 Abstain 0]

In accordance with the Members' Code of Conduct Councillor Hope declared a personal non pecuniary but not prejudicial interest.

160 **14/01111/FUL - Land At 6 Parliament Street, Norton**

14/01111/FUL - Erection of a four bedroom dwelling with 2no. parking spaces and vehicular access.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9 Against 0 Abstain 0]

161 **14/01228/HOUSE - Buckle Yeat, Pottergate, Helmsley**

14/01228/HOUSE - Replacement of 10 no. timber windows with double glazed PVCU windows (5 no. sliding sash and 5 no. casement).

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 9 Against 0 Abstain 0]

162 14/01293/73A - Steam and Moorland Garden Centre, Malton Road, Pickering

14/01293/73A - Variation of condition no.16 of approval 11/00749/73A dated 09.12.2011- the removal of Drawing Nos. C834-001, C834-002 and C834-003 and replacement by Drawing Nos. 2225-201 Proposed Plans and section and 2225-202 Proposed Elevations-amendments to building scale and elevation proportions.

Decision

Application Withdrawn Prior To Committee

163 14/01295/73A - Land At High Barn Farm, Green Lane, West Lutton

14/01295/73A - Variation of plans Condition (i) as added by non-material amendment 14/01205/AMEND dated 20.11.2014 to refusal 13/00699/FUL dated 27.11.2013 as allowed by Appeal Ref: APP/Y2736/A/14/2211925 dated 25.09.2014 to allow substitution of plan "Turbine detail dwg NWA-30m" by plan "Figure 1.01-Turbine Elevation Plan"- increase in tip height of turbine by 2.939m.

Decision

PERMISSION GRANTED – Subject to conditions as recommended.

[For 7 Against 1 Abstain 1]

164 14/01207/MOUT - Land At Manor Farm, Sherburn

14/01207/MOUT - Demolition of 1 no. existing cow shed, erection of up to 73 no. residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, childrens play area, surface water attenuation, a vehicular access point from Sked Dale road and associated ancillary works (site area 3.16ha).

Decision		
SITE VISIT		
[For 3	Against 0	Abstain 6]

165 **Any other business that the Chairman decides is urgent.**

There was no urgent business.

166 **List of Applications determined under delegated Powers.**

The Head of Planning & Housing submitted for information (previously circulated) which gave details of the applications determined by the Head of Planning & Housing in accordance with the scheme of Delegated Decisions.

Agenda Item 5

**RYEDALE
DISTRICT
COUNCIL**



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	PLANNING COMMITTEE
DATE:	10 FEBRUARY 2015
REPORT OF THE:	HEAD OF PLANNING AND HOUSING GARY HOUSDEN
TITLE OF REPORT:	DEVELOPER CONTRIBUTIONS FROM SMALL SITES
WARDS AFFECTED:	ALL

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 For Members to consider the implications of a recent Ministerial Statement to Parliament and changes to the national Planning Practice Guidance (PPG) and to subsequently agree this Council's position.

2.0 RECOMMENDATION(S)

- 2.1 That Council resolves:

- (i) Not to seek financial contributions from small residential sites through the planning process towards affordable housing on sites of five dwellings or less under Policy SP3 of the Ryedale Plan
- (ii) To continue to negotiate the on-site provision of affordable housing in line with Policy SP3 of the Ryedale Plan with the exception that affordable housing contributions will not be sought from sites of 10 dwellings or less and which have a maximum combined gross floorspace of no more than 1,000square metres in Malton, Norton and Pickering
- (iii) To continue to negotiate the on-site provision of affordable housing in line with SP3 of the Ryedale Plan with the exception that on sites of between six and ten dwellings, in parishes outside of Malton, Norton and Pickering, financial contributions will be sought in lieu of the existing on-site policy requirement and that financial contributions of an equivalent of 40% of provision will be sought on such sites in west and south west Ryedale
- (vi) Not to seek financial contributions towards open space provision from sites of ten dwellings or less

- (vii) To authorise the Head of Planning and Housing to approve the planning applications listed in Paragraph 6.13 without the completion of the Section 106 agreements specified and not to seek affordable and open space contributions from any further applications on relevant small sites which are due to be determined in the interim.

3.0 REASON FOR RECOMMENDATIONS

- 3.1 The Ministerial Statement presents a significant clarification of national planning policy in respect of pooled financial developer contributions from small sites. This Council has Development Plan policies which seek to secure financial contributions from small sites towards affordable housing and open space. It is important that members are aware of the implications of the recent change and that consequently, the Council clarifies its position in relation to the implementation of these policies.

4.0 SIGNIFICANT RISKS

- 4.1 The ministerial statement and change to the PPG are a significant material planning consideration. It is considered that significant weight needs to be given to this in the decision making process. Failure to do so would lead to an increase in planning appeals and increase the risk of costs being awarded against the authority in any appeal situation.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 This report specifically relates to Policies SP3 (Affordable Housing) and SP11 (Community Facilities and Services) of the Ryedale Plan. Although Policy SP22 of the Ryedale Plan covers Planning Obligations, Developer Contributions and the Community Infrastructure Levy, it is generic and covers key principles. It is not specific to contributions from small sites.

6.0 REPORT DETAILS

Background

- 6.1 The coalition government is committed to freeing up the planning system, supporting growth and increasing housing supply. The recent ministerial statement and changes to the PPG are aimed at supporting small-scale developers and helping people to get the home they want by reducing what the government describes as 'disproportionate burdens' on developer contributions. Following a government consultation in March 2014, the ministerial statement confirms that:

- For sites of 10 units or less and which have a maximum combined gross floorspace of 1,000 square metres, affordable housing and tariff style contributions should not be sought
- In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought. If this threshold is implemented then affordable housing and tariff contributions on developments of between 6-10 units should be sought as a financial payment only and only be commuted until after the completion of units within the development

- Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions
- 6.2 Members are aware that the recently adopted Ryedale Plan- Local Plan Strategy (adopted on the 5th September 2013) specifically seeks to secure the following contributions from residential development sites:

SP3: In the Market Towns and Service Villages

- Pro-rated financial contributions from all residential development below the threshold of 5 dwellings/ 0.2ha
- 35% of dwellings on-site to be affordable on sites of 5 dwellings/ 0.2ha (with a financial contribution equivalent to a further 5% of provision in west and south west Ryedale)

SP11: Financial contributions towards open space provision

- 6.3 Members are aware that outside of the Market Towns and Service Villages, where a Local Needs Occupancy condition is applied to new dwellings, affordable housing contributions are not sought under SP3.

Implications for the implementation of the Ryedale Plan and the decision making process

- 6.4 Policies SP3 and SP11 form part of the adopted development plan. Members are aware that Local Planning Authorities are required to make decisions in accordance with the development plan unless material considerations indicate otherwise. Officers consider this recent clarification/change in national policy to be a significant material consideration which in effect, outweighs the provisions of the development plan in respect of those policies that seek to secure financial contributions from smaller residential development sites.
- 6.5 The changes have met with some consternation from a number of Authorities, particularly rural authorities with acute affordable housing need. There is a possibility that Authorities may seek to challenge the Government on this issue and the consultation undertaken to justify the policy change. Additionally, some have expressed the view that as the Government has made these changes to the practice guidance rather than the National Planning Policy Framework itself that it is questionable about whether there has been a change in national policy. It is considered that the PPG is designed to be used to in conjunction with the NPPF and has the effect of clarifying the intent of national policy and the position in terms of interpreting and implementing national policy. For this reason, together with the fact that they have been introduced through a Ministerial Statement, Officers are confident that for all intents and purposes these changes have the effect of clarifying national planning policy. Consequently, elements of SP3 and SP11 are now inconsistent with national policy.
- 6.6 Ryedale receives a steady stream of applications to which this national policy change would apply. For this reason, it is considered important that the Council clarifies its position in relation to this matter. In essence, the Council has two options. It could selectively review the development plan and bring policies in line with national policy or, alternatively it can recognise the implications of national policy and formally agree a position to be applied through the decision making process.

- 6.7 It is emphasised that officers do not consider a 'do nothing' scenario to be realistic or appropriate. It is considered that the primacy which is afforded to the development plan can only remain intact for as long as its policies reflect current national policy. A good test to apply in such circumstances would be to consider whether current development plan policies would be found to be sound if examined against current national policy.
- 6.8 It is inevitable that national policy changes will occur over the life of a development plan. Given the complexity, cost and length of time involved in the plan making process, any decision to review a plan requires careful consideration. It is considered that in this instance, the national policy changes do not warrant a review of the plan. They are limited in the extent to which they affect the Plan as a whole. Additionally, this may be an area of national policy which may be subject to further change or revision in the future.
- 6.9 As an alternative, it is considered that Council could formally resolve to acknowledge the implications of these national policy changes and to agree a position in terms of the implementation of Policies SP3 and SP11. These policies would not be formally changed but Council would resolve to implement them in a different way, having regard to national policy.
- 6.10 The impact of the national changes on Policy SP11 is relatively limited. Although financial contributions towards open space from all residential development, the policy is designed to operate in conjunction with the Community Infrastructure Levy. Once CIL is in place, it would be the mechanism by which developers contribute to off-site open space provision.
- 6.11 Most of Ryedale (with the exception of Malton, Norton and Pickering) is a designated rural area under the Housing Act 1985 and as such, the national policy changes would support the authority seeking to secure financial contributions for sites of between 6-10 dwellings (as oppose to the current position where on-site provision is sought on sites of 5 or more). The authority would no longer be able to secure affordable housing contributions from sites of 5 dwellings or less. The provisions of SP3 to seek on-site affordable housing provision on larger sites would continue to apply.
- 6.12 A less straightforward element of SP3 relates to the differential policy target which applies across the District. Policy SP3, in effect seeks a 40% affordable housing contribution in west and south west Ryedale which is split in terms of on-site provision and a financial contribution. It is considered that this should be applied as a 40% financial contribution from sites of between 6-10 houses in order to reflect national policy.
- 6.13 There is some risk that the Council will be accused of amending its affordable housing policy out with the plan making process. However the suggested way forward is less onerous on developers and landowners than current local policy which itself has been recently justified in terms of housing need and development viability. Additional, the approach would only bring the implementation of the existing development plan policy in line with national policy. For this reason, this risk is considered to be relatively low.

Implications for planning applications pending Section 106 agreements

- 6.14 Members should be aware that there are a number of planning applications relating to small residential sites which are awaiting the completion of Section 106 agreements. These include a combination of applications which have been considered by the Planning Committee and those which fall under the scheme of delegation. They are as follows:

Application	Section 106 Contribution
14/00983/FUL. Land east of Ivy Cottage, Main Street, Whitwell-on-the Hill	Open Space
14/00501/FUL. 47-49 St. Hildas Street, Sherburn	Open Space Affordable Housing
14/00822/FUL. Norton Lodge, 109 Beverley Road, Norton	Open Space
14/00814/FUL. Aucklands Garage, Main Street, Staxton	Open Space Affordable Housing
14/00703/FUL. Land Adj Rose Cottage, Main Street, Acklam	Open Space
14/00392/FUL. West Nook Cottage, 98 Scarborough Road, Norton	Open Space Affordable Housing
13/01087/FUL. Woodyard Barns, Ruffin Lane, Eddlethorpe	Open Space
14/00051/FUL. Barns to rear of Ford View, Brookside, Hovingham	Open Space Affordable Housing
14/00609/FUL. Land Adj to the Meadows, Back Lane South, Middleton	Open Space
13/00728/FUL. The Croft, Main Street, Welburn	Open Space
13/01425/FUL. Land to rear of 43 Scarborough Road, Rillington	Open Space Affordable Housing
13/00650/FUL. Land to rear of 44 Scarborough Road, Rillington	Affordable Housing
14/00584/FUL. Shotton Hall, Oliver Lane, Great Habton	Open Space
14/00585/FUL. Shotton Hall, Oliver Lane, Great Habton	Open Space
14/00983/FUL. Land East of Ivy Cottage, Main Street, Whitwell on the Hill	Open Space
14/00522/FUL. Land at Middlecave Lodge, Middlecave Road, Malton	Open Space Affordable Housing

- 6.15 This report seeks the authority to determine/issue the decision notices for these applications without the section 106 contributions.

7.0 IMPLICATIONS

- 7.1 The following implications have been identified:

a) Financial

The national policy change has undoubted implications for Policies SP3 and SP11 of the Ryedale Plan and if appropriate weight is not given to this, this will give rise to additional planning appeals and potential costs on appeal.

- b) Legal
The national policy change is a significant material consideration which has implications for the weight which can be afforded to relevant development plan policies.
- c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental, Crime & Disorder)
Under the approach less financial contributions will be sought towards affordable housing provision. However, Members are reminded that the Ryedale Plan does not rely on small residential sites to deliver significant contributions to affordable housing or to make significant contributions to housing land supply.

8.0 NEXT STEPS

- 8.1 Officers will prepare some text to clarify the Council's response to the Government's changes and to clarify the implementation of Policies SP3 and SP11, which will be placed on the Ryedale Plan pages of the web-site.

Gary Housden
Head of Planning and Housing

Author: Jill Thompson, Forward Planning Manager
Telephone No: 01653 600666 ext: 327
E-Mail Address: jill.thompson@ryedale.gov.uk

Background Papers:

Written ministerial statement to Parliament by Brandon Lewis MP on support for small-scale developers, custom and self-builders. Delivered on 28 November 2014. First published 1 December 2014. (DCLG)

Planning Practice Guidance. Planning Obligations. Paragraph 012

Background Papers are available for inspection at:

<https://www.gov.uk/government/speeches/small-scale-developers>

<http://planningguidance.planningportal.gov.uk/revisions/23b/012>

Paper copy available in RDC Members Room

Agenda Item 6

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 10/02/15

7

Application No: 14/01207/MOUT

Application Site: Land At Manor Farm Sherburn Malton North Yorkshire

Proposal: Demolition of 1 no. existing cow shed, erection of up to 73 no. residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, childrens play area, surface water attenuation, a vehicular access point from Sked Dale road and associated ancillary works (site area 3.16ha)

8

Application No: 14/01073/MFUL

Application Site: Gravel Pit Farm Sand Hutton Malton YO41 1LN

Proposal: Installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks, ancillary structures, silage clamps and digestate storage lagoon (resubmission of application ref 14/00709/MFUL previously submitted)

9

Application No: 14/01275/MFUL

Application Site: Carr House Farm Long Lane Slingsby Malton YO62 4AU

Proposal: Erection of replacement building for continued use divided between storage of agricultural machinery for resale by the applicant and general purpose agricultural use.

10

Application No: 14/01318/MFUL

Application Site: Outbuildings East Of Croome Dale Lane East Lutton Malton North Yorkshire

Proposal: Erection of 3 no. open fronted cattle buildings and 1 no. open sided straw barn together with erection of extension to existing open fronted cattle building following demolition of 2 no. existing agricultural buildings (retrospective application)

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 10/02/15

11

Application No: 14/01335/MFUL

Application Site: 27 Wood Street Norton Malton North Yorkshire

Proposal: Erection of block of 1 no. 1 bedroom and 1 no. 2 bedroom apartments and block of 5 no. 1 bedroom and 3 no. 2 bedroom apartments following demolition of existing garage and outbuildings together with formation of vehicular access, 10 no. parking spaces, communal refuse store and additional 1 no. parking space for 29 Wood Street.

12

Application No: 14/01397/MFUL

Application Site: Black Bull Caravan Park Malton Road Pickering North Yorkshire YO18 8EA

Proposal: Change of use of grassland for the siting of 48no. touring caravans, 6no. seasonal touring caravans and 18no. camping pitches (retrospective application to regularise the present on site situation).

13

Application No: 14/01292/73A

Application Site: Outbuildings At Ashtree House High Street Nawton Helmsley YO62 7TT

Proposal: Variation of Condition 04 by replacement of drawing Reference 0610103 Amendment B by drawing no. PL/156/03, Variation of Condition 12 by replacement of drawing 0610103 Amendment B by drawing nos PL/156/03 and PL/156/01 and Variation of Condition 13 to list the following approved plan(s): drawing nos. 0610102 Amendment A, PL/156/01, PL/156/02 and PL/156/03 amendment to Ashtree House south elevation.

14

Application No: 14/01300/FUL

Application Site: Wuthering Heights 15 Main Street Eberston Scarborough North Yorkshire YO13 9NR

Proposal: Change of use of dwellinghouse (C3) to a mixed use of dwellinghouse, bakery (B1) and retail (A1) (retrospective application) - Tuesdays, Thursdays and Saturdays only.

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 10/02/15

15

Application No: 14/01398/FUL

Application Site: 13 Commercial Street Norton Malton North Yorkshire YO17 9HX

Proposal: Change of use and alteration of former office to form a 2 bedroom dwelling, to include bricking up of shop front and installation of 2no. vertical sliding sash timber windows and front and rear entrance doors.

RYEDALE DISTRICT COUNCIL
PLANNING COMMITTEE

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING

Item Number: 7
Application No: 14/01207/MOUT
Parish: Sherburn Parish Council
Appn. Type: Outline Application Major
Applicant: Gladman Developments Limited (Mrs Emma Tutton)
Proposal: Demolition of 1 no. existing cow shed, erection of up to 73 no. residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, childrens play area, surface water attenuation, a vehicular access point from Sked Dale road and associated ancillary works (site area 3.16ha)
Location: Land At Manor Farm Sherburn Malton North Yorkshire

Registration Date: 10 November 2014 **8/13 Week Expiry Date:** 9 February 2015
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Highways Agency (Leeds)	No objection
Sustainable Places Team (Yorkshire Area)	No objection
Land Use Planning	Recommend condition
North Yorkshire Education Authority	Contributions sought
Building Conservation Officer	No objection
Countryside Officer	No objection subject to mitigation and enhancement works
Tree & Landscape Officer	No objections
Environmental Health Officer	Concerns raised re noise levels
Archaeology Section	Advises submission of Written Scheme of Investigation and to carry out trial trenching and a High Resolution geophysical survey.
Housing Services	Comments received regarding house types
Parish Council	Supportive but with some concerns
Highways North Yorkshire	Recommends conditions
Vale Of Pickering Internal Drainage Boards	No objection recommend condition

Neighbour responses: Ms P Adamson, Mr & Mrs A Lewis, Mrs A M Holdsworth, Mrs Fiona Cundall,
Overall Expiry Date: 26 January 2015

SITE:

The application site is rectangular in shape measuring 280m in width at its largest by 120m in depth and approximately covers an area measuring 3.16 hectares. The site is used for agriculture, including grazing land and part of an existing farmstead. The site is located outside the development limits of Sherburn.

To the south is arable land, with Sked Dale Road running along the western boundary and farm buildings located to the north east of the application site. The A64 (T) runs along the northern boundary with a large industrial site (Kingspan) and a range of outbuildings (currently being converted to holiday accommodation) associated with Corner Farm (Grade 2 listed) on the opposite side of the road. To the east is a stream with Low Mill, a residential property and outbuildings on the eastern side. The site lies on the south eastern side of the crossroads that runs through Sherburn.

There is a levels difference of approximately 5m across the entire site, with the south-western side being the highest part and the north-eastern side being the lowest part of the site. The proposed application site is located within Flood Zone 1, representing the lowest risk of flooding from any source. The site is also located within an area of known archaeological importance.

PROPOSAL:

Outline planning permission is sought for the demolition of 1 no. existing cow shed, erection of 73 no. residential dwellings (including up to 35% affordable housing), structural planting and landscaping, informal public open space, children's play area, surface water attenuation, a vehicular access point from Sked Dale road and associated ancillary works.

At this stage only access is to be considered. The access is proposed to be on the western side of the site from Sked Dale Road. A Framework Plan has been submitted that indicates how 73 dwellings could be accommodated on the site.

The following documents have been submitted with the proposal and are available to view online:

- Design and Access Statement
- Planning Statement
- Archaeology Statements
- Travel Plan
- Transport Assessment
- Flood Risk Assessment and Surface Water Drainage Strategy
- Noise Assessment
- Statement of Community Involvement
- Ground Condition report
- Ecology and Wildlife report
- Framework Plan
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Air Quality Assessment
- Built Heritage Statement
- Utilities
- Affordable Housing Statement
- Sustainability Report
- Socio - Economic Sustainability Statement
- Topographical Survey

This application has been screened by officers and it has been determined that the proposal does not constitute 'Environmental Assessment Impact' development.

HISTORY:

There is no directly relevant planning history relating to this application site.

POLICY:

National Policy Guidance

National Planning Policy Framework 2012 (NPPF)
National Planning Policy Guidance 2014, (NPPG)

Local Planning Strategy; adopted 5 September 2013

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 SP11 - Community Facilities and Services
Policy SP13 - Landscapes
Policy SP14 - Biodiversity
Policy SP15 - Green Infrastructure Networks
Policy SP16 - Design
Policy SP17 - Managing Air Quality, Land and Water Resources
Policy SP18 - Renewable and Low Carbon Energy
Policy SP19 - Presumption in favour of sustainable development
Policy SP20 - Generic Development Management Issues
Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy
Sherburn Parish Plan

APPRAISAL:

The main considerations in relation to this application are:

- The principle of the proposed development;
- Whether the site could accommodate 73 dwellings on site in an acceptable form with regard to the Framework Plan;
- Whether the proposed dwellings could have a satisfactory level of residential amenity with particular regard to potential noise and disturbance;
- Whether the proposed development could have an adverse effect upon the amenity of adjoining properties;
- Highway safety;
- Impact upon trees
- Affordable Housing;
- Drainage;
- Impact upon the character of the surrounding area;
- Landscaping
- Protected species;
- Potential ground contamination;
- The potential impact of the proposals upon archaeology;
- Impact upon the setting of listed buildings;
- Public Open Space; and
- Developer contributions.

This application is a 'Major' application and in accordance with the Council's Scheme of Officer Delegation has to be determined by the Planning Committee.

Principle of development

The agricultural building proposed for demolition is a modern building, that currently houses pigs. There is no objection to its demolition.

The adopted Local Planning Strategy is based on a residential strategy which seeks to focus new residential development in sustainable settlements comprising the four market towns and the selected 'service villages'. Sherburn is designated as a 'service village' and a sustainable settlement in the District. The village also has good public transport links, a village school, a Public House, a village shop and Post Office, and a large allocated employment site with approximately 550 employees. Whilst the site is located outside the development limits of Sherburn, the Local Plan Strategy recognises that these will be reviewed as part of the site allocation work. The site would also be within walking distances of the village services and employment opportunities described above.

Para. 49 of NPPF states:

'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.'

The Council does not currently have a 5 year supply of housing (3.71 years of housing supply as at 16 December 2014). Therefore in accordance with para. 49 of NPPF, the proposal must be considered against para. 14 of NPPF.

Para. 14 states:

' For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent, or relevant policies are out-of-date, granting planning permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
 - *Specific policies in the Framework indicate development should be restricted.'*

In this case Policy SP2 (Delivery and Distribution of new housing) of the Local Planning Strategy is the principal policy relating to housing supply and under the terms of para. 49 has to be considered 'out of date'. Incidentally, Policy SP2 seeks to provide an additional 300 dwellings over the plan period within service villages such as Sherburn. The Council is currently working on the Housing Land Allocations, which it is not appropriate to pre-judge. However, in view of the site's location and accessibility it is generally considered to be consistent with the thrust within Policy SP2. The area where there is some conflict relates to the Policy SP2 when it states that the 300 dwellings to be located in Service Villages are to be small scale sites, that are within or adjacent to village settlement limits and distributed as far as possible amongst all the villages. As Members will be aware this application proposes approximately 25% of the total provision for service villages in one village. However, considering that SP2 is deemed out of date by para. 14 of NPPF it is considered that the scale of the development proposed is not on its own a reason for refusal on this submission. Moreover, such scale of development has to have a significant and demonstrable harm. It should also be noted also that Policy SP1 (General Location of new development and settlement hierarchy) and Policy SP19 (presumption in favour of sustainable development) are still considered to be relevant along with NPPF and NPPG. The proposal is not considered to be in conflict with Policy SP1 or Policy SP19. The proposal is also not considered to be contrary to Para. 55 of NPPF, which seeks to restrict new residential development in isolated open countryside locations, because the site is not isolated but well related to the built form of the existing village. All other relevant paragraphs of NPPF seek to encourage sustainable residential development in locations such as Sherburn.

In view of the above, together with the sustainable location of the site, the principle of residential development on the site is considered to be acceptable. This is subject to any impacts associated with the proposal that are considered to cause 'significant' and 'demonstrable' harm in accordance with para. 14, which will be addressed below.

Whether the site could accommodate 73 dwellings on site with regard to the Framework Plan

A Framework Plan has been submitted which is indicative and explains how the site could be developed for up to 73 dwellings. The Plan is accompanied by a Design and Access Statement which has appraised the proposals against the Building for Life 12 criteria (BfL) as devised by CABI. The indicative Framework Plan features a legible rectangular road system, reflective of the rectangular shape of the application site. There are two cul-de-sacs on the eastern side stemming from the main rectangular loop. The design ethos incorporates a Main Street, Urban Lanes and Green lanes, to define the descending hierarchy of roads. Planting is also proposed along the inner roads to reflect its rural location. The main focal points within the scheme relate to the POS areas, it is also considered that focal buildings could also be introduced, particularly at the entrance the site from Sked Dale Road and to incorporate dwellings that front the proposed pond on the eastern side. This would have the added advantage of creating natural surveillance of this area.

The transport links into and out of the site are considered to be acceptable, with all traffic directed to Sked Dale Road, with the exception of a footpath onto the A64 on the north eastern side to link to an existing bus stop and public footpath. Apart from this footpath link it is not considered to be appropriate to have other access points onto the A64 in the interests of safety.

The Design and Access Statement mentions the majority of two-storey dwellings being 7.5m to 8.5m in height which is considered to be acceptable, however it also mentions 2.5 storey properties with ridge heights up to 10.5m. There is some concern at the scale of these properties, and care needs to be taken to ensure these properties are not higher in scale than the grade 2 listed farmhouses located at the crossroads, which form focal buildings.

The issue of ensuring the proposal takes opportunities where possible to design out crime and anti-social behaviour will be addressed at Reserved Matters Stage.

The net area available for development is 2.34 hectares and this represents a density of 31 dwellings to the hectare. In this location on the edge of the village, this density is considered to be an acceptable and to relate well to the character of the area.

The applicant's supporting information proposes pantiles as a suitable roof material, together with brick and some render. It is considered that the brick should be the dominant material, some rendered buildings may be carefully considered. The roof material should be a clay pantile, and some properties may have slate roofs to represent the local vernacular. Shared surfaces are also proposed.

The Framework Plan along with the Design and Access Statement has broadly set out how the site could be developed for 73 dwellings. Subject to other issues in this report being addressed, together with the issues detailed above, it is considered that the site could be satisfactorily developed for up to 73 dwellings.

Whether the proposed dwellings could have a satisfactory level of residential amenity with particular regard to potential noise and disturbance

On the northern side of the application is the A64 (Trunk Road) and the Kingspan and Severfield Reeve industrial businesses, which operate 24 hours a day. These two sources of noise pose the greatest risk to residential amenity levels on the proposed site. Whilst the Reserved Matters Stage will ultimately assess the level of residential amenity available to each dwelling by virtue of the location of each, and the mitigation available.

It is considered appropriate to assess at this stage, whether the site can accommodate 73 dwellings in an acceptable manner and without having a sub-standard level of residential amenity. A Noise Assessment has been submitted which considers that this is possible with mitigation. Some of this mitigation is a concern to officers, particularly the use of a bund along the northern side and the use of triple glazing and mechanical ventilation. Officers would not wish to see a bund on the northern boundary as it would appear an unnatural and discordant feature in this rural area. It is also considered that the minimum standards for noise should be achieved with windows that can open.

The Environmental Health Officer has some concerns with the Noise Report and justification submitted, and considers that further information is required in respect of the noise assessment undertaken. Furthermore, Officers have requested a plan showing noise contours of the existing noise levels, and proposed noise levels for a scheme for 73 dwellings showing the level of noise attenuation required for each dwelling. This information should indicate how many dwellings could be accommodated on site in principle and what level of noise attenuation is required to achieve this. Members will be updated in this respect.

Manor Farmhouse and its range of buildings are to be retained separately. Given their close relationship to the application site, and the lawful agricultural use of these buildings, it is considered that there is some potential for adverse residential amenity impacts from the associated agricultural uses. The applicant has asked the landowner if they are prepared to enter into a s106 agreement to prevent these buildings being used for housing livestock. Members will be updated at the meeting.

Whether the proposed development could have an adverse effect upon the amenity of adjoining properties

The two properties likely to have the greatest impact are Manor Farm (who own the land) and Low Mill on the eastern side. There is also holiday accommodation on northern side of the A64. However, in view of the separation distances from the site to these properties it is considered that 73 dwellings are capable of being developed on site without having a material adverse effect upon their residential amenities. The precise details of the individual dwellings and the impact on these properties will be considered at Reserved Matters Stage.

Furthermore, it is not considered that the general movements to and from or around the site and the associated potential noise and disturbance to neighbouring occupiers would create a material adverse effect to local residents.

Highway safety

The proposals seek planning permission for a single vehicular access from the site to the public highway onto Sked Dale Road approximately 72m from the southern boundary of the application site, and 75m from the A64 crossroads with two further pedestrian access points also on the western side and one pedestrian access on the north eastern side.

A Transport Assessment has been undertaken to predict the movements to and from the site and the implications for the existing road network. A Travel Plan has also been submitted with the aim of promoting sustainable transport methods by occupiers of the proposed dwellings. These supporting documents have been assessed by the Highway Authority and the Highways Agency. The proposals include the following:

1. A new junction onto Sked Dale Road to serve the development consisting of a major/minor give way.
2. Encouraging sustainable transport methods.
3. Introduction of a pedestrian/cycle access on High Street at the north east corner of the site and provide a footway link to the existing bus stop to the east.
4. Introduce an additional pedestrian link on Sked Dale Road

5. Introduction of an additional assisted pedestrian crossing facilities at the A64/St Hilda's Street traffic signal junction.

In addition, the 30mph speed limit is required to be re-located further south. This is to be secured via a £5k contribution to the Highway Authority for this purpose and to be delivered via a s106 agreement.

The Highways agency has confirmed that they have no objection to the proposals and would need to be party to the s278 agreement for the pedestrian improvement works within the A64.

The above changes will mean there are controlled pedestrian crossing points on all four roads at the A64 crossroads. The proposed pedestrian link on the north-eastern side is to an existing bus stop and public footpath. No other links are proposed onto the northern side and suitable planting and boundary treatment should be incorporated at Reserved Matters stage. This will ensure all pedestrians/ cyclists are routed to avoid direct access onto the A64.

The local Highway Authority recommends standard conditions, including the provision of a new access, new roadways and to facilitate the improvement to within the highway. Subject to the conditions and obligations recommended the proposal is not considered to be prejudicial to highway safety.

The Centenary and Wolds Way runs along the southern side of Sherburn, and the applicant has offered £20k towards the provision of a 1.8m wide footpath link between the site and the public footpaths, approximately 420m from the south-western side of the application site. This will benefit the residents of the proposed dwellings together with users of the public footpaths. The public footpath may be better with a loose chipping finish in this rural area. Policy SP 15 – Green Infrastructure Networks supports increased pedestrian and cycle routes in such circumstances.

Affordable Housing

In accordance with Policy SP3, there is a requirement for 35% on site affordable housing provision, this equates to 25.55 dwellings. The developers have offered 26 units. Based on the requirements of the Council's Housing Department the following affordable housing provision has been agreed with the applicant:

- The 26 on-site affordable units comprising:
 - 23 x 2-bed dwellings of a minimum size of 72m²
 - 3 x 4-bed dwellings of a minimum size of 97m²
 - The tenure split is 90% for rent and 10% for intermediate.

These requirements will need to be delivered via a s106 legal agreement, if planning permission is granted.

Drainage

A Drainage Strategy has been prepared. It demonstrates that the clay soils underneath the site are not appropriate for soakaways. The applicants propose to drain surface water to a balancing pond on the eastern side which is on a lower part of the site. The balancing pond will then discharge into the Beck, also on the eastern side at a controlled rate, which does not exceed the Greenfield run off rate. The balancing pond will attenuate the surface water in such cases.

Reference in the supporting statements makes reference to the balancing pond as a detention basin. This implies that the area will not hold water unless there is significant rainfall. Following negotiations with the applicant, it has been agreed that this area can hold water at all times with the outfall to the Beck being higher, and the corresponding water level in the balancing pond rising according to the rainfall, but always retaining a minimum level. This will also enhance the development and POS in the area.

The Internal Drainage Board has no objection to the proposed surface water drainage method and recommends a condition to restrict the discharge rate to 5 l/s. Conditions also are required to secure the implementation of the proposed surface water scheme.

Foul water is to be drained to the mains, and Yorkshire Water has confirmed that this is acceptable subject to a condition. The Environment Agency has raised no objection to the proposed scheme.

Impact upon the character of the surrounding area

The site has an open parkland setting on the eastern approach with sporadic trees in the centre of the site. The site is designated as an Area of High Landscape Value, being the Yorkshire Wolds. This is local landscape designation. There is established hedging along the northern and southern boundaries and some planting the western boundaries. There will inevitably be some impact upon the character and appearance of this immediate area as result of the proposal. However, this has to be considered also against the existing development that surrounds the site, including the Kingspan site on the northern side which includes several very large industrial buildings.

Planting is proposed, and will be necessary on all boundaries especially the eastern boundary to mitigate the impact of the proposed development.

Policy SP 13 states that the Yorkshire Wolds are special scenic landscapes and important for their long distance and skyline views. This particular site is on the edge of the village with development on two sides, and it is at the very northern edge of the local landscape designation. Furthermore there are considered to be no harmful long distances views of the application site given its topography or any potential to have damaging effects upon the skyline view within the area. From the public footpaths to the south the proposed development will be seen as part of the built form of the village, with the existing buildings forming a backdrop to the site. There are considered to be no adverse effects upon the Vale of Pickering landscape designation on the northern side.

It is considered that the impact of the proposed development could be mitigated by additional planting, and that this impact upon the landscape does not constitute significant and demonstrable harm.

Protected species

An Ecological Survey has been submitted that has indicated that the majority of the site is of relatively low wildlife value comprising either improved or species poor semi improved grassland. There is some habitat opportunities available including individual trees and hedgerows. East Beck which is located to the east provides good habitat for Otters, water voles, and Whiter-clawed Crayfish although no detailed surveys have been undertaken to establish if these species are using the Beck (permission has been refused by the adjoining landowner). The Countryside Management is of the opinion that the ponds nearby do not provide a good habitat for Great Crested Newts. Furthermore there are no locally or nationally protected sites close to the development site. The Countryside Management Officer has no objection to the proposal subject to:

‘The proposed mitigation and enhancement works included in the final master plan for the development, which should include gapping up the existing hedgerow network, retaining potential bat roost trees, buffering the beck with landscaping to provide tussocky grassland and scrub, including bat and bird boxes in the design of the buildings and creating habitat for butterflies and other invertebrates around the site.’

A condition is therefore recommended accordingly.

Potential contamination

A ground conditions Desk Study has confirmed that due to the previous agricultural use of the site its potential for ground contamination is low-moderate. The Council's Environmental Technical Officer has considered the report and recommends a condition requiring a Phase 2 Site Investigation Report to be submitted prior to commencement of the development.

Public Open Space

In accordance with Policy SP11 there is a requirement for 0.42ha of Public Open Space to be located on the site; this should comprise 0.14ha for a Local Area for Play (LAP) and Neighbourhood Equipped Area for Play (NEAP), and 0.28 for adult and youth provision. The Framework Plan has shown that these areas can be accommodated on the site, with a play area in the north-western corner, and areas of POS on the western sides leading onto Sked Dale Road. Although the inclusion of a further area of play space as detailed above is also required, which can be addressed at Reserved Matters Stage. A further open area is proposed on the southern side with the balance around the proposed pond/wetland area. These terms will need to be secured by s106 legal agreement. There is therefore no off-site commuted sum required.

The potential impact of the proposals upon archaeology

The County archaeologist initially requested a Geophysical Survey, which has been undertaken. Following this, there is a requirement for Trial Trenching. It is understood that this has been undertaken, the results are awaited. An indication from the applicant is that no significant archaeology has been identified. The full report and the views of the County archaeologist are awaited.

Impact upon the setting of listed buildings

Corner Farm House and its range of out-buildings to the north-western side, together with Pasture Farmhouse are Grade 2 listed. Manor Farmhouse is not itself listed. The applicant's have submitted a Built Heritage statement and have confirmed that Manor Farm is a non-designated heritage asset. The listed buildings form focal buildings at the central crossroads in the village. The Buildings Conservation Officer has considered the submission and does not object in terms of the impact of the proposal upon the setting of the nearby listed buildings because of the separation distances between them and the application site.

The Design Statement mentions that 2.5/3-storey dwellings could be developed on the application site. There is concern at this aspect of the design ethos, as such properties could compete with the scale and prominence of these listed buildings in their focal location at the crossroads. However, given this is an Outline application, the scale and height of proposed dwellings will be addressed at Reserved Matters stage. Careful consideration will need to be made regarding the location and heights of such properties.

Landscaping

The Tree and Landscape Officer has considered the Arboricultural Report and agrees with its conclusions. The report states that some trees within the site need to be removed due to poor health and being de-barked by grazing horses. Of the trees to be retained; 4 grade B trees are located within the peripheral areas; 2 grade C sycamore trees within the middle of the site; and 3 grade C trees within the peripheral hedgerows of the application site. Conditions are proposed regarding supplementary planting in the existing hedges, particularly on the northern boundary. Significant planting is also required on the eastern boundary to mitigate the impact of the proposal. Protection measures will also be required in respect of the trees proposed to be retained.

There are mature trees on the south western boundary, that the Tree and Landscape Officer has considered could limit the residential amenity of dwellings in this area. These trees are outside of the site and within the highway verge. The removal of these trees has been agreed with the Highway Authority. Sensitive replacement planting will be required.

Developer contributions

The applicant has offered the following contribution:

- £20,000 towards Pedestrian and cycling facilities to improve links between the village and the Centenary and Wolds Way to the south. These improvement linkages are required by Policy SP15 – Green Infrastructure Networks. At this stage it is unclear if the land required for these improvements is located within the public highway or on third party land. The developer has therefore sought to make the contribution to the Parish Council to enable them to undertake the works necessary to achieve these improvements. It is also noted that these improved routes are also required in the Sherburn Parish Plan.
- The 26 on-site affordable units comprising:
 - 23 x 2-bed dwellings of a minimum size of 72m²
 - 3 x 4-bed dwellings of a minimum size of 97m²
 - The tenure split is 90% for rent and 10% for intermediate.
- The on-site POS comprising 0.42 hectares in total and comprising 0.14 hectares solely for a LAP and a NEAP Play areas. The POS is to be functional and useable POS.
- £139,369.25 toward Education provision, following a request by NYCC Education Department.
- £5k towards the re-location of the 30mph speed limit further south agreed with the Highway Authority.
- A request has been made for a restriction on the use of the agricultural buildings at Manor Farm, Members to be updated at the meeting.

In addition, improvements to St Hilda's Street, Sked Dale Road and the A64 are required by the Transport Assessment. These improvements are to be delivered under a s278 agreement with the Highway Authority and secured by planning condition.

Other consultation responses

(i) Parish Council

Sherburn Parish Council generally welcome the proposed development, however they seek assurance regarding the impact of the proposal upon the existing services and facilities of the village. Whilst the scheme is large, Sherburn Parish Council consider the scale of the proposal to be acceptable. The Parish Council also recognise the need for more 3/4 bed family housing and point out that the recently constructed scheme at Walnut Grove did not have a high demand for intermediate housing, instead more of these homes were rented. They note the proposed pond is supported in the Parish Plan, but they have some safety concerns. The main cause of concern to the Parish Council is the A64, especially surface water flooding at the A64 crossroads in times of heavy rain. They seek assurance that the scheme will not cause extra stress upon the existing drains/services. Furthermore, the Parish Council does not want to encourage pedestrian activity along side the A64, and wish to see careful planting/screening along the A64 boundary. The issue of noise from the A64 was mentioned along with the lack of street lighting. Finally, the Parish Council has requested an up-grade to the Post Office and asked if the gas network could be extended to Sherburn.

The Parish Council's support is noted along with the fact they consider the size of the site to be acceptable. The developer contributions requested and agreed are contained above. Unfortunately it is not possible to require a contribution towards a Post Office upgrade, or to require mains gas to be brought to the village. These are business decision for the respective entities. A condition regarding a management plan for the proposed pond should address safety concerns. The scheme will drain foul water to the mains, Yorkshire Water consider sufficient capacity exists to accept this additional flow. Surface water is to be drained to a pond on the eastern side and then into an existing stream at a controlled rate. There is no suggestion that that the site will cause any further problems to the localised flooding problem that already exists. Street lighting for the scheme will be required by the Highway Authority in order for the road network to be adopted. It is agreed that there should be no pedestrian activity alongside the A64 and planting/screening is important around the perimeter of the site. The issue of noise from surrounding uses is still outstanding. The Housing Department has requested that 90% of the affordable units are available for rent, with 10% for sale. The Local Planning Authority is not required to take contributions towards Doctor's surgeries, these are separately funded services.

(ii) Objections

There have been 4 letters of objections received that have raised the following issues:

- the scale of the proposed development;
- The proximity of the scheme to the crossroads;
- Congestion, potential hazards, and road safety;
- Impact of local services and facilities;
- Loss of pig rearing business from the site;
- Landlords being unhappy at loosing tenants to affordable housing in the village;
- Loss of a view
- Property de-valuation;
- That affordable housing attracts people from undesirable areas;
- The site could become an undesirable area;
- Noise and pollution during construction;
- New hedging could be an eyesore;
- Surface water drainage;
- That the existing stream is not well managed;
- That access to the stream is refused by the landowner;
- Alleged boundary inaccuracies;
- Inconsistencies between the proposal and Policy SP2 in terms of the site not being small scale;
- The housing provision for service villages (300 dwellings) being disproportionately used on one site for up to 73 units;
- That the site forms part of the open countryside;
- Inconsistencies with the adopted LPS in terms of housing targets;
- Other sites in Sherburn that have been put forward for development are better able to meet the requirement for small scale sites as required by Policy SP2;
- The approval of the site could preclude other residential schemes in Sherburn until 2027; and
- It creates a corridor effect along the A64.

The above appraisal has considered Policy SP2, and it is noted that this policy is 'out of date' as stated in para. 14 of NPPF as the Council does not have a 5 year supply of housing. Therefore the 'small scale sites' argument cannot be used as a reason to object to the proposed development without any significant and demonstratable harm. If the application is approved, it does not mean that no other housing within the village could be approved before 2027. The Housing Allocations are currently being prepared by the Forward Planning Department, and such an approval on this site would have to be considered alongside this process. However, this would not prevent applications within the village development limit being considered for approval against the adopted LPS.

The number of dwellings proposed (73) in this Service Village is noted and comprises approximately 25% of the total allocation for Service Villages. However, in the absence of a 5-year supply of housing, this cannot be used on its own as a reason for refusal. It is noted that the site forms part of the open countryside on the edge of the village

Loss of view and property de-valuation are not material planning considerations. The applicant's have provided copies of the land registry title to confirm the red line is accurate and does not include land belonging to the neighbours. The applicant's have confirmed that under riparian rights they are able to discharge surface water into the stream to the east. The IDB has confirmed that the stream is largely self-cleaning by velocity, but if there is a problem the IDB can clean the stream.

Affordable housing will be available to local people who satisfy the established occupancy criteria. The usual process involves using concentric circles around the site, so those closest to the site are given the first opportunity. The comment regarding this type of housing attracting people from undesirable areas and creating undesirable places is refuted by officers. The Reserved Matters application will consider in detail the scheme and consultation will take place with the Police Architectural Liaison Officer.

There is no protection for the pig business on site, and the loss of tenants from private housing to affordable housing is not a material planning consideration.

The proximity of the site to the cross roads, the scale of development, and highway safety are considered in the appraisal above. The impact upon local services is also considered above, and where possible mitigation has been requested and agreed, see developer contributions. Noise during construction is inevitable, but this is short-term.

Summary

In view of the lack of information regarding noise, and archaeology, it is not possible to make a final recommendation on this application as without these issues being addressed Officers cannot state that there is no significant and demonstrable harm. It is anticipated that an Update report should be available on the Late List addressing these aspects.

RECOMMENDATION: **Made at the Meeting**

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

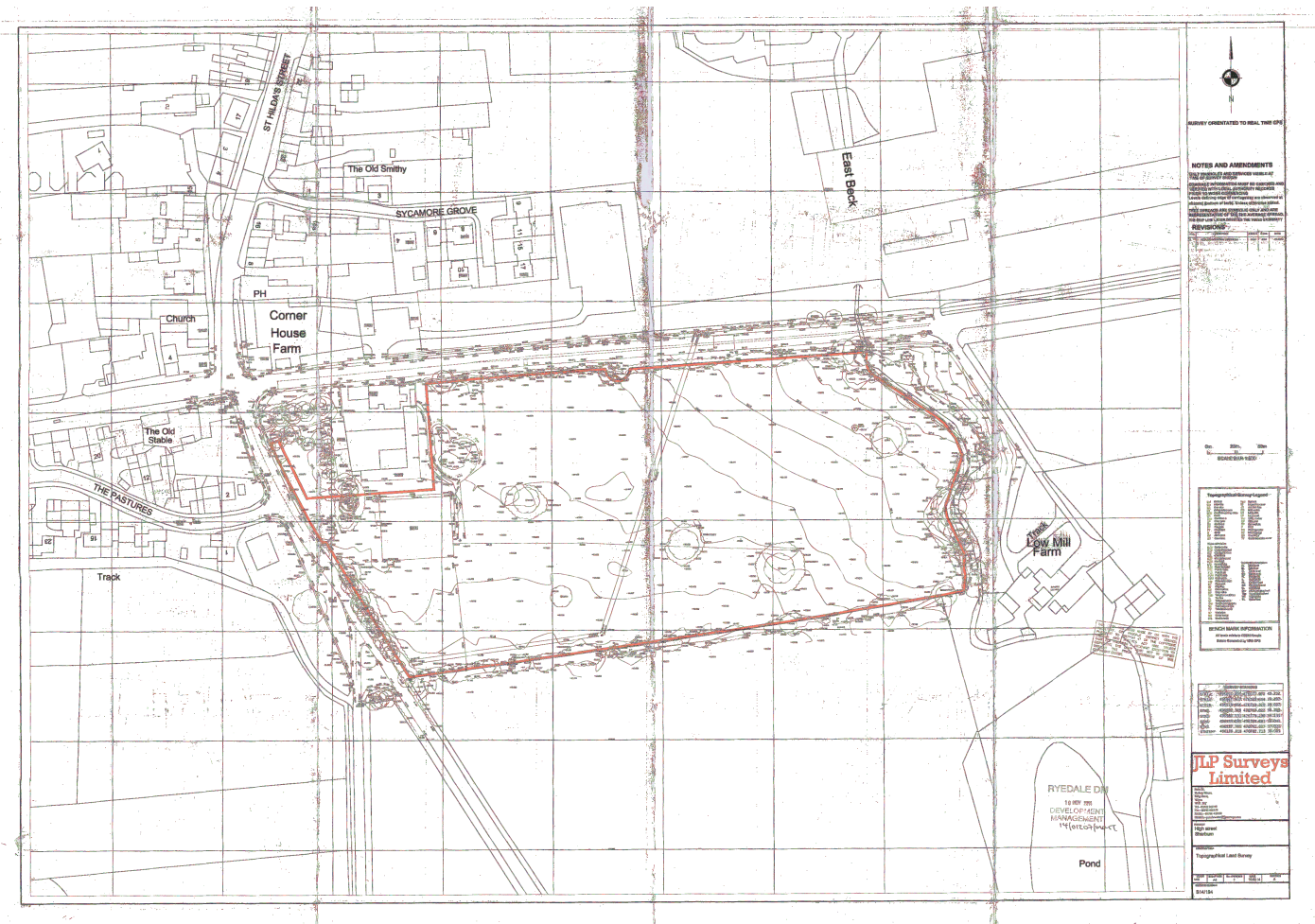
14/0207/100/11
RYDDALE DM
10 NOV 2014
DEVELOPMENT
MANAGEMENT

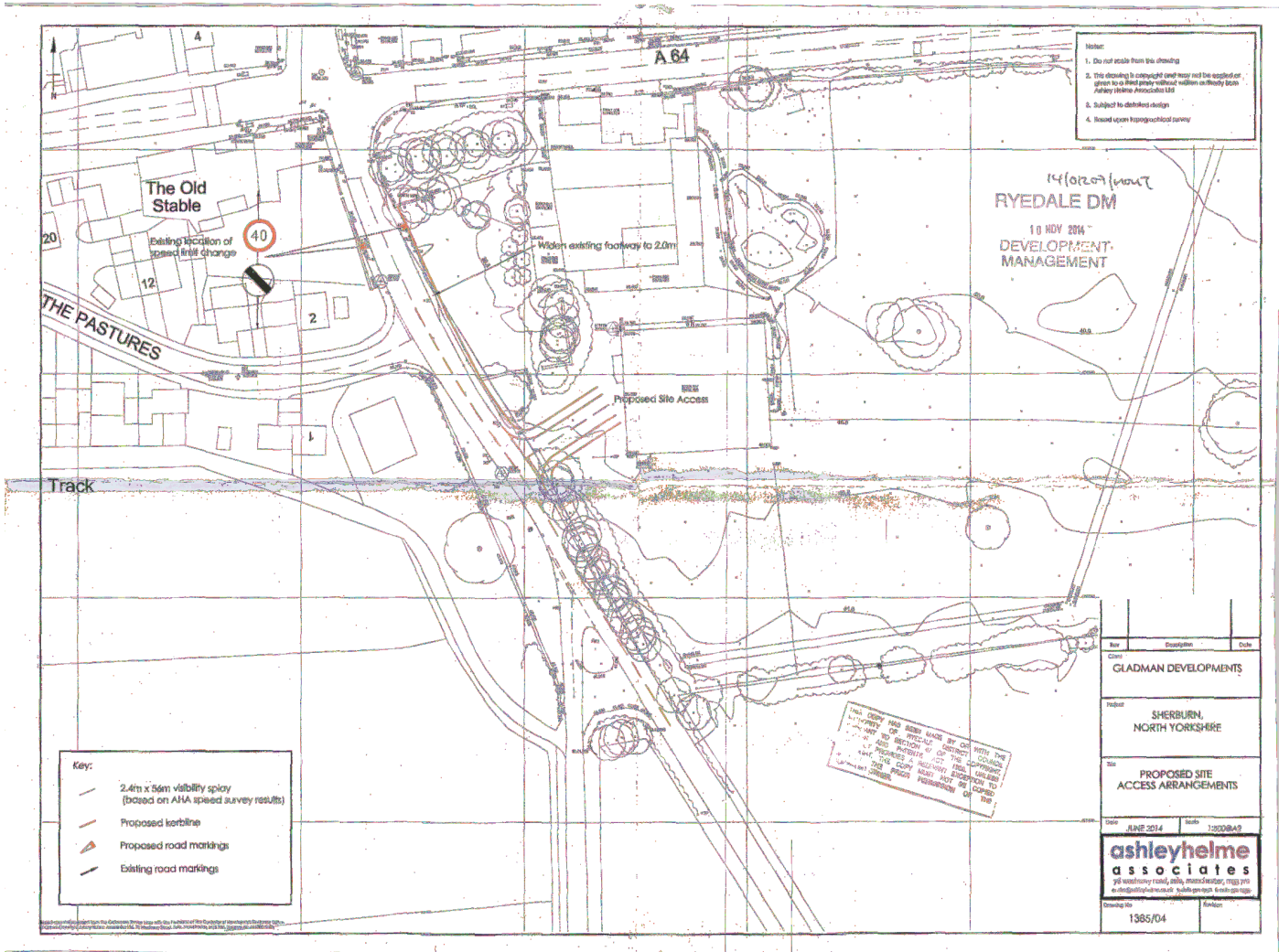


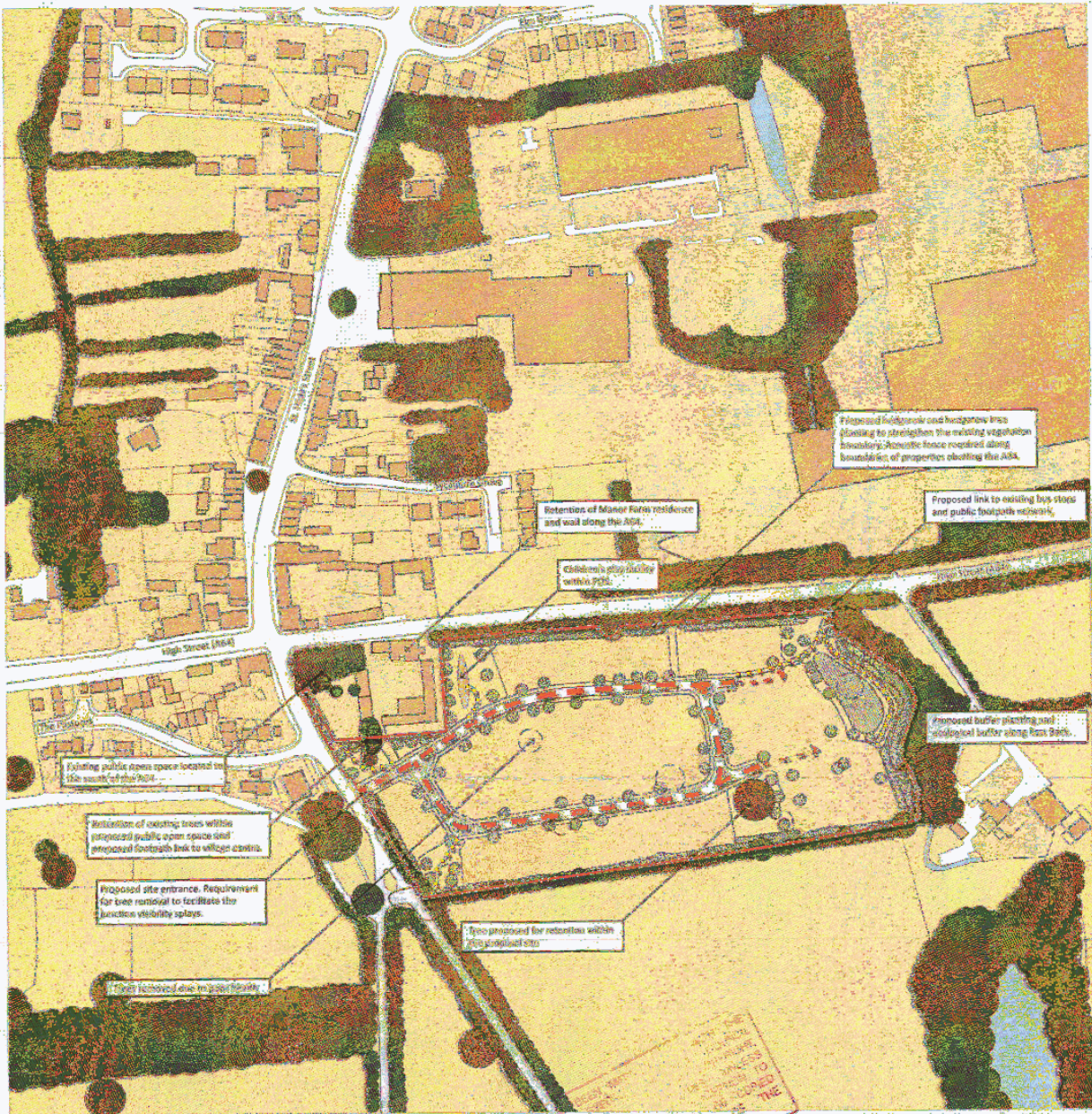
THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYDDALE DISTRICT COUNCIL PURSUANT TO SECTION 41 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988 UNLESS THAT ACT PROVIDES AN EXPLICIT EXCEPTION TO COPYRIGHT. THIS COPY MUST NOT BE COPIED WITHOUT THE FURTHER PERMISSION OF THE COPYRIGHT OWNER.



© tpm landscape
chartered landscape architects
Client
Cradman Developments LTD
Plot
Land of High Street
Sherburn
Description
Location Plan
Date
For Planning
Scale
1:2500 KH KH Sep 14
Job number
2009 03 B
Revision
Copyright tpm landscape Ltd



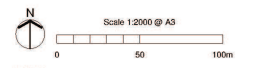






- KEY**
- Tree/Group to be Retained
 - Tree/Group to be removed to facilitate the proposals
 - Category U - Unsuitable for retention on arboricultural grounds
 - Root Protection Area (Shown for retained trees only)
 - Individual / Group Number and BS Category
 - Indicative Shade Pattern (where appropriate)

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 17 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



NOTES

All information to be verified on site. Do not treat this drawing as a guarantee to be relied upon. Drawings to be read in conjunction with Arboricultural Assessment and Appendix A. This Schedule.

Drawings produced in electronic format may not be relied upon, and it is based on digital information supplied by the client in digital format. The exact position of trees are to be checked and verified on site prior to any work or construction work being undertaken.

Trees and living organisms that change over time, the condition of all trees illustrated herein, are to be checked by a qualified arboriculturist or tree surgeon at least 12 months prior to the start of this survey. Please note that no work should be undertaken on any trees illustrated herein without first obtaining the proper authorisation to do so.

This drawing is the property of PFCR Environment and Design Ltd and is issued on the condition it is not reproduced, modified or displayed in any unauthorised manner, either wholly or in part without written consent of PFCR Environment and Design Ltd.

Copyright © 2015 PFCR Environment and Design Ltd. All rights reserved. Crown copyright 100018888.

Rev	Date	Description	By
A	22.08.14	DRAFT	EC
B	22.08.14	Final	EC
C	22.08.14	Issue 01	EC
D	22.08.14	Final	EC

Client: Gladman Developments Ltd
Project: Land off High Street, Sherburn
DATE: 14/01/15

Drawn by PFCR:
TREE RETENTION PLAN
FIGURE 3
 Scale: 1:2000 @ A3
 Date: January 2015
6164-A-03
D



LAND OFF HIGH STREET, SHERBURN

Design & Access Statement

Project Ref: 2009 - Date: October 2014 - Status: Final (Rev E)





4th Floor Studio
10 Little Lever Street
Manchester
M11 1 HR

Tel: 0161 235 0600
Fax: 0161 235 0601
email: info@tpmlandscape.co.uk

Rev	Issue Status	Prepared / Date	Approved / Date
-	Draft	KH June 2014	CT June 2014
A	Draft	KH August 2014	CT August 2014
B	Final	KH September 2014	CT September 2014
C	Final	KH September 2014	CT September 2014
D	Final	KH September 2014	CT September 2014
E	Final	KH October 2014	CT October 2014



CONTENTS

<p>00 EXECUTIVE SUMMARY</p> <p>01 BACKGROUND</p> <p>The Vision Design Objectives Introduction & Purpose Building for Life 12</p> <p>02 RESPONSE TO CONTEXT</p> <p>Location Planning Policy Site Location & Context Historical Context Topography Landscape & Visual Access, Movement & Facilities Townscape Character Urban Structure Conservation & Heritage Nature Conservation & Ecology Agriculture</p> <p>03 EVALUATION & EVOLUTION</p> <p>Constraints & Opportunities Consultation</p>	<p>04 DESIGN PRINCIPLES</p> <p>Design Evolution & Principles Quantum of Development The Development Framework Illustrative Masterplan Access & Layout Scale of Development Character Areas The Main Street Urban Lanes Green Lanes Housing Plot Arrangement Density Street Frontage Parking Pedestrian & Cycle Linkage Design & Safety Appearance Trees Water & Drainage Sustainability Green Infrastructure</p> <p>05 CONCLUSIONS</p> <p>Building for Life Summary Summary</p>
--	---



00 EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



This Design and Access Statement has been prepared by TPM Landscape on behalf of Gladman Developments Ltd and is submitted in support of the outline planning application to Ryedale District Council for residential development on land off High Street, Sherburn.

The intention of this document is to explain the design rationale behind development and communicate how the scheme has been developed with particular and detailed thought, in relation to meeting all appropriate design and access considerations.

This document will also show that a significant amount of information has been obtained from desk top research, site visits and from public consultation and where appropriate, how these thoughts and ideas of have been incorporated into the illustrative layout.

This document should be read in conjunction with other documents supporting the outline planning application and is also intended to be used to inform and guide discussions regarding the final form of the development, to be applied for through a later reserved matters application.

The overall approach to this document is to present the required information and analysis in an integrated and legible format. It will demonstrate how the proposed development responds to the site's context, existing constraints and maximises its potential opportunities.

01 BACKGROUND



The Vision

The vision for the site is to provide a distinctive and high quality development which adds to the overall character of Sherburn Village.

The development will create up to 73 residential dwellings with associated public open space. The dwellings proposed will provide a choice of housing to meet the needs of the area, whilst enhancing the site's environmental assets. The site is sustainably located along the A64 for bus connections to Leeds, York and Scarborough. Connections to local public footpath routes and bridleways will be created.

Housing will be set within a robust landscape framework which will include retention of existing mature trees and hedgerows along the site boundaries. This will help to integrate development within the existing landscape and create a distinct sense of place at the intersection of High Street (A64) and St. Hilda's Street.

Design Objectives

The vision responds to the current conditions and future needs, with the overall aim of providing a high quality residential development environment.

The key design objectives that are explored within this Design and Access Statement are:

- To deliver a high quality environment that is sustainable, safe and attractive, that is integrated into the surrounding context;
- To deliver a mix of housing up to 73 dwellings, offering 2 - 4 bedroom properties, comprising a range of house types (single and two storey) from linked town houses to detached properties;
- To provide a percentage of affordable housing;
- To provide an integrated network of public open spaces and a new play facility;
- To provide connections through the site, that link to the wider public footpath network. Pedestrian links to the north and south of the site connecting to the village and the long distance trails in the south;
- To establish a legible environment, with a range of interconnecting attractive streets and pedestrian routes which link to the public open space and pedestrian links;

- To adopt inclusive design, by making places accessible to all;
- To promote sustainability; and
- To promote environmental improvements.

Identifying local character and the elements that make the sense of place have been a fundamental starting point for the design and narrative of the site.

Local character comprises a variety of design elements from the way streets interconnect, how buildings relate to the street, the common use of building materials, visual containment and boundary treatments.

The design and layout of the site does not seek to simply recreate or generate what has gone before, but looks to design solutions which integrate the site into the existing fabric of Sherburn by the way of referencing common building materials, layout and street hierarchy.





Introduction and Purpose

This Design and Access Statement (DAS) has been prepared on behalf of Gladman Developments Ltd, and in support of an outline application for development of 3.16 Ha of land to the south of Sherburn off the A64 High Street. The site location plan is provided within Figure 1.

The intention is to create a new residential development that respects the local context, local character, site features and its context within the wider setting.

Analysis will ensure that the development responds to the local character, context and planning policy. The analysis will help inform the opportunities and constraints of the site and shape the design philosophy for the development proposals.

The outline application includes a Development Framework Plan and Illustrative Masterplan. The Development Framework Plan sets out how varying land uses will be located on the site and the amount of development and typical heights of the built form. It describes the elements for which planning permission is sought.

The Illustrative Masterplan included in this document is provided for information only. It is an indicative evolution of the Development Framework Plan setting out how the site might be laid out, applying the design principles set out in this document. The Illustrative Masterplan demonstrates that it is possible to achieve the density, layout principles and character of the development.

The National Planning Practice Guidance (NPPG) was adopted on 6th March 2014. The document provides the following guidance on the DAS content.

“What is a Design and Access Statement?”

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

“What Should be Included in a Design and Access Statement?”

A Design and Access Statement must:

(a) explain the design principles and concepts that have been applied to the proposed development; and

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development’s context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

Building for Life 12

The site has been developed in line with the Building For Life 12 (BfL12) criteria developed by Cobe, Design for Homes and The Home Builders Federation. The documents seeks to ensure developers and the local authority create new housing developments to be attractive, functional and sustainable places.

The BfL12 is comprised of 12 questions split into three chapters Integrating into the Neighbourhood, Creating a Place and Street and Home. The BfL12 criteria are used to evaluate the quality of schemes against the vision.

This Design and Access Statement explores the 12 questions against the proposed development. See Section 05.

Integrating into the Neighbourhood

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

2. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3. Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4. Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a Place

5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and micro climates?

7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street and Home

9. Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10. Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11. Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12. External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



02 RESPONSE TO CONTEXT

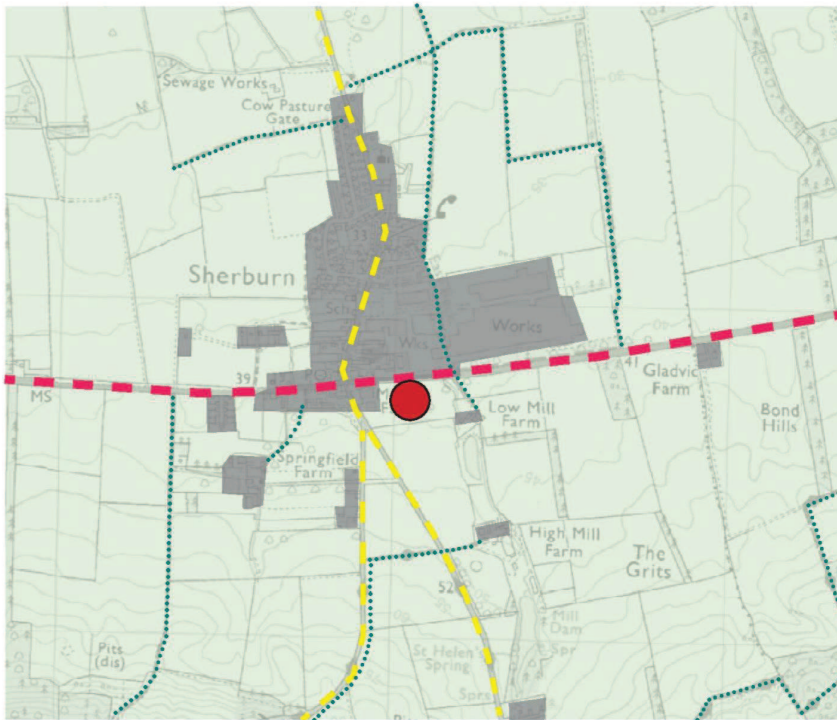


Figure 3: Local Context Plan

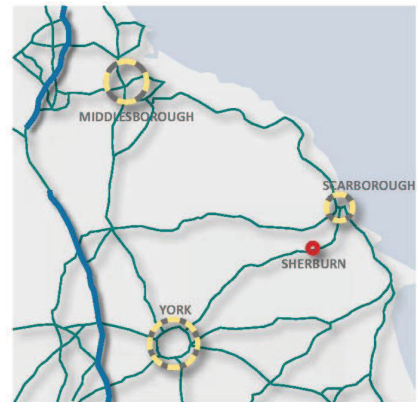


Figure 2: Wider Context Location Plan
N.T.S (no key)

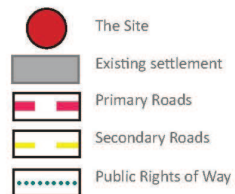


Figure 03: Context Plan
N.T.S

Location

This design approach has included consideration of the site at sub-regional and local level. This has informed the final design proposals in contextual considerations of its location and setting.

Sherburn is a village and civil parish in the Ryedale district of North Yorkshire, England. Sherburn is located 12 miles south west of Scarborough and 30 miles north east of York.

Sherburn is located along the A64 High Street that connects Scarborough to York. The main settlement runs north of the A64 along St Hilda's Street.

The Yorkshire Wolds Way National Trail and the Centenary Way long-distance public footpaths run just south of the village along the elevated landscape.

Planning Policy

The below text is extracted from the National Planning Policy Framework.

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental.

Section 7, paragraph 56 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*

- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*

- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*

- *are visually attractive as a result of good architecture and appropriate landscaping.*

Section 8, paragraph 70 - To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*

Local Policies - Ryedale

Ryedale District Council has an adopted Local Plan Strategy which sets out the spatial planning guidance for the District to 2027. The Council is now preparing the Local Plan Sites Document which will sit alongside the Local Plan Strategy and will allocate a range of sites for future development.

The Local Plan Strategy sets out the housing target for the District over the Plan period. Sherburn is identified as a Local Service Centre capable of accommodating additional housing development.

Policy SP16 Design

New development introduces changes to a place and good design helps to ensure that changes build on the existing qualities of an area, enhancing its attractiveness not only in terms of how a place looks also but how it feels to live, work and spend time in. As places change, good design will help them stand the test of time. A well planned structure of streets, buildings, spaces and routes is considered one of the most enduring features of successful places. It is seen as central to the success of assimilating new development into existing areas and helps to ensure that as well as being attractive and interesting, places are easy to navigate and feel safe to be in.

Good urban design, landscaping and high quality architecture needs to reflect the key features and special qualities that give a place its own distinctive character. The traditional historic character of Ryedale's towns and villages and their landscape settings provide a strong context which the design of new development will need to respect. This is not say to say

that new development must be designed to repeat traditional architectural styles – the inclusion of modern architecture can help to illustrate how places change and alter over time to reflect changing lifestyles and technologies, but rather that it does take account of the wider context, securing opportunities to reinforce or create local distinctiveness.

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness;
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated; and
- Protect amenity and promote well-being.

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- Topography and landform that shape the form and structure of settlements in the landscape;
- The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale;

- The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings;
- The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement;
- Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures; and
- The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The design of new development will also be expected to:

- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space;
- Contribute to a safe and well connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and wayfinding, creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking;

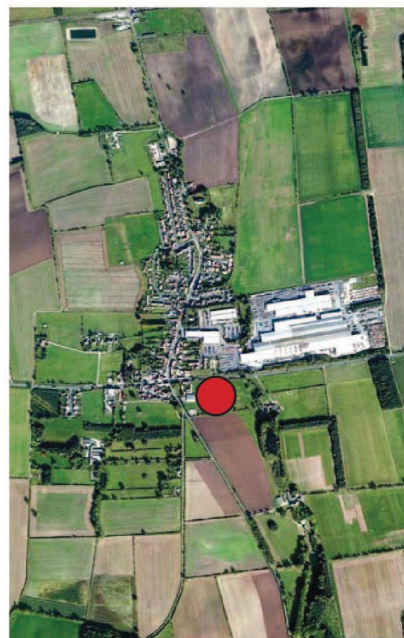
Site Location and Context

- Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces;
- Make efficient use of land and to be built at a density which is appropriate to its surrounding context. In general new housing development should not be built below an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context;
- Proposals for major development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage waste generated;
- Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials and in considering proposals for the alteration, re-use or extension of individual historic buildings the Council will seek to ensure that:
 - A building is capable of conversion to the use proposed without the need for extensions or alterations that would be detrimental to its character;
 - Proposed extensions and alterations, considered acceptable in principle, that are of an architectural style which complements the traditional character of the main building; and
 - Appropriate materials and traditional construction methods and techniques are used.

The site is located to the south of Sherburn and is currently a single agricultural field used for grazing horses.

The site is well contained, with clear defensible boundaries; with the A64 and Manor Farm to the north; Sked Dale Road to the west; East Beck to the east; and a mature field boundary to the south.

The majority of the site comprises a rectangular shaped field. There is one existing built structure within the site which is currently in agricultural use which is located in the north western corner of the site. In addition, there are a number of hedgerows and mature trees along the site boundaries and a few individual trees within the site. Vehicle access to the site is currently taken from Sked Dale Road to the west via a field gate.



1854



Housing is predominantly located along High Street and St Hilda's Street.

1892



Small scale expansion occurred between the mid and late eighteenth hundreds along both St. Hilda's Street and High Street.

Manor Farm was present on 1892 plan, with a Chapel to the north west corner of the proposal site.

1952



Post war expansion occurred to the west of Sherburn along Millfield, Church View and Springfield Terrace. Small scale expansion occurred to the east.

Manor Farm was present on 1952 plan, with a Chapel to the north west corner of the proposal site.

Historical Context

1979



Between 1952 and 1979 further residential expansion occurred to the west of Sherburn along West Garth.

To the east of Sherburn the Industrial units were developed.

Field enclosures become larger and woodland planting belts become evident around the Farmsteads.

Manor Farm was present on the 1979 plan, with a small building to the north west corner of the proposal site, but no reference to Chapel.

Present Day



Development has occurred to the south west of Sherburn at 'The Pastures' within more recent years.

Further expansion to the north of the steel works with the creation of another large warehouse.

Small scale development to the north of Church View.

A study of development and growth of urban centres can lead to a deeper understanding of the underlying vernacular and sense of place. This can be useful in determining appropriate forms of layout and connections to existing networks and identifying patterns in built form.

The historical analysis show the site in the context of Sherburn's growth over the past 160 years. Pre World War II, housing was predominantly located along St. Hilda's Street and High Street, with the concentration of development around the road junction interface. Small scale expansion occurred between the mid and late eighteenth hundreds along both St. Hilda's Street and High Street. Manor Farm was present on the 1854 plan, with a Chapel to the north west corner of the application site.

Post War expansion occurred to the west of Sherburn along Millfield, Church View and Springfield Terrace, with small scale expansion to the east. Between 1952 and 1979 further residential expansion occurred to the west of Sherburn along West Garth. To the east of Sherburn industrial units were developed. Field enclosures become larger and woodland planting belts become evident around the Farmsteads. Manor Farm was present on the 1979 plan, with a small building to the north west corner of the site, but no reference to the Chapel, which was evident on the 1854 plan.

Recent residential development has occurred to the west of the site at 'The Pastures' and a small scale development north of Church View. Further industrial expansion of the Kingspan and Atlas Ward Structures Ltd site to the north of the A64 and north of the existing warehouse units has also occurred. The present day plan shows that new agricultural storage buildings have been erected at Manor Farm.

Topography

The surrounding topography has distinct areas from the lowland farmland in the north with a relatively flat landscape, to rolling hills leading to the elevated topography in the south (Sherburn Brow, Potter Brompton Brow and Sked Dale).

The town is located along the lower landscape which is typical of smaller nucleated settlements.

The site is sloping in nature from 41m AOD in the southwest down to 36m AOD in the northeast as illustrated in Figure 5. The landscape appears relatively flat.

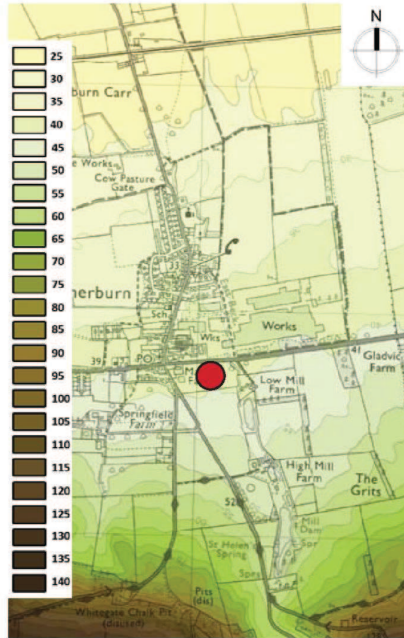


Figure 4. Wider Context Topography Plan

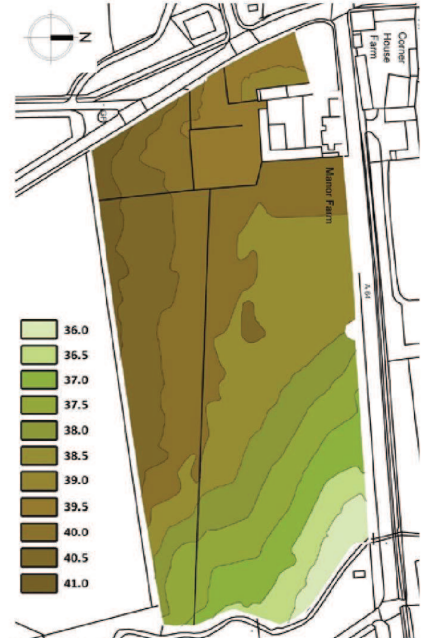


Figure 5. The Site Topography Plan



Photo. Looking south towards Sherburn and hills beyond

Elevated hills / fields to the south of Sherburn

Open flat fields to the north of Sherburn



Photo. Looking north from elevated hills towards Sherburn and the lowland landscape beyond

Landscape and Visual Effects

The proposed development site lies to the south of Sherburn. The northern boundary of the site adjoins the A64 High Street, with the western boundary adjoining Sked Dale Road. Existing residential development called The Pastures is located on the opposite side of Sked Dale Road and to the north of the A64 is Sycamore Grove, both developments being modern cul de sacs. To the north east of the proposal site are the visually prominent steel works which have a dominant impact over the landscape due to the scale of the warehouse buildings. At the interface of the A64 High Street and St Hilda's Street is the village centre with a post office / general store, public house, church and takeaway outlet.

Development is often set back from the road behind walls of varying age and character. There are pockets of open space between the built form. There are elevated hills to the south of the town including Sherburn Brow, Simon Howe and Sked Dale where elevated views are obtained towards the north. There are more distant views across the lower topography towards the rolling hills in the north. The hills to the south are characterised by woodland plantations where the long distance trails run through.

The main settlement of the village is located along St Hilda's Street with historic buildings at the cross roads with the A64 High Street with modern expansion moving northwards. The building vernacular varies with a common theme across the ages of terra-cotta pantile roof slates and red brick walls.

Visual Analysis

The interaction of urban fabric, vegetation and topography determines the potential for views to the site for a variety of receptor types. Key representative viewpoints have been selected to explore the potential visual effects of the proposed development. Receptor types include residential, public recreation routes and vehicle users. The sensitivity is determined by the type of user with views from principle rooms of residential properties and those from footpaths when the site forms a prominent part of the experience being described as having the highest sensitivity. The representative views are shown in a series of photographs to illustrate the varying degrees of which the site is visible and the potential effects in the receptors. Written descriptions of the existing baseline conditions of the view and the considered change are provided alongside each photograph.

The key findings of the visual appraisal are:

- There are a limited number of residential receptors with views towards the site. Housing surrounding the site typically have gable end or rear elevations facing the site, where the change to the view is assessed as Negligible or Low;
- The built mass of Kingspan and Atlas Ward Structures Ltd is prominent within the view from most aspects and for most receptors surrounding Sherburn due to the scale of development in the context of the village setting;
- There are elevated far reaching views from the hills and long distance trails in the south, where Sherburn and the site form a small percentage of the view;
- There would be no detrimental impacts to any schedule ancient monuments, listed buildings or conservation areas;
- The site comprises mainly agricultural land with little landscape or ecological value;
- There is no existing public access to the site;
- Development of the site would not notably effect the wider landscape character, with only a small loss of farmland within the context of the urban fringe and adjacent to the industrial works that dominant the landscape;
- The development of the site offers the opportunity to increase the landscape planting to the south of the site and improve the over mature hedgerow to the site boundary. Opportunities to enhance the wildlife and biodiversity of the site; and
- The positive elements of the site that contribute to the landscape character include trees and hedgerows with enhancement to East Beck. Opportunity to remove the detracting overhead electric cables.

A detailed Landscape and Visual Impact Appraisal is submitted as part of the Outline Application.



Selected View. From long distance trail to the southwest of Sherburn along Whitegates



Selected View. From the A64 High Street adjacent to the site

Access, Movement & Facilities

The site is sustainably located with easy access to the village centre, existing community amenities and the public transport network.

Amenities include a school, surgery, local shops and a public house. The bus route runs along the A64 High Street with bus stops to the north east boundary and outside Pigeon Pie House.

The site is also well located in relation to existing public rights of way and footpaths into and out of Sherburn and connections to the long distance trails.

The local retail centre and schools are located within 500m from the proposal site.

Kingspan and Atlas Ward Ltd are a large employment resource for both the village and wider community and are within 250m of the site.

- The Site
- School
- Place of Worship
- Doctors Surgery
- Playing Fields
- Village Hall
- Fire Station
- Convenience Stores
- General Store / Post Office
- Public House / Takeaway
- Bus Stops
- Employment Site

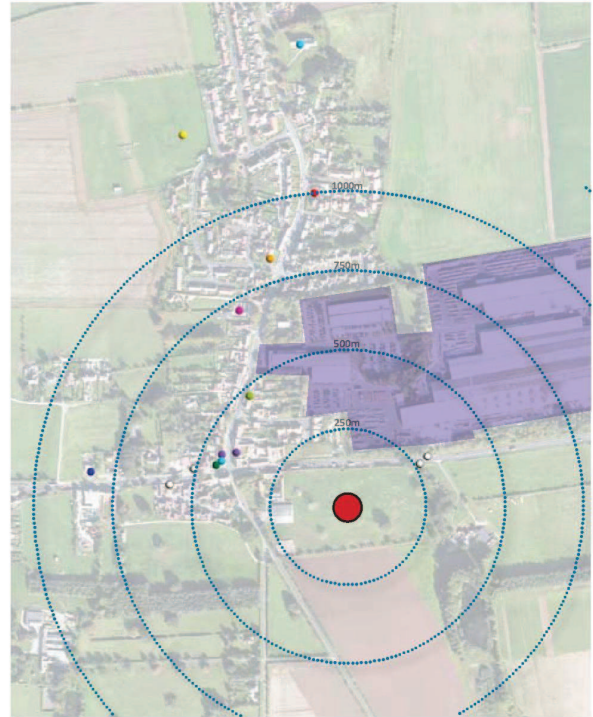


Figure 6: Local Services & Facilities
N.T.S

Sherburn is located along the A64 12 miles southwest of Scarborough and 30 miles northeast of York.

To the south of Sherburn along the elevated landscape the long distance trails of the Yorkshire Wolds Way and Centenary Way run west to east within open fields and woodland copses.

Public footpaths typically run north to south connecting to the A64 High Street.

Bridleways are located to the north of Sherburn along the edge of large field boundaries and to the south of the Industrial Works.

The nearest rail station is 7.5 miles east from Sherburn in Seamer (Scarborough). To the west at approximately 12 miles is Malton train station.

There is existing provision of Public Open Space, Allotments and Playing Fields within Sherburn which include:

1. Playing fields located to the west of Church View and connected via the public footpath route to the west of Sherburn;
2. Playing fields to the West of Sherburn C of E Primary School; and
3. Public open space and allotment areas located central to West Garth.

The development will contribute to the local open space provision that will be accessible from Sherburn via the public footpath connections and from the village centre.

- Open Space
- Public Footpaths
- Bridleways



Figure 7: Connections and public open space
N.T.S



Townscape Character

An assessment of the built form and architectural styles has been undertaken to help inform the shaping and character of the Illustrative Masterplan and proposed vernacular style.

There is existing built form to the north west of the proposal site in the form of Manor Farm and ancillary farm buildings. To the west side of Sked Dale Road is the modern housing development of The Pastures and The Listed Building of Pasture House.

To the north side of the A64 High Street lies the Cornerhouse Farm and ancillary buildings and natural stone walls with new build housing along Sycamore Grove to the north.

On the north side of the A64 along the north eastern boundary of the proposal site is the industrial premises of Kingspan and Atlas Ward Structures Ltd, that are larger in form with little architectural style. The industrial works visually dominate the village.



Manor Farm and wall along the A64



Industrial Works along the A64



Junction of Vicarage Lane and St. Hilda's Street



Industrial Works along St. Hilda's Street

Townscape Character

The historic core of Sherburn is primarily located at the junction of St. Hilda's Street and the A64 High Street. The historic vernacular is red brick buildings with terra-cotta pantile roofs. The buildings are simple in form and detail.

Some properties are painted/rendered white providing a contrast to the surrounding red brick dwellings.

Properties are typically two storey with varying height between the low level cottages and taller farmhouses (2.5 storey).

Traditional Farm ancillary buildings are built using similar form and materials than that of the residential dwellings.



Traditional dwelling - Pasture House Farm (Listed Building)



Traditional dwelling - Corner House Farm (Listed Building)



Traditional housing along St. Hilda's Street



Single dwelling - Low Mill Farm

Townscape Character

New housing built since the 1970's is predominantly along Sycamore Grove, The Pastures, Eastbeck Close and more recently along Walnut Grove.

Properties are typically detached and semi detached with rear garden boundaries enclosed by timber fencing. The developments are along cul de sacs off St. Hilda's Street and Sked Dale Road. The boundary of the housing directly abuts agricultural fields.

The architectural style and brick colour varies between the developments with a common use of terra-cotta pantile roofs.



Modern housing along The Pastures



Modern housing along Sycamore Grove



Modern housing along Walnut Grove



Modern housing along Eastbeck Close

Urban Structure

The historic built core is located at the junction of St. Hilda's Street and the A64 High Street. Buildings are typically two storey with attic rooms. The buildings directly about the footway creating a tight urban grain along the streetscape and at the road junctions. The Farmsteads enclose the private garden areas with ancillary buildings creating a larger looking residential complex.

Post 1950's development is typically located to the north of St. Hilda's Street and to the east and west of the road. The properties vary in character and form. Garden boundaries and garden spaces separate the built form from the highway creating a greener character than the historic core.

Housing located off St Hilda's Street and The Pastures are cul de sacs where the properties are arranged informally at varying angles and positions to the streetscape.

The use of red brick and terra-cotta pantile roof tiles is characteristic of most of the built form.

To the east of the St. Hilda's Street and north of the A64 (and the proposal site) is Kingspan and Atlas Ward Structures Ltd Works. The works have little relationship with the streetscene and the typology of residential properties within Sherburn. The buildings and service areas occupy approximately 18.5 Hectares and are a dominant feature in the landscape.



Historic Core - Pre 1950, St Hilda's Street and High Street



Industrial Warehouses (Kingspan and Atlas Ward Structures)



Post 1950's development - West Garth





-  Existing Buildings pre 1950
-  Post 1950's development
-  Industrial Buildings
-  The Site



Figure 8: Urban Grain
N.T.S



Conservation and Heritage

Sherburn occupies part of an archaeologically rich landscape which comprises large-scale occupation of the area from the Prehistoric period, with a 'ribbon' of settlements following the 30 metre contour along the southern edge of the Vale of Pickering. This 'ladder settlement' stretches from Sherburn, westwards to Heslerton and beyond towards Malton. However, the 30 meter contour is a short distance north of the A64 and therefore the proposal site is away from the main focus of prehistoric settlement. As a result there should be no over-riding archaeological constraint.

There are no immediate archaeological features which need to be factored into the masterplan.

Manor Farm was built in 1850 on the site of Sherburn Manor House. A plaque bears that name and the initials of Marmaduke Langley, whose family owned most of Sherburn from c. 1750 – 1857.

Manor Farm is not listed; it is not recorded on the North Yorkshire Historic Environment Record (HER).

There are a number of Listed Buildings around the crossroads of St. Hilda's Street and the A64 High Street including the Corner Farmhouse and farm buildings, The Pasture House Farm and The Pigeon Pie.

New residential development is located adjacent to the Corner Farmhouse and The Pasture House Farm.

Listed Buildings In Sherburn

1. Church of St. Hilda, Listing Grade II*
2. Lychgate and attached Churchyard wall, Listing, Grade II
3. Village Cross, Listing, Grade II
4. 13 St. Hilda's Street, Listing, Grade II
5. 9 St. Hilda's Street, Listing, Grade II
6. The Pigeon Pie, Listing, Grade II
7. Pasture House Farm, Listing Grade II
8. Corner Farmhouse, Listing Grade II
9. Range of farm buildings at rear of Corner Farmhouse, Listing, Grade II
10. Brewery House, Listing, Grade II

 The Site



 Figure 9: Heritage
N.T.S

Nature Conservation & Ecology

FPCR Environment and Design Ltd were commissioned by Gladman Developments Ltd to conduct an Ecological Appraisal of land off High Street, Sherburn.

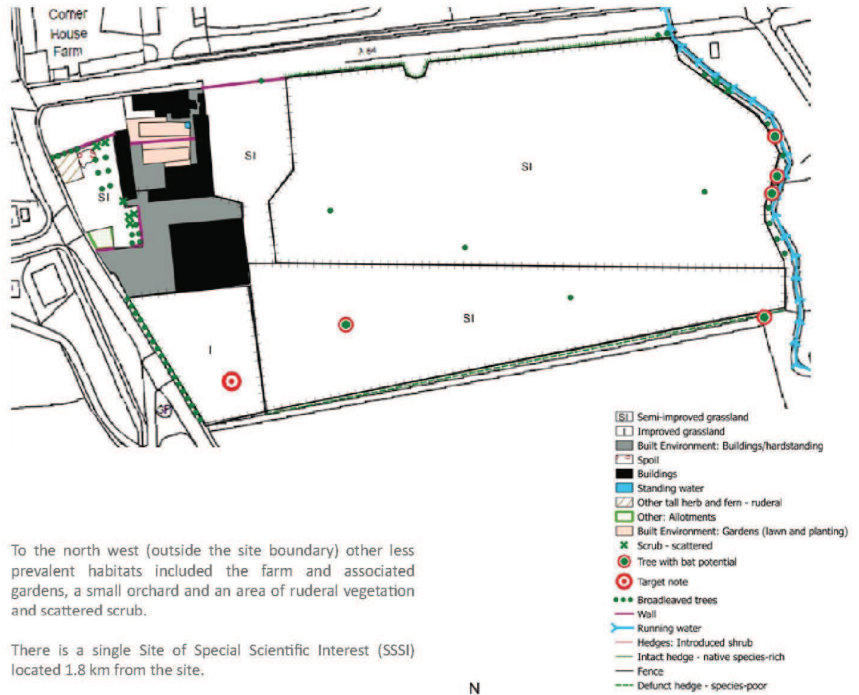
The site comprises four field compartments containing improved and poor semi improved grassland.

Hedgerow H1 was not considered to be important under the wildlife and landscape criteria of the Hedgerow Regulations. Hedgerow H2 was located along the southern site boundary. This hedgerow primarily comprised outgrown hawthorn, with large gaps and was therefore considered to be defunct. Five trees were identified as containing bat roosting potential. The results of the bat activity survey indicate that the usage of the study area by bats is generally low. Trees and hedgerow habitats provided nesting habitat for a range of common farmland and urban edge birds.

East Beck forms the eastern site boundary flowing south to north. The stream is between 2 and 3 metres wide and between 10 and 20 centimetres deep. No evidence of badgers was observed during the surveys

Development of the site proposes to retain the periphery vegetation that has been identified as local resource for wildlife. The detail of the site should be accompanied by details of habitat creation. Locally native species should be selected.

The development proposals have sought to create public open space around East Beck allowing sufficient offset to the development.



To the north west (outside the site boundary) other less prevalent habitats included the farm and associated gardens, a small orchard and an area of ruderal vegetation and scattered scrub.

There is a single Site of Special Scientific Interest (SSSI) located 1.8 km from the site.

NB - Refer to FPCR Survey and Report for further narrative.

Figure 10: Phase 1 Habitat Survey
N.T.S



Semi Improve Grassland Habitat of the Site

Arboriculture

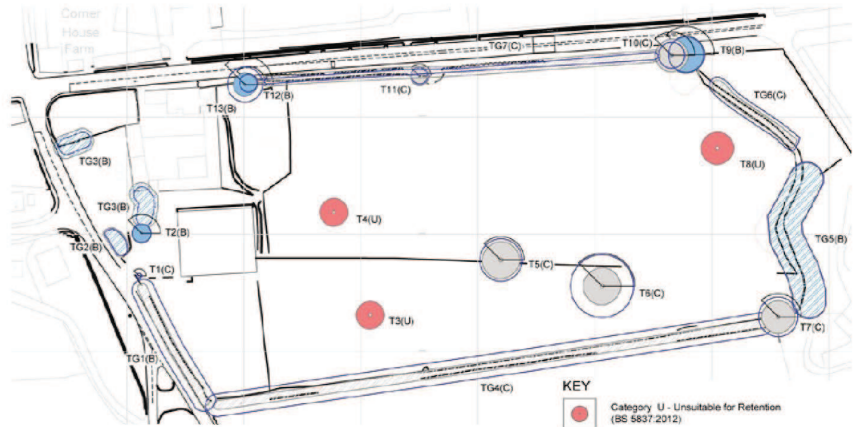
Trees and hedgerows are typically located around the field boundaries leaving the site relatively open in character. The hedgerows and hedgerow trees are worthy of conservation.

Tree species are notably Ash, Horse Chestnut and Sycamore. There are no A grade trees noted on site. Four B grade trees are located around the periphery of the proposal site at the edge of hedgerow boundaries. Internal to the proposal site there are two C Grade trees (both sycamore) with three C grade trees located within the hedgerow boundaries. There are three U grade trees internal to the site that have been damaged by grazing damage by horses and are proposed to be removed.

TG1 is located to the southwest of the site and is formed predominantly by elder forming a road side tree group. The trees are closely spaced with some tractor damage evident. The group is B Grade at 7m height.

TG5 is located to the southeast boundary along East Beck with Ash and Hawthorn at a height of 12m. The trees are B Grade. The trees have low crowns down to 2.5m above ground level

The site is enclosed to the north, south, east and west by hedgerows and groups of hedgerow trees. TG4 to the south of the site is a Hawthorn hedge that is un-maintained with sporadic spacing and large gaps. The hedge is C Grade, the hedge is up to 5m in height. TG7 runs along the north of the proposal site along the A64. The hedge is formed from Blackthorn and Hawthorn which is un-maintained. There are sporadic gaps with dead trees within the group. There is evidence of new hedge planting within the gaps.



All vegetation that is considered to be worthy of conservation will be retained where possible. The proposals will however require the removal of a short section of tree planting along Sked Dale Road to form the site entrance.

Overall the proposals have incorporated the existing trees and landscape features within the design and where tree losses are necessary mitigation planting with new planting will successfully replace those trees.

KEY

- Category U - Unsuitable for Retention (BS 5837:2012)
- Category A - Trees of High Quality (BS 5837:2012)
- Category B - Trees of Moderate Quality (BS 5837:2012)
- Category C - Trees of Low Quality (BS 5837:2012)
- Group hatching (Colour indicates BS Category)
- Root Protection Area (the RPA has been altered where appropriate to reflect underground constraints)
- T1(B)
T2(U) Individual / Group Number and BS Category
- Indicative Shade Pattern (where appropriate)



Figure 11: Tree Survey
N.T.S



T9 Ash tree at the edge of East Beck



T4 and T3 dead trees within the proposal site



T13 Sycamore along the A64



TG1 along Sked Dale Road



TG7 along the A64



T8 Sycamore internal to the site (U Grade)

03 EVALUATION & EVOLUTION

Constraints and Opportunities

The evaluation of the site through site visits and desk top research and its context has identified key on and off-site features which have helped to inform the design process of the development proposals. Some features are noted to be both a constraint and an opportunity.

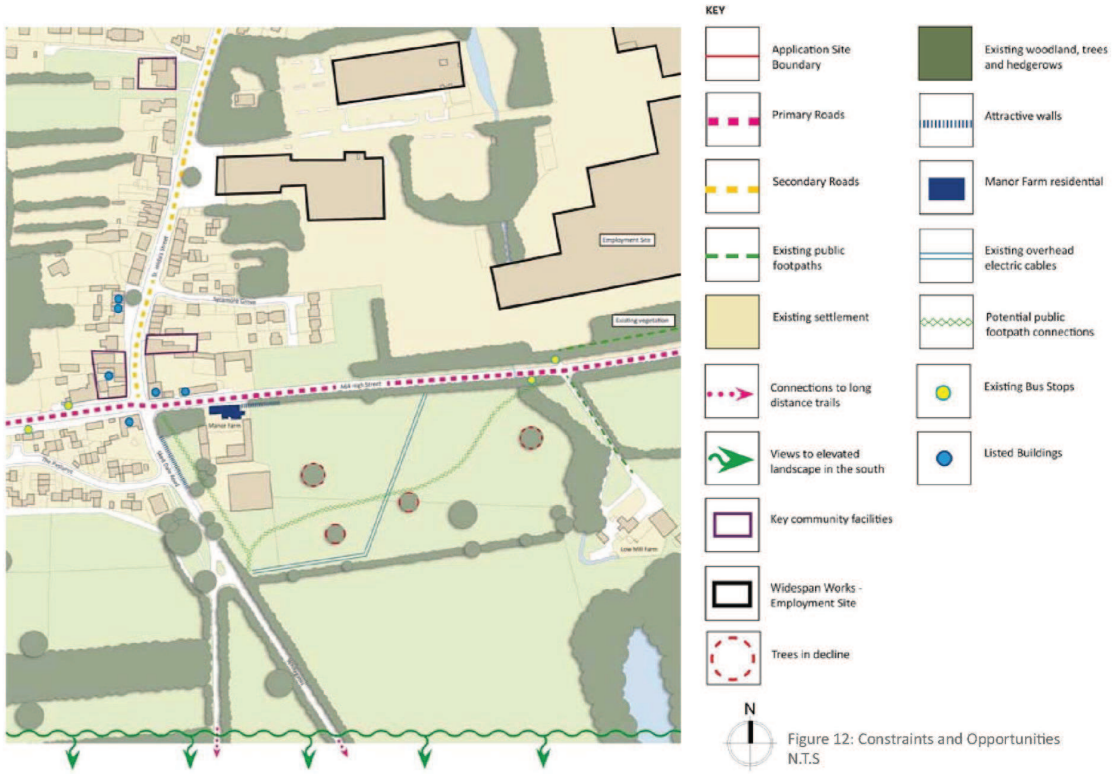
In summary the site has very few physical constraints to development of the type proposed. Those considerations that do exert an influence are as follows:

Constraints...

- Existing boundaries to the site and associated impacts from visibility splays, requires the removal of existing trees and part of the existing wall;
- Overhead electric cables running across the site;
- Noise impacts from the A64; and
- Elevated views from higher ground in the south, buffer planting and strengthening of vegetation could soften this.

Opportunities...

- Retention of trees and hedgerows (in line with recommendations in arboricultural report);
- Enhance connections to existing public footpaths, bus stops and village centre;
- Creation of public footpaths and circular loop through the site, linking to the small public open space (offsite) to the northwest of the site;
- Divert the overhead electric cables below ground, therefore removing a detracting feature from the landscape;
- Development heights that allow for views to be maintained to higher ground in the south;
- Increase and enhance existing wildlife and biodiversity along hedgerow lines and along East Beck;
- Create a positive rural / suburban edge adjoining the countryside;
- Retain Manor Farm and wall along the A64 which contributes to the setting of the village centre around St. Hilda's Street and A64 High Street;
- Relatively flat topography of the site; and
- Development could soften the views of the steel works from elevated vantage areas



Evaluation

The site provides an opportunity for a development which integrates well with the existing settlement of Sherburn. There are no known environmental or physical constraints and the proposals provide the opportunity to establish a sustainable development which is physically contained.

The following objectives are established from the evaluation of the baseline data, the sites context, constraints and opportunities and as a result of consultation responses:

- To promote the site as a sustainable development, that has a sense of place that relates to Sherburn and its surroundings, at a transition between the settlement edge and countryside;
- To create an attractive, safe environment which enhances the quality of life, health and social well being, supporting the 'building for life' criteria;
- To provide a range of housing types, size and tenure in order to create a mixed community with inclusion of affordable housing and single storey properties distributed appropriately through the development;
- To create a landscape framework that protects and enhances the environmental assets through green infrastructure objectives which respects the landscape and promotes bio-diversity. Conserving and enhancing the natural resources will minimise the impact of the development within the site and also within the wider local setting; and

Consultation

Gladman Developments have followed a process of community engagement in advance of submitting this application. Full details of this are set out in the Statement of Community Involvement submitted with this application.

Through the 'Gladman Your Views' website a series of information boards were displayed providing background information to the proposals and identifying the factors which have potential to impact on the surrounding area. Visitors to the website were encouraged to leave comments or email responses.

01 Land off High Street, Sherburn
INTRODUCTION

THE SITE


THE APPLICATION



9 GLADMAN

02 Land off High Street, Sherburn
HISTORIC CONTEXT

HISTORIC MAPS



9 GLADMAN

03 Land off High Street, Sherburn
EXISTING LOCAL CHARACTER

SITE AND LANDSCAPE

LOCAL BUILDING STYLES



9 GLADMAN

04 Land off High Street, Sherburn
VISUAL CONTEXT

VISUAL ANALYSIS OF SITE



9 GLADMAN

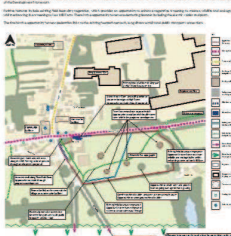
05 Land off High Street, Sherburn
LOCAL FACILITIES



9 GLADMAN

06 Land off High Street, Sherburn
OPPORTUNITIES AND CONSTRAINTS

KEY CONSIDERATIONS



9 GLADMAN

07 Land off High Street, Sherburn
FRAMEWORK



9 GLADMAN

08 Land off High Street, Sherburn
HAVE YOUR SAY

HAVE YOUR SAY

HOW TO COMMENT



9 GLADMAN

04 DESIGN PRINCIPLES

Design Evolution

Having gained a detailed understanding of the existing site and place through the various environmental and technical studies, and the consultation feedback it allows the potential of the site to be explored and for an appropriate masterplan response to be derived.

Section 4 sets out the rationale which has shaped the masterplan response. The masterplan evolution has sought to underlying characteristics of the site and how these should inform the shape and structure of the development.

Key considerations are the sites location, extent of built development and green infrastructure.

Design Principles

The site analysis and feedback has been translated into a number of specific design principles. These will help to structure the layout and design of the site. The site analysis has also influenced the more specific aspects of the residential development.

The creation of an integrated network of green corridors, a network of streets and a fully accessible pedestrian environment provides a structure to the development that will influence the character and appearance of the development.

The design layout has sought to create attractive and safe streets and spaces within a simple and navigable layout. The layout seeks to be accessible and inclusive for both the new residents and the existing community.



Landscape Infrastructure

A network of green spaces and green links are proposed. The green areas create links to the wider context and surrounding area. Areas of amenity space are located through the development with focus to the east and west of the site. Structural landscape in the form of existing and proposed vegetation provide a strong structural landscape buffer around the perimeter of the site to create areas for public recreation and wildlife.



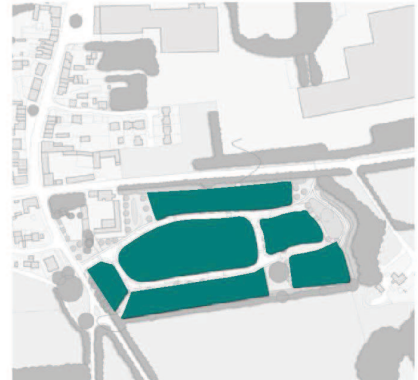
Hierarchy of Streets

Access is proposed from Sked Dale Road leading to the Main Street that creates a circular route around the development. To the east of the site are more informal roads 'Green Lanes' that provide a transition from the core of the development towards the public open space and the wider landscape in the east. The pedestrian footpaths also form an important part accessibility and movement.



Focal Points

The green infrastructure within the site consists of a series of linked spaces that provide stopping points for play and informal recreation. The retention of Manor form also forms a focal area at the backdrop to the public open space with housing facing this area to create a positive relationship and natural surveillance.



Development Parcels

The development parcels are located within the green infrastructure network allowing development to front onto green space. All development parcels are designed to create easy access to the public open space and connected by pedestrian footways and cycle links. The development parcels are designed to create appropriate scale parcels of development.



Quantum of development & mix of uses

The outline planning application covers an area of 3.16 hectares. The below sets the proposals for development area, public open space, play, flood attenuation and buffer planting:

Residential Development (2.34Ha)

The development provides a total of 2.34Ha for residential development, providing up to 73 dwellings based on a density of 31 dwellings per hectare. The development will provide a mix of dwellings and housing types, ranging from 2-4 bedroom, offering a mix of market and affordable housing, including single storey bungalow dwellings.

Public Open Space / Green Infrastructure (0.75 Ha)

The public open space will include areas of amenity and children's play area. A LAP (Local Area of Play) is proposed to the north west of the site within the public open space with connections to the junction of High Street and Sked Dale Road. The LAP is approximately 0.01 Ha. The public open space equates to 0.42Ha (including the LAP).

Buffer planting is proposed around the perimeter of the site to enhance the existing vegetation boundaries to provide visual screening to the development. Existing and proposed buffer planting equates to 0.33Ha.





Site boundary 3.16Ha



Figure 14: Illustrative Masterplan
N.T.S

Development Framework Plan

The Development Framework indicates the key aspects of the design and forms the basis on which the indicative masterplan layout is based.

The Framework considers how the development parcels should be arranged to address the features of the existing site or any identified constraints. The development parcels can then be developed further to consider the more specific parts of the design layout.

The Illustrative Masterplan is developed and tested against the design principles to ensure the layout meets the needs, density and expectations of the local area and planning authority.

Illustrative Masterplan

The Development Framework Plan seeks approval for the quantum of uses. However it is for illustration purposes only, and indicates the opportunities of how the site can be arranged and the range of character areas that could be taken forward.

The Illustrative Masterplan along with the descriptive text and supporting imagery indicates the principles of the urban structure and urban grain.

The representation of the development is not presented as fixed features of the application but are used for illustration purposes only to ensure that the general design of the Framework is deliverable and feasible. The details submitted as part of this outline application and Design and Access Statement provide the general principles to help guide development through the Reserved Matters application and should be viewed as one iteration of how the site could be developed.





Access & Routes







-  Vehicle Access Point
-  Existing Road
-  Proposed Primary Route (Main Street)
-  Proposed Secondary Route (Green Lanes)
-  Proposed Tertiary Route (Green Lanes)
-  Proposed Pedestrian connections



Figure 15: Illustrative Access and Circulation
N.T.S

Layout

To ensure legibility of the site, appropriate to the scale of the proposed development a simple street hierarchy is to be adopted. A single access point will be located off Sked Dale Road where the existing farm access is located. A circular route will provide the main circulation with secondary streets and green lanes/shared driveways forming the second tier.

The main circulation route is proposed at 5.5m wide and will be designed to accommodate the main traffic to the site and be a safe environment for both pedestrians and cyclists. The roadway will have footways on both sides of the carriageway.

The hierarchy of streets and the size and arrangement of development blocks and open spaces is a connected design discipline addressing the need to meet the following standards:

- Maximise connectivity to the existing settlement and wider area, including to the local public transport network;
- Design a street pattern which reflects the local context and place making character, relating to plot arrangement, street hierarchy and the relationship to the street;
- Promote an accessible environment that is accessible to all; and
- Integration of public open space to create focal areas within the site linking to the anticipated movement of the public and residents alike, whilst being overlooked for natural surveillance.

Scale of Development

Within Sherburn the majority of the of neighbouring dwellings are 2 and 2.5 storey with the exception of out buildings that are single storey, and as such the development will broadly seek to reflect this range.

Within the development proposals the greater part of the site will be 2 storey in height, between 7.5 to 8.5m, but in areas there will be 2.5 storey dwellings, reaching a maximum of 10.5m in height to act as landmark buildings and indicate key areas. In addition there will be a number of single storey properties located throughout the development.

Attention will be given to the impact of height and massing of the development where there are existing neighbouring properties. High buildings will be typically located along the main access route and at the corner plots to create localised features and focus.

A variety of building heights will provide an interesting roofscape with varying ridge and eaves height from ground level. This will enable a variable roof pitch line across the development. The use of red pantile tiles to the dwellings roofs will compliment the surrounding character of the village.

Wide frontage buildings allow for greater opportunity of facade variation along the street, whilst narrow frontage approach will establish a run of linked dwellings and continuous frontage. The design uses both forms to create a varied streetscene.





Arrival Points & Focal Spaces

Upon entering the site an area of public open space linking to the existing open space at High Street and St Hilda's Junction is proposed creating an attractive arrival point. The primary circulation route connects around the development and leads back to the public open space at the entrance creating a focus back towards the village.

Pockets of public open space are located along this circular route creating areas of interest and focus. More informal public open space is located to the east of the site where pedestrian connections link the development to the existing public transport network and public footpaths.

- Focal Building
- Enhanced View / Vista
- Arrival Spaces
- Focal Spaces
- ▨ Structural Planting
- ⋯ Attractive building vernacular (existing)



Figure 16: Illustrative Focal Spaces
N.T.S

Character

Within the development there are three specific character areas that help to define and differentiate between the spaces:

- **The Main Street**
- **Urban Lanes**
- **Green Lanes**

Each of these areas have subtle differences in road width, pavement, planting, built form development proximity to road and density. These variances assist with the character making for the development and variation within the streetscape.

The Main Street provides the main access into the development. The through route forms a circular loop linking the whole site together.

The next level of access is along the Urban Lanes where the streetscape tightens and becomes narrower than the Main Street. Shared surface raised tables are proposed to slow traffic and create pedestrian priority areas.

The Green Lanes are connected off the Main Street and are shared surfaces and small lanes that lead to smaller numbers of properties. The Green Lanes create a transition between the more typical highway environment towards the green edges of the development and public open space. The Green Lanes do not have designated footways and are designed to give pedestrians priority and to slow vehicle movement.





Character Areas

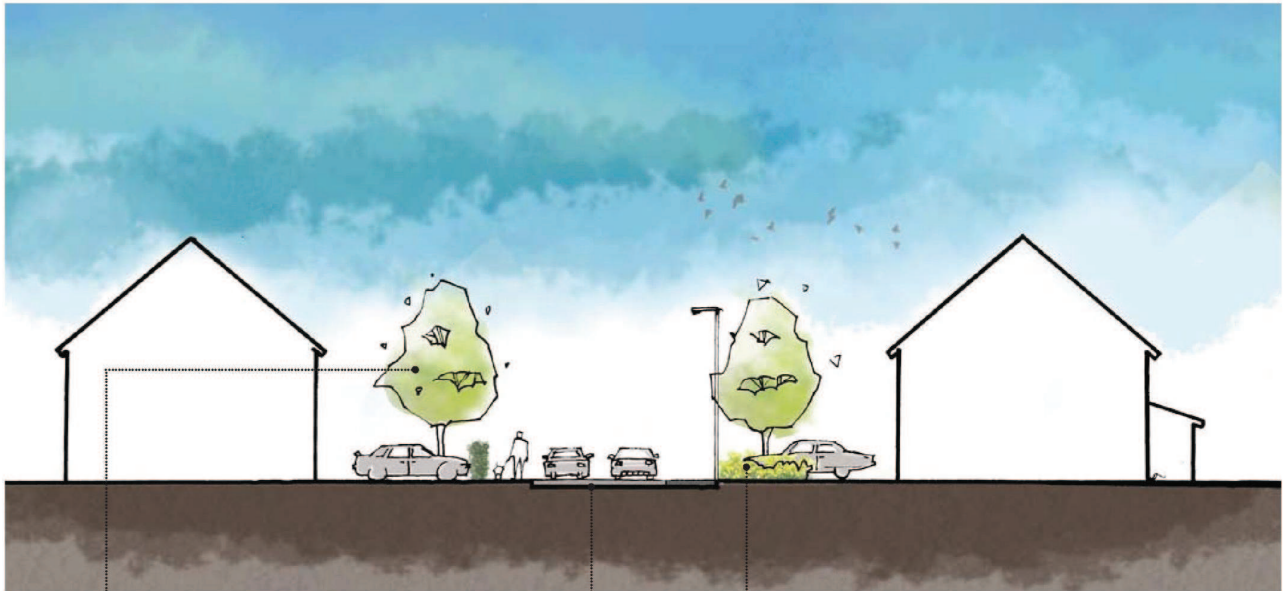
-  The Main Street
-  Urban Lanes
-  Green Lanes



Figure 17: Character Areas
N.T.S



Character Areas - The Main Street



Street tree planting

5.5m carriageway with 2m footway to accommodate all users

Planting and hedging created boundary to private front gardens

Character Areas - The Main Street

Dwellings set back from the road to allow green frontage, semi continuous building line. Localised feature areas including properties with brick walls, railings and hedges

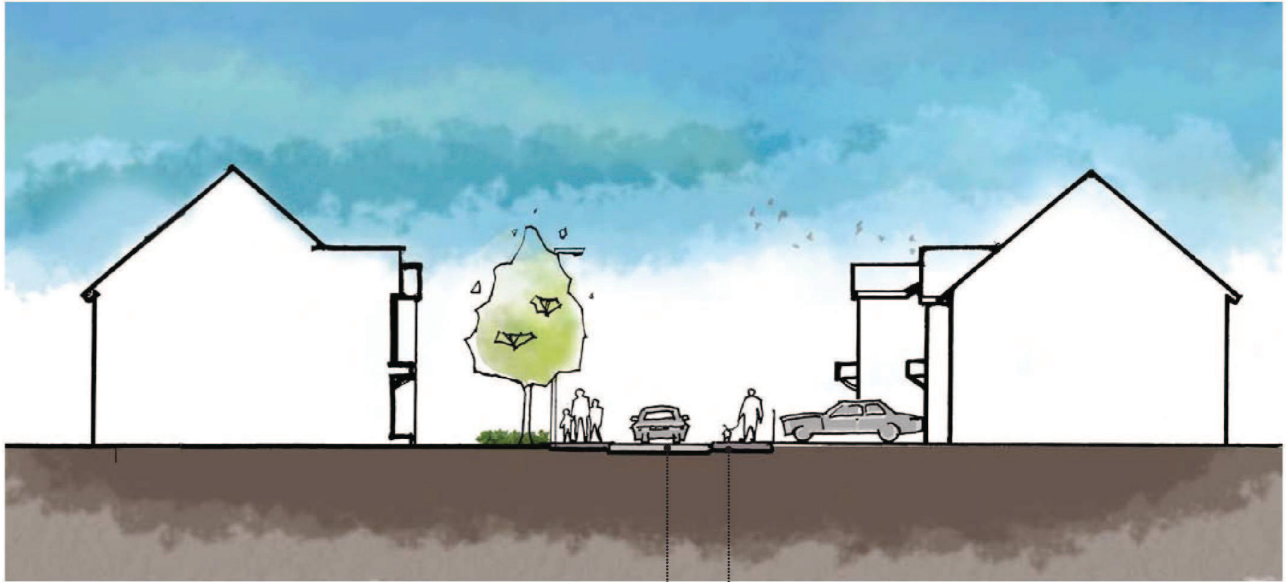
Localised shared surface / raised tables to slow down traffic speed and ensure a pedestrian friendly environment.

Tree lined streets to be included to allow character to clearly differentiate different streets.

Buildings along the Main Street to have a percentage of taller dwellings to the rest of the development to vary the appearance and convey a hierarchy.



Character Areas - Urban Lanes



Single width carriageway point to
create tighter streetscape

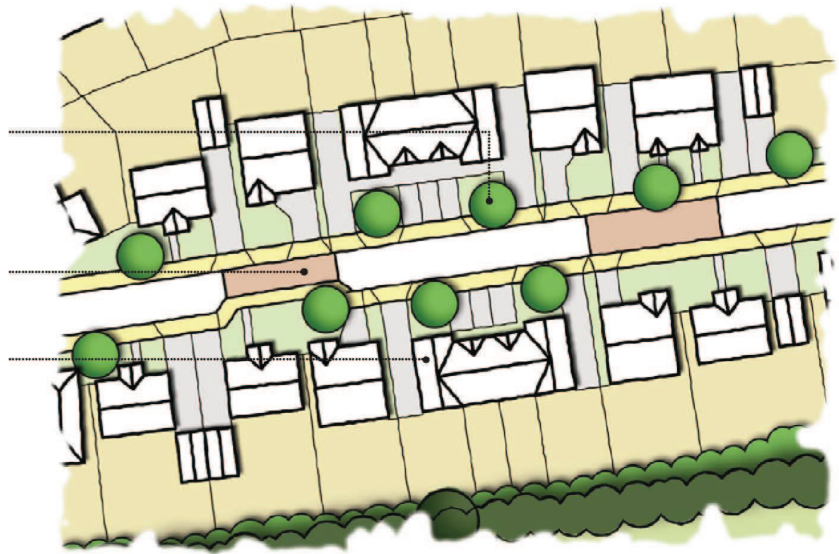
Footways at grade with roadway

Character Areas - Urban Lanes

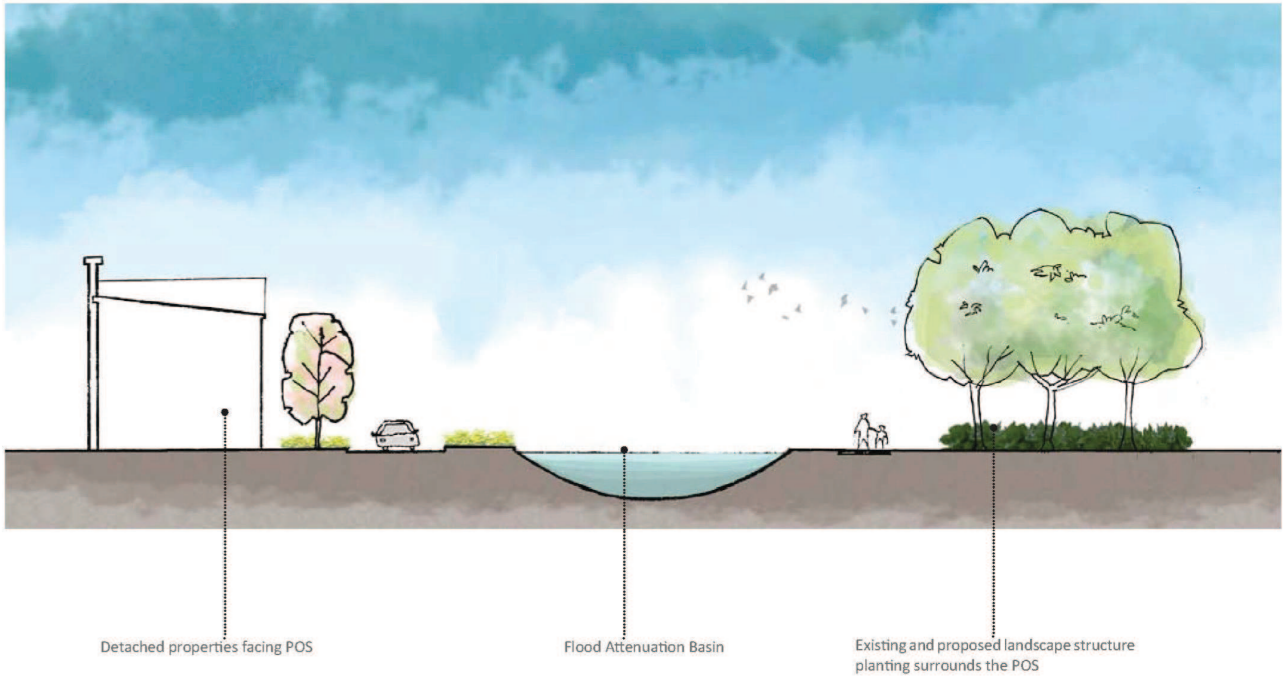
Tree lined streets to be included to allow character to clearly differentiate different streets.

Narrowing of carriageway to slow traffic speed and create pedestrian priority area. Single carriageway width. Generally more informal in style and layout and medium density.

Variation in property type and forecourt to properties creates variety and an attractive street scene.



Character Areas - Green Lanes



Character Areas - Green Lanes

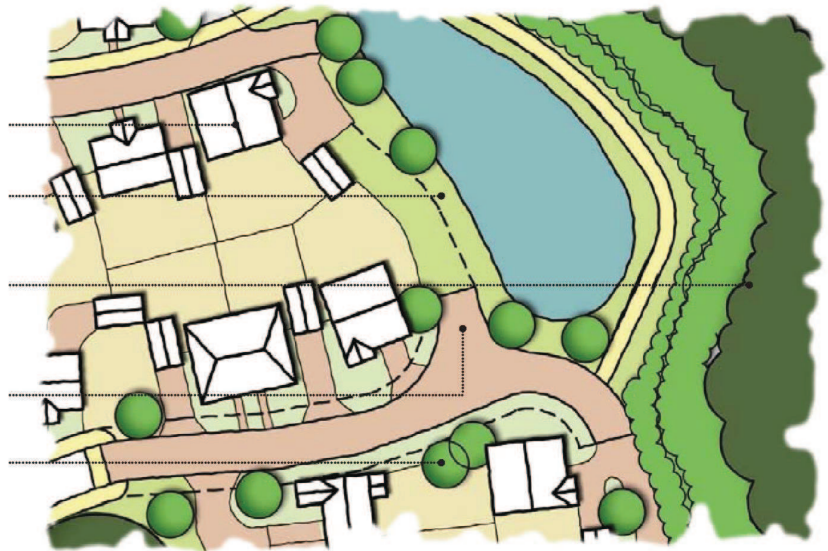
Larger detached properties at lower density along the Green Lanes and facing the Public Open Space.

Public open space along the Green Lanes provides attractive outlook for properties who in turn provide natural surveillance over the space.

Existing vegetation provides green backdrop to the public open space and contains the development.

Informal lanes and shared surface environment provides pedestrian friendly environment and reduces traffic speeds. Shared surface spaces connect to footpaths through public open space.

Trees arranged more informally than along the Main Street and Urban Lanes.

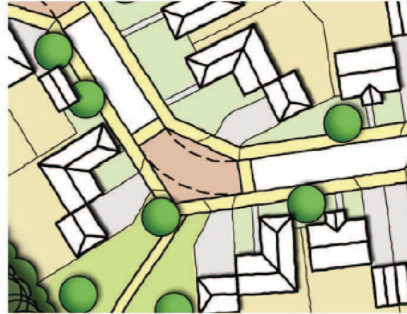


Housing Plot Arrangement

The street network is broadly based around an irregular pattern of development blocks, that is formed from a variety of block sizes being organic in character.

In localised areas a terraced/linked block is depicted that allows for narrow frontage properties facing the street with grouped parking areas.

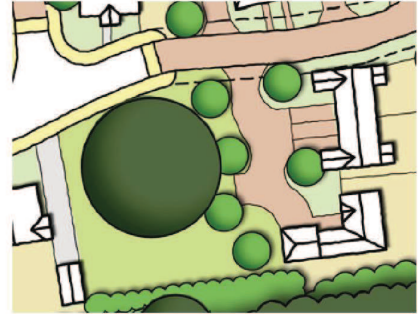
To form a legible streetscape a considered plot arrangement has been formed with more formal arrangements located at key junctions and nodes, that form landmarks that lead the user through the site and create navigable streets.



Corner Plot Arrangement

At key junctions and corners the layout of the plots have been designed accordingly to ensure a sense of place is achieved and that a relationship is formed with adjoining arrival spaces and public connections.

Views will be framed and the sense of openness / enclosure explored.



Focal Buildings

Key buildings will be located to:

- Face public open space;
- Project into the streetscape to break up the linear aspect; and
- Provide well designed elevations (e.g. gables) to create interest.

Character changes will be formed through change in building height and mass. Taller 2.5 storey buildings will be located at key junctions and will emulate the taller properties in Sherburn village. Subtle use and change of materials will create character areas with the use of local character materials including red pantile roof tiles.

Density

The housing density creates the character of the streets and overall character of the development. Providing up to 73 dwellings at an average net density equates to 31 dph.

The layout will be designed with a variety of individual block densities. Higher densities will be along the Main Street and Urban Lanes with a reduction in density as the development moves to the east along the Green Lanes where development looks over the public open space.

Housing types will be mixed with varying densities. Dwellings will predominantly be detached, semi-detached with occasional linked properties.



Denser core with linked houses

- Aid in demarcating the space
- Define the main route around the site
- Indicate hierarchy
- Aid legibility and understanding of the space
- Provide enclosure to the space



Less dense outer areas with detached houses

- Allow for a transition between denser areas and the surrounding POS and countryside
- Indicate the change in character
- Provide a more organic edge to settlement
- Allow for surveillance of the public open space

Street Frontage

To create a clear separation between private and public space all dwellings will have some form of private frontage. Dependant on location and the character area the depth and width of private space will vary. In higher density areas the private space will be smaller creating a tighter streetscape. In lower density areas the private space will be larger creating a more open streetscape with create opportunity for street tree planting.

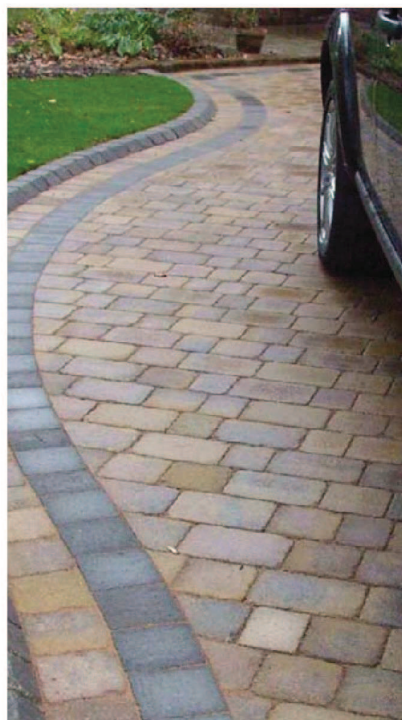
It should be encouraged that the private forecourt area to the property should not be excessive with greater weight given to larger back gardens.

The character areas should be reinforced by a consistent boundary treatment which reflects the local vernacular. Boundary treatments could include, low brick wall and railings, hedge planting and informal shrub beds.

Parking

Parking will be provided close to the properties. This will:

- Avoid car dominated streets;
- Consider highway safety within residential areas;
- Maximise natural surveillance and security; and
- Allow access to parking spaces and mobility for all users.



Pedestrian & Cycle Linkage

The illustrative Masterplan seeks to create walking and cycling routes through a connected pattern of streets, footpaths and connections to the existing public rights of way that surround the site and Sherburn. The overall strategy and links through the public open space encourage the community to walk and cycle with easy connections to the centre of the village and the open countryside in the north and south.

The street layout is designed to create pedestrian priority with areas of shared surface and raised tables. These will help create clear areas for pedestrian and cycle movement whilst slowing down vehicular traffic.

Design & Safety

Consideration has been given to defining, enclosing and activating the public realm. To ensure that the development of the site is desirable it is fundamental to create an attractive and safe place to live and play. This will be achieved by the way the development is laid out and by the design of the streets, blocks and public open space.

Buildings will be located to actively face streets and public areas in order to provide 24hour surveillance, and create inviting places.

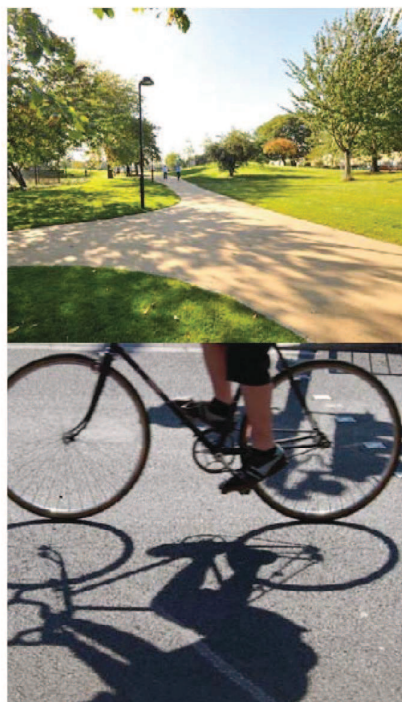
Public areas, streets and play areas will be designed so that they are safe, easily accessible and attractive. All users and demographics will be considered as part of an inclusive design approach.

The existing level of enclosure along the A64 High Street and Sked Dale Road will be retained and enhanced with new vegetation.

To the west of the proposal site, public open space will be located adjacent to the existing green space. The public area will be overlooked by internal and external roads and properties

Considered orientation of properties and their enclosure will prevent blank walls and dead ends which could lead to anti social behaviour.

Dwelling design will consider position of doors, windows and driveways to create active streets and spaces, whilst creating clear delineation between public and private spaces.



Appearance

The historic core is located along St. Hilda's Street and High Street, with more modern residential development located off these key routes.

It is not the intention to provide pastiche copies of heritage buildings, rather identify key characteristics that could be utilised within a detail design approach.

The overall concept for the visual appearance of the proposed residential development is as a natural extension of the townscape of the town, with the development being organic in layout and typical of modern housing arrangements.

It is important to reflect the rich vernacular and proportions of the surrounding built form. There are strong features and characters that run through the historic village and more recent housing developments and include:

- Brick colour and texture / render colour;
- Window scale and proportion;
- Boundary treatments; and
- Building line offset to kerb line / roadway.



Trees

To enhance the existing landscape structure and to create a landscape buffer, tree and native shrub planting is proposed around the periphery of the site. Trees will help to soften the built form, provide shade and create/enhance ecological habitats.

Specimen trees are proposed within the public open space to enhance the existing vegetation planting and create attractive setting to the development and create a character to the public open spaces that is identifiable with the development.

Tree planting along the streetscape will emphasise the road connections and the links to the green spaces / POS. It is essential that the correct tree species are selected to create the varying characters with appropriate size and form. Tree species within the public open space should be native or locally native.

Water & Drainage

East Beck along the eastern edge of the site will be retained and enhanced.

It is proposed as part of the drainage strategy for a flood attenuation basin. Refer to engineers report for further detail.



Sustainability

The landscape features of merit within the site include hedgerows and trees, of which the majority can be retained and enhanced. Several trees that are declining are proposed to be removed.

The key following landscape features are proposed:

- Creation of a landscape buffer to the north, west and southern boundary to provide green edges to the site and filtered edge to the wider landscape;
- Creation of a landscape buffer and ecology area along East Beck in the east;
- A green edge to the site that will filter views from receptors to the south and along the A64;
- Creation of informal green spaces through the development;
- Creation of green routes through the site with street trees;
- Creation of public open space at Sked Dale Road and the A64 High Street junction that will enhance the setting of the existing group of trees and lawned area at this junction; and
- Planting along key routes to highlight main spaces and hierarchy.

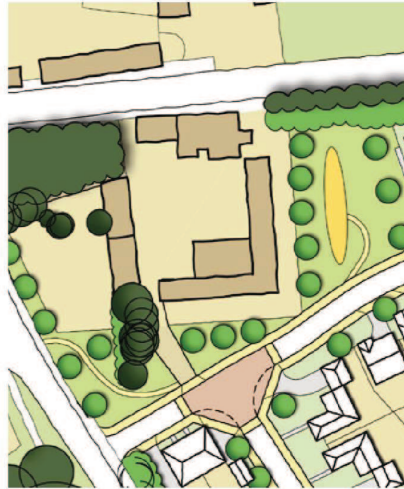


Green Infrastructure

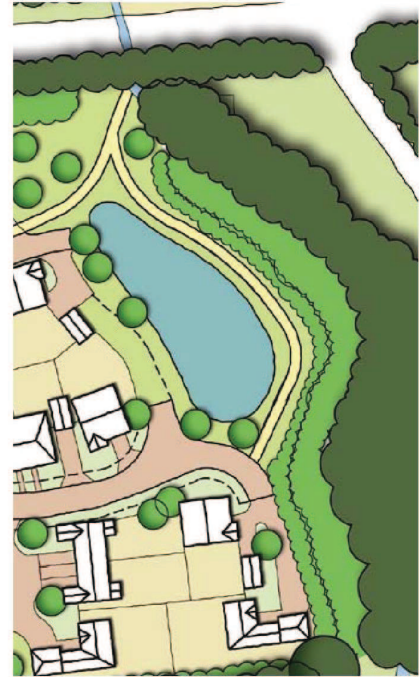
The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice guidance.

The following key landscape features are proposed:

- Green infrastructure proposals including a framework of structure planting around the site's perimeter and internal to the public open space;
- Creation of a Local Area of Play (LAP) for both the proposed housing development and the wider community at the public open space to the west of the site close to the village centre;
- Vegetated boundaries with native planting to reinforce the existing landscape structure and create a soft development edge;
- Trees and ornamental planting through the development to create a visually appealing environment for each building plot, to soften parking areas, drives and other overall built form; and
- Informal areas of public open space that connect to the proposed footpath network and the wider public rights of way beyond the site.



Public open space connecting to the junction of Sked Dale Road and A64. Play area within centre of the space

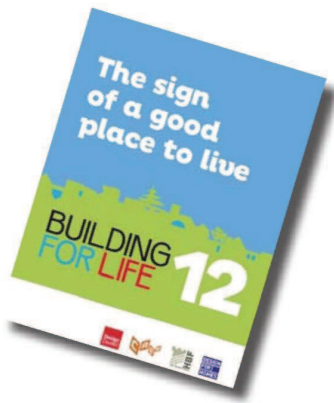


Public open space to the east of the site along East Beck

05 CONCLUSIONS

Conclusions - Building for Life 12

The following section provides a summary of the evaluation against the 12 Building For Life questions, and links to the evidence that supports this assessment. If the standard is met a green light score will apply.



1. Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

Evaluation: There are pedestrian / cycle links within the site that connect to existing public footpaths in the southwest, northeast and to the village centre along the A64. The existing building of Manor Farm is respected and set within public open space.
Score: Green Light

2. Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Evaluation: The development is close to the village centre where the main facilities are located along St. Hilda's Street and A64 High Street. Kingspan and Atlas Ward Structures Ltd employment site is also within close proximity.
Score: Green Light

3. Does the scheme have good access to public transport to help reduce car dependency

Evaluation: Bus stops are located along the A64 with connections to Leeds, York and Scarborough. Footpath connections are proposed through the public open space to link to these facilities.
Score: Green Light

4. Does the development have a mix of housing types and tenures that suit local requirements?

Evaluation: The accommodation mix would reflect the needs and aspirations of the local community. The design would include a range of dwelling sizes across the site to provide a mixed community, with a proportion of affordable and single story properties.
Score: Green Light

5. Does the scheme create a place with a locally inspired or otherwise distinctive character?

Evaluation: The layout, density and green infrastructure for the scheme respond to the context and provide a distinctive character. At a detailed level, features would be included to reflect the local vernacular and architectural details. This could include a selection of traditional and modern materials.

Score: Green Light

6. Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Evaluation: The scheme looks to retain the existing landscape features of merit by retaining the periphery vegetation and the trees within the field that are of good form and quality. The retained trees and hedgerows form part of the green infrastructure within the site. Development is set back from East Beck. Manor Farm and ancillary buildings (out of the site boundary) are retained.

Score: Green Light

7. Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Evaluation: The scheme is designed based on a series of development parcels that interlock with the landscape. A clear definition of public and private space would be provided and properties would overlook the POS.

Score: Green Light

8. Is the scheme designed to make it easy to find your way around?

Evaluation: The layout of the site is simple with a hierarchy of streets and spaces to allow residents and visitors to navigate through. The streets lead to areas of open space that create a green network.

Score: Green Light



9. Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Evaluation: Along the main street there are a series of localised raised tables that would limit vehicle speeds. These also offer areas for pedestrians to cross the street. Within the Urban Lanes localised narrowing are proposed to limit vehicles to single way traffic. Shared surface areas are proposed within the Green Lanes to create a pedestrian priority. Within the secondary hierarchy streets footways are limited to single sided or within the shared surface areas.

Score: Green Light

10. Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Evaluation: Car parking would be integrated into the overall layout and design. Car parking typically is within the curtilage of the dwelling (either to the front or side)

Score: Green Light

11. Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Evaluation: The streets and POS areas would be overlooked by adjacent dwellings, allowing informal surveillance and safe routes. Footpaths typically run through public open space.

Score: Green Light

12. Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Evaluation: The building layout will allow for bins to be stored out of site, limiting the impact to the streetscene. All roads designed to accommodate the appropriate vehicle sizes for servicing the site.

Score: Green Light



Conclusions - Summary

The proposals seek to create an extension to the existing settlement to the south of the village with good pedestrian and vehicle connections. The site is well positioned for connections to Scarborough and York as well as in relation to local facilities.

The Illustrative Masterplan has taken account of a broad range of different factors and physical characteristics and has developed an approach based on the identified opportunities and constraints particular to the site location and its relationship with Sherburn and the surrounding landscape. An illustrative layout provides an example of how the design principles and parameters could be applied to the site, creating a high quality development.

The retention of existing trees and hedgerows ensures the impact on the overall landscape and visual amenity is reduced and any impacts are localised. This is further reduced by careful consideration and substantial landscape planting to strengthen boundaries.

This application seeks residential development on land to the south of Sherburn, to the South of the A64 High Street. The residential development proposal is for a maximum 73 dwellings with a range in property types.

Housing will be set within a robust green infrastructure network extending to 0.75ha including POS and buffer planting, which equates to approximately 24% of the overall site area.

As part of the proposals a series of public access links and public open space will be of benefit to existing and new residents alike. The Illustrative Masterplan also includes the provision of a play and open space.

The proposals are a measured and proportionate response to the site, providing high quality housing and amenities with the minimum of impact on their surroundings.





AH Concerns

RYEDALE

SHERBURN PARISH COUNCIL

12 DEC 2014

Clerk: Mrs M. Walker Laburnum Cottage, 18a St Hilda's St. Sherburn, Malton, YO17 8PS

DEVELOPMENT
MANAGEMENT

To Planning Dept.

Ryedale District Council

December 11th 2014

Re -Planning application 14/01207/MOUT for 73 dwellings on land to the south of High St.

Gladmans Developments Ltd

The Parish Council would like to make the following comments about this application:

The Parish Council endeavour to respond to all planning applications in a positive manner and strive to ensure that any new developments address the needs of the community we serve. The Parish Council welcome this proposal to expand and grow our village but it will want to seek re-assurances that the impact on the current village facilities and services will be given due consideration.

Sherburn is currently classed as a "Service Village " however the Parish Council would welcome any improved connectivity to the Centenary Way and the Wolds Way and the village of Sherburn is ideally placed and could benefit from the advantages that increased numbers of tourists bring to Ryedale.

This application is for a rather large development but the location is acceptable to us. The Council feel it will, to some degree, being on the south side, balance out the village. There is no doubt an amenity/play area on that side of the A64 would be welcomed by families already living in that side in the 2 existing developments: The Pastures and Springfield Terrace.

Types of properties

If we want to attract more families (and thus children to ensure our excellent village school survives) then there is a need for us to have 3 /4bedroomed rentable family houses The Council would respectfully point out that the properties built in 2012 by Broadacres Development @ Walnut Grove (following housing needs survey) did not selland had to all be rented out. People are currently having difficulties in getting mortgages especially for co-ownership schemes.

Basically the A64 itself is the main cause of all our major concerns.

Drainage of surface water

For well over 20 years the Parish Council have been having real difficulties in getting the relevant authorities to acknowledge take ownership of and remedy the problems associated with the drainage of surface water from Sked Dale/ Weaverthorpe Rd.

Flooding occurs regularly @ the crossroads on the A64 and this causes problems right down the whole length of St. Hilda's St.

Both NYCC and Highways Agency have plenty of evidence on record of complaints (as do this Council)and both must be made to acknowledge the difficulties of silting up of the drains and the flooding problems this causes right down the whole length of the village.

- How can they categorically say this new development will not cause extra stress on the existing drains and sewers? The Council believe it will exacerbate the problems currently being experienced.
- Even though in our Parish Plan (2009) a village pond was suggested, this proposal for an attenuation pond at the end of this development has great safety concerns for the Council. Has this been proposed as an aid to drainage?

Road Safety

This is a major issue and the lack of footpaths on both sides of the A64 after the traffic lights going east must be addressed. The close proximity of footpaths to a major trunk road are not acceptable to the public walking with children and pushchairs or dogs on leads and we would request any new footpaths must be set back from the road as far as possible.

Traffic noise and privacy for the development will need consideration and acceptable screening by hedgerows & vegetation should be incorporated and subsequently the proposals may have to accommodate fewer than 73 houses.

A single point of access to the site via Sked Dale Rd. seems to be a acceptable and the Council expect that the traffic would then be regulated by the existing traffic lights system at the crossroads. Would the existing Puffin crossing on the A64 then be updated?

The lack of street lighting between the village boundaries along the A64 is an issue which needs addressing urgently.

Services

There will be an impact on the capacity at the School and Surgery which an increase in families will bring. These are the most appreciated and valued of all our village facilities and the Council expects that they will be re-assessed and steps taken to enable & support them to cope.

The 2 shops and the pub and B&Bs would all welcome extra business and all the village organisations do need extra support and new members.

- The Council would request that the Post Office be upgraded again.

Could we ask is there an opportunity to bring mains Gas to the village of Sherburn as part of any new development?

Yours sincerely,

Margaret Walker Clerk &RFO

Agenda Item 8

Item Number: 8
Application No: 14/01073/MFUL
Parish: Sand Hutton Parish Council
Appn. Type: Full Application Major
Applicant: JFS Gravel Pit Farm Biogas Ltd
Proposal: Installation of an anaerobic digestion and combined heat and power plant to include 3 no. tanks, ancillary structures, silage clamps and digestate storage lagoon (resubmission of application ref 14/00709/MFUL previously submitted)
Location: Gravel Pit Farm Sand Hutton Malton YO41 1LN
Registration Date: 30 September 2014
8/13 Wk Expiry Date: 30 December 2014
Overall Expiry Date: 4 February 2015
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Head Of Planning Services - NYCC	No comments to make in respect of this application
NY Highways & Transportation	No objections - recommends conditions
Health And Safety Executive	Does not advise, on safety grounds, against the granting of planing permission in this case
Neighbouring Parish Council	
Parish Council	Objection
NY Highways & Transportation	Insufficient information provided - details of further information that is required.
Countryside Officer	No objection
Environmental Health Officer	No objection subject to conditions
Tree & Landscape Officer	Details acceptable
Sustainable Places Team (Yorkshire Area)	No Objection
Land Use Planning	No comments required
Northern Gas Networks	No objection - but comments made
Highways Agency (Leeds)	
Highways North Yorkshire	

Neighbour responses: Mr Paul McLaughlin, Ms Helen Wood, Mrs LA & Dr KP Lewis, Mr Allen Warren, Mr & Mrs T & S Sykes, Ms Ann Wild, Mr Oliver Blake, Ms Karen Holbrook, Mr Paul Pacitto, Mrs Marianne Miller, Lynne Pearce, Mr Pete Tidball, Mr Peter Stott, Mr michael young, Mrs S A Field, Cllr Clare Wood, Mr R Field, Mrs Helen Lyall, Mr Graham Nigel Baker, Dr Robert And Mrs Caroline Docherty, Mr Nigel Davies, Mr & Mrs K A Freeman, Dr Ian Lyall, Ms Rachael Sutcliffe, Mrs P Fenwick, Mrs Fiona Davies, Mr Charlie & Mrs Michelle Kimmings, Mr/Ms R F Pearce, Mr Alan Black, Mr/Ms B Lumley-Holmes, Mr David Black, Mrs Rosie_Mr.Robert Wilson_Thornton, Mr Richard Steele, Ms Valerie Smith, Mr Brian Atkinson, Ms B J Skiba, Mr philip moss, Mr Colin Garner, Mrs sara esler, Mr & Mrs D Jones, Mr Richard Rycroft, Mrs Justine Fisher, Ms Kathryn Barber, Mrs Gillian Moss, Mr T H Fenwick, Mr & Mrs Burrows, Mrs Ellen Stott, Mrs Vivien Tidball, Mr Mark Shepherd, Mr & Mrs R Miers, Mr/Ms J R Tennant, Mr John Short, Ms Amanda Steels, Mrs christine pacitto, Mr/Ms E A

White, Mrs Suan And Mr Norman Maitland, Mrs Jackie
Argyle, Mr Alastair Firth, Mr Philip Fisher, Dr Phillip
Orton, Mr M Pote, Ms Christine Keller, Mr Ian Scothern,

SITE:

Gravel Pit Farm is located just over 1km west of Sand Hutton and the supporting information to the application states that the application site is part of a collection of farms comprising a holding of some 5,250 acres spread across various sites in the North Yorkshire area. Gravel Pit Farm itself has 800 acres of arable land. The Applicant indicates that there are currently circa 1,900 head of cattle across the holding, with circa 200 currently at Gravel Pit Farm. It is indicated that the difference between the number of cattle at Gravel Pit Farm and the scale of the arable holding means that cattle manure is currently imported where it is used on the land as a fertiliser. The land is used predominately for grain and root crop, hay and silage.

The application site itself is located on a field immediately west of the farmstead. The site extends to 4.37ha and is bounded to the south, east and west by dense conifer plantation. The farm is currently accessed by a farm track from the road which links the A64 to Sand Hutton.

The surrounding area is predominately agricultural, with the farmstead being located approximately 1km from the A64. Less than 1km to the south-west of the farm is the Sand Hutton Applied Innovation Campus – a 27,800m² facility which houses businesses engaged in agriculture, food, biotechnology and science fields, including the HQ of the Good and Environment Research Agency. There are in the region of 850 people employed at the site. Sand Hutton itself is around 10km north-east of York, with a population of just under 200. The village has a distinctly rural feel, characterised by detached houses on generous plots with a substantial spread of mature trees throughout the village. The village is located within the Parish of Claxton and Sand Hutton, with the majority of it being within the Sand Hutton Conservation Area. It contains three listed buildings, including Grade II Listed St Mary's Church, Stank Bridge and Dovecote, as well as the Scheduled Ancient Monument of St Leonard's Church.

PROPOSALS/BACKGROUND:

Members are advised that the following two planning applications have been lodged in respect of the proposed farm scale anaerobic digestion facility at Gravel Pit Farm :

- (i) 14/00709/MFUL – first planning application the subject of a non determination appeal which was submitted on 26th September 2014;
- (ii) 14/01073/MFUL - second planning application lodged on 30 September 2014 .

Members are also advised that only the Secretary of State now has jurisdiction to make a decision on the first planning application which is the subject of the non determination appeal . Ryedale District Council in its capacity as the local planning authority no longer has jurisdiction to make a decision on planning application LPA Ref 14/00709/MFUL. However for the purposes of defending the non determination appeal before the Planning Inspector, the Planning Committee still needs to make a decision on what the position of the Planning Committee would have been had the Council been in a position to make a decision prior to the 26th September 2014 when the appeal was lodged

This report fulfils the following two purposes :

- (1) It makes a recommendation to the Planning Committee on the determination of the second planning application LPA Ref 14/01073/MFUL which the Committee still has jurisdiction to determine ;and
- (2) In relation to the non determination appeal it makes a recommendation to the Planning Committee on the first planning application on the basis of what the position of the Planning Committee would have been had the Council been in a position to make a decision prior to the 26th September 2014 when the appeal was lodged

The two separate applications are both for a proposed farm scale anaerobic digestion and combined heat and power facility at Gravel Pit Farm. The scheme consists of two main digester tanks (fermentation tanks) and a single secondary digester tank. The main digesters measure approximately 31m in diameter with walls 6.2m high surmounted by a gas collecting dome that rises a further 7.8m, giving a total height of 14m to the top of the tanks. The secondary digester measures approximately 27m in diameter with walls 7m high surmounted by a gas collecting dome that rises a further 6.6m giving a total height of 13.6m to the top of the tank. These proposed tanks are to be dug into the ground by 1m.

A digestate storage lagoon is proposed that measures 151m by 86m and has a depth of 3m (1.5m dug into the ground). Giving a capacity of 26,000m³ (18,000m³ net with a 750mm free board). There are also two CHP units housed within acoustically insulated shipping containers, together with a gas clean up plant, gas storage tanks, and a flare stack. The silage clamps will comprise a total of eight individual clamps measuring approximately 44m by 25m each.

The first application (14/00709/MFUL) was submitted to the Council on 26th June 2014.

The original Planning Statement included the following statement:

“Gravel Pit Farm is a mixed beef/arable farm lying approximately ¾ mile (1.2km) to the west of the village of Sand Hutton. The farm extends to approximately 1200 acres (486 hectares).

The beef operations of the farm currently refer to the rearing and finishing of approximately 1000 head of cattle, mainly housed inside all year round and kept on straw. Farm yard manure is currently spread on the farm fields. The farm yard manure is presently supplemented by imported fertiliser. The arable operations refer principally to grain production in addition to hay and silage production.

The feedstock for the digester, farm yard manure from the livestock buildings together with silage and other feedstock from the farm, will be stored within the silage clamp situated to the south of the digester tanks.”

It was therefore evident to Officers that on the submission of the application originally, that the proposed AD plant was to be fed by manure produced at the farm on the site, and feedstocks also produced on the farm. It was stated by the Agent that there are 1,000 head of cattle at the site. On this basis Officers considered this was an on-farm AD Plant and a District matter.

Further requests for information were made in respect of highways matters on 15 August 2014 and subsequently on 26 August 2014. In addition, noise and odour reports were commissioned by the applicant in response to comments from various consultees and neighbours. These were received in the first week of September 2014.

In the meantime the Council were seeking legal advice as to the jurisdiction of the application. Concerns were raised locally as to number of cattle on the site at present and the limited existing

buildings on site that are capable of housing 1,000 cattle. On the 29 July 2014 the Agent wrote to the Officers stating:

“ Whilst the diligent research of the Parish Council is noted, the Planning Authority will appreciate that this is farm based AD system using farmyard manure (N.B. livestock manure and chicken manure but not slurry) from the livestock buildings together with silage and other arable crops produced on the farm. It is not an AD system which is seeking to use imported waste of type indicated by the Parish Council.”

Despite the Agent maintaining that the proposal was for a ‘farm scale’ AD facility, officers were concerned that the whole of DJ & A Jones holding had insufficient cattle to provide adequate quantities of manure to act as a feedstock therefore requiring the importation of additional FYM from other farms. Officer’s view at the time was that this meant the AD plant was not farm scale and was deemed as a waste facility , and therefore should be determined by North Yorkshire County Council as a ‘county matter’. The Council’s Solicitor wrote to the Agent on 22nd August 2014 setting out this initial view.

On the 27th August 2014, the Agent responded to the Council’s Solicitor disputing that the proposal was anything other than farm scale, citing guidance in the Government’s Anaerobic Digestion Strategy (2011) which states that crops grown specifically for AD are not deemed to be waste and where manures are including with purpose grown crops as a feedstock, the Environment Agency do not consider that to constitute waste. The guidance also indicates that the digestate was not deemed to be waste if used as a fertiliser.

The Agent set out the livestock situation with the landowner’s holding as follows:

- Gravel Pit Farm – 300 head of cattle/800 acres of arable;
- Kilburn - 400 head of cattle;
- Smaws Farm, Tadcaster – 100 head of cattle/50 acres of arable;
- High House Farm, Northallerton – 400 head of cattle/250 acres arable;
- Landmoth Hall, Northallerton – 300 head of cattle/250 acres arable;
- Lowfields, Northallerton – 200 head of cattle.

In addition manures from 340,000 birds per annum, housed at Goosecroft, Northallerton also within the Applicant’s holding would be utilised as feedstock. The Agent subsequently maintained that the application was therefore a District and not a County matter.

On the 29th August 2014, the Council’s Solicitor wrote to North Yorkshire County Council, setting out that the Council maintained its view that the application was a County matter and should be remitted to NYCC for determination. Evidence obtained by officers could only account for 139 head of cattle within the entire holding.

On the 12th September 2014, NYCC responded that it considered the application to be a District not County matter, for the same reasons as the Applicant (i.e. that it was farm scale, all feedstock would derive from the applicant’s holding and all digestate would be utilised within the holding).

On the 19th September 2014, the Council’s Solicitor responded to NYCC, indicating that the evidence before the Council at the time did not correspond to the indication that this was a ‘farm scale’ proposal and considered to be a commercial waste operation.

Subsequently, whilst NYCC were considering their position and taking legal advice, the Applicant appealed to the Planning Inspectorate on 26th September 2014 against the non-determination of the application (14/00709/MFUL) within the statutory 13 week timescale. The application could

therefore no longer be determined by the Council and was held in abeyance throughout the following sequence of events.

On the 30th September 2014 the Applicant submitted the second application which is before Members today (14/01073/MFUL) for the same proposal which was held in abeyance as invalid as Officer's deemed it to be a County Matter.

However, it was noted that the Applicant's statement had been revised to state the following:

'Gravel Pit Farm is a mixed beef/arable farm lying approximately ¾ mile (1.2km) to the west of the village of Sand Hutton and 4 miles (6.5km) north east of the edge of York. The farm is part of an agricultural enterprise that includes a number of other holdings, all of which are farmed as a single collective enterprise. The total farmed area extends to 5250 acres including 3500 acres in the West Riding and 1200 acres around York and Gravel Pit Farm.

The beef operations of the farm currently refer to the rearing and finishing of cattle, mainly housed inside all year round and kept on straw. There are similar beef operations at other holdings within the company and a 40,000- bird broiler chicken unit at a holding close to Northallerton.

In total there is 1,200 acres of arable land within the company in the vicinity of York, of which 800 acres lies at Gravel Pit.

Livestock numbers vary over time but at present the enterprise has approximately 1,900 head of cattle across its operations, the majority of the beef cattle being kept in the York area, including Gravel Pit Farm.

Cattle manure is currently brought to Gravel Pit Farm where it is spread on the arable land as natural fertiliser. The farm yard manure is presently supplemented by imported artificial fertilizer. The arable operations refer principally to grain and root crop production, in addition to hay and silage production.'

Whilst both applications were held in abeyance, NYCC responded to the Council Solicitor's letter of 19th September 2014 on 17th October 2014, maintaining their view that the application was a District Matter.

Following submission of the Appeal, the Planning Inspectorate wrote to the Council, the Applicant and NYCC on 23rd October 2014, indicating that following legal advice, it considered that the application was indeed a 'County Matter'.

Having taking further legal advice the Agent wrote to PINS on 3rd November 2014 setting out their reasons why they considered the application to be a 'District Matter' whilst NYCC also wrote to PINS on 4th November 2014 supporting this view.

Finally, on the 17th December 2014, PINS wrote again to the Council, the Agent and NYCC setting out its final view that the proposal was indeed a 'District Matter' and therefore the non-determination Appeal in respect of the first application would proceed. The second application was thereafter made valid.

The Council must now therefore determine the second application ref 14/01073/MFUL. It cannot determine the first application as it is subject of an Appeal against non-determination. The Council must, however, take a view on what its decision would have been had it been in a position to determine the application. This view will form the basis of the Council's defence at the Appeal if it proceeds as scheduled.

Both proposals must therefore be considered on the basis of the Applicant's proposal for a 'farm-scale' AD facility.

Recommendations in respect of both the second application and the appeal are set out at the end of this report.

HISTORY:

Previous planning history relating to the site:

03/00250/FUL – Change of use of agricultural buildings and land for use as wholesale fruit and vegetable business – Approval

POLICY:

National Policy Guidance

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

National Anaerobic Digestion Strategy and Action Plan (NADSAP)

Ryedale Local Plan Strategy (2013)

Policy SP1 – General Locations for Development

Policy SP9 – Land Based Economy

Policy SP13 – Landscapes

Policy SP14 – Biodiversity

Policy SP16 – Design

Policy SP17 – Managing Air, Land and Water Resources

Policy SP18 – Renewable and Low Carbon Energy

Policy SP19 – Presumption in Favour of Sustainable Development

Policy SP20 – Generic Development Management Issues

APPRAISAL:

The main issues in the consideration of both applications are:

- Principle of the development;
- Pollution/Amenity (Odour, Noise);
- Highway safety;
- Landscape and visual impact;
- Biodiversity;
- Flood Risk/Water Pollution

Principle of Development

Paragraph 93 of the NPPF makes clear that planning plays a key role in “supporting the delivery of renewable and low carbon energy and associated infrastructure.” Paragraph 96 goes on to state:

“In determining planning applications, local planning authorities should expect new development to:

- *comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”*

It goes on to state at paragraph 98 that when determining planning applications, local planning authorities should not require applicants to demonstrate overall need (noting that even small-scale

projects provide a valuable contribution towards cutting greenhouse gas emissions) and approve applications if its impacts are, or can be made, acceptable.

Policy SP18 of the Ryedale Local Plan Strategy (2012) states that development which generate renewable and/or low carbon sources of energy providing proposals:

- Can be satisfactorily assimilated into the landscape or built environment;
- Would not impact adversely on the local community, economy or historical interests, unless their impact can be acceptably mitigated;
- Would not have an adverse impact on nature conservation, unless their impact can be acceptably mitigated;
- Would not have an adverse impact on air quality, soil and water resources, unless their impact can be acceptably mitigated.

Policy SP9 states that Ryedale's land-based economy will be sustained and diversified with support for new buildings that are necessary to support land-based activity and a working countryside, including for farming, and appropriate new uses for land including energy production.

The utilisation of manure and crops produced on existing farms through anaerobic digestion can play a role as one of the most efficient processes in the capture and treatment of waste material and can help play a role in reducing greenhouse gas emissions, regardless of the small scale nature of 'farm based' schemes (paragraph 98, NPPF). In addition the use of digestate as a fertiliser for spreading on agricultural land again offers benefits as it is nitrate rich, however, it does not result in odours like the conventional spreading of untreated manure. Finally the biogas resulting from the AD process has clear, significant benefits in that it provides a low carbon form of heat and power which contributes towards reducing emissions.

The proposed AD plant would utilise raw materials which are currently a by-product of farming practices to generate heat and power to Gravel Pit Farm through the Combined Heat and Power Plant. It considered that AD technology is at the forefront of the Government's drive to increase the provision of renewable energy whilst also dealing with waste products. The proposed development accords with the "presumption in favour of sustainable development" set out in the NPPF and Policy SP19 of the Ryedale Local Plan Strategy. The principle of the development is therefore considered acceptable in accordance with Policy 18, subject to the consideration of the various potential environmental impacts discussed below.

Pollution/Amenity (Noise/Odour)

Policy SP20 states that, "*new development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.*"

In terms of amenity impacts, the two likely sources of impacts arise from noise and odour. From a physical/visual impact, the application site is over 1km from the closest residential properties of Sand Hutton. Given the scale and siting of the proposed development, is unlikely to result in loss of privacy or be overbearing on local residents.

A Noise Impact Assessment prepared by Resource and Environmental Consultants (REC) Ltd (dated 5th September 2014) was submitted in respect of the first application. The report concluded that the assessment identified that the total noise rating level from the proposed plant falls below the adopted noise criteria at the closest dwelling and as such there is no need for mitigation measures. The Assessment examines the impact from the proposed AD/CHP facility at the closest residential

receptor – located beyond the southern boundary of the Site equidistant back from the road relative to White Syke Farm. The main source of noise was from distant road traffic using the A64.

The Council's Environmental Health Officer commented on 23 December 2014 that the noise assessment did not provide details of the conditioning plant, the noise characteristics of and an assessment of any potential impacts. In addition, it was indicated that the assessment did not consider the exposure of noise on Gravel Pit Farm itself. Further information was therefore requested.

Members are advised that a number of detailed noise impact issues are still outstanding. Prism Planning, the planning agents for the applicant have been requested to supply further information. The recommendations in this report are subject to the receipt of satisfactory noise impact information.

If this information is not available at the time of the Planning Committee the planning application will need to be deferred.

An updated Noise Assessment dated 8th January 2015 was submitted to the Council which contains updated information on the noise impacts of the gas conditioning plant. Subsequent comments have been received from the Council's Environmental Health Officer on 29 January 2015 indicating there are no objections subject to conditions restricting feedstock to animal manure and crops only and requiring their storage only in the feedstock clamps, main and secondary digestion tanks and the digestate storage lagoon.

In respect of odour, an Odour Assessment prepared by REC Ltd dated 5th September 2014 was submitted to the Council in support of both the original and subsequent application. The Odour Assessment sets out potential odour emissions being defined based upon the proposed plant operation and monitoring undertaken of materials similar to those used on site which were represented within a dispersion model. The Assessment quantified impacts at sensitive receptor locations in the vicinity of the site. The results compared with the EA odour benchmark level and the significance of impacts was assessed in accordance with IAQM guidance.

The Assessment concludes that predicted odour concentrations were below the relevant EA odour benchmark level at all receptor locations. The significance was defined as negligible at all but one sensitive receptor. The overall odour effects as a result of the proposed development are considered by the Assessment to be low.

The movement, management, storage and disposal of manure is a common operation within farming enterprises. Given that the quantities of waste utilised by the proposed development are already brought onto the site, or could be brought onto the site without planning control, it is considered that subject to conditions controlling this, that odours are unlikely to be beyond existing levels and therefore unlikely to have a significant detrimental impact on the amenity of surrounding residents. Any odours arising from the movement and storage of the raw materials would be similar to the normal experience of this type of agriculture and is considered acceptable within the proposed location.

In terms of the 'end-product', the digestate is inert and does not result in malodours. Indeed its use for spreading on arable land would actually reduce existing odour levels whereby raw manure is currently spread.

It is anticipated as a result of the additional information that the Council's Environmental Health Officer will raise no objection on odour grounds subject to conditions restricting feedstock to animal manure and crops only and for the storage of feedstock and digestate to be restricted to the feedstock clamps, digestion tank and storage lagoon. The EHO has noted that the Environmental Health Officer at Hambleton DC has advised that there are no odour complaints received in respect of two

operational AD plants in the district at Newby Wiske and Dalton. If any concerns are raised by the Council's EHO then these will be reported to Members prior to the meeting.

The EA have indicated that an environmental permit under their regulation will be required for the use of manure as part of the feedstock. The purpose of the environmental permit is to offer regulatory control over the management of the operation and to limit the potential for emissions in respect of odours, noise, groundwater pollution etc. National Policy Guidance (National planning Policy for Waste 2014) makes clear in paragraph 7 that local authorities in determining planning applications should, "*concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities.*"

Highways

Policy SP20 states that "*access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists.*"

North Yorkshire County Highways officers initially did not raise any objection in principle when the Council initially understood that all feedstock would be sourced from Gravel Pit Farm. The first highways comments indicated such, although the local highway authority requested further information in respect of a number of areas namely:

- Whether the excavated material from the development would be re-used on site or exported off-site.
- Noting concerns that Gravel Pit Farm did not have sufficient ability to produce the quantities of feedstock required for the AD plant, and sought clarification on whether material would need to be imported.
- Whether the export of gas would be via pipeline or tinkered off-site.

The Agent for the application subsequently submitted information in response to Highways Officer's originally queries. Firstly, that there would be no export of material from the site and that the lagoon would be created on a cut and fill basis. Secondly, that slurry is already imported onto the farm, that cattle currently housed off-site would be housed on-site and that there would be a reduction in the current importation of fertiliser as a result of increased cattle numbers of the farm. Thirdly, that gas would be exported via pipeline. The Agent claimed that the scheme would be traffic neutral on that basis, even potentially a traffic reduction. No figures on existing and proposed vehicle movements were provided to support that position.

The Highway's officer subsequently raised further questions on the basis of the Agent's response, namely:

- Query over the optimum level of soil conditioning given that slurry was already being imported;
- What would happen in a situation where Gravel Pit Farm had reached maximum exposure to the digestate spreading, with digestate continuing to be produced?

Highways Officers requested that the Applicant be able to demonstrate that the whole operational activity can rely on the ability of Gravel Pit Farm to be capable of providing and dealing with the process and thereby demonstrate sufficiently that the reduction in traffic movements would occur.

The Agent subsequently responded indicating that "manure brought onto the site at the moment will all be used on the site having undergone the AD process."

Again, however, no details or figures of the quantities of waste imported into the site currently or as a result of the proposal was provided to allow Highways Officer's to make a full assessment of the

vehicle movements associated with the proposed development and the impact this would have on the surrounding highway network.

No further discussion over highways matters occurred as events surrounding whether the application was a 'District' or 'County' matter held the application in abeyance. No further highways information was submitted before the Applicant appealed against non-determination. At the time of the Appeal there remained significant concerns over highways matters.

Following submission of the Appeal and the subsequent judgement of PINs that the development was a 'District' matter, NYCC Highways provided further comments on 22 December 2014 requesting again, further clarification on highways matters to allow the authority to make a formal recommendation. Whilst again noting that the Applicant has indicated that the development will be traffic neutral or even result in a reduction of traffic movements, traffic movement figures to support that claim were requested again. The Highways Officer stated:

“Clearly we need to identify what the likely highway impact will be from the development, the applicant has suggested there may be a net reduction when considering the current operations on the farm, it would help to have some traffic movement figures backing this up. The Statement of Case refers to cattle manure being brought to Gravel Pit, this is supplemented by imported artificial fertilizer and then there is occasionally export of manure from the farm, on a weekly average how many HGV movement does this generate.

For the proposed development, how much feedstock does the proposed installation require? Confirmation that the existing operations on the farm can supply this, what tonnage of material. Or if not, how much feedstock is it estimated will need to be brought to site, there is reference to maize or silage being required, where could this come from what does this mean in transport movements. How much digestate will be generated, this is all to remain and be used on site?

Finally there are traffic movements associated with construction, a figure of between 192 and 240 HGV movements over a 6 month construction period has been provided, does this include the excavation works required to form the lagoon and digester tanks. It is assumed the construction traffic would be routed to the site via the A64/Sand Hutton junction.”

The Agent responded on the 9th January 2015 stating that the scheme is “*designed around the use of waste manure from cattle and chickens that is already used on the farm, together with the use of some of the grass silage grown on the farm as a break crop in their normal arable rotation.*” The Agent thereafter confirmed that none of the feedstock will be coming to the AD site from off the farm specifically as a result of the application and they were happy for a condition to that effect.

The Agent provided maximum feedstock quantities for the AD plant as follows:

- Cattle Farm Yard Manure (FYM) – 12,150 tonnes per annum tpa
- Chicken Manure – 900 tpa
- Grass Silage – 13,500 tpa

The Highways Authority still considered that further information was required in their subsequent response of 15 January 2015. The Officer requested that figures (i.e. tonnages) of the current farm operations and the proposed operations are clearly set out to allow Officers to make a reasonable assessment of the net change to confirm whether the Applicant's claim that the scheme would be traffic neutral or traffic reducing was correct. Confirmation of the annual output of the AD system (i.e. digestate) was also sought to allow an assessment of whether the material would need to be exported.

Finally on the 20 January 2015, the Agent responded to Highways Officer indicating as follows:

- 100% of the feedstocks will be sourced from crops grown at Gravel Pit Farm, as well as manure deposited on Gravel Pit Farm as part of the farms collective operations across its bases previously identified.
- Silage production at Gravel Pit Farm varies year-on-year.
- Approximately 2,430 tonnes per annum of FYM from approximately 200 cattle is produced from Gravel Pit Farm.
- No chicken manure is produced from Gravel Pit Farm.
- Approximately 2,000 tonnes per annum of silage is imported to the site.
- Approximately 9,720 tonnes per annum of FYM is imported to the site from 800 cattle across the farms operations.
- Approximately 900 tonnes per annum of chicken manure is imported to the site from the farms operations.
- Articulated HGV's are used to import and export manures and silages with approximate loads of 29 tonnes, therefore 9,720 imported tonnes per annum equals less than 1 trip per day over a year.
- The importation of chicken manure results in 31 vehicle trips per annum.
- The imported material comes from:
 - Smaws Farm, Tadcaster – 20 miles
 - Landmouth Hall, Kirby Sigston – 36 miles
 - High House Farm, West Harlsey – 41 miles
 - Goosecroft Farm, East Harlsey – 42 miles
 - North Lowfields Farm, Kirby Fleetham – 47 miles
- The current arrangements for the importing of material would continue.
- The sources of the feedstock would be the same and importation would carry on as currently.
- Approximately 800 acres would be utilised at Gravel Pit Farm for spreading.

The Highways Authority have now formally commented on the application following the receipt of all the information deemed necessary to judge highways impacts.

The Applicant has advised the feedstock for the digester is likely to comprise cattle and chicken manure along with silage. Whilst current operations on the farm could generate some of the feedstock required there is also some import of cattle, chicken manure and silage to the site, used for traditional slurry spreading which could be redirected to the digester. On average this existing importation generates in the region of a single HGV delivery per day. However the proposals for the farm include an increase in cattle and production of silage on site which the applicant has indicated has the potential to replace much of the current import arrangements, therefore reducing the number of traffic movements. It is also proposed that all of the digestate produced would be used on site and therefore on this basis the local highway authority has no objections to the proposal and would recommend a number of conditions.

Conditions are sought in respect of precautions to prevent mud on the highway.

Whilst the Agent does not consider the control over feedstock quantities necessary, it is considered in this instance that a condition which restricts the amount of feedstock brought to the site to be specifically used in the AD process to the maximum annual throughput of the AD plant is necessary and meets the tests in Para 206 of the NPPF in order to ensure that no feedstock is unnecessarily stockpiled on the site and that vehicular movements do not exceed an acceptable level. It is acknowledged that feedstock can be imported and exported from the farm to an unlimited level without control from the planning process where it is not being used in the AD process and the condition will be worded to ensure that remains the case.

The Agent has indicated that he does not believe a routing condition would meet the tests of paragraph 206, of the NPPF i.e that it must be:

- necessary;
- relevant to planning and;
- to the development to be permitted;
- enforceable;
- precise and;
- reasonable in all other respects.”

However, in the 2013 Appeal involving the same Agent at High Hedley Hope Farm in Durham the Inspector found that “to minimise the need for traffic to use the unclassified road system, a condition requiring a routing scheme would seem sensible”, and imposed a condition accordingly stating:

“Prior to the commencement of the development hereby permitted an HGV routing protocol shall be submitted to and approved in writing by the Local Planning Authority. This protocol should include routes to and from the development site judged acceptable, the method of imparting this information to drivers visiting the site and details of action to be taken in the event of breaches. Thereafter, the agreed protocol shall be exercised both during the construction and operational phases of the development. “

In addition, in a recent appeal in South Molton, Durham (ref: APP/X1118/A/14/2226565), the Inspector considered a condition requiring adherence to an agreed HGV routing protocol to minimise the risk of potential conflict between highway users as reasonable and could be controlled by condition.

It is considered that in order to prevent vehicles associated with the development proposed travelling through Sand Hutton and having a detrimental impact on highway safety, such a condition is imposed here. It is acknowledged that the Council do not have control over material currently used as part of the farming operations. It does, however, have control over the importation and exportation of material associated with the proposed development and therefore the condition is recommended accordingly.

In order to ensure that the proposed development remains ‘farm scale’ and does not result in a commercial operation whereby feedstock is sourced from outside of the farm’s wider holding purely for commercial purposes, which could result in significant impacts on the highway network, it is considered prudent to impose a condition restricting the types of feedstock to Farm Yard Manure (FYM), chicken manure and grass silage and only allowing the feedstock to be used in the AD plant from the following locations:

- Smaws Farm, Tadcaster
- Landmouth Hall, Kirby Sigston
- High House Farm, West Harlsey
- Goosecroft Farm, East Harlsey
- North Lowfields Farm, Kirby Fleetham

This approach has been offered by the Applicant and also used as best practice in neighbouring authorities on similar projects, notably Hambleton District. This will ensure that the highways impacts are considered acceptable.

Further to that, given the Applicant’s indication that all digestate will be utilised as fertiliser at Gravel Pit Farm, it is considered prudent again in the interests of Highway Safety to impose a condition which prevents digestate resulting from the AD process to be exported from the site unless otherwise agreed by the Council. Finally, in respect of the gas produced from the AD process, it is considered prudent to again ensure that this is not exported from the site via tanker unless otherwise agreed by the Council.

The Highways Agency have raised no objections to the proposals.

It is therefore considered that it has only been since the second application was submitted and only from the 20 January 2015 that the Highway Authority have been in receipt of sufficient information to make a formal assessment of the potential highways impacts resulting from the proposed development. It is considered that subject to the conditions as outlined above, the proposed development will not have a significant detrimental impact upon the surrounding highway network.

Landscape and Visual Impact

Policy SP18 states that schemes for renewable or low carbon energy will be approved where they can be satisfactorily assimilated into the landscape.

The site is well screened from the south and west from public views by the existing woodland belts, and from the east by woodland blocks that screen the site from Sand Hutton Village. The northern boundary of the farm is currently formed by a strong hedge along the A64 which currently excludes views of the site. However, as the site is the same ground level as the A64, views of the domes at 16m will be likely from the road.

The Council's Landscaping Officer advised in August 2014 that a condition requiring the submission of a scheme for a new tree belt to be introduced on the north boundary of the site to screen views of the site from the A64 would be required. Otherwise there were no landscaping objections. On January 6th 2015 a revised landscaping plan was submitted by the Applicant including tree planting on the northern boundary. The Landscaping Officer has subsequently agreed that the revised landscaping proposals are considered acceptable and providing that the planting is carried out in accordance with the submitted scheme, there will be no significant adverse landscape or visual impact from the proposed development.

Biodiversity

Policy SP18 states that schemes for renewable or low carbon energy production must not have an adverse impact on nature conservation, unless their impact can be acceptably mitigated. A Phase 1 Habitat and Protected Species Assessment has been undertaken by Naturally Wild Consultants Ltd, the first assessment dated 16 June 2014. Officers considered that some provision for biodiversity enhancement should be included within the development in line with Policy SP14 and paragraph 109 of the NPPF which says the planning system should contribute towards enhancing the environment through minimising impacts on biodiversity and providing net gains in biodiversity where possible.

The Phase 1 concludes that the development will not have a significant adverse impact on protected species subject to mitigation measures including the maintenance of the trees on the western boundary of the site, the creation of grass areas to mitigate for that lost through the development, no de-vegetation or management works during the bird nesting season, management procedures to advise visitors and workforce of ecological obligations and a low level lighting scheme.

A revised Phase 1 Ecology assessment was submitted in January 2015, which along with the revised landscaping scheme included amenity grassland to aid habitat enhancement. The Council's Ecologist subsequently indicated that this was considered acceptable. It is therefore considered that the proposed development will not significantly adversely impact upon biodiversity providing the mitigation measures outlined in the Phase 1 Ecology report are implemented and a condition to that effect is recommended.

Flood Risk/Water Pollution

Policy SP18 states that the renewable energy developments should not have an adverse impact water resources, unless their impact can be acceptably mitigated.

A Flood Risk Assessment prepared by Prism Planning was submitted with the original application. The Environment Agency originally objected to the application on the grounds that there was insufficient information for the Agency to full evaluate the impacts in respect of flood risk and water pollution, namely that the proposed development would introduce hardstanding on a greenfield site. The applicant had not provided information on how surface run-off was to be dealt with.

The Applicant submitted additional information in respect of surface water, indicating that impermeable surfaces within the proposed development would be subject to a positive drainage system which intercepts all surface water run-off. The run-off is then collected in an underground tank and pumped into the main digester tank to be used through the AD cycle. The resultant material is then located within the digestate lagoon along with the digestate. As a result the system is completely sealed and there is no risk of surface run off contaminating watercourses or groundwater.

The Environment Agency subsequently have withdrawn their objection and consider the proposals for dealing with surface water as acceptable.

A number of residents have raised concerns regarding the potential for groundwater pollution from the development, with the concern being that the storage of manure and chicken waste, its use in the digestate tanks and the digestate being placed in the lagoon will create a risk of pollution to groundwater.

The Environment Agency have confirmed, however, that the site is not located within a groundwater sensitive area i.e. it is not in an SPZ (Source Protection Zone) or a principal aquifer. On that basis it is considered that the proposed development is unlikely to result in increased levels of flood risk nor will it have a significant, detrimental impact in terms of the risk of pollution to groundwater. Members may wish to bear in mind that farming practices can and do currently involve the deposition on land of manure without any degree of interception, as is normal farming practices. The introduction of the proposed development into the farms working cycle is unlikely to increase that risk and will offer a greater degree of protection.

CONCLUSIONS & RECOMMENDATIONS (14/01073/MFUL)

As previously advised the recommendations in this report are subject to the receipt of satisfactory detailed noise impact information.

Having received the further information from the Applicant through the second application, NYCC Highways are now satisfied that the proposed AD facility will not have a significant detrimental impact on highway safety, providing the AD plant only utilises feedstock from those farms listed by the Applicant as being within the landowners control, that fertiliser/digestate is not exported and is utilised only at Gravel Pit Farm, and that all biogas from the AD process is exported from the plant via pipeline and is not tankered off-site.

RECOMMENDATION: **Subject to receipt of satisfactory detailed noise impact information approval subject to the following conditions**

- 1 The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans, details and documents:
 - Site Location plan received by the LPA on 30/09/14
 - Landscaping Plan received by the LPA on 06/01/15
 - 14T661-100 Rev P7 received by the LPA on 30/09/14
 - 14T661-600 Rev P6 received by the LPA on 30/09/14

- Design and Access Statement received by the LPA on 30/09/14
 - Planning Statement received by the LPA on 30/09/14
 - Noise Assessment received by the LPA on 30/09/14
 - Odour Assessment received by the LPA on 30/09/14
 - Flood Risk Assessment received by the LPA on 30/09/14
 - Phase 1 Ecology Report Rev 2 dated 13/01/15
- 3 No feedstock shall be used in the development hereby approved other than farmyard manure, chicken manure and grass silage.
 - 4 No feedstock shall be used in the development hereby approved other than that sourced from the following locations:
 - Smaws Farm, Tadcaster, LS24 9LP
 - Landmoth Hall, Kirby Sigston, DL6 3TF
 - High House Farm, West Harsley, DL6 2PR
 - Goosecroft Farm, East Harsley, DL6 2DW
 - North Lowfields Farm, Kirby Fleetham, DL7 0SY
 - 5 The annual input of feedstock into the development hereby approved shall not exceed the following, unless otherwise agreed in writing by the Local Planning Authority:
 - Cattle FYM – 12,150 tonnes
 - Chicken Manure – 900 tonnes
 - Grass Silage – 13,500 tonnes

Records, including weights, of all feedstock brought to the site in association with the proposed development shall be retained for at least two years and be available for inspection by the Local Planning Authority upon request.
 - 6 No digestate resulting from the development hereby approved shall be exported from Gravel Pit Farm unless otherwise agreed in writing by the Local Planning Authority.
 - 7 No feedstock and/or digestate associated with the development hereby approved shall be stored on site other than in the feedstock clamps, main and secondary digestion tanks, and digestate storage lagoon.
 - 8 The landscaping of the site shall be carried out in accordance with the approved landscaping plan reference 148.01 received by the Local Planning Authority on 06/01/15 and all landscaping shall be maintained in accordance with the approved landscaping plan for the lifetime of the development hereby approved.
 - 9 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
 - 10 Unless otherwise approved in writing by the Local Planning Authority, there shall be no development until details of the routes to be used by HGV traffic associated with the development have been submitted to, and approved in writing by, the Local Planning Authority in consultation

with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.

- 11 All mitigation measures set out in the Phase 1 Ecology Report prepared by Naturally Wild Consultants Ltd dated 13/01/15 shall be implemented and retained in accordance with the details set out in the report for the lifetime of the development hereby approved.
- 12 No gas resulting from the development hereby approved shall be tankered off-site unless otherwise agreed in writing by the Local Planning Authority.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

CONCLUSIONS & RECOMMENDATIONS (14/00709/MFUL)

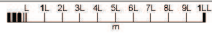
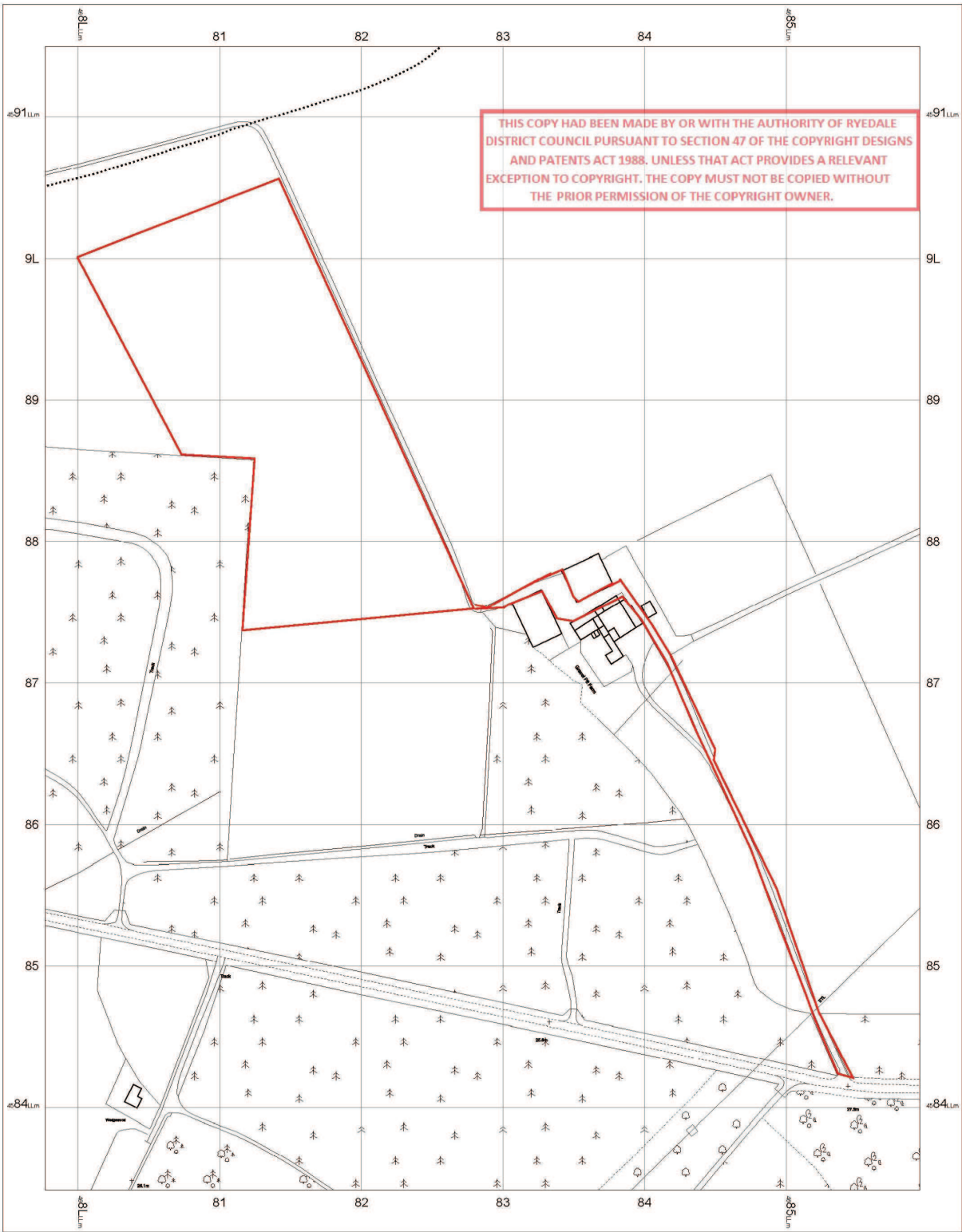
In respect of the first application, Members will note that despite requests for further information from NYCC Highways on 15 August 2014 and 26 August 2014, it was not until the 27th August 2014 before the Council were informed that feedstock for the facility would not be solely derived from Gravel Pit Farm itself (Agent's letter of 27th August 2014 setting out farms within the landowner's holding from which manure would be imported into the site for utilisation as a feedstock). No information in respect of quantities of manure imported, quantities of fertiliser imported or material exported was provided to the Council to allow a full assessment of the potential highways impacts prior to the submission of the non-determination appeal on 26th September 2014.

RECOMMENDATION: Had the Council been in a position to make a decision prior to the 26th September 2014 when the appeal was lodged, the application would have been **REFUSED** for the following reason:

1. The Local Planning Authority are in receipt of insufficient information regarding the existing and proposed vehicular movements associated with Gravel Pit Farm and therefore are unable to determine that there would not be a significant detrimental impact on highway safety contrary to Policy SP1 and SP20 of the Ryedale Local Plan Strategy (2013).

Authority is therefore requested from Members to contest the Appeal on the basis of the above reason for refusal.

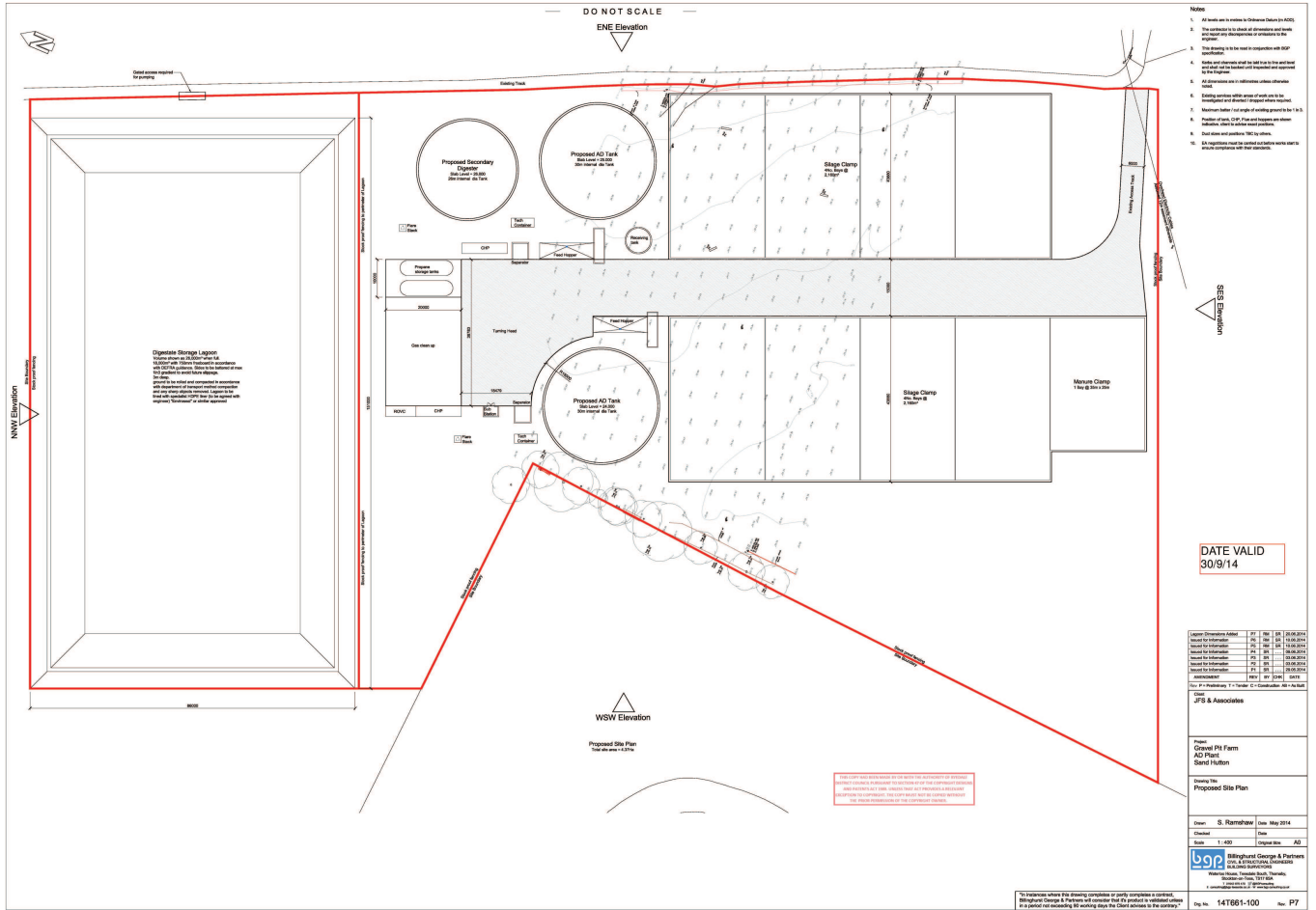
However if Members have since resolved to grant planning permission under planning application 14/01073/FULM, then Authority for Officers to seek agreement to withdraw the Appeal is requested.

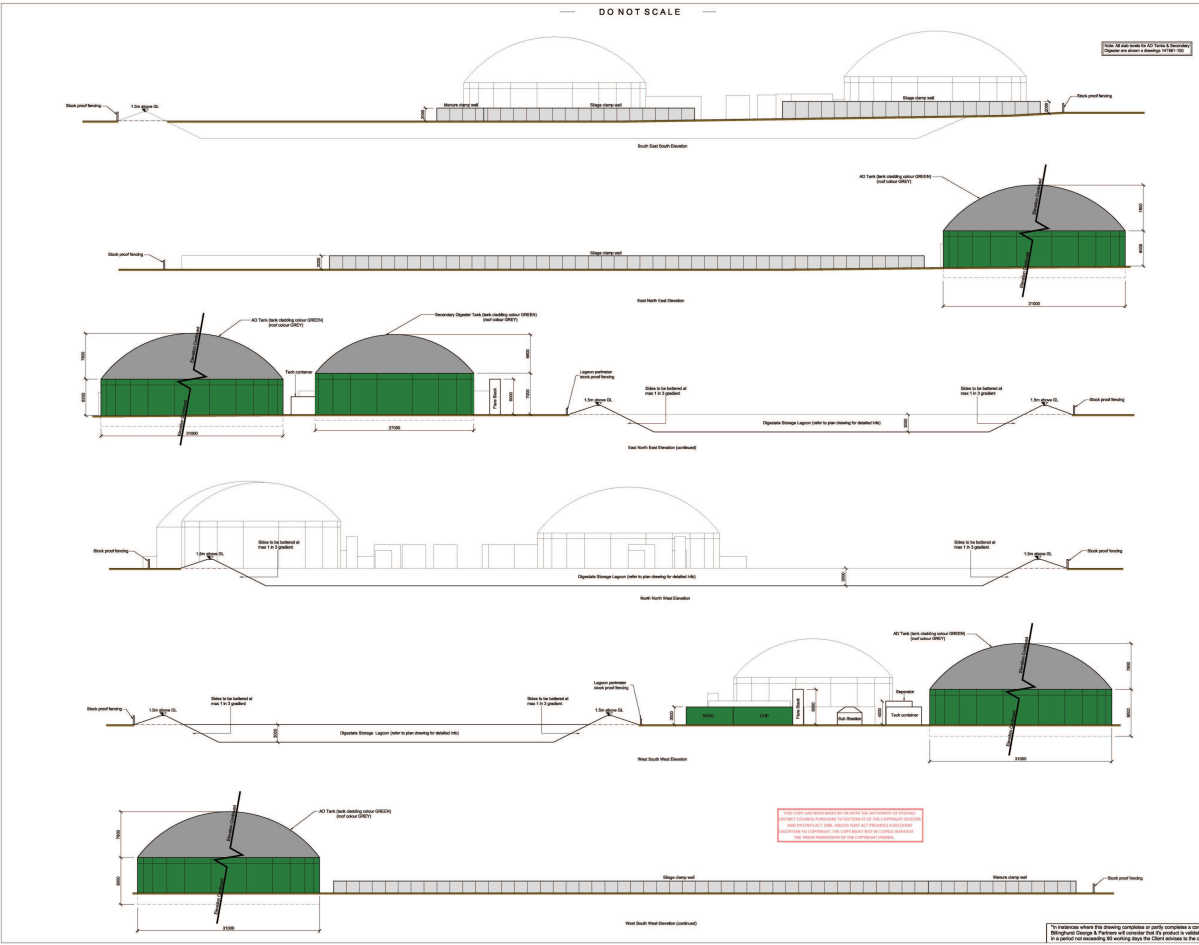


OS MasterMap © 2014 Ordnance Survey
 24 Cune 2L14/00 © Mg1.33717LC
 www.ordnancesurvey.co.uk
 1:25,000 Scale © 2014 Ordnance Survey
 © Crown Copyright Ordnance Survey Licence 0100011999L

DATE VALID
30/9/14







- Notes**
- All levels are to include in Schedule Data (p. 0202).
 - Refer to sheet 0213 for NO Tank Deck (see sheet 0213).
 - This drawing is to be used in conjunction with 0202 and 0213.
 - Refer to sheet 0213 for details of construction and materials.
 - All elevations are to include color information.
 - Existing surface shall remain in place and to be protected and finished as per schedule.
 - Minimum slope for slope of existing ground to be 1:3.
 - Refer to sheet 0213 for details of construction and materials.
 - Disposal Storage Layer (only in place during construction).
 - Refer to sheet 0213 for details of construction and materials.
 - All elevations shall be subject to change without notice.
- Submitting Discipline**
141788-100 - Proposed Site Layout

DATE VALID
30/9/14

Sheet No.	141788-100	Date	15/05/2014
Sheet Title	Proposed Site Layout	Drawn By	S. Ramshaw
Sheet No.	141788-100	Date	15/05/2014
Sheet Title	Proposed Site Layout	Drawn By	S. Ramshaw
Sheet No.	141788-100	Date	15/05/2014
Sheet Title	Proposed Site Layout	Drawn By	S. Ramshaw
Sheet No.	141788-100	Date	15/05/2014
Sheet Title	Proposed Site Layout	Drawn By	S. Ramshaw
Sheet No.	141788-100	Date	15/05/2014
Sheet Title	Proposed Site Layout	Drawn By	S. Ramshaw

JFS & Associates

Client
Crescent Pit Farm
ADP Plant
Sand Hutton

Drawing Title
Proposed Elevations

Drawn S. Ramshaw **Date** May 2014
Checked [Signature] **Date**
Scale 1:250 **Project No.** ADP

Billingshurst George & Partners
Civil & Structural Engineers
100, High Street, Sand Hutton, York YO19 4JY
Tel: 01904 211111 Fax: 01904 211112
www.billingshurstgeorge.co.uk

Fig. No. 141788-100 **Rev.** PB

To reproduce or otherwise use this drawing in whole or in part without the written consent of Billingshurst George & Partners is prohibited. This drawing is the property of Billingshurst George & Partners and shall remain their property in perpetuity.

Design and Access Statement
Erection of an Anaerobic Digester at Gravel Pit Farm, Sand Hutton,
York YO41 1LN

PRISM  **PLANNING** 

Client: JFS Gravel Pit Farm Biogas Ltd

Statement prepared by:

**Rod Hepplewhite BSc (Hons) MRTPI
Director
Prism Planning**

Approved by:

**Steve Barker BSc (Hons) MRTPI DMS
Managing Director
Prism Planning**

Date: June 2014

PRISM  PLANNING 

Contents

Introduction	1
The Proposed Development	2
Planning Policy Background	3
Design and Access	7
Summary and Conclusion	11

1. Introduction

- 1.1. JFS Gravel Pit Farm Biogas Ltd ('the Applicant') has appointed Prism Planning Ltd ('the Agents') to prepare and submit a planning application to allow for the erection of an anaerobic digestion facility and combined heat and power plant at Gravel Pit Farm, Sand Hutton, York.
- 1.2. This Design and Access Statement is written to be read in conjunction with the Planning Statement.
- 1.3. This Statement considers the design aspects of the proposals in six main sections; Use, Amount, Layout, Scale, Landscaping, and Appearance as advised through CABE's guidance; Design and Access Statements, How to write, read and use them and with reference to with DCLG Circular 01/2006.
- 1.4. Further to the policy review in the accompanying planning statement, local and national design focused planning policies will also be reviewed.

Site Context

- 1.5. Gravel Pit Farm is a mixed beef/arable farm lying approximately ¾ mile (1.2km) to the west of the village of Sand Hutton and 4 miles (6.5km) north east of the edge of York. The farm extends to approximately 1,200 acres (486 hectares).
- 1.6. The beef operations of the farm currently refer to the rearing and finishing of approximately 1000 head of cattle, mainly housed inside all year round and kept on straw. Farm yard manure is currently spread on the farm fields. The farm yard manure is presently supplemented by imported artificial fertilizer. The arable operations refer principally to grain production in addition to hay and silage production.
- 1.7. The overall character of the surrounding landscape is dominated by agriculture with small pockets of conifer plantation and woodland, although mention should be made of the Central Science Laboratory complex, approximately 530m to the south west. The general topography is of level ground. The landscape is pleasing in its own right, although it does not attract any formal landscape designation. Local Plan Strategy Policy SP13 identifies the site to lie within the 'Vale of York' broad landscape character area within which the Council will encourage new development to reinforce the distinctive elements of the local landscape in order to protect and enhance the quality, character and value of the landscape.

2. The Proposed Development

- 2.1. The proposals refer to the erection of an anaerobic digestion plant (AD) with associated combined heat and power (CHP) unit with a 1MW capacity. The chosen site is located partly on a field immediately adjacent to the western corner of the farm complex and partly on the on-farm moto-cross track to the north/north west. The irregular shaped site, which extends to 4.37ha, is bounded by a combination of conifer plantation, farm track leading from the farm complex and the remainder of the existing moto-cross track with farm fields beyond. No development is proposed within the canopy spread of the trees.
- 2.2. In simple terms, an aerobic digester involves putting organic material (usually farmyard manure and occasionally supplemented with grass/maize/corn etc) into a round tank with a roof over it (double skin membrane, internal flexible, external rigid). The mixture is then 'fermented' within the sealed vessel to produce methane and other gasses which are all kept within the fermentation vessel and do not vent to atmosphere.
- 2.3. The resultant gas stream is then filtered and the methane component of the gas stream can be used to drive engines to generate power, burned to produce heat or can be processed to be used as a natural gas or biogas for fuel. For the electricity generation model the electricity is either used on the farm or fed to the grid and the heat, a by product of cooling the engine, is used on the farm. For the gas production model, the gas may be bottled or fed to the gas-grid but there will still be a small CHP unit to produce the electricity that the AD plant requires with the heat generated used on the farm.

- 2.4. The processed material is technically referred to as 'digestate' and is spread on the land in the same way that manure would normally be handled. Unlike manure however it is virtually odourless.
- 2.5. AD is a process that has been carried out in Europe for a number of years and the machinery, plant and overall concept is tried and tested. Within the UK efforts have tended to be concentrated on large schemes based off farm and many have failed to progress because of difficulties of guaranteeing the supply of feedstock.
- 2.6. The proposed site for the AD and CHP plant is located partly on a field immediately adjacent to the western corner of the farm complex and partly on the on-farm moto-cross track to the north/north west. The irregular shaped site, which extends to 4.37ha, is bounded by a combination of conifer plantation, farm track leading from the farm complex and the remainder of the existing moto-cross track with farm fields beyond.

3. Planning Policy Background

- 3.1. It is necessary to give consideration to the development plan when proposing a new development. The development plan consists of either the Local Plan, or Local Development Framework – or a combination of the two. Although not part of the 'Development Plan', national policy is also relevant as a significant material consideration.

National Planning Policy Framework

- 3.2. The National Planning Policy Framework (The Framework) outlines the significance of sustainability and places it at the heart of national policies through which local policies should comply.

The Framework established a new starting point for decision-making. It stated that decisions should accord with locally set policies. The document also established that should the policy be out of date *the presumption in favour of sustainable development*¹ should take precedence. Equally, should there be a significant array of material considerations which are in favour of the development (of which the NPPF may form part), then permission should also be granted notwithstanding the local policy.

Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable

¹ Para. 14 National Planning Policy Framework, March 2012

development, with clear policies that will guide how the presumption should be applied locally.²

Principles of good design

- 3.3. The principles of good design are established through paragraph 56 of The Framework:

Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.³

- 3.4. The design should will function well and add to the overall quality of the area; establish a strong sense of place; optimise the potential of the site to accommodate, create and sustain an appropriate mix of uses. The design should incorporate green and public space and may need to support local facilities and transport networks;
- 3.5. Fundamentally it is necessary to create environments which are visually attractive as a result of good architecture and appropriate landscaping.⁴ Should a design code be a suitable tool for achieving this, they may be used, but not to the extent of being prescriptive - innovation through design should be encouraged, and not discouraged.

² Para. 16 National Planning Policy Framework, March 2012

³ Para 56. National Planning Policy Framework, March 2012

⁴ Para 58. National Planning Policy Framework, March 2012

- 3.6. Returning back to the presumption of sustainable development, The Framework states that:

Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).⁵

- 3.7. Notwithstanding the industrial nature and appearance of the development proposed, it is still necessary to give consideration to design related issues. Specifically with reference to the impact of the proposed development on the immediate and wider landscape – the scope to mitigate these impacts are obvious.

⁵ Para 65, National Planning Policy Framework, March 2012

Local Design Policies

- 3.8. The supporting planning statement provides a full analysis of the local planning policies pertinent to the determination of this proposal, as contained within the Ryedale Plan - Local Plan Strategy (adopted 5th September 2013).
- 3.9. The only policy references relating to the design of the subject development are contained within Policy SP18, 'Renewable and Low Carbon Energy', is the Local Plan Strategy policy most relevant to the consideration and determination of the subject planning application. The Policy advises that the Council will be favourably disposed to development proposals that generate renewable and/or low carbon sources of energy providing that the following criteria are met:
- The development can be satisfactorily assimilated into the landscape;
 - The development will not impact adversely on the local community, economy, or historical interests, unless their impact can be acceptably mitigated;
 - The development will not have an adverse impact on nature conservation, in particular in relation to any sites of international biodiversity importance, unless their impact can be acceptably mitigated; and
 - The development will not have an adverse impact on air quality, soil and water resources, unless their impact can be acceptably mitigated.
- 3.10. Policy SP16, 'Design', is a general design policy advising of the expectation that development proposals will create high quality durable places that are accessible, well integrated with their surroundings and which reinforce local distinctiveness and protect amenity and promote well-being.
- 3.11. Policy SP13 identifies the site to lie within the 'Vale of York' broad landscape character area. Within this area the Council will encourage new development and land management practices to reinforce the distinctive elements of the local landscape in order to protect and enhance the quality, character and value of the landscape.
- 3.12. Policy SP13 further advises that development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:
- The distribution and form of settlements and buildings in their landscape setting;
 - The character of individual settlements, including building styles and materials;
 - The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses);
 - Visually sensitive skylines, hill and valley sides; and
 - The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure.

4. Design & Access

Scale & Use

- 4.1. The proposed AD development will comprise of the following main structures:
- Main digestion tanks
These are circular structures/tanks 31m in diameter, with walls 6.2m surmounted by a rigid rubberized membrane domed roof. The internal membrane will stretch as gasses are produced as part of the digestion progress. The roof will dome to a maximum height of 14m above ground level. The digester will maintain a steady state with an inbuilt heating system, and will be computer controlled. Mixing systems are also included within the chamber.
 - Secondary digestion tank
Similar in appearance to the main digesters, 27m in diameter with a 7m high wall and the dome roof rising to a height of 13.6m.
 - Feedstock feeder
The feeder is based on a simple screw system, and will mix the slurry with the necessary micro-organisms which undertake the physical microbiological breakdown.
 - Silage clamp (two banks of four proposed)
An open 3-sided structure with 2m high walls for the storage of farmyard manure before being fed into the digester tank.
 - Digestate storage
The liquid digestate resultant from the AD process will be stored in a digestate storage lagoon to the immediate north west of the plant. The lagoon measures approximately 151m x 86m externally including the perimeter bund, which is 1.5m high. The maximum depth of the lagoon is 3m (total capacity 26,000m³, 18,000m³ net with 750mm freeboard). The lagoon will be dug approximately 3m into the ground.
- 4.2. The overall components of the proposed development is as follows:
- Main digestion tank (2)
 - Secondary digestion tank
 - Feedstock feeder (2)
 - Silage clamp (for storage of farmyard manure)
 - Digestate separator (2)
 - Digestate storage lagoon
 - Gas clean up and storage plant
 - CHP Plant (2) for parasitic load and farm requirements
 - Emergency flare (2)
 - Tech container (2) housing control and pumping equipment
 - Sub station

Siting & Layout

- 4.3. The chosen site for the development has arisen through an assessment of the operational requirements of the development and the consideration of visual and amenity impacts.
- 4.4. Full details of the chosen site can be seen on the submitted site layout drawings.
- 4.5. It is essential that the AD unit is located close to the generation and storage of the feedstock. Furthermore, the consideration of infrastructure and connections which will be required by the plant has dictated that the proposed location is most appropriate.
- 4.6. Finally, the consideration of the development's impacts on the existing farm complex means that in its proposed location, the existing agricultural buildings provide a visual and physical buffer.



Photo 1 - View Looking north westwards over the application site from the farm track

Form & Appearance

- 4.7. The appearance of the proposed development is utilitarian and would not be out of place on a typical farm of this nature.
- 4.8. There are no residential properties that will have direct lines of sight into the site, and there are no clear views from public roads.
- 4.9. Notwithstanding, it is proposed to colour the dome of the AD unit in green to allow for maximum camouflage. Furthermore, by sinking the tank into the ground, its variable height will be reduced. Colours are as follows:
- | | |
|---------------|-----------------------|
| Tank Cladding | RAL 6005 (Moss Green) |
| Tank Roof | RAL5010 (Grey) |
- 4.10. The visual impact of the main digester tanks, having a height of 14m to the top of the dome, was identified as being of potential significance in landscape impact terms.
- 4.11. The Planning Statement describes the planning considerations relevant to understanding the visual and landscape impact of the digester tank and.
- 4.12. It has been concluded that the impact of neither the proposed development as a whole nor the tank is unacceptable. Indeed, the development will be read as part of the main farm complex, generally only seen at a distance over intervening agricultural fields.



Figure 1 – Photo montage of a typical digester tank (Indicative Only)

Access

- 4.13. The application site lies immediately north west of the main farm complex, which is accessed from the un-named public road linking Sand Hutton to the east with the A64 to the west.
- 4.14. The proposed site will not require the creation of new access ways. The farm access benefits from a commodious entrance with excellent visibility in either direction. Accordingly, there will be no net impact on infiltration and/or drainage.
- 4.15. Furthermore, there is adequate space within the application site to accommodate vehicular movements associated with the operation of the AD plant.

Landscaping

- 4.16. No new landscaping is proposed. The proposed digester tank is the most visually dominant part of the development but will be read as part of the farm complex from any distant viewpoints. Moreover, the site is screened by a combination of existing tree and hedge cover and the buildings of the existing farm complex and is distant from public roads. Furthermore, those proposed colours of the digester tank, the digestate storage tank and the container for the CHP plant will ensure that the development will recede into the landscape rather than appear prominent within it.
- 4.17. Notwithstanding, it is accepted that the Local Planning Authority may consider that additional landscaping is required to further bolster existing landscape screening and seek to secure such planting by way of a suitably worded condition.

5. Summary & Conclusion

- 5.1. The application proposes the development of an Anaerobic Digestion and associated Combined Heat and Power facility at Gravel Pit Farm, Sand Hutton, York to generate energy (power and heat) from processed farmyard manure. The buildings and facilities required to do this would be very similar to those already found on the farm and already used for storage of FYM. The only component not found on the farm would be the CHP 'engine' and this is located within a storage container.
- 5.2. This Design and Access Statement has demonstrated the consideration which has been afforded to the relevant design guidance, and how this has resulted in a compliant scheme resulting on minimal impact for the surrounding area.
- 5.3. In view of the above and for the reasons set out within this statement it is respectfully requested that the Council support this planning application.

**Claxton & Sand Hutton
Parish Council**

The Byre
Field House Farm
Thornton-le-Clay
YORK
YO60 7QA



YEDALE DM

13 JAN 2015

Fiona Hill
Clerk

Peter Stott
Chairman

Angela Steele
Vice chair

Email: clerk@claxton-sandhutton.org.uk

Dear Sir / Madam

Ref: 14/01073/MFUL

The Parish Council has carefully considered the revised application statement and supporting documentation. In addition, we have visited two Anaerobic Digester Plants currently operated by JFS & Associates. On the basis of this information, and after wide consultation with local residents, the Parish council strongly objects to this application being allowed.

Our main ground for objection is that this is an application for an industrial-scale processing plant, concerned principally with power generation, and that it is inappropriate for such a plant to be placed immediately adjacent to two conservation villages, within an area of greenbelt and adjacent to an area of Outstanding Natural Beauty.

Size and Scale

According to information available on www.biogas.info.co.uk, a small scale anaerobic digester at premises used for agriculture is one in which the total quantity of waste treated or stored at any one time does not exceed 1,250 cubic metres and in which the appliance used has a net rated thermal input of less than 0.4 megawatts. The proposed application is for 8 silage clamps each of 2160 cubic metres (a total of 17,280 cubic metres) plus one 1750 cubic metre bay for manure. The heat and power unit will have a 1 megawatt capacity. This cannot be classed a farm-scale operation and is clearly not primarily for agricultural consumption – this is for energy generation (i.e., it is essentially a commercial power station). No evidence is provided to substantiate the applicant's statement that this plant will "benefit the rural economy".

With its undefined references to "the farm", the Planning Statement (PS) is potentially misleading about the scale of the operation. At times this refers to Gravel Pit Farm, which at 800 acres (para 1.15, or possibly 1200 acres, Design Statement, para 1.5), cannot be the source of all the material to be used. Elsewhere (e.g., PS para 1.13) "the farm" appears to mean a much larger agricultural enterprise that includes a number of other holdings, extending to 5250 acres, and spread over a large area of Yorkshire.

Some of the adverse environmental implications of this large-scale proposal development are detailed below. (In some paragraphs we point out comments and statements in the PS that are unsubstantiated, and we urge the planning officer to ensure the veracity of these before making recommendations to the planning committee.)

1) Impact on highways

The statements made on this issue are not substantiated; that is, no data is provided as to current traffic flow (type/frequency) and there is incomplete data with respect to traffic generated by the proposal. In PS para 4.23 it is suggested that the proposal will be "traffic neutral", but this statement has not been backed by evidential data. Para 4.19 seems disingenuous; our view is that traffic flow will be increased substantially, given that, by the applicant's own admission, the bulk of

13/1/15 - cm 11/01/15

the manure will need to be brought in by road from other farming operations in Kilburn, Tadcaster, and Northallerton. These movements could also have a bio-security risk.

In this context, we note that applicant states that the resultant digestate will be used on the land at Gravel Pit Farm (PS para 2.12). Advice from other working farmers in the villages leads us to think that the amount of digestate being produced will far exceed the required capacity of the local acreage of Gravel Pit Farm. (Stephen Boyle of Business and Environmental Services at NYCC has indicated his own concerns on this matter in his letter dated 26 August 2014 to RDC). Traffic movements will be increased if (as seems likely) it is necessary to export some of the digestate from Gravel Pit Farm.

2) Visibility

Ryedale's Local Plan Strategy SP13 Landscapes indicates, inter alia, that proposals should contribute to the rural landscape, the ambience of the area, and its tranquillity. An industrial-scale processing plant does not do this.

Parts of the village of Claxton are close, as the crow flies, to the proposed site and a 14-metre high digester tank will certainly be visible from there. Reference is made to screening supplied by woodland, but this lies outside the ownership of the applicant. In PS para 1.20 the applicant asserts that should woodland around the site be felled "replanting would certainly take place". No evidence is supplied to support this assertion, and local experience of felled sites in the close vicinity of Gravel Pit Farm disprove it, as they have remained unplanted for a number of years to date.

The Parish Council would wish to ensure long term screening by way of new planting within the full boundary of Gravel Pit Farm was a clear condition. This would also appear to accord with recommendations made by John Clayton (The Council's Tree & Landscaping Officer) in a memorandum dated 23 December 2014 to Alan Hunter.

3) Odour

The odour assessment document, takes no account in respect of the prevailing winds that pass over both Claxton and Sand Hutton, or of the effects to be expected in other conditions (e.g., on warm, still nights). We can find no reference to receptor monitors having been placed in either Sand Hutton or Claxton villages, nor any reason as to why they were not. We also question the unsubstantiated comment that "maize is considered most odorous" (para 3.1). It seems unlikely it will smell worse than raw chicken and other farmyard manure. We therefore feel that the impact of odour on our villages has not been properly considered by the applicants.

4) Noise

We can find no account of consideration being given to the impact of the gas conditioning plant. We believe this must be properly and thoroughly assessed before the application is presented to the Planning Committee.

Conclusion

The applicant's Design statement para 4.12, concludes that the impact upon the community "is not unacceptable". We, of the community concerned, strongly disagree.

Yours faithfully

Peter Stott
Chair of Parish Council

Item Number: 9
Application No: 14/01275/MFUL
Parish: Slingsby Parish Council
Appn. Type: Full Application Major
Applicant: Mr James Firby
Proposal: Erection of replacement building for continued use divided between storage of agricultural machinery for resale by the applicant and general purpose agricultural use.
Location: Carr House Farm Long Lane Slingsby Malton YO62 4AU

Registration Date:
8/13 Wk Expiry Date: 18 February 2015
Overall Expiry Date: 31 December 2014
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Public Rights Of Way No views received to date
Vale Of Pickering Internal Drainage Boards No objection
Parish Council No views received to date
Highways North Yorkshire No objection

Neighbour responses: None

SITE:

The application site is located to the eastern side of Slingsby within the open countryside. It is accessed by a single track from The Balk and off Green Dykes Lane. The site comprises a farmhouse and range of farm buildings, which is located at the end of Long Lane and is over 1 mile from the junction with Green Dykes Lane.

The site is used in conjunction with general farming activities and for the storage and resale of agricultural machinery.

PROPOSAL:

Planning approval is sought for the demolition of a large section of an existing agricultural building used for the storage of agricultural equipment for the purpose of re sale. The existing barn is constructed from corrugated sheeting, supported with structural pillars, making it difficult to negotiate the large machinery. The replacement building would be steel framed and be sited on the exact same floor area of the existing building, measuring approximately 42 metres in length and 26.4 metres in width. It is proposed that rather than two ridges which run parallel from east to west, as existing, the replacement building would have a dual pitch roof. This would result in a ridge height approximately 1.6 metres higher than the existing buildings. The building would be constructed from a combination of low concrete panels and box profile sheeting (Olive Green) and a Fibre Cement roof (Anthracite). The part of the barn being retained would not be altered.

HISTORY:

The most relevant planning applications are as follows; Application reference 12/00058/FUL, Change of use of agricultural grain store to a mixed use of storage of agricultural produce and when not in use for that purpose the storage and display for sale of agricultural machinery by the applicant (retrospective application). Approved at Planning Committee.

Application reference 12/00344/FUL, Change of use of agricultural land to a mixed use of agricultural and the storage, display and sale of agricultural machinery by the applicant within the red lined areas on location plan JRF 1A (retrospective application). Approved at Planning Committee.

Application reference 12/00521/CLEUD, Certificate of Lawfulness in respect of the use of buildings (as outlined in red on plan JRF1) for more than 10 years before 25.05.2012 for buying, selling, storing, repairing and displaying of farm machinery for sale to farmers, trade and export. CLEUD Approved.

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land Based and Rural Economy

Policy SP13 – Landscapes

Policy SP16 - Design

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic development management issues

National Planning Policy Framework

National Planning Policy Guidance

APPRAISAL:

The main considerations are;

- i) Principle
- ii) Character and Form

i) Principle

This application is 'Major' development because the proposed building has a floor area in excess of 1,000m² as such it is required to be determined by the Planning Committee.

The substantial demolition of the existing agricultural building is in principle supported. It is Officers opinion that as the exterior of the existing barn is constructed from corrugated sheets of different colours and sizes, the building has a lack of cohesion, which consequently has an adverse impact on the character and appearance of the area, when viewed from public vantage points.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy as well as Paragraph 28 of the National Planning Policy Framework seeks to support the sustainable growth and expansion of existing businesses. The principle of a replacement building is therefore considered acceptable.

ii) Character and Form

The farmstead at the end of Long Lane, over 1 mile from the junction with Green Dykes Lane is an existing farmstead with a number of agricultural buildings of a range of scales and designs. Whilst it is noted that due primarily to the increased ridge height and the dual pitch roof the proposed replacement building would have a larger form than the existing building, despite occupying the same foot print. Due to the isolation of the site, the public vantage points will largely be contained to the Public Bridleway to the west of the application site and from Dixieland Farm to the north. However the replacement building when viewed from the public vantage points would appear in the context of the existing agricultural buildings including the recently approved and constructed grain store to the west of the application site. It is Officers opinion that the proposed development would not only improve the overall appearance of the site by bringing about some uniformity but would also provide benefits to the applicants existing business by providing them with a more functional building

The closet residential property is Little Farm to the south west of the application site. However due to the distance of approximately 207 metres and the number of existing agricultural building between it and the application site it is not considered that the proposed development would have an adverse impact on the occupants amenity. Dixieland Farm to the north of the application site is approximately 466 metres away. Due to the distance and that the application is not seeking to change how the site operates, it is not considered that the replacement building would have an adverse impact on the occupants amenity.

The Highway Authority has raised no objection to the proposed development. At the time of writing no representations have been received from the Public Rights of Way Officer however as the application site is approximately 50 metres east of the Right of Way on the footprint of an existing building it is Officers opinion that the proposed development would not interfere with the function of the Public Right of Way. Officers are however recommending an informative be attached to an approval making the developer aware that no works shall be undertaken which will create an obstruction, either permanent or temporary. As the proposed development is not proposing to increase the floor area and thus increase the surface water being dealt with by the farms own storage and pumping scheme, the Vale of Pickering International Drainage Board raises no objection. At the time of writing no written representations had been received from either the Parish Council or Members of the public. In view of the above it is considered that the proposed development complies with both Local and National Planning Policies.

The recommendation to Members is therefore one of approval.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

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

Carr House Farm. Proposed Elevations. Received by the Local Planning Authority 19 November 2014

Carr House Farm. Site Location Plan. Received by the Local Planning Authority 19 November 2014

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

INFORMATIVE:

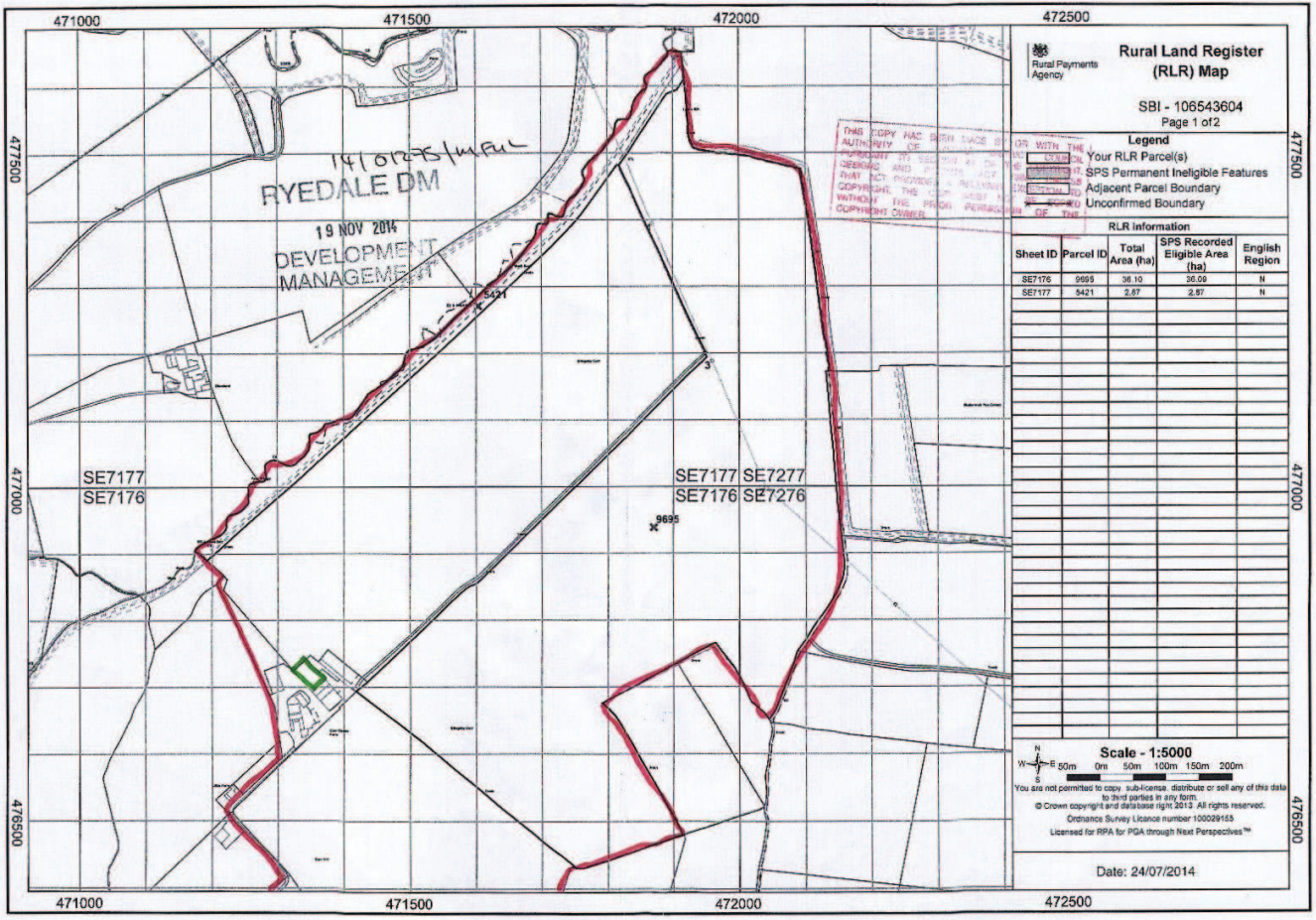
- 1 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

Background Papers:

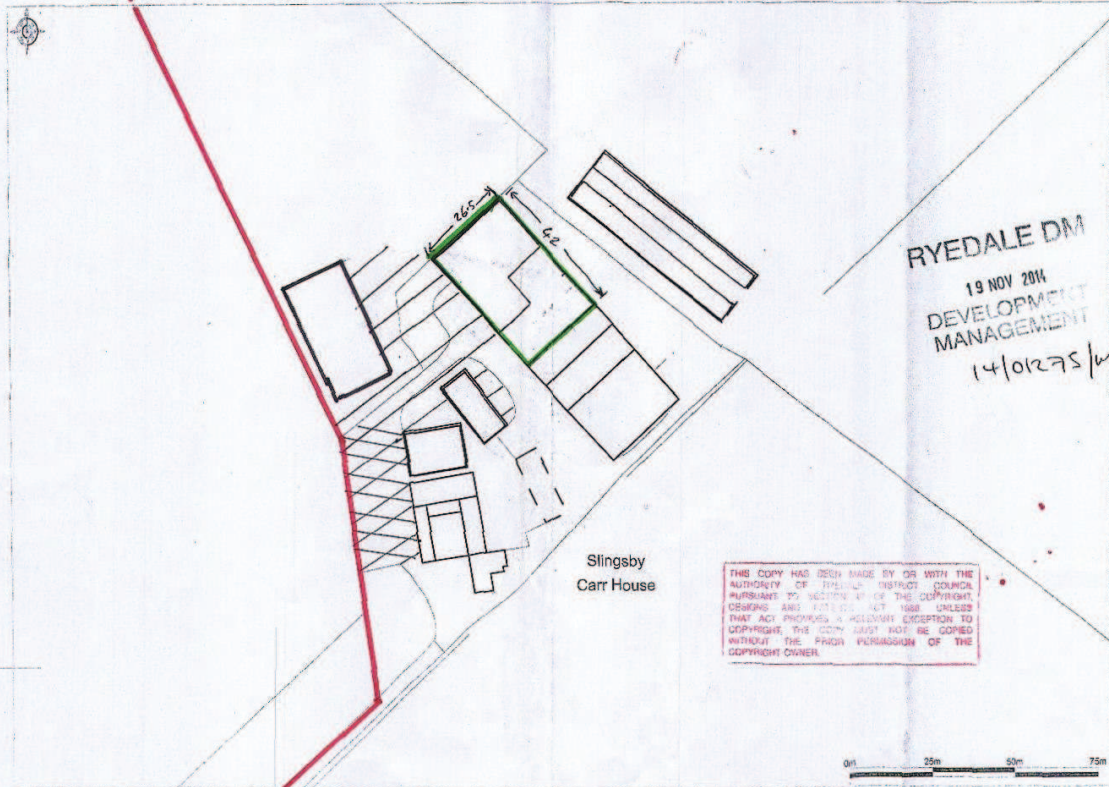
Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

PLAN A



Please return this sheet to us if you want to make any changes to the parcels shown on it.

PLAN B



RYEDALE DM
 19 NOV 2014
 DEVELOPMENT
 MANAGEMENT
 14/01275/MAL

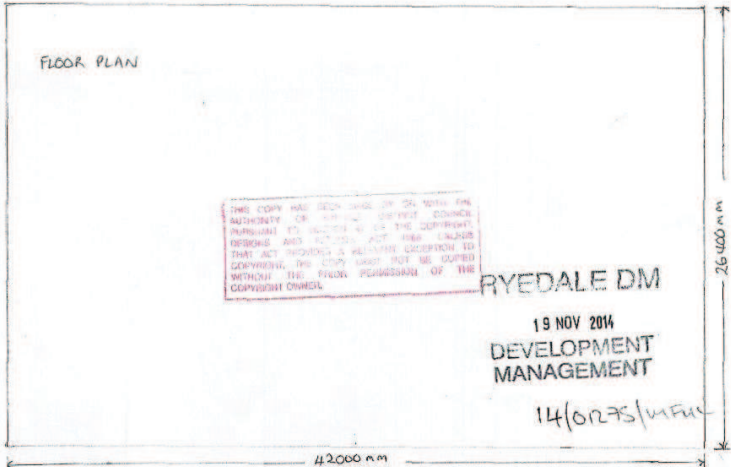
THIS COPY HAS BEEN MADE BY OR WITH THE
 AUTHORITY OF THE EAST YORKSHIRE COUNCIL
 PURSUANT TO SECTION 17 OF THE COPYRIGHT,
 DESIGN AND PATENTS ACT 1988 UNLESS
 THAT ACT PROVIDES A WELLINGTON EXCEPTION TO
 COPYRIGHT. THIS COPY MUST NOT BE COPIED
 WITHOUT THE PRIOR PERMISSION OF THE
 COPYRIGHT OWNER.

Slingsby
 Carr House

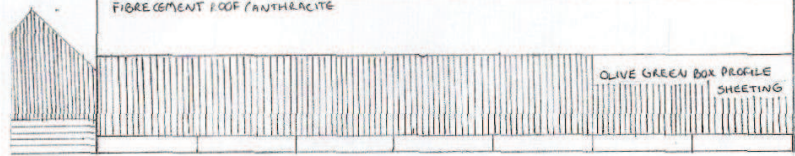
© Crown Copyright 2014. All rights reserved. Licence number 100022046. Printed Scale - 1:1000

This map was created by Uilyott & Butler, 34 Middle Street South, Driffield, East Yorkshire, YO25 6PS

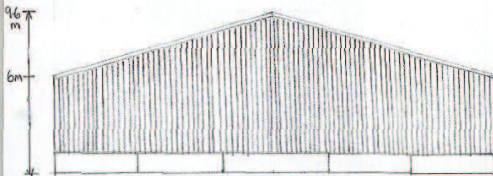
SCALE 1:200
 JK FIRBY
 CARR HOUSE FARM
 SUNGSBY
 YORK YO62 4AX



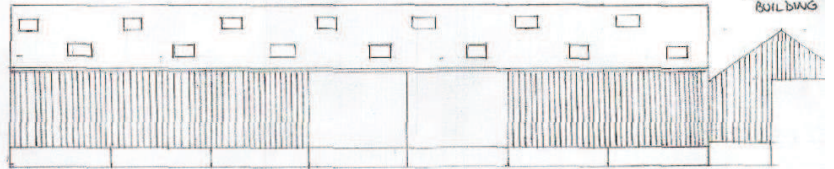
EXISTING BUILDING



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

JR & D Firby
Carr House Farm
Slingsby
York
YO62 4AX

RYEDALE DM

19 NOV 2018

14/01/2018/14/11/18

Planning Statement

Planning Permission is sought to replace the worst part of an existing range of agricultural buildings. The total length is 87m x 26.4m wide. The length to replace is 42m long and 26.4m wide. The replacement will exactly match the footprint of the current building. The new roof line will run North - South and will be 1.6m higher than the current highest point. The existing roof comprised of 2 ridges running East - West. The ridge level of the new building will be very similar to that of an adjacent grain store, which is built in a similar manner to the proposed shed. The new building can only be seen from a Public Footpath on the northern side and by one neighbour, Mr Dean at Dixieland Farm. We intend the proposed Development to be visually a vast improvement on the existing one.

Reason for renewal:

To build a tidy useful shed to replace an untidy building which needs a new roof and is not suitable for modern farming due to its size and awkward layout, having been built from telegraph poles and insulated box profile sheets for the walls.

Previous & Proposed Uses:

The used will be unchanged. For the previous 14 years part of the shed has been used to store agricultural machinery for re-sale and part for general farming activities.

Agenda Item 10

Item Number: 10
Application No: 14/01318/MFUL
Parish: Luttons Parish Council
Appn. Type: Full Application Major
Applicant: Mr Andrew Thornton
Proposal: Erection of 3 no. open fronted cattle buildings and 1 no. open sided straw barn together with erection of extension to existing open fronted cattle building following demolition of 2 no. existing agricultural buildings (retrospective application)
Location: Outbuildings East Of Croome Dale Lane East Lutton Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 9 March 2015
Overall Expiry Date: 6 February 2015
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Archaeology Section	As the application is retrospective no archaeological mitigation is appropriate
Parish Council	Object
Highways North Yorkshire	No objection
Environmental Health Officer	No views received to date
Sustainable Places Team (Yorkshire Area)	No views received to date
Land Use Planning	No views received to date
Neighbour responses:	None

SITE:

The application site contains a range of modern agricultural buildings and is within the open countryside within an Area of High Landscape Value. The site is accessed by an existing single farm track and is situated within a natural hollow in the high Wold landscape.

There are two planting blocks to the north and south of the site.

Prior to the erection of the current farm buildings the applicant has provided a plan to show that the site had previously three agricultural buildings situated.

PROPOSAL:

Planning approval is being sought for the retrospective erection of four modern agricultural buildings and the extension of an existing building. The buildings are tightly clustered and cover a floor area of approximately 2236 square metres.

When the applicant first introduced the cattle to the site there were approximately 150. Following further expansion of the farmstead through the construction of buildings two and four the number of cattle housed on the site has increased to 330 head of cattle. The cattle come from farms to the north of England in September and October aged between 18 -24 months, they remain onsite within the buildings until the following spring summer.

No mains services are provided to the site and so the applicant has adopted a straw based wet feed husbandry system. The cattle whom are housed on straw, are primarily fed on produce grown on the arable land which surrounds the site. In turn the straw muck is returned to the land and used as fertilizer.

ENVIRONMENTAL IMPACT ASSESSMENT:

The development is considered to fall within Section 1(c) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (Intensive livestock installations). It is for the Local Planning Authority to consider whether the development is likely to have significant effects on the environment by virtue of factors such as size, nature and location.

The agricultural buildings have an approximate floor area of 2236 square metres. However, as the development is not within a sensitive area as defined by the 2011 EIA Regulations, Part 1 Section 2.

The opinion of the Local Planning Authority is that the development does not compromise EIA development.

HISTORY:

This application is retrospective and seeks to regularise the works and operations which have already been carried out. The application has come forward following Officers enforcement investigation.

There is no other planning history on this site.

POLICY:

National Planning Guidance

National Planning Policy Framework
National Planning Policy Guidance

Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land Based and Rural Economy
Policy SP13 - Landscapes
Policy SP16 - Design
Policy SP19 - Presumption in favour of sustainable development
Policy SP20 - Generic development management issues

APPRAISAL:

i) Principle

This application is 'Major' development because the proposed buildings have a floor area in excess of 1,000m². As such it is required to be determined by the Planning Committee.

Policy SP9 (The Land Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy as well as Paragraph 28 of the National Planning Policy Framework seeks to support the sustainable growth and expansion of existing businesses. The site has now been in operation for the last three years, it now equates to approximately 40% of the farmsteads turnover, with potatoes and arable making up the remaining 60%. The principle of the development is therefore considered acceptable.

ii) Impact on the AHLV

The application site is nestled into a natural hollow in the top of the Wolds AHLV. On approaching the site along the existing single track it remains largely hidden until the final descent into the hollow. The only apparent view onto the site is from a section of the public highway which runs to the north west of the site approximately 1 kilometre away.

This is only a passing view and is soon lost due to the undulating nature of the landscape. The existing buildings gable end which are the most visible, are green and brown which aids them to sit neatly in the landscape further reducing any prominence.

Notwithstanding the above the site historically, was used for the purpose of agriculture, and although at a smaller scale did contain a significant collection of agricultural buildings (a satellite image has been added as an appendices alongside the previous site layout for information purposes). It is therefore Officers opinion that in terms of impact on the landscape this small part of the Wolds is characterised by a collection of agricultural buildings. Although the new buildings are larger in scale, they are tightly clustered. This coupled with the existing planting with once matured largely screen the most prominent views onto the site from any public vantage points. The landscape impact is considered to be very limited. It is therefore considered that the development does not result in a loss or degradation to the historic landscape character of the Wolds. Given the extensive landscaping which has already been carried out it is not being recommended to condition any additional landscaping.

iii) Management

The applicants original business was located at Manor Farm (approximately 1500 metres to the north) and mainly involved the growing of potatoes and other arable crops. A decision was made to expand the business via a beef rearing operation. This location was considered suitable for such an operation because of its isolated location and the fact there are no nearby protected properties.

The cattle (aged either 18 or 24 months), arrive to the site from farms across the north of England in October and November. They are kept on the straw based system and remain on site until the following spring/summer. In order to enable the growth of this aspect of the farming enterprise, the applicant has adopted a straw based wet feed husbandry system, This involves the animals being fed from food produced on the land managed by the applicant. In turn the straw muck is returned to the land and used as fertilizer. The buildings are not washed out following the dispatch of the cattle. If further cleaning is required above the clearing of muck the applicant has confirmed he uses lime.

The management of the site is a further consideration as the application site is situated within both a Surface Water and Ground Water Nitrate Vulnerable Zone. The Environment Agency formal consultation response has not been received at the time of writing this report. Members will be updated either in the Committee late pages, or at the Planning Committee Meeting. Officers have however been in discussion with the Environment Agency, whose officers have verbally confirmed that the existing management of the farmstead complies with the NVZ Rules. The Environment Agency is the relevant organisation that is responsible for dealing with any contravene of the rules.

iv) Other Issues

The Parish Council has objected to the development. Whilst they applaud the promotion of sustainable agricultural business; it is their view that this should not be at the expense of the Area of High Landscape Value nor the lawful planning system. Members will note that the impact of the development on the special character of the Wolds AHLV has been considered in an earlier section of the Officers report. This application is retrospective. However this is not a material planning consideration and cannot be given any weight when making a decision on the merits of the application.

The Parish Council dispute the description of the access being existing, do not believe that this should form part of the application. However the satellite image submitted by the Parish Council appears to show an access track leading into the former farmstead in the same position as is existing. Officers are reasonably satisfied that the access track has been in place for a significant period of time to be considered lawful although in more recent years, it could have been upgraded. The Highway Authority has raised no objection.

North Yorkshire County Council Archaeology were consulted as the application site is within an area of archaeological interest. However as the application is retrospective and the groundwork's having already been carried out, there is no archaeological mitigation appropriate.

A number of the points raised however do not form material considerations that are within the control of the Local Planning Authority.

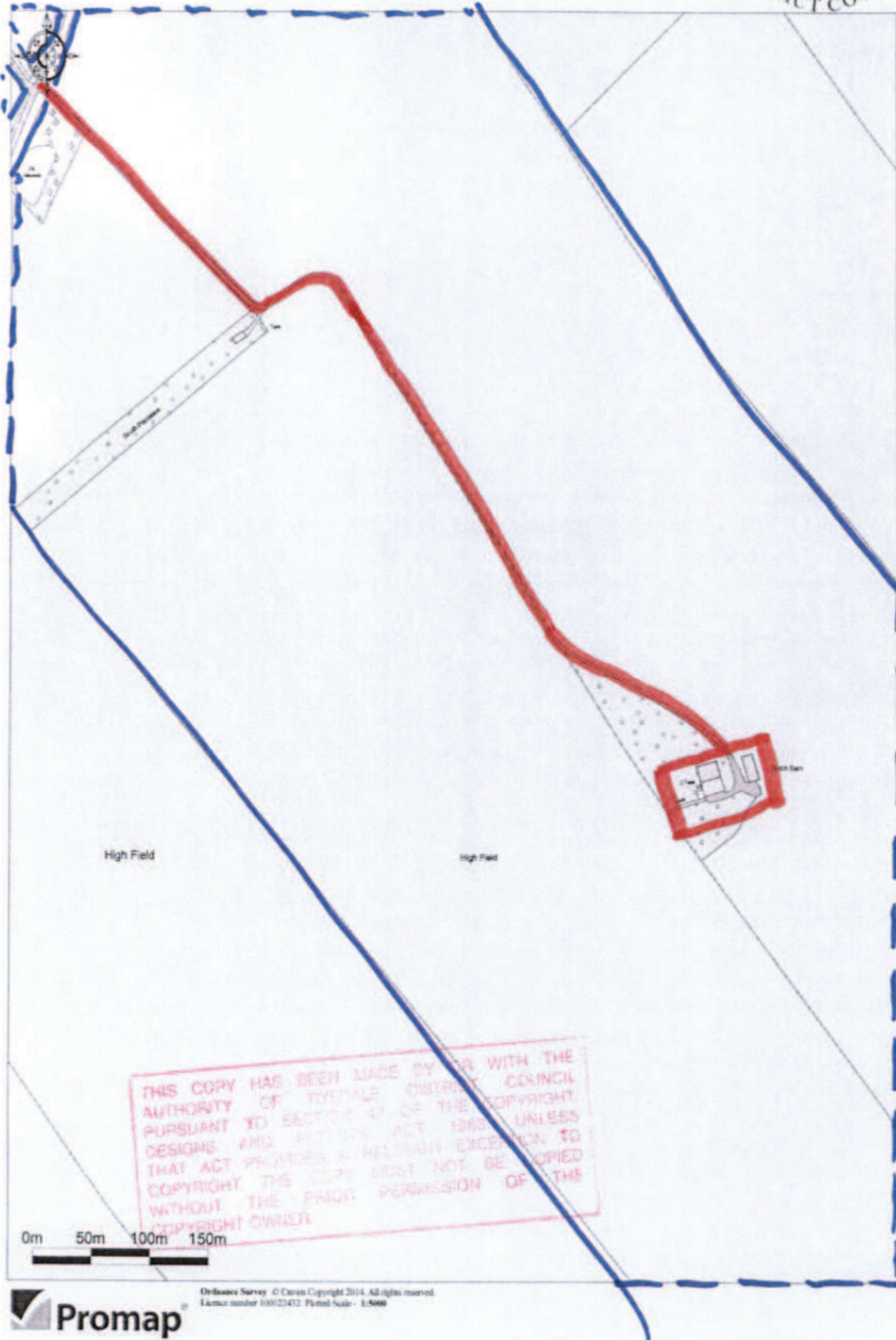
Taking the above assessment into consideration it is considered that the development accords with both Local and National Planning Policy. The recommendation to Members is therefore one of approval.

RECOMMENDATION: **Approval**

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

Land at South Plantation
East Luton



FOR INFORMATION



Not Set



Scale: 1:20,000

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2012.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

THIS COPY HAS BEEN REPRODUCED WITH THE PERMISSION OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988 UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION. TO COPYRIGHT THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

Organisation	Ryedale District Council
Department	Planning
Comments	Not Set 14/01318/MFWL
Date	09/12/2014
MSA Number	Not Set

KEY TO DRAWING

EXISTING BUILDING C 200m² with 135m² new extension

BUILDING 1 388m² (+ 53m² canopy)

Trusses from Manor House Farm

forming new open fronted Cattle Shed

BUILDING 2 836m² (+ 152m² canopy)

New steel framed open fronted Cattle Shed

BUILDING 3 500m²

Trusses from Manor House Farm

with lean-to side extension

forming new pole bar for straw storage

BUILDING 4 377m² (+ 70m² canopy)

New steel framed open fronted Cattle Shed

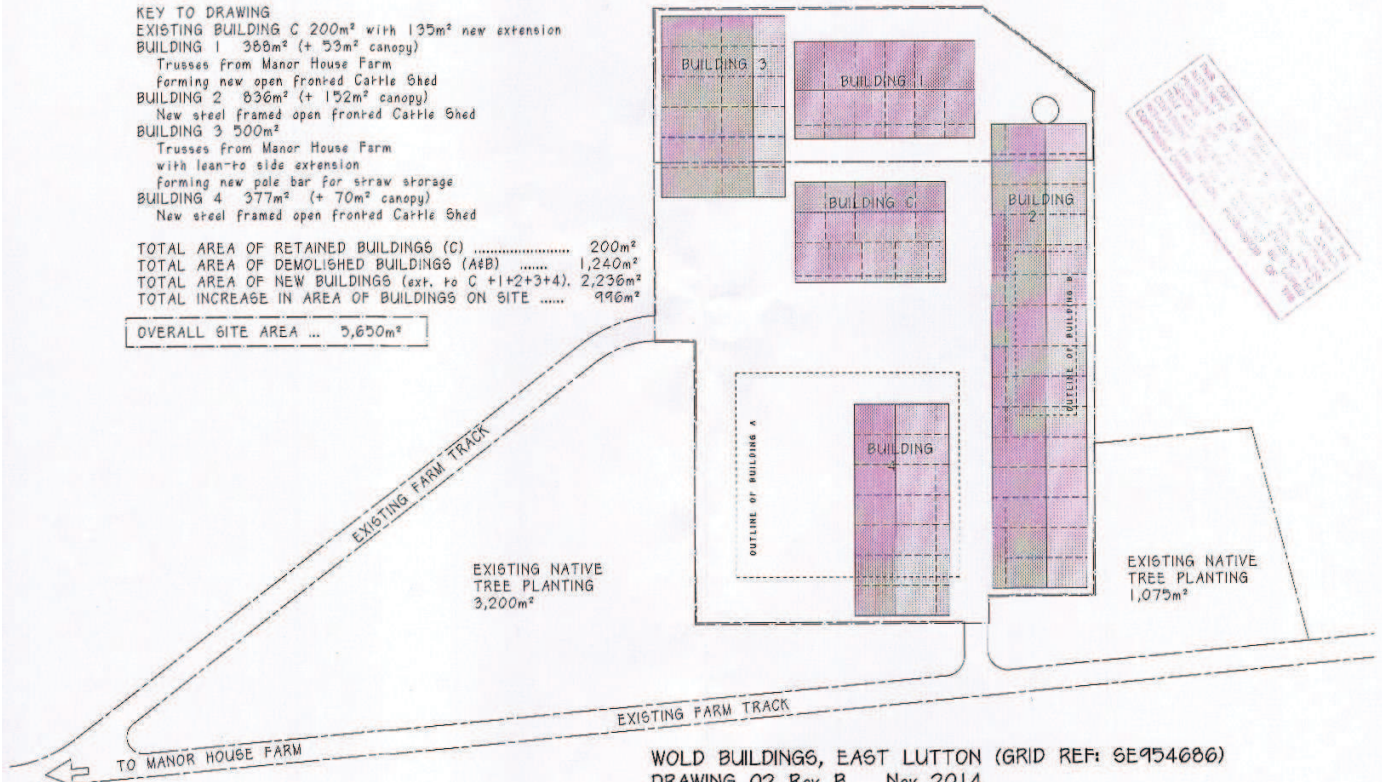
TOTAL AREA OF RETAINED BUILDINGS (C) 200m²

TOTAL AREA OF DEMOLISHED BUILDINGS (A+B) 1,240m²

TOTAL AREA OF NEW BUILDINGS (ext. to C +1+2+3+4). 2,236m²

TOTAL INCREASE IN AREA OF BUILDINGS ON SITE 996m²

OVERALL SITE AREA ... 5,630m²



WOLD BUILDINGS, EAST LUTTON (GRID REF: SE954086)

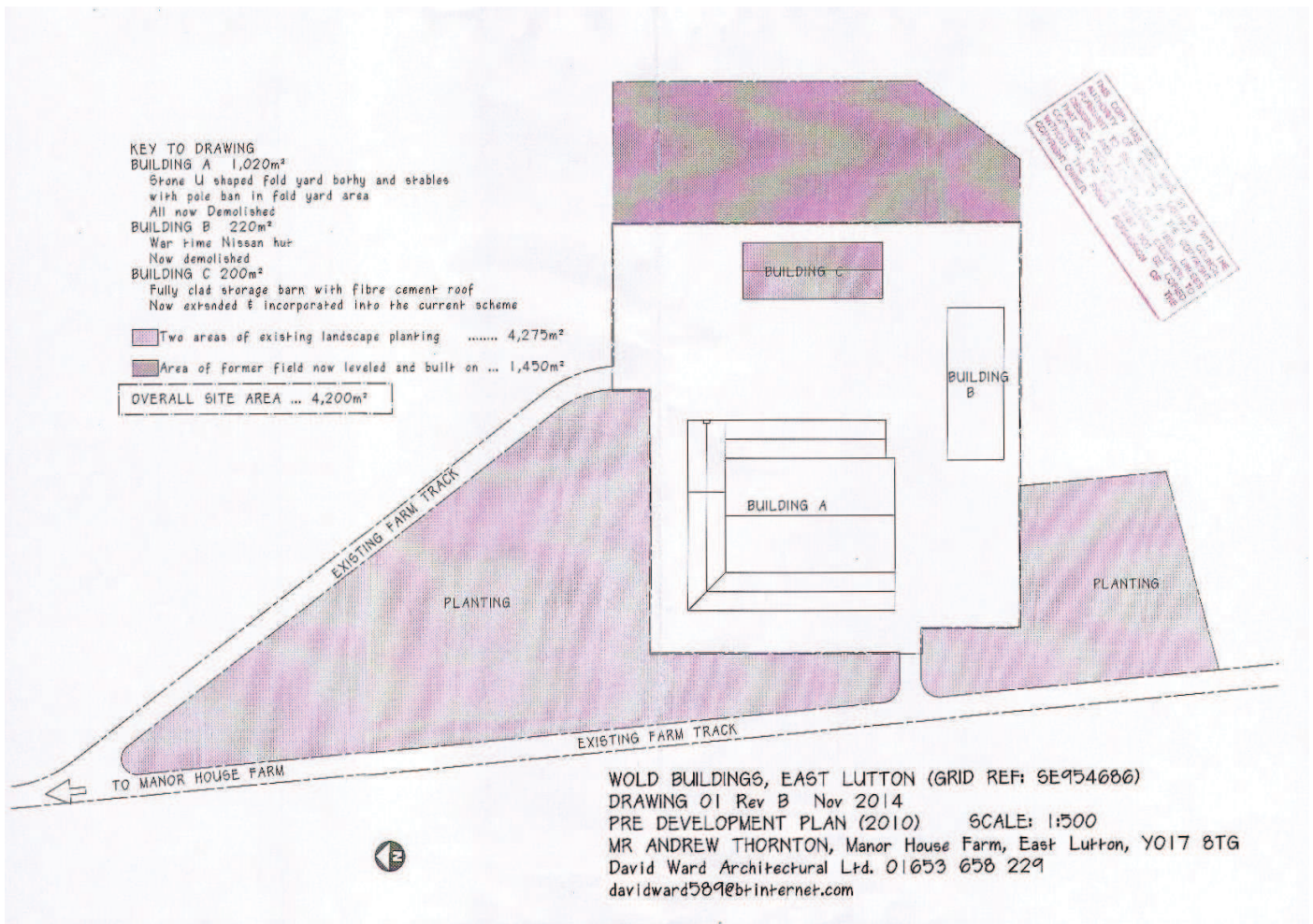
DRAWING 02 Rev B Nov 2014

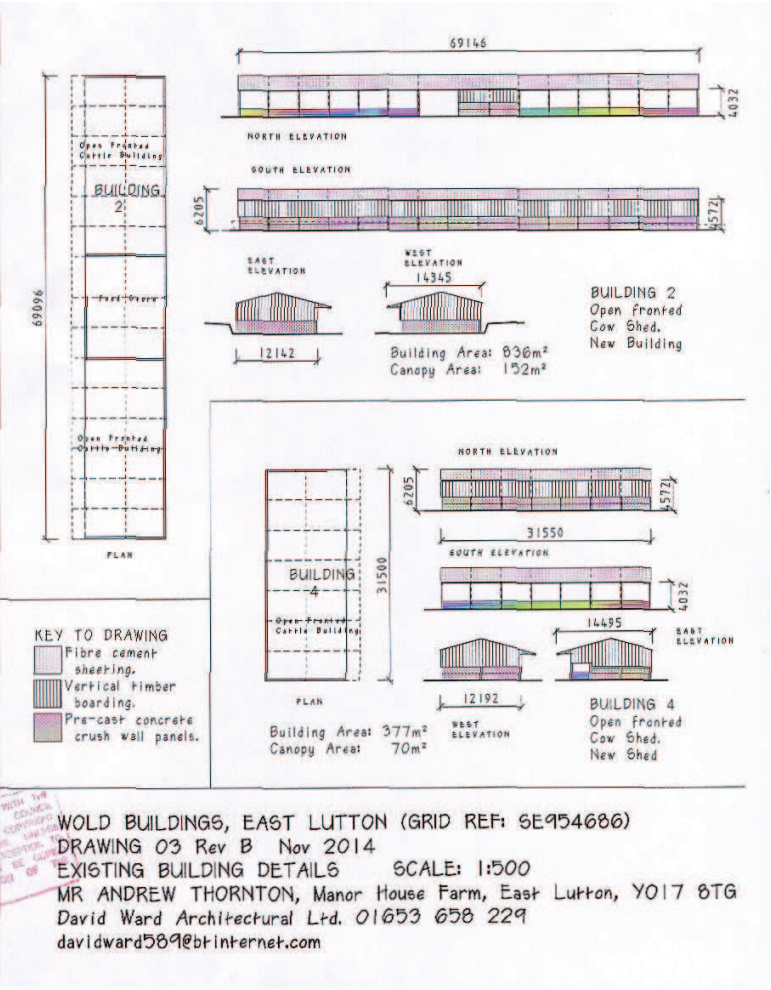
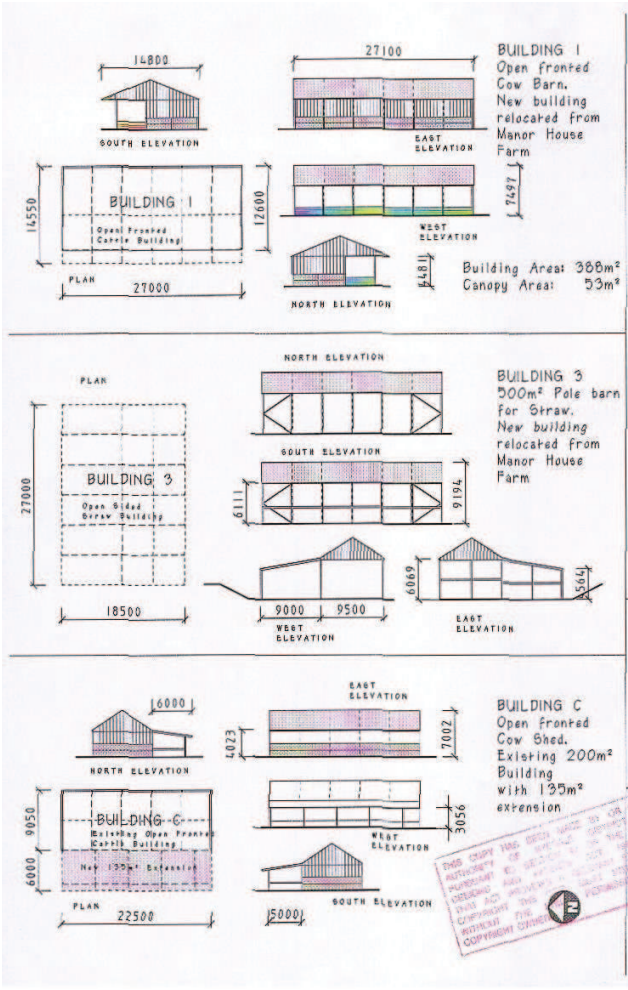
EXISTING PLAN (2014) SCALE: 1:500

MR ANDREW THORNTON, Manor House Farm, East Lutton, YO17 8TG

David Ward Architectural Ltd. 01653 658 229

davidward589@btinternet.com





WOLD BUILDINGS, EAST LUTTON (GRID REF: SE954686)
 DRAWING 03 Rev B Nov 2014
 EXISTING BUILDING DETAILS SCALE: 1:500
 MR ANDREW THORNTON, Manor House Farm, East Lutton, YO17 8TG
 David Ward Architectural Ltd. 01653 658 229
 davidward589@btinternet.com

DESIGN & ACCESS STATEMENT

To accompany: FULL PLANNING APPLICATION (retrospective)

RDC CASE NUMBER: 14/00059/UD

Proposal: ERECTION OF 4 AGRICULTURAL BUILDINGS and EXTENSION TO EXISTING BUILDING.

At: WOLD FARM, EAST LUTTON. OS GRID REF: SE954686.

For: Mr ANDREW THORNTON

BACKGROUND. Manor House Farm, East Lutton has been in the Thornton family for two generations. The farm extends to just over 500 acres and, like many of the neighbouring farms, is very long and thin, only two fields wide east-west but over a mile in length north-south. In earlier days when horses worked the land these long thin farms had a main farmhouse by the road and a subsidiary cluster of buildings and stables further down the length of the holding to make working the land more practical.

Manor House Farm is within the Village Development Limits for East Lutton on the main highway and Wold Buildings have always been the southern base of the farm and are located about a mile to the south set remote from any other settlement. With modern machinery and the economies of scale it is now desirable to work the land from one centre and Manor House Farm has become the hub for the arable operation and therefore the centre of the farm where Mr Thornton lives with his family.

As the arable crops from the Wold have all been processed at the Manor House Farm hub the traditional buildings at the Wold have gradually fallen into disrepair. In addition there has never been mains water or electricity at the Wold - its remote location makes it expensive to install this infrastructure. There has been a water bore hole at Wold Buildings but the replenishment rate has never been sufficiently rapid to permit its use commercially for potato irrigation and it has now been abandoned.

In addition to the 500 owned acres of arable land Mr Thornton has developed a potato growing operation mainly on adjacent rented land, up to 200 acres in some years. The potato processing and storage is again focused on Manor House Farm. The availability of suitable land to rent is becoming harder to find and therefore the future of this aspect of the enterprise is uncertain. Growing potatoes commercially requires irrigation in most years and a system of distribution pipes has been installed across the farm served by a bore hole at Manor House Farm. This private supply also serves Wold Buildings.

INTRODUCTION. Running a farm of this size based predominantly on one type of product is very risky being at the mercy of variable unpredictable input charges and market prices based on world demand neither in the direct control of the farmer. Clearly to level out the risk profile a more diverse farming system results in a more secure and predictable income stream. In recognition of this fact the emphasis on farm diversification is backed by government and local policy.

The whole Manor House Farm enterprise is run by 3 full time and 1 part time staff along with seasonal staff at key periods in the farming year. Building maintenance and has been part of the skill set of the farm hands.

About 10 years ago planning permission was granted for the conversion of the stack yard at Manor House Farm to become dwellings and as part of that consent two agricultural buildings were carefully taken down and stored.

Given the need to diversify the various elements were all now in place:

- The need to ensure the future prosperity of the whole enterprise by diversifying into familiar but related integrated activities
- Staff on the payroll with little work at certain times of year
- Two dismantled but serviceable buildings in storage
- Good vehicular access to the remote site at the Wold
- Existing but underused buildings on levelled ground in need of attention.

Page 1 of 3

The decision was taken in 2010 to re-erect the dismantled farm buildings from Manor House Farm stack yard at the Wold and start a beef rearing operation there. Grain, fodder beet and potatoes grown on the farm could be used to feed cattle together with straw for bedding, and straw based muck could be spread back on the arable land.

The Wold location had the added benefits from a biodiversity, animal welfare and disturbance point of view being very remote from the village and indeed all habitation. This remote location proved not to be problematic from the practical point of view as there is little traffic generated by the enterprise and the lack of mains services has no significant bearing on the straw based wet feed husbandry system employed. This integrated system lowered the input costs and soon the beef enterprise, started in 2011, was in a position to expand. In 2012 150 head of cattle were housed in the existing buildings and the relocated buildings at the Wold. Since that time with new and replacement buildings the number has risen to 330 cattle today. Cattle aged between 18 and 24 months old are brought to the Wold from breeders in the north of England in September and October and stay on the farm until the flowing spring/summer when they go direct to slaughter and onwards to supermarkets in the UK. During this time at the Wold between 80% and 90% of all their food is produced on the farm and all the straw muck is returned to the land reducing the dependence on external fertilizer inputs by about a third. In addition the self-contained nature of the whole farming method has drastically cut the traffic generated by the farm despite a significant increase in overall turnover. Water stored from roof run-off is also used in the wet feed process.

In the three years since inception the beef business has come to represent about 40% of the farms turnover with potatoes making a further 40%. Arable whilst taking the most acreage represent only 20% of overall turnover. This represents an increase in turnover of 70% and a more stable business better able to weather the differing fates of the trading areas it now operates in. Mr Thornton is a family man and hopes, through this diversification, to be able to leave a thriving and more secure enterprise to the next generation.

PROPOSAL. Retrospective planning approval is sought for the erection of 2236 square metres of agricultural buildings. The tightly grouped cluster of buildings are located in the open countryside in the Wolds Area of High Landscape Value in a sheltered depression in the undulating terrain where historically a range of farm building has always been located. Of these former farm building only one Dutch barn remains. The rest have been demolished over the last few years.

PLANNING HISTORY & POLICY BACKGROUND, PRE APPLICATION ADVICE

A letter from Helen Bloomer, Development Management Officer, alerted the applicant that work had been done at Wold Farm without planning permission. As the buildings are less than 4 years old the only way of regularizing the development is to submit a retrospective planning application for the works.

There is no planning history on the site.

The relevant policies are -

NPPF:

Chapter 3 Prosperous Rural Economy (promoting the development and diversification of agricultural business)

Chapter 11 Conserving and Enhancing the Natural Environment

Ryedale Local Plan Strategy:

Policies SP9 Land-Based and Rural Economy (New and replacement buildings necessary to support land based activities, farm diversification)

SP13 Landscape (protecting sensitive skylines)

SP16 Design (Respecting the context provided by the former farmstead)

SP20 Generic Issues (Amenity and Safety)

USE. The use of the new and replacement buildings are general agricultural building which are currently used as housing for raising beef cattle and storage of bedding materials in association with this enterprise.

Page 2 of 3

AMOUNT OF DEVELOPMENT. Referring to the previous 2012 layout plan there were 3 buildings on the site:

Building A - 1,020 square meter brick and stone built 'U' shaped stack-yard with pole barn building covering the enclosed area removed in 2014 to make way for 4 (below)

Building B - 220 square meter Nissan hut removed in 2012 to make way for 2 (below)

Building C - 200 square metre Dutch barn. Still existing on the site extended by 135 square metres in 2012. There is no historical photographic evidence of these three buildings but they can be clearly seen on the Google Earth images of the area. The total area of covered space on site (A + B + C) was 1,440 square metres in 2010.

Of this total part of A (the pole barn area) and all of C were initially used for the cattle operation.

Referring to the current layout plan there are 4 new buildings on site:

Building 1 - 388 square meter general purpose shed used for housing cattle with a 53 square meter canopy. Relocated from Manor House Farm in 2012

Building 2 - 836 square meter general purpose shed used for housing cattle and feed store with a 152 square meter canopy. Erected in 2013.

Building 3 - 500 square meter general purpose shed used for storing straw. Relocated from Manor House Farm in 2013 and extended with a lean-to increasing straw storage capacity.

Building 4 - 377 square meter general purpose shed used for housing cattle with a 70 square meter canopy. Erected in 2014

In addition there is also a 135 square meter extension to Building C.

The total area of new buildings on site (C[extended] + 1 + 2 + 3 + 4) is now 2,436 square metres of which 2,236 square metres in new building, an increase of 996 square metres on the 2010 position.

All the development is on the site of the Wolds farmstead with the exception of Buildings 1 and 3 are sited which are on a 1,450 square metre area which was formally field land. The RPA were made aware of this change in 2013 and the single farm payment adjusted accordingly. In addition grants have been received to concrete the roadways between the buildings in 2013 as part of the CSF initiative to limit water run-off.

SCALE PERAMETERS & APPEARANCE. All the new farm buildings range in height from 4.1 metres to 6.1 metres to eaves and from 6.2 metres to 7.5 metres to the apex. They are all clad in timber boarding to the rear and sides above 1.8 metre concrete crush walls, are open fronted and roofs are clad in grey fibre cement sheeting.

LAYOUT & DESIGN. The development forms a tightly grouped, inward looking and self-contained cluster around narrow avenues set on the site of the former Wolds buildings.

CONTEXT & LANDSCAPE. The site is in a sheltered hollow in the high wold landscape. There has been a cluster of building on the current site for more than 200 years. The natural lay of the land affords a degree of shelter form the worst of the weather. Over the last 20 years two blocks of native landscape planting have been established, 1.5 acres to the immediate north of the site and 0.5 acres to the immediate south. This has now grown to a height of 2 m. The site is not visible from any public thoroughfare set in a natural hollow.

ACCESS. The means of access to the site remains unaltered. It has always been used for agricultural purposes and is in good repair. Park Lane is used as the natural highway link between the two farming centres and good access and on site turning for other vehicles was already established prior to the development.

ECOLOGY & ENVIRONMENTAL. There are no ecology or flooding issues associated with the proposed development. On site percolation is excellent and the integrated nature of the husbandry system employed results in no effluent leaving the farm. The recent case of bird flu in East Yorkshire has emphasised the importance of discrete locations for single species livestock production. Farms in the affected area are being prevented from moving any livestock from production farmsteads which raise chickens. Remote single species production units help avoid this problem.

HL

OBJECT

LUTTONS PARISH COUNCIL

Clerk: Andrew Macdonald

Holly House
West Lutton
Malton
North Yorkshire
YO17 8TA

RYEDALE DM

9 January 2015

Karen Hood
Managing Development Team Leader
Ryedale District Council
Ryedale House
Malton
North Yorkshire
YO17 7HH

12 JAN 2015

DEVELOPMENT MANAGEMENT

Dear Karen

Application No. 14/01318/MFUL : Erection of 3no. Cattle buildings and 1no. Straw barn together with extension to existing cattle building and demolition of 2no. agricultural buildings (retrospective application) : Croome Dale, East Lutton : Thornton

Luttons Parish Council has received the above retrospective application for comment. Whilst this Council applauds any measure to promote sustainable agricultural businesses in the Wolds, this must not be at the expense of the Area of High Landscape Value nor the lawful planning system. The above application by its retrospective timing, site location and scale, strongly suggests attempted avoidance of both planning constraints and due legal process. The Council has not been able to visit this site, nor do any public rights-of-way pass close by; the following comments are therefore made in good faith based upon local knowledge and information freely available.

The applicant relies on the footprint of long demolished buildings to justify the current density/scale of development, but provides no evidence of these purported structures. The 1850 OS map records a traditional High Barn in a position that does not tally with the 'fold yard, bothy and stables'. Pre-1940 OS maps record only a dutch barn at the site. Current OS mapping records two buildings (of which one is a dutch barn) of 200 and 240 m². This is confirmed by satellite photos from 1999/2001 and the most recent available; for at least 15 years there have not been any 'heritage' buildings on site, there is no sign of a Nissen hut, and much of the claimed building area is open yard. The area of demolished building (A) is 240m², not 1240m² as claimed, and it was a relatively modern cattle shed, for which there is no planning history but was in use for pig husbandry, as seen in satellite images. Of particular interest is that the area of hard standing, including building footprints, is shown as 1,190m² by OS, whereas Drawing 01 Rev.B claims an area of 4,200m² prior to development and an area of 5,650 post

Tel: 01944 738520

E-mail: clerkluttonspc@hotmail.co.uk

development in Drawing 02 Rev.B. Development has increased hard standing by 4,460m², some of which was grant-funded! The built area on site has increased from 440m² (in 2010) to 2711m² today, an increase of 2271m² or 516%, without any constraint or consent. The applicant claims that 'the site is not visible from any public thoroughfare' although the development is clearly seen in the attached photograph taken from the public highway.

The applicant gives no detail of the 'straw-based wet-feed husbandry system' employed. Whilst 'the straw-based muck will be spread back on the arable land', no short-term storage is indicated and the extensive concrete hard-standing must be provided with the means to prevent contaminated run-off. The applicant states, somewhat ambiguously, that the water bore hole at the development has been abandoned and there are no mains services at the site; water is stored from roof run-off but no tanks are indicated on the site plan. Abandoning the bore hole, if that is the case, avoids the need for separation and contamination preventative measures. The applicant claims that the site is served by a private supply from Manor House Farm through a system of distribution pipes – a distance of over 1600m across at least two public highways with a net height gain of 15m.

In developing this site the applicant has stoned the approach road and cut away 1,450m² of agricultural land to a depth of c.2.5m. The access road crosses the Double Dykes that define the early occupation of the Great Wold Valley and the area of the site is of potential archaeological interest. In the normal course of events archaeological oversight of this development would have been appropriate. Drawings 01 and 02 claim the track to the west of the site to be an existing farm track; current mapping and satellite evidence shows this to be a field margin and should not form part of this application.

Although there may be no substantive and material reason to refuse it, this application lacks credibility and this Council **objects on principle**. The applicant has shown a blatant disregard for the planning process and should not be rewarded with an unfettered approval that would set a very dangerous precedent. There are matters that this Council would wish to see conditioned and/or referred to the appropriate authority. These include: water extraction licencing; abandonment of the water bore hole; animal waste management; surface water run-off containment; colour and character of cladding and roofing material; archaeological survey; changes to the field margin to west of site.

This Council further suggests that the Local Planning Authority's compliance unit reviews the planning history for the whole of Manor House Farm, East Lutton because there appear to be new buildings (without permission) on this site which, by infilling gaps between existing buildings, have created a visual barrier across the north of the village.

Yours sincerely,

Cllr Andy Macdonald
Clerk to Luttons Parish Council

Attachments:
Satellite image of site c. 2010
Photograph of site from public highway Dec 2014





Date Created: 9-1-2015 | Map Centre (Easting/Northing): 495367 / 468546 | Scale: 1:500 | © Aerial Imagery - www.getmapping.com

Item Number: 11
Application No: 14/01335/MFUL
Parish: Norton Town Council
Appn. Type: Full Application Major
Applicant: Yorkshire Housing Limited (Linda Gray)
Proposal: Erection of block of 1 no. 1 bedroom and 1 no. 2 bedroom apartments and block of 5 no. 1 bedroom and 3 no. 2 bedroom apartments following demolition of existing garage and outbuildings together with formation of vehicular access, 10 no. parking spaces, communal refuse store and additional 1 no. parking space for 29 Wood Street.
Location: 27 Wood Street Norton Malton North Yorkshire

Registration Date:
8/13 Wk Expiry Date: 5 March 2015
Overall Expiry Date: 14 January 2015
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Environmental Health Officer	Recommend conditions
Archaeology Section	Recommend condition
Land Use Planning	Comments
Parish Council	Recommend approval
Highways North Yorkshire	Await amended documents
Building Conservation Officer	No objection
North Yorkshire Police Architectural Liaison Officer	Comments and concerns raised regarding design issues
Housing Services	Comments made
Property Management	No views received to date

Neighbour responses: Mrs Vivienne Nicholson, Mr Keith Nicholson, Mrs Angela Wardale,

SITE:

The application site comprises industrial/business buildings located on Wood Street, together with the rear garden of No. 29 Wood Street. The site is directly opposite Vine Street and approximately measures 15.5m in width on its frontage, and 23.5m in width including the rear garden of No. 29, together with 39m in depth. The site is also located within the Norton Conservation Area, and within an area designated as being an archaeologically sensitive location. To the east and south of the site are established residential properties. To the west of the site are commercial garages with properties located on Commercial Street to the northern side. The site is located outside the indicative flood plain.

There is an unusual arrangement of gardens for No. 29 and 31 Wood Street, consequently the rear garden of No. 31 lies directly behind No. 29, and No.29's garden (part of the application site) lies behind No. 31's garden.

PROPOSAL:

Full planning permission is sought for the erection of a block of 1 no. 1 bedroom and 1 no. 2 bedroom apartments and a block of 5 no. 1-bed units and 3 no. 2 bedroom apartments following demolition of existing garage and outbuildings together with formation of vehicular access, 10 no. parking spaces, communal refuse store and additional 1 no. parking space for No. 29 Wood Street.

The larger block will front Wood Street and it will approximately measure 15.4m in width at its greatest by 17.5m in depth at its greatest, with an eaves height of 7.9m and a ridge height of 11.3m. This proposed building will span the front elevation of the site and be three storeys in height with a 4.6m wide archway on the eastern side of the front elevation. One front door is proposed giving direct access to a single apartment, with the remaining units gaining access via the archway.

The smaller building will be located to the rear with its gable running north – south and has a footprint approximately measuring 8.5m by 8.3m and be 5.2m to the eaves and 7.7m to the ridge height.

The proposed undercroft will provide a means of access to the rear of the site with 10 car parking spaces beyond. A bin storage area is also proposed within the site. This building has been designed to appear as an outbuilding. A single parking space is also proposed for No. 29 Wood Street.

The building is proposed to be constructed of buff coloured bricks under a clay pantile roof with UPVC windows and aluminium doors.

HISTORY:

2007 Conservation Area Consent granted for the demolition of existing buildings on the site.

2008: Planning permission granted for the erection of 5 no. 1 bed apartments and 3 no. 2-bed apartments with basement level storage, courtyard parking, cycle and refuse stores, communal amenity area and formation of vehicular access (revised details to refusal 08/00028/MFUL dated 10.04.2008)

2008: Planning permission refused for the erection of 7 no. one bedroom apartments and 3 no. two bedroom apartments with undercroft and courtyard parking, cycle and refuse stores, amenity area and formation of vehicular access. Dismissed on appeal.

2010: Conservation Area Consent granted for the demolition of existing sheds.

2011: Planning permission granted for the extension of time to implement the 2008 planning permission.

2014: Planning application withdrawn for the erection of 10 apartments.

POLICY:

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

Local Plan Strategy:

SP1 – General Location of Development and Settlement Hierarchy

SP2 – Delivery and Distribution

SP3 – Affordable Housing

SP4 – Type and Mix of New Housing

SP11 – Community Facilities and Services

SP12 - Heritage

SP16 - Design

SP17 – Managing Air Quality, Land and Water Resources

SP19 – Presumption in favour of sustainable development

SP20 – Generic Development Management Issues

APPRAISAL:

The main considerations in relation to this application are

- The principle of the proposed development;
- The design, scale, layout, materials, and form of the proposed development and its relationship to the surrounding area;
- Whether the proposal will either enhance or preserve the character and appearance of the conservation area;
- Whether the units will have a satisfactory level of residential amenity and whether No 29 Wood St will retain a satisfactory level of residential amenity space;
- Impact upon the amenity of the adjoining neighbours;
- Developer contributions;
- Highway Safety;
- Drainage, and;
- Archaeology.

This application is a 'Major' application and is required to be determined by the Planning Committee.

Conservation Area consent was granted in 2007 for the demolition of the existing buildings on the site. Following legislative changes, Conservation Area Consent is not now required for demolition of these buildings and the demolition of the building can be considered as part of this planning application. Providing there is a suitable and acceptable redevelopment of this site, there is considered to be no objection to the demolition of the buildings.

The site is within the Town's development limits and new residential development in principle is considered to be acceptable in accordance with Policy SP2 of the Ryedale Plan - Local Plan Strategy. A comprehensive approach to the area generally would have been the preferred approach, as this would have allowed development to be linked together, instead of ad hoc development on a piecemeal basis. However, it is understood that this is not possible because the surrounding land is in different ownerships. There is also no development brief for this area, so it is considered to be unreasonable to object to the principle of developing this particular site for residential purposes.

Planning permission was granted 2008 for 8 units on this site, please see attached plans.

The area is characterised by relatively dense street frontage residential development. The proposed development involves the erection of a building to accommodate 8 units and a separate detached building to accommodate 2 additional units. The main building will be three-storeys high which relates well to the scale of the terraced properties to the eastern side. The rear projecting wing is marginally longer than the previously approved rear wing. Since the submission of the first application Officers have negotiated significant improvements to the scheme including a reduction in the scale of the building, better fenestration, the introduction of a front door, and a re-design of the detached building to the rear. Whilst officers have not secured all the changes sought to the design and scale of the building, improvements have certainly been made. The general design of the proposed building in terms of its three-storey brick and pantile appearance is considered to be generally in keeping with properties on Wood Street. The scale of the proposal is largely consistent with the earlier approval. The redevelopment of the site is in principle is considered to be beneficial in terms of townscape and amenity.

The submitted scheme is designed with two windows on the western side; there is concern that these windows could prejudice the re-development of the adjoining site. The applicant's have been asked to re-move these on the earlier application, however they wish to retain these windows. In the circumstances, it is suggested that these windows are obscure glazed and non-opening. They are secondary windows to living areas.

The applicants have proposed a stirling buff brick and UPVC windows with aluminium doors. In order to respect the character of the Conservation Area, the proposal should be constructed of reclaimed bricks to relate to the traditional vernacular of Norton under a clay pantile roof with timber windows and doors. Conditions would need to be imposed to secure this.

The Conservation Officer has no objection to the proposal. Subject to the amendments to the materials described above it is considered that the proposal will have less than substantial harm upon the Norton Conservation Area, and that there are clear public benefits associated with this proposal, relating to the provision of much needed affordable housing in this urban environment.

In view of the above, it is considered that that the duty under s72 of the Planning (Listed Buildings and Conservation) Act 1990, to ensure that new development preserves or enhances the character and appearance of conservation areas is met.

In terms of impact on residential amenity, the proposed building will project beyond the rear elevation of the adjoining property to the east (which is owned by the applicant) but be broadly in line with the rear position of the previously approved scheme. The rear wing of the main part will be 6m from the eastern boundary and directly abutting the western boundary. On the western side is an established commercial workshop, there is considered to be no material impact upon its operations. To the eastern side there is considered to be a satisfactory level of separation distance and the windows on the eastern side are bathroom window that will need to be obscure glazed. To the northern side any potential overlooking will be at oblique angles or at considerable distances, which in this urban environment is considered to be acceptable. The rear two-storey building is considered to have a satisfactory relationship with surrounding properties. The associated vehicle movements and activity with the car parking area together with pedestrian movements to the buildings will have some impact, however this is not considered to create a material adverse effect upon surrounding occupiers. Neither is there considered to be an unacceptable loss of sun lighting day lighting to neighbouring properties. In summary, the proposal is not considered to have a material adverse effect upon the residential amenity of surrounding properties.

One of the main changes on this submission relates to the increase in units from 8 to 10, along with the inclusion of the rear garden area of No. 29 Wood Street. Members will appreciate that in 2008 a scheme was refused and dismissed on appeal for 10 units. This largely related to the inclusion of basement units in that scheme and the associated sub-standard residential amenity and poor design outcome. The appeal decision also put great emphasis on the design of the scheme relating to the adjoining properties along Wood Street to the east, and it is considered that this has been achieved. In the case of the current application, the inclusion of No. 29's garden is a concern, because it leaves the property with reduced amenity space, although it does provide an off-street parking space which is a net benefit. Furthermore, the lack of amenity space in the scheme is also a concern of Officers. The applicant has stated that it is not viable to develop the site with any less than 10 units and in the manner shown. Whilst it is located near to the Town Centre, Officers would not wish to see this as a precedent. If the application is approved, it is a balanced decision particularly in this regard, with the provision of 10 units of affordable accommodation weighing heavily in favour of the grant of permission.

A Phase 1 Desk Based assessment for potential contamination has been received. The Council's Environmental Technical Officer recommends a condition requiring a Phase 2 ground investigation.

Foul and surface water is to drain into the mains sewer, and Yorkshire Water has no objection to the proposal.

The Highway Authority has requested an amendment to the scheme to incorporate 2 visitor car parking spaces and secure cycle storage facilities. Negotiations are ongoing on this aspect with the applicant to establish if this is possible. Members will be updated at the meeting.

The Police Architectural Liaison Officer has raised concerns with the proposals, particularly:

- Lack of visitor/disabled parking
- Lack of cycle storage;
- That the tunnel access is discrete with limited surveillance;
- Lighting should comply with BS5489:2013 and should be sensitive to the needs of residents and users; and
- The location of utility meters should be on the frontage of the site.

The issue of cycle storage facilities and visitor parking is being discussed with the applicant. The comment regarding surveillance at the entrance is noted and a condition requiring CCTV of that area could be imposed. A condition in respect of lighting should adequately address the other concern raised.

Furthermore the Police Architectural Liaison Officer makes reference to a secure pedestrian gates and remotely controlled gates for vehicles. This is not considered to be possible due to the width of the access and the need to allow two cars to safely pass each other. A condition to address the other points made by the Police Architectural Liaison Officer is considered necessary if the application is approved.

There has been archaeological evaluation of the site carried out previously, which has been assessed by the County archaeologist, who recommends a condition in this case.

The Council's Housing Department supports the provision of these affordable units. Detailed comments are available on the website. The Housing Manager has however made the following observations which are extracted from her formal response.

- *The proposed scheme will provide 10 homes all of which the six one bedroom apartments and four two bedroom apartments will be for affordable rent through an RP. This scheme will help to fulfil an identified need in the town for one and two bedroom properties.*
- *The RP has been allocated grant funding from the Homes and Communities Agency to support the development of this scheme in the 2015-18 programme, and will go some way to meeting affordable housing in a popular community that has a range of local services.*
- *In recognition of the above issues, two of Ryedale District Council's Aims, as contained in the Corporate Plan, are to meet housing needs and to create the conditions for economic success. Without schemes such as this the Council's aims will not be achieved and the community as a whole will not prosper*

Norton Town Council have commented on the proposed development by stating that they recommend approval subject to the emergency services being satisfied that the height of the front archway allows them access to the rear units (9 & 10). Discussions have taken place with the Highway Authority who has confirmed that in such circumstances there is a maximum distance from fire appliances to buildings of 45m; in this case the distance is 30m from Wood Street to external area of Units 9 & 10. There is therefore no requirement for emergency vehicles to have to drive under the archway.

A letter of objection has been received from an adjoining neighbour who requires obscure glazing on the elevation nearest to his property on Commercial Street. Reference is also made to some of the elevations being incorrectly labelled. The elevation of units 9 & 10 that would be nearest to the objector's garden has a first floor bathroom window that would need to be obscure glazed, and this could be secured by planning condition. The agent has been advised of the inaccuracies, and amended plans are awaited addressing this and the above issues.

In accordance with NPPG sites for up to 10 dwellings in Norton should not be providing commuted sums towards affordable housing or Public Open Space. In this case, the developer is a Housing Association, and the intention is to provide affordable housing only. Whilst NPPG is not consistent with the adopted Development Plan that requires such contributions, it is considered to represent a material planning consideration that negates the requirement for a developer contribution in this case. This approach is also consistent with other decisions taken by Planning Committee. It is also not considered to be appropriate in planning terms to require the developer to enter into a S106 agreement to ensure the properties are only used for affordable housing purposes, as there is no planning policy reason to prevent this scale of market units in this location.

Revised plans and elevations are awaited to address the above concerns, without this amended plan it is not considered possible to make a recommendation.

RECOMMENDATION: **Made at the Meeting**

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties



CONSTRUCTION SITE AND OPERATIONS MUST ENSURE THE EMPLOYER/CONTRACTOR HAS PROVIDED THOROUGH AND ACCURATE INFORMATION ON ALL HEALTH AND SAFETY ASPECTS RELATING TO THE DESIGN IDENTIFIED BY THIS DRAWING INCLUDING THE REVIEW OF DESIGNERS/CONTRACTOR RISK ASSESSMENTS AND STATEMENTS OF INTENT TO WORK. CONSTRUCTION PHASE HEALTH AND SAFETY PLAN. THE DESIGNERS NOTE THAT THE FOLLOWING HEALTH AND SAFETY RISKS HAVE NOT BEEN ELIMINATED DURING THE DESIGN PROCESS.

RYEDALE DM
- 4 DEC 2014
DEVELOPMENT MANAGEMENT

RESERVED FOR THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL DEVELOPMENT AT 27 WOOD STREET, NORTON. THIS DRAWING IS THE PROPERTY OF BOWMAN RILEY ARCHITECTS. ANY UNAUTHORIZED REPRODUCTION OR USE IS STRICTLY PROHIBITED.

bowmanrileyarchitects

LEEDS | SKIPTON - wellington house - otley street - skipton - north yorkshire - BD23 1EL - 01756 795 611 - bowmanriley.com

client	 YORKSHIRE HOUSING		
drawn by	checked by	date	scale
CSS	CSS	Jan 13	1:1000@A4

project	Residential Development, 27 Wood Street, Norton	
drawing title	Site Location Plan	
project number	drawing number	revision
7415	001	-

revision	date	by	chk

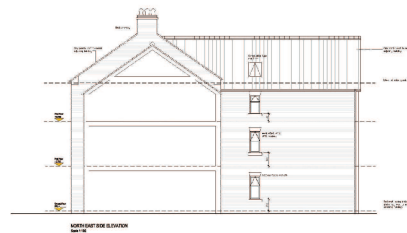
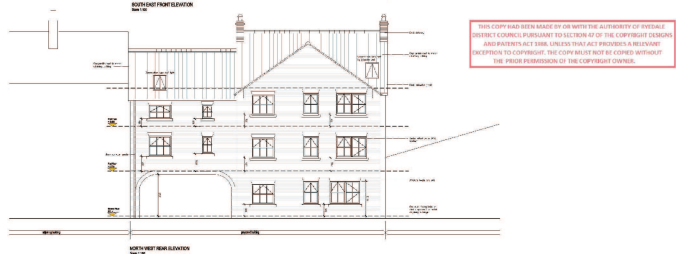
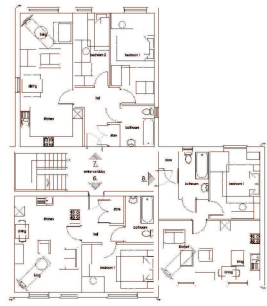
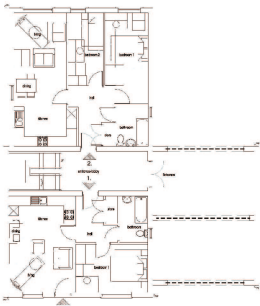
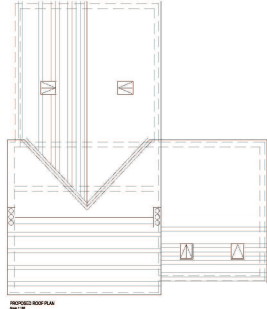
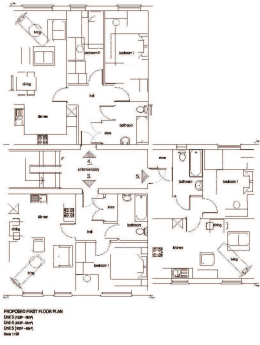
All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the CDM Co-ordinator.

DO NOT SCALE THIS DRAWING
© This drawing is the copyright of Bowman Riley Architects Limited.



cat reference: G:_P\07415 - Woodstreet, Norton\07415 - 03 Cat\000 Existing, Presentation, Planning\07415-001- Site Location Plan.dwg

REVISED PLAN



DATE
 28/01/15

REVISION	DATE	BY
1	28/01/15	CS
2	28/01/15	CS

As shown on these drawings the architect does not warrant that the design is fit for any particular purpose or that it will conform to any statutory requirements or that it will be free from errors or omissions.

preliminary comment construction
 planning tender record

bowmanrileyarchitects

12-14 The Old Bank Buildings, 15-17 The Arcade, York, YO1 1JG. Tel: 01904 616211. www.bowmanriley.com

YORKSHIRE HOUSING

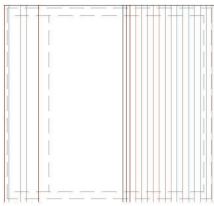
Drawn by: CSS Checked by: CSS Scale: @ A1
 Date: Jul 14 1:100

Residential Development, 27 Wood Street, Norton

Proposed building plans and elevations Units 1 - 8

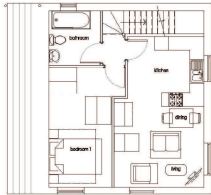
project number	drawing number	revision
7415	200	D

Copyright © 2014 Yorkshire Housing. All Rights Reserved. 28/01/15 15:20:00

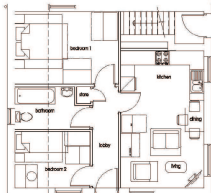


PROPOSED ROOF PLAN
Scale 1:50

REVISED PLAN



PROPOSED FIRST FLOOR PLAN
Unit 9 (top view)
Scale 1:50



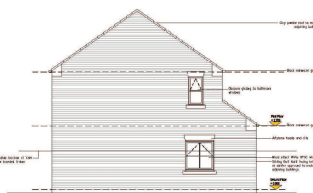
PROPOSED GROUND FLOOR PLAN
Unit 9 (top view)
Scale 1:50



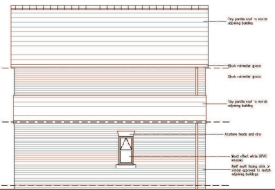
SOUTH EAST FRONT ELEVATION
Scale 1:50



NORTH EAST SIDE ELEVATION
Scale 1:50



NORTH WEST REAR ELEVATION
Scale 1:50



SOUTH WEST SIDE ELEVATION
Scale 1:50

<p>Construction and finishes must comply with the contract conditions for building through all external elevations or a higher and shall comply with the design specifications in the drawing schedule. All materials shall be specified and approved by the architect.</p> <ul style="list-style-type: none"> • External finishes • External cladding • External windows • External doors • External lighting <p>The Designer shall be responsible for the design and safety of the building and shall be liable for any damage to the building and its contents caused by the design.</p>	
roof	residual risk

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

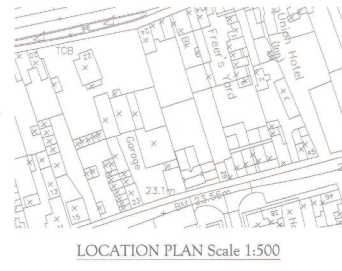
9	REVISION	DATE	BY
1	ISSUED FOR PERMIT	01/14	CS
2	ISSUED FOR PERMIT	01/14	CS
3	ISSUED FOR PERMIT	01/14	CS
4	ISSUED FOR PERMIT	01/14	CS
5	ISSUED FOR PERMIT	01/14	CS
6	ISSUED FOR PERMIT	01/14	CS
7	ISSUED FOR PERMIT	01/14	CS
8	ISSUED FOR PERMIT	01/14	CS
9	REVISION	DATE	BY

<input type="checkbox"/> preliminary	<input type="checkbox"/> comment	<input type="checkbox"/> construction
<input checked="" type="checkbox"/> planning	<input type="checkbox"/> tender	<input type="checkbox"/> record

bowmanrileyarchitects
 111-113 THE PARADE, NORTON, LEICESTERSHIRE, LE12 7JF
 01530 739111 www.bowmanriley.com

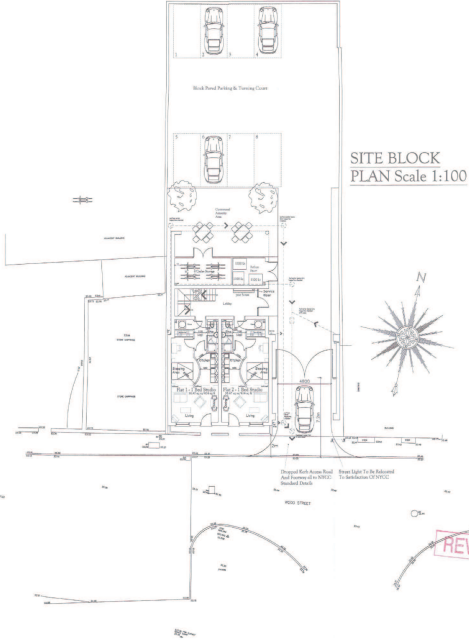
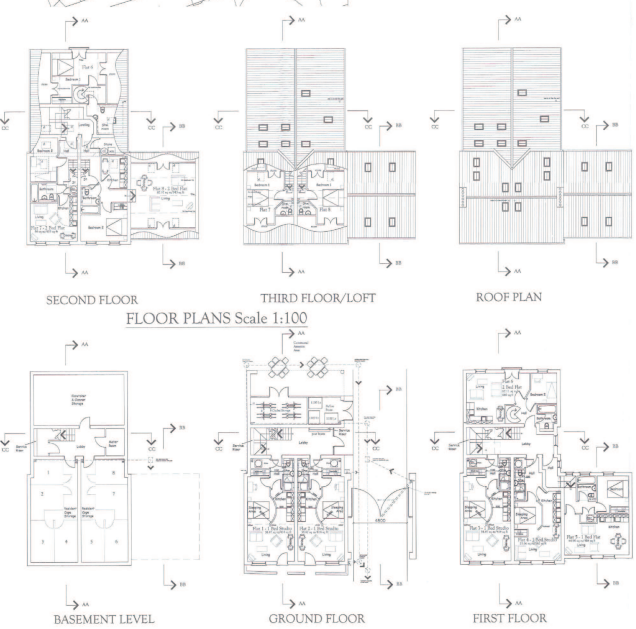
<p>YORKSHIRE HOUSING</p>			
drawn by	checked by	date	scale @ A2
CS	CS	JUL 14	1:100
<p>Residential development 27 Wood Street, Norton</p>			
<p>Proposed building plans and elevations Unit 9 and 10</p>			
project number	drawing number	revision	
7415	201	D	

DATE
28/01/15



Schedule of Accommodation

1. 1 BED STUDIO	- 38.47 sq m / 414 sq ft
2. 1 BED STUDIO	- 38.47 sq m / 414 sq ft
3. 1 BED STUDIO	- 38.47 sq m / 414 sq ft
4. 1 BED STUDIO	- 33.06 sq m / 352 sq ft
5. 3 BED FLAT	- 66.91 sq m / 721 sq ft
6. 2 BED FLAT	- 46.91 sq m / 502 sq ft
7. 2 BED FLAT	- 39 sq m / 420 sq ft
8. 2 BED FLAT	- 42.02 sq m / 451 sq ft
TOTAL AREA - 404.81 sq m / 4354 sq ft	
8 UNITS TOTAL	
4 NO. 1 BED STUDIO FLATS	
1 NO. 1 BED FLAT	
3 NO. 2 BED FLATS	
8 Cycle Spaces	
8 Flat Surface Provisions	
8 Car parking spaces	
8 Cage Storage Areas	
SITE AREA - 0.0995 HA	



The Planning & Design Partnership
PDP

Mr R. Bigg
185 Welford Road North, YO17 8EA

Residential Development - 8 Flats
185 Welford Road North - YO17 8EA

Drawn: [blank]
Date: December 2007
Scale: 1:100
Type: Planning
Drawn by: [blank]

Design and Access Statement

Proposed Residential Development
at Wood Street, Norton,
North Yorkshire
**resubmission of previous planning
application No: 14/00881/MFUL for
Yorkshire Housing**
December 2014

RYEPA - DM
- 4 DEC 2014
DEVELOPMENT
MANAGEMENT
14/01335/MFUL



contents

- introduction
- site & context
- proposals
 - Layout
 - Amount
 - Scale
 - Character of the site
 - Appearance
 - Sustainability
- access
- conclusions

introduction

introduction

site & context
proposals
access
conclusions

introduction : the scheme

This Design and Access statement forms part of the planning application for 10No new apartments with associated car parking, at Wood Street, Norton, the application is a re-submission of the previously submitted application No 14/00881/FUL.

The scheme is a mix of accommodation incorporating 6No 1 bed apartments and 4No 2 bed apartments.

the applicant: Yorkshire Housing

Yorkshire Housing are an independent, non-for –profit organisation providing social housing across Yorkshire for people in housing needs. Yorkshire Housing manages more than 16000 homes and aim to be one of the best providers of homes and support. Yorkshire Housing car about what they do and aim to demonstrate their values of respect, reliability and enthusiasm in everything they do.

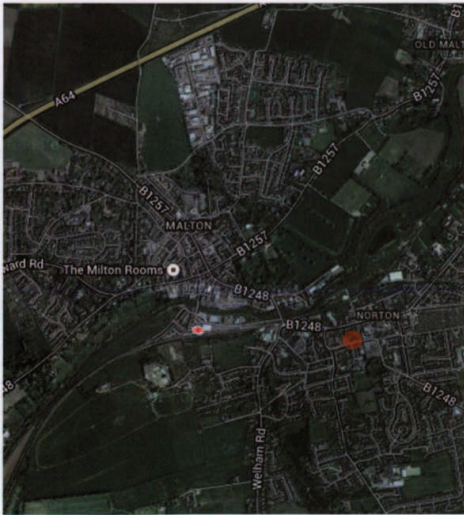
site & context

- introduction
- site & context**
- proposals
- access
- conclusions

1.0 Existing: Location

The proposed site is located in the centre of Norton, which is to the South of Malton. The site is very close to Church Street, which passes through the Centre of Norton and links further into the A64, providing good road links to the surrounding area.

The site is located within walking distance from the town centre and other streets containing amenities and facilities. The town centre of Norton contains most of the public services and the site is also located within a walking distance to public transport links



The Site location within Norton



The Site location

site & context

- introduction
- site & context
- proposals
- access
- conclusions



Site Photos

2.0 The Site

The proposed site is located in the centre of Norton, opposite the junction with Grove Street,

The front of the site faces Wood Street which is South East facing. The site is currently a garage. The site has a forecourt adjacent to the street and an asbestos clad steel framed shed covering the back edge of the site.

The site is approximately 16m wide and 39m in length which is approximately 595m²/0.0595Ha.

To the West of the site there are similar constructed units and businesses.

To the East there are 3 storey double fronted residential properties of different scale.

The Northern end of the site adjoins the rear gardens of the properties which front onto Commercial Street.

Wood Street has a mix of commercial and residential buildings along its length including Bright Steels and Norton primary School.

There is a 20mph zone to the street that front onto the site.

The site has been granted planning approval for 8No flats Ref No 11/00243/EXT the date of the approval was 18th June 2008, the previous owner of the site had applied for planning permission.

proposals

introduction
site & context
proposals
access
conclusions



The Site located adjacent to Wood Street

3.0 Proposed

The planning application is for a new residential development of 10No apartments comprising of 6No one bedroom apartments and 4No two bedroom apartments.

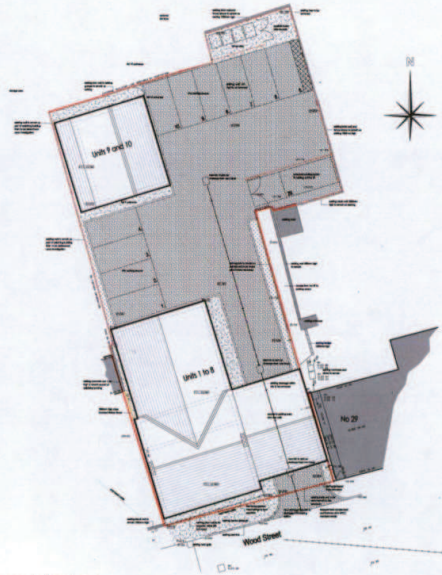
The proposals include new off street vehicle parking related to each dwelling .

The proposals have been designed to be sympathetic to the local setting. The proposed scheme aims to create a development with character which will serve to give a significant enhancement from the current site.

Following consultation with Ryedale District Council the previous application was withdrawn. Following on from the withdrawal and the meeting which took place on the 16th November 2014 to discuss amendments to the scheme the application is to be re-submitted.

proposals

introduction
site & context
proposals
access
conclusions



proposed site plan

4.0 Layout

The planning application is for a new residential development of 10No apartments comprising of 6No one bedroom apartments and 4No two bedroom houses with associated parking provisions.

The appearance and architecture of the proposal is intended to be relatively simple yet well-mannered and set within the context of the surrounding area.

The proposals have been influenced by the local vernacular in scale, proportion and style, with the use of a similar palette of materials and detailing found on the existing surrounding buildings.

In line with the approved planning application, the PPS5 and the planning for the historic environment the aim of the new development is to create 8No traditional appearance units which will sit comfortably on the street scene within the conservation area and 2No units to the rear are also to be included.

The proposed development is a significant improvement to the area and aims to have a 'town courtyard' feel with high quality materials and finishes. The existing Wood Street building line has been maintained and respected.

The site is surrounded on its sides by large existing boundary walls and fences and where appropriate these will be repaired.

The site is outside the severe flood risk zone and enjoys a high ordnance datum and is protected now the new flood defence scheme.

Within the boundaries of the site, careful consideration has been given to the design of the dwellings with respect to overlooking, scale and proportions, orientation and impact on the street scene; it is felt that it is an efficient use of a redundant brownfield site improving the preservation of the local environment.

proposals

introduction
site & context
proposals
access
conclusions

5.0 Amount

The proposed development has been carefully designed to be sympathetic to the adjacent surroundings. The amount of development proposed has been determined by the needs of the client and the site constraints.

Accommodation Schedule:

Unit 1 -	1b2p -	48.5m ²
Unit 2 -	2b3p -	65.0m ²
Unit 3 -	1b2p -	48.5m ²
Unit 4 -	2b3p -	65.0m ²
Unit 5 -	1b2p -	47.5m ²
Unit 6 -	1b2p -	48.5m ²
Unit 7 -	2b3p -	65.0m ²
Unit 8 -	1b2p -	47.5m ²
Unit 9 -	2b3p -	55.0m ²
Unit 10	1b2p -	50.0m ²

1No parking space per unit.

Communal bin store.

proposals

introduction
site & context
proposals
access
conclusions

6.0 scale

The scale of the proposals has been determined after a careful analysis of the surrounding area and buildings. The proposed units have been designed to be a carefully considered scale, in order to reflect the surrounding context.

The proposed Apartment Block facing on to Wood Street is of a similar nature to the adjacent site.

Careful consideration has been given to the design of the dwellings with respect to overlooking, scale, orientation and impact on the street scene.



proposed street elevation

proposals

introduction
site & context
proposals
access
conclusions

7.0 character of the site

The architecture of the development is considered to be one of simplicity, yet well mannered and designed to fit in to the existing fabric of Norton. Precedents have been taken from the existing buildings surrounding the site.

The proposals have been influenced by the local vernacular in scale, proportion and style, with the use of a similar palette of materials and detailing found on the existing surrounding buildings



Existing Housing surrounding the site

proposals

introduction
site & context
proposals
access
conclusions

8.0 appearance

The appearance and architecture of the proposal is intended to be relatively simple yet well-mannered and set within the context of the surrounding area.

The proposals have been influenced by the local vernacular in scale, proportion and style, with the use of a similar palette of materials and detailing found on the existing surrounding buildings.

The proposal is to include brickwork to match the surrounding residential buildings and artstone window heads and cills, with clay pantile roof tiles.

Traditional local details will be incorporated within the proposals by the use of details such as chimneys.

The use of these materials will allow the appearance and architecture of the scheme to be sympathetic to the existing character of the site and surrounding area.

9.0 Sustainability

The shopping centre of Norton is only minutes away and it is approximately 10 minutes' walk into Malton centre. Scarborough and York can be reached via bus routes train or car.

The living areas have been designed to be bright and well lit, utilising the proposed large windows, all daylight and ventilation factors will improve on the minimum standards which are set out by the building regulations.

The construction of the proposed buildings will include high quality thermal insulation and high efficiency heating, the materials used during the construction of the buildings will be sustainably sourced and the construction of the building envelope will be to the BRE Green Guide.

The scheme design aims to create a living environment, which will enhance the health and wellbeing of both its residents and the surrounding community.

access & conclusions

introduction
site & context
proposals
access
conclusions

10.0 access

All parking within the scheme will be within the site. The access into the site and to the parking spaces is located directly off Wood Street.

The design of the dwellings in this application has been informed by a range of accessibility guidance and criteria including Part M of the Building Regulations.

The development is within walking distance to the centre of Norton and to public transport links. The town centre of Norton contains most of the public services and a number of amenities and facilities.

The principles of Secured by Design Section 2 standards are to be incorporated within the new units and in particular the main entrance door which will be to the PAS 21 criteria the ground floor windows will also be to the secure by design standards.

11.0 conclusion

The proposal provides much needed affordable housing on the application site for the benefit of the local community.

All the normal planning and highways guidelines has been followed in the generation of the proposal.

The appearance and architecture of the proposal is intended to be relatively simple yet well-mannered and set within the context of the surrounding area. The proposals have been influenced by the local vernacular in scale.

Therefore the proposed design and use of the materials will allow the proposed scheme to be sympathetic to the existing character of the surrounding area.

crime prevention

introduction
site & context
proposals
access and transport
environment & sustainability
crime prevention
conclusions

The design of all the dwellings in this application comply with the Secured by Design standards in order to meet 'Code 3' of the Sustainable Homes Standards.

The principles of Secured by Design have been proven to achieve a reduction of crime risk by 25%, by combining minimum standards of physical security and well-tested principles of natural surveillance and defensible space.

Areas of design that are enhanced in order to achieve Secured by Design Certification need to consider the seven attributes of sustainable communities, there need to be incorporated:

- Access & movement - *places with well defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.*
- Structure - *places that are structured so that different users do not cause conflict.*
- Surveillance - *places where all publicly accessible spaces are overlooked*
- Ownership - *places that promote a sense of ownership, respect and territorial responsibility and community*
- Physical protection - *places that include necessary, well-designed security features*
- Activity - *places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times*
- Management and maintenance - *places that are designed with management and maintenance in mind, to discourage crime in the present and the future.*

conclusion

introduction
site & context
proposals
access and transport
environment & sustainability
conclusion

The site is classified as an exception site by Ryedale district Council. All normal planning and highways guidelines have been followed in the generation of the proposal. A Ryedale Planning Officer and Highways Engineer have been consulted during the process and their guidelines followed.

The proposal is a small-scale development designed to 'Code Level 3' of the 'Code for Sustainable homes'. The main focus of this Code are as follows:

- 25% better than Building Regulations.
- Standard of 105 litres of water usage per day.
- Energy efficient heating - solar thermal.
- Increased insulation.
- Good quality windows and doors.
- Good air tightness with fresh air supply.
- Site wider management of surface water run-off.
- Responsible specification of materials.

All of these above elements facilitate a sustainable dwelling that is very efficient and cost effective to run.

The proposal responds to the local vernacular in scale and proportion using brick, timber painted windows and natural clay pan tiles. The overall density is at the lower end of the guidelines to respond to the rural nature of the site and the aspect from the existing housing on Station Road.

The proposed access roads are to be to an adoptable standard where necessary and have been designed with the future of the site in mind. the widths of these roads and the provision of 2m pavements responds to potential proposed need.

AH

Recommend approval

NORTON-ON-DERWENT TOWN COUNCIL

Town Clerk: Mrs R.Tierney

Tel/Fax: 01653 695348
Council Chamber and Office
The Old Courthouse
84B Commercial Street
Norton-on-Derwent
Malton
North Yorkshire YO17 9ES



20 January 2015

Head of Planning Services,
Ryedale District Council.
Ryedale House,
Malton.
YO17 7HH

RYEDALE DM

20 JAN 2015

DEVELOPMENT
MANAGEMENT

Dear Sir,

PLANNING APPLICATIONS NORTON-ON-DERWENT

I have to inform you that at its meeting on Monday, 19 January 2015 the Town Council made the following recommendation in respect of the application listed below:-

14/01398/FUL

Change of use and alteration of former office to form a 2 bedroom dwelling, to include bricking up of shop front and installation of 2no. Vertical sliding sash timber windows and front and rear entrance doors.
13 Commercial Street, Norton, Malton, YO17 9HX
For: Mrs Lindsay Burr.

RESOLVED Recommend refusal on the grounds of loss of commercial/retail space and protection of the Commercial Street frontage.

14/01335/MFUL

Erection of block of 1no. 1 bedroom and 1no. 2 bedroom apartments and block of 5no. 1 bedroom and 3no. 2 bedroom apartments following demolition of existing garage and outbuildings together with formation of vehicular access, 10 no. parking spaces, communal refuse store and additional 1 no. parking space for 29 Wood Street.
27 Wood Street, Norton
For: Yorkshire Housing Limited (Linda Gray)

RESOLVED Recommend approval, subject to emergency services being satisfied as to the height of the front archway giving vehicular access to the dwellings at the rear of the site.

Yours sincerely,

Ros Tierney
Town Clerk

E. Mail: norton.tc@btconnect.com

Agenda Item 12

Item Number: 12
Application No: 14/01397/MFUL
Parish: Pickering Town Council
Appn. Type: Full Application Major
Applicant: Black Bull Caravan Park (Mr & Mrs Philip Wright)
Proposal: Change of use of grassland for the siting of 48no. touring caravans, 6no. seasonal touring caravans and 18no. camping pitches (retrospective application to regularise the present on site situation).
Location: Black Bull Caravan Park Malton Road Pickering North Yorkshire YO18 8EA

Registration Date:
8/13 Wk Expiry Date: 20 March 2015
Overall Expiry Date: 4 February 2015
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Sustainable Places Team (Yorkshire Area)	No objection
Countryside Officer	Recommend condition
Environmental Health Officer	No views received to date
Caravan (Housing)	No objection
Tree & Landscape Officer	Recommend conditions
Land Use Planning	No comments required
Housing Services	No views received to date
Parish Council	No objection
Highways North Yorkshire	No objections

Neighbour responses: None

SITE:

The Black Bull Caravan Park is a well established caravan site located adjacent to the A169 between the towns of Malton and Pickering within the Wider Open Countryside.

For clarity, the entire site (totally 5.4 hectares) is split into two main parts.

The 'Upper Field' to the north of the site, extending westwards comprises of 12 static caravans and 18 touring caravans to the far north (30 in total), the site access to the east, a row of 33 static caravans in the middle and the existing reception and amenity block.

The 'Lower Field' is the subject of this planning application and is located to the south west of the Black Bull Inn. It is 2.65 hectares in area and comprises of 48 touring caravans, 6 seasonal touring caravan pitches and 18 camping pitches.

The camping pitches are located on the western and southern sides of the site, with the touring caravans being predominantly in the centre and eastern side of the site.

On its western boundary there is a long strip of land running north/south which is used as a dog exercising area. To the east is a further area of land, amounting to approximately 0.65 hectares of paddock land which is used only for recreation.

It should be noted that the site is in separate ownership from the Black Bull Inn and is not associated with that business.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP8 Tourism
Policy SP9 The Land-Based and Rural Economy
Policy SP13 Landscapes
Policy SP14 Biodiversity
Policy SP16 Design
Policy SP17 Managing Air Quality, Land and Water Resources
Policy SP18 Renewable and Low Carbon Energy
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues
Policy SP21 Occupancy Restrictions

National Planning Policy Framework (2012)

National Planning Practice Guidance (2014)

HISTORY:

There is extensive history in relation to the entire site. This includes:

3/102/349B/PA - Planning permission granted 04.12.1978 and 12.07.1979 - Revised details of a caravan site and for the construction of a toilet block (5/2/396/C 06.02.1968) for the siting of static 30 caravans.

3/102/349/H/PA - Planning permission granted 05.09.1983 - Use of the land for the siting of 3 static holiday caravans at the Black Bull Caravan Park.

08/00355/FUL - Planning permission granted 28.10.2008- Formation of vehicular access from A169 to Black Bull Caravan Park.

10/00651/MFUL - Planning permission granted 02.09.2010 - Change of use of grassland to allow the siting of 30no. touring caravans, formation of stone access roads with bollard down lighting and recreational areas, formation of access from A169 (revised details to approval 08/00355/FUL dated 28.10.2008).

11/01183/73A- Planning permission granted 16.02.2012 - Removal of Condition No. 20 of approval 10/00651/MFUL dated 02.09.2010 as a moveable toilet block will be provided to give the required levels of sanitary accommodation.

14/01224/FUL - Planning permission granted 15.12.2014 - Erection of a reception and amenity building to include demolition of existing games/recreation building

14/01224/FUL - Planning permission granted 13.01.2015 - Change of use of part of touring caravan site to allow the replacement of 12 no. touring caravan pitches by 12 no. static caravans for holiday use.

14/01365/73A - Pending consideration - Variation of Condition 02 as amended of approval 3/102/349B/PA dated both 04.12.1978 and 12.07.1979 to state a time period from 1st March to 2nd January in each year - extension of period of use by two calendar months.

14/01394/73A - Pending consideration - Variation of Condition 02 of approval 3/102/349/H/PA dated 05.09.1983 to extend the use of the land for the siting of three static holiday caravans only during the period from 1st March to 2nd January in every year - extension of period of use by two calendar months.

There is no relevant planning history with regard to the Lower Field. The agent has stated that the current owners of the site have not changed the layout that is being considered as part of this application since they bought the site early in 2000.

PROPOSAL:

Planning permissions is sought for the change of use of grassland for the siting of 48no. touring caravans, 6no. seasonal touring caravans and 18no. camping pitches (retrospective application to regularise the present on site situation).

APPRAISAL:

The main considerations to be taken into account are:

- i. The principle of the development
- ii. Landscaping
- iii. Highway safety
- iv. Flood risk
- v. Drainage
- vi. Neighbour amenities
- vii. Occupancy restrictions
- viii Other matters

i. The principle of the development

Policy SP8 (Tourism) of the Ryedale Plan - Local Plan Strategy states:

Tourism in Ryedale will contribute to a sustainable and diverse economy. The Council will seek to encourage sustainable tourism which minimises its environmental impact on the District.

This will be achieved by supporting:

- *The provision of a range and choice of quality tourist accommodation*

New tourist attractions will be supported where they do not undermine the character of the area or prejudice the quality of the natural or built environment. Attractions that will attract large numbers of visitors should be accessible by a choice of means of transport.

Furthermore, the policy supports (in relation to the Wider Open Countryside):

New touring caravan and camping sites and static caravan and chalet self-catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact on the character of the locality

It is considered that the principle of touring caravans and camping pitches in this location is acceptable. The site is well screened by mature hedges and hedgerow planting, which act as a screen for the caravans from long distance views of the site.

ii. Landscaping

The Tree and Landscape Officer has been consulted as part of the planning application and has stated the following:

The southern eastern and western boundaries of the site are formed by strong native hedgerows that screen view from these aspects. The arrangement of the site is well laid out, although quite formally' with the use of trimmed native hedges to form each caravan bay.

Unfortunately there are very few existing trees within the site and the few birch trees that are present have for some reason been topped. I would therefore recommend that a few more trees are planted along the lengths of hawthorn hedges to increase diversity, provide shade, and generally enhance the development. It is appreciated that wide spreading species might interfere with caravans as they mature therefore I would suggest that alder and more birch would be acceptable species.

A condition will be attached to the Decision Notice if planning permission is granted to ensure that the trees are planted along the lengths of hawthorn hedges to increase diversity, provide shade, and generally enhance the development.

iii. Access

The access to the Lower Field is from the A169 via the Upper Field. This has been improved in recent years in accordance with earlier planning permission and the Local Highway Authority requirements. The Local Highway Authority has raised no objection to this proposal in terms of its impact upon highway safety.

vi. Flood risk

A sequential and exception test was carried out as part of the 2010 application for the Upper Field (Change of use of grassland to allow the siting of 30no. touring caravans) It should be noted that the reports were prepared initially for the Upper Field; however, the information in Flood Risk Assessment is also relevant to this part of the site (Lower Field)

The Environment Agency has also raised no objection to the proposal. This is based upon the site being an existing tourist facility and having wider benefits to the community. Furthermore, since the 2010 application, significant improvements have been made to the entire site, including the access though it and the drainage. The Lower Field will also only be occupied from 1st March to the 31st October annually. A condition will be attached to the Decision Notice if planning permission is granted to ensure that anyone using the site shall agree prior to the occupation of a caravan or camping pitch to abide by the Flood Evacuation Plan and that it should be updated annually.

v. Drainage

Yorkshire Water has no comments with regard to the proposal. This is based on the information provided that the foul water will drain to the existing private treatment plan and the surface water to the existing water course.

vi. Neighbour amenities

The nearest residential property to the Lower Field is Rockhaven to the north east. This property is to the south of the Black Bull Inn. There is an existing 1.8m fence on the boundary between the site and the property that will remain in place. It is considered that the touring caravans and camping pitches do not cause a material adverse impact upon neighbouring amenity. This is in terms of causing loss of privacy, loss of natural daylight or being overbearing in presence. This is in compliance with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

vii. Occupancy restrictions

In accordance with Policy SP21 (Occupancy Restrictions) new un-serviced holiday accommodation will be subject to time-limited occupation conditions. These will be attached to the Decision Notice if planning permission is granted.

viii Other matters

The Housing Services Environmental Officer has raised no objection to the proposal. Pickering Town Council has also raised no objection to the proposal. There has been no response from the neighbours.

Conclusions

In light of the above, the change of use of grassland for the siting of 48no. touring caravans, 6no. seasonal touring caravans and 18no. camping pitches (retrospective application to regularise the present on site situation) is considered to meet the relevant policy criteria outlined within Policies SP8, SP9, SP13, SP14, SP16, SP17, SP18, SP19, SP20 and SP21 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval.

Recommendation

The application is recommended for approval subject to the following conditions.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 Prior to the commencement/use of the development, notwithstanding the existing landscape features which shall be retained a supplementary landscaping scheme shall be submitted to the Local Planning Authority for approval in writing. The scheme shall provide details of supplementary tree planting along the internal hawthorn hedgerows including a planting schedule providing details of species, numbers of each species, and planting sizes. The approved scheme shall be implemented within the first available planting season (Nov-March) following the commencement of the development. Any plant material that dies, or is removed, or becomes seriously diseased within 5 years of planting or the date of this approval whichever is the later, shall be replaced with similar species unless the Local Planning authority dispenses with this requirement in writing.

Reason: In the interests of enhancing the development, increased biodiversity, and in accordance with Policy SP13 of the Ryedale Plan - Local Plan Strategy.

- 3 The permission hereby granted shall only authorise the use of this site for the stationing of a maximum of 18 camping pitches, 48 touring caravans and 6 seasonal touring caravans in the position shown on the plan 'Drawing No 7006-01' and within the submitted red line.

Reason: In the interest of visual amenity and to satisfy the requirements of Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 The accommodation hereby permitted shall be occupied for holiday purposes only; and not as a person's sole or main place of residence.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 5 The accommodation hereby permitted shall be available or commercial let for at least 140 days a year and no let must exceed total of 31 days in any one calendar year.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 6 The owners/operators of the accommodation hereby permitted shall maintain an up-to-date register of lettings/occupation, and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason: It is not considered that the application site is suitable for permanent residential use because it is located in open countryside, in an area where permanent residential development is only permitted in exceptional circumstances and the application has only been considered in relation to holiday use and to satisfy the requirements of Policies SP20 and SP21 of the Ryedale Plan - Local Plan Strategy.

- 7 The permission hereby granted shall only authorise the occupation of touring caravans and camping pitches during the period from 1st of March to 31st October in each year.

Reason: It is considered that the caravans would be an unacceptable visual intrusion into the wider open countryside during the winter months and to satisfy the requirements of Policies SP8, SP13 and SP17 of the Ryedale Plan - Local Plan Strategy.

- 8 Prior to the occupation of the touring caravans and camping pitches hereby approved, the occupiers of the caravans shall confirm to the owner/manager that they will abide with the submitted Flood Evacuation Plan. The Flood Evacuation Plan will be reviewed annually in accordance with the Environment Agency Guidance.

Reason: In the interests of the safety of the users of the site and to satisfy the requirements of Policy SP17 of the Ryedale Plan - Local Plan Strategy.

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

Drawing Number 7006-01 dated December 2014.

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

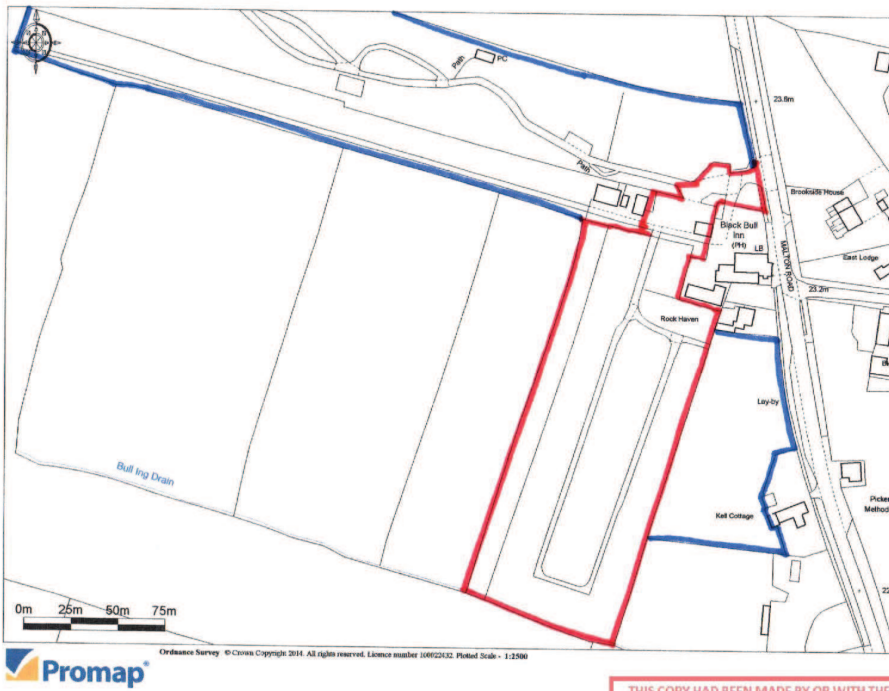
INFORMATIVE:

- 1 The applicant is advise to apply directly the Housing Services department of Ryedale District Council for a caravan license.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

BLACK BULL CARAVAN PARK, MALTON ROAD , PICKERING, YO18 8EA



DATE VALID
19/12/14

THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



PLANNING



STONE & BEAN ASSOCIATES
 ARCHITECTS AND LANDSCAPE ARCHITECTS
 The Studio, 75 Service Street, Malton, North Yorkshire, YO17 1TL
 T 01653 696 500
 E enquiries@stoneandbean.co.uk

Planning Applications

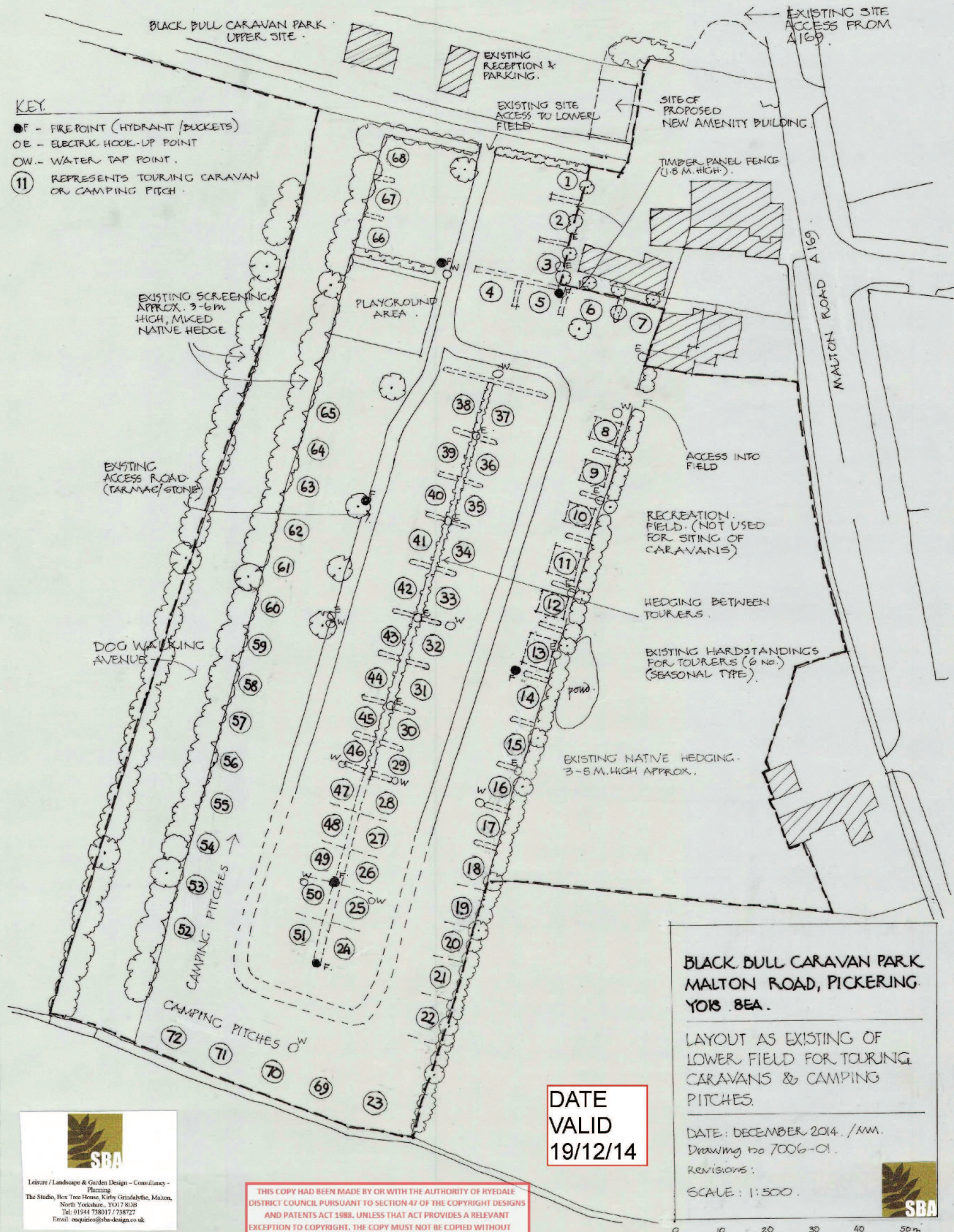
Address: Black Bull Caravan Park, Malton Rd, Pickering, North Yorkshire YO18 8EA
 Client: Black Bull Caravan Park

Drawn: **SITE BLOCK PLAN (for Planning)**

Scale: 1:1000	Prepared Date: 28 January 2015	Drawn: MG	Checked:
© STONE & BEAN ASSOCIATES - Do Not Scale From This Drawing			
Drawn: 7005	Checked: EX10	Scale: 06	Sheet: A1

KEY

- F - FIRE POINT (HYDRANT / BUCKETS)
- E - ELECTRIC HOOK-UP POINT
- W - WATER TAP POINT
- ⑪ REPRESENTS TOURING CARAVAN OR CAMPING PITCH



BLACK BULL CARAVAN PARK
MALTON ROAD, PICKERING
YO18 8EA.

LAYOUT AS EXISTING OF
 LOWER FIELD FOR TOURING
 CARAVANS & CAMPING
 PITCHES.

DATE: DECEMBER 2014. /MM.
 Drawing no 7006-01.
 REVISIONS:
 SCALE: 1:500.

DATE
VALID
19/12/14

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



DESIGN AND ACCESS STATEMENT

BLACK BULL CARAVAN PARK, MALTON. PICKERING, YO18 8EA

Retrospective application for change of use of land to form site for 48 touring caravans, six seasonal touring caravan pitches and 18 camping pitches from 1st March to 31st October annually.

Applicants: Mr and Mrs P Wright

1.0. The site

1.1. The site is located on the west side of the A169 Malton to Pickering Road, adjacent to the Black Bull Inn. The site is in separate ownership from the Black Bull inn and is not associated with that business.

1.2. The Black Bull Caravan Park is a successful and popular seasonal caravan site of 5.4 hectares in total area. It has operated as a successful business for over 30 years, gradually expanding over that time. The park is well reviewed on the internet and is clearly popular with those who visit it. The standard of provision and the cleanliness of the facilities is highly praised. The park accommodates both touring and static caravans for which it has high demand as covered by the 1960 Caravan Site and Control of Development Act.

1.3. The present owners bought the site in March 2000, and since then have invested to improve the on-site facilities and the landscaping and planting. A significant amount of planting was carried about three years ago for screening purposes to the upper field, following the grant of planning permission to extend the overall site area in 2010 (ref. 10/00651/MFUL). Improvements in road safety have also been made by them to the main access to the site from the A169

1.4. For identification in this report the site is divided two parts, referred to here as the Upper and Lower fields respectively. The upper field comprises the northern part of the site extending westwards, and also includes the site access, a row of static caravans and the existing site reception. The lower field is the southern part of the site, which lies to the south west of the Black Bull Inn. It is the lower field to which this application relates. It is approximately 2.65 hectares in area.

1.5. An application is currently being considered for a new reception building on land to the north of the application site. Two separate, but related applications have also been made to extend the annual operating dates on the upper site. It is not proposed to extend the time restrictions on the application site because the ground conditions and potential for minor flooding makes it unsuitable for winter use.

1.6. The area referred to as the lower field is an area used only for touring and caravan pitches only. On its western side is a long strip of land running north south which is used as a dog exercising area. To the east is a further area of land amounting to approximately 0.65 hectares of paddock land which is used only for recreational / games area. It is not used for the siting of caravans or tent pitches, and is not part of this application.

1.7. The site is surrounded by mature hedges and some tree growth, further reinforced by hergerow planting along the boundary of the A169.

2.0. Site history

2.1. The Black Bull Caravan Site is site has a complex history and has been the subject of numerous planning applications since permissions were apparently first granted in around the

mid 1960s. The planning record for the Caravan park is confusing and covered by a several different old reference codes. It is possible that it is incomplete. The history is not helped by the fact that there were some previous enforcement issues concerning an area of land not now used for siting caravans and camping pitches on land to the south of the Black Bull, when the land was under previous ownership. The activity which was the subject of the enforcement ceased when the site was still in different ownership.

2.2. The application site accommodates a total of 72 pitches , 15 of which are for tents.

2.3. Efforts have been made to try and clarify the planning record with the help of the Councils Management Development staff, however the early planning records are difficult to read due to the deterioration of early microfiche records obscuring reference numbers and dates. This is further complicated by the fact that many of these the earlier applications from the late 1960s and 1970s had no detailed identifying plans, other than a general site location which did not identify which part of the site is being referred to. More specific information does not seem to have been a requirement at the time. A number of applications appear to relate to alterations and extensions to the Black Bull Pub itself and not to the caravan site. This all makes tracking the records of the sites very difficult. Permission to site caravans on this area of land seem to have been granted in a piecemeal way over a number of years, and identifying all those consents which clearly relate to the lower field has proved impossible.

2.4. The Black Bull Caravan Park is currently partially covered by current a site operating licence granted by the Council, although a licence governing the whole site has been applied for. The application is pending while the planning consents are rationalised so the while site can be clearly identified and covered by a single site licence.

2.5. The lower site has been operating as a touring site for well over forty years , probably nearer fifty, and has been used in its present form ever since the current owners purchased it in March 2000. At present the site has spaces for 48 touring caravans, 6 seasonal caravans and 18 camping pitches. All the pitches are separated from each other by the required distance for fire safety as shown on the plan drawing. The camping pitches are located at the west side of the site and along the southern boundary.

2.6. Discussions have taken place with the officer in the Environmental Health Department, Serena Williams who deals with site licencing, and the logic and need for this application has been agreed.

3.0. The proposal

3.1. To regularise all the permissions covering this part of the site, which, when added to the rest of the upper site which does have clearly identifiable permissions, will enable the Council's Environmental Health Department to license the entire site clearly under one single licence. It is not proposed to make any changes to the existing capacity and layout of the site.

4.0. Risk from flooding:

4.1. The Black Bull Caravan site is shown on the indicative maps published by the Environment Agency to lie in both high probability Zone 3 and medium probability Zone 2. A flood risk assessment was carried out on the site in 2008 a the time when the application to extend the upper site was approved in 2010. At that time a Sequential / Exception test was submitted and accepted. This was argued on the popularity of Pickering and the North York Moors as tourist destinations and the need to provide seasonal short term holiday accommodation. The extension to the site was approved, subject to the necessary evacuation procedures being in place in the event of flooding. This has been implemented. The proposal was agreed to have met all the other criteria for development in this location in terms of landscaping and travel options and to be

sustainable. Similar policies are still in place under the more recently adopted Local Plan Strategy for Ryedale, in particular Policy SP8 tourism which promotes tourism for its contribution to the sustainable and diverse economy. Policy SP17 of the Local Plan Strategy now covers the management of air quality, land and water resources, and therefore the avoidance of flood risk.

4.2. This part of the site has been known to flood when an extreme flood condition occurred in 2007. It should be noted that major flooding which occurred in 2007 when the Costa Beck overtopped its banks. This was found to be caused by a blockage on the river by a fallen tree which was subsequently removed. Details of this are referred to in the Flood Risk Assessment.

4.3. Use of this part of the site is for touring caravans and camping pitches only. These are removed from the site over the winter. There is a flood evacuation and flood warning system in place which is displayed on the site, and all visitors are also given a paper copy on arrival.

4.4. The flood risk assessment report dated July 2008 covering the upperfield is being resubmitted with this application, along with the Statement of Sequential Exception testing: SBA report no. 2289/ST1 prepared in 2010. It is appreciated that these reports were initially prepared in to support applications relating to the upper site, however the information in them is also relevant to this part of the site.

5.0. Trees and Landscaping!

5.0. The site is screened well by mature hedges and hedgerow planting, helping to screen the caravans from more distant views of the site. The western side of the site where there is a long grass corridor for dog walking is doubly protected by two separate high hedges on both sides. It is not proposed to amend the planting scheme already approved which has been implemented. All activity is removed from this part of the site on 31st October, until the site opens again on 1st March.

6.0. Toilet facilities etc

6.1. These are provided nearby on the upper field and drain to the existing package sewage treatment plant sited on the upper field.

7.0. Access matters.

7.1. The site is served by public transport and has previously been accepted as sustainable in terms of transport and vehicular access!

7.2. Access to the caravan site from the A169 via the upper field has been improved in recent years in accordance with earlier planning consents and Highway Authority requirements.

8.0. Justification for the Proposal!

8.1. To rationalize the previous small planning consents which govern the site to simplify the permissions for the purpose of licensing the Black Bull Caravan Park under a single site licence.

8.2. The application does not seek to change any of the existing layout of the site and does not seek to increase the numbers of visitors using the site.

8.3. This part of the site has operated for nearly 50 years and is an established, well run site. Problems of flood risk during the operating period from 1st March to 31st October is already

addressed through an established flood warning system which is operated by the applicants to warn all visitors to the site.

8.4. The site contributes significantly to tourist provision in the Pickering area in accordance with Local Plan Policy objectives.

8.7. Existing landscaping on the site provides a good level of screening during the operating months.

9.0. Compliance with Local Policies !

The principal policies which apply to this application are as follows :!
National Planning Policy Framework. 2011, and The Ryedale Plan - Local Plan Strategy , 5th September 2013!

Relevant Policies under the *Local Plan Strategy* are as follows:

Policy SP8 Tourism: The proposal seeks to improve the standard of visitor facilities on an existing caravan site.

Policy SP9. The Land-based and Rural Economy: The proposal supports an existing rural business in accordance with Policy SP6 in that it provides and extends employment opportunities.

Policy SP9. Physical Infrastructure. The proposal does not increase the demand on existing services.

Policy SP13. Landscapes: The site is already surrounded by mature native hedging and does not operate during the greater part of the winter period. As a mainly grass field, it does not have any impact on the open countryside during the winter months, when there is reduced leaf cover.

Policy SP17. Managing Air Quality Land and Water Resources: The matter of flood risk is dealt with in detail above. A suitable flood warning and evacuation procedure is in place in the event of an exceptional flooding event.

MM / 15/12/2014.

Item Number: 13
Application No: 14/01292/73A
Parish: Nawton Parish Council
Appn. Type: Non Compliance with Conditions
Applicant: Mr & Mrs Featherstone
Proposal: Variation of Condition 04 by replacement of drawing Reference 0610103 Amendment B by drawing no. PL/156/03, Variation of Condition 12 by replacement of drawing 0610103 Amendment B by drawing nos PL/156/03 and PL/156/01 and Variation of Condition 13 to list the following approved plan(s): drawing nos. 0610102 Amendment A, PL/156/01, PL/156/02 and PL/156/03 amendment to Ashtree House south elevation.
Location: Outbuildings At Ashtree House High Street Nawton Helmsley YO62 7TT
Registration Date:
8/13 Wk Expiry Date: 3 February 2015
Overall Expiry Date: 11 February 2015
Case Officer: Matthew Mortonson **Ext:** 332

CONSULTATIONS:

**Highways North Yorkshire
Parish Council**

Concerns - request site visit.

Neighbour responses:

Ms Paula Battersby, Paul & Jill Renney, ,

.....

SITE:

The application site consists of Ashtree House and outbuildings to the rear located on High Street within the village of Nawton.

PROPOSAL:

The proposal seeks to vary condition 04, 12 and 13 of planning permission ref. 11/00564/FUL. The application is retrospective although the works have not yet been completed. Members are referred to the appended photographs for visual images of the site taken by the case officer when undertaking the site inspection.

The application seeks permission for 2 No. doors in the south elevation of Ashtree House and the erection of a wall to create an enclosed paved area. The applicant has confirmed that the enclosed area will be used solely as an outdoor recreational area.

HISTORY:

11/00564/FUL - Planning Permission Granted for change of use and alteration of outbuildings to form 3no. two-bedroom dwellings, ancillary domestic accommodation and domestic outbuildings with parking spaces and amenity areas to include demolition of cottage to allow widening of vehicular access.

POLICY:

Ryedale Local Plan Strategy

Policy SP16 – Design
Policy SP19 – Presumption in Favour of Sustainable Development
Policy SP20 – Generic Development Management Issues

National Planning Policy Statement

National Planning Policy Framework
National Planning Practise Guidance

APPRAISAL:

Introduction

This planning application has been submitted following an investigation by the Councils Enforcement Officers. The investigation identified that because of conditions of the approved planning application ref. 11/00564/FUL, a further planning application would be required to regularise the alterations. The applicant was advised of this decision and subsequently submitted the requested planning application. Given this background, Members will note that the principle of the development is not in question. The main considerations relate to design of the alterations and the impact they could have on the amenity of nearby residential properties.

The application is presented to the Planning Committee as a result of the concerns received from Nawton Parish Council and two letters of objection received from nearby residents. The main concerns raised which are material to this application relate to the visual impact of the development. Members will note that other concerns have been raised that are not relevant to the consideration of this application, but relate more the previous planning application 11/00564/FUL. The Parish Council also have concerns regarding the retrospective nature of the works. For information, the Parish Council Comments and neighbour objections can be seen in full in the planning application documents.

Assessment

Policy SP20 of the Ryedale Local Plan Strategy forms the key policy consideration for this application. The policy seeks to address the generic development management issues of new development, these being; Character; Design; Amenity and Safety; and Access, Parking and Servicing. The site is not located within a designated Conservation Area.

The alterations result in the creation of additional door openings in the side elevation of the dwelling and the erection of the wall to create an enclosed paved area. The wall has been constructed from stone to match the existing building and the materials are considered to be acceptable. The view of officers is that the overall appearance of the development is in keeping with the character and appearance of the host property or the surrounding area. The application has not been submitted with a front elevation drawing. Despite this, because the front wall of the development has already been constructed (seen on the attached photos), an assessment of the impact of the development as built can be made. A front elevation drawing has been requested and will be presented with the Planning Committee late pages.

With respect to residential amenity, Policy SP20 seeks to ensure new development will not adversely impact on the amenity of neighbouring occupiers. In this case, the alterations are at ground floor level, set away from the shared boundary and with any potential overlooking mitigated by the wall, it is not considered that any harm will occur on nearby residents amenity.

As part of the enforcement investigations, NYCC Highway Authority visited the site in its current form. The highway officers advised that the access was constructed as agreed through the discharge of conditions application for planning application ref 11/00564/FUL. Members are referred to the plan appended to this report. The highway officer has confirmed that the access has been constructed in accordance with the dimensions on that approved plan. Nevertheless, the highway authority has also been consulted on the current application and their comments are awaited. These comments will be reported to Members in the Committee late pages or at the Planning Committee Meeting.

PLANNING COMMITTEE
10 February 2015

Conclusion

To conclude, the proposed development is considered to be one that would meet the requirements of the Ryedale Local Plan Strategy.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Prior to the commencement of the development hereby approved, all business/commercial uses on the site, identified on Plan 0610103 Amendment B, shall permanently cease.

Reason:- It is considered that the retention of the builders/joinery business would result in an unacceptable intensification of the site, and harm the existing amenities of neighbouring occupiers, and to satisfy the requirements of SP20 of the Ryedale Local Plan Strategy and the NPPF.

3 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

(ii)(a) The access shall be formed to give a minimum carriageway width of 4.5 metres, and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number E9A.

(iii) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(iv) That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details shown on drawing E9A and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In accordance with Policy SP20 of the Ryedale Local Plan Strategy, and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 4 No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under Condition 03:

(i) have been constructed in accordance with the submitted drawing (Reference PL/156/03), such works shall include the demolition of the existing cottage identified on that plan

Once created, these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Local Plan Strategy, and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

- 5 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing PL/156/03. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Local Plan Strategy, and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 6 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Local Plan Strategy, and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of highway safety and the general amenity of the area.

- 7 The proposals for the landscaping of the site shown on plan No PL/156/03 shall be completed prior to the occupation of the dwellings hereby approved or such longer period as may be agreed in writing with the Local Planning Authority. Any trees/shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason:- To ensure that the existing amenities of neighbouring occupiers are not significantly affected by the development, and to satisfy the requirements of Policy SP20 of the Ryedale Local Plan Strategy.

- 8 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted development) Order 1995 (or any Order revoking, re-enacting or amending that Order), development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure.

Reason:- To safeguard the privacy and amenity of adjoining residents and to satisfy Policy SP20 of the Ryedale Local Plan Strategy.

- 9 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order revoking, re-enacting or amending that Order), no windows, other than those shown on the plans hereby approved, shall be formed in the walls or roof of the dwellings hereby permitted without the prior written consent of the Local Planning Authority following a specific application in that respect.

Reason:- To safeguard the privacy and amenity of adjoining residents and to satisfy Policy SP20 of the Ryedale Local Plan Strategy.

- 10 Prior to the first occupation of the dwellings hereby approved, additional screening shall be carried out on the south-eastern boundary of the site where it abuts the property currently known as Plumpton Park.

Reason:- In order to maintain the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Local Plan Strategy.

- 11 The two-storey building at the western end of the site identified on drawing PL/156/03 shall be utilised for domestic purposes only, in connection with Ashtree House, and shall not at any time be let or sold off separately.

Reason:- To avoid the intensification of the site, and to maintain the existing amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Local Plan Strategy.

- 12 Unless otherwise agreed in writing with the Local Planning Authority, and after the demolition of the cottage identified on drawing 0610103 Amendment B, the southern gable of Ashtree House shall be completed in accordance with Drawing No. PL/156/01 Rev A. in a natural stone finish to the satisfaction of the Local Planning Authority.

Reason:- In the interests of visual amenity and to satisfy the requirements of Policy H7 of the Ryedale Local Plan.

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

- * Drawing No. 061 010 2A - Conversion of outbuildings into three dwellings
- * Drawing No. PL/156/01
- * Drawing No. PL/156/02
- * Drawing No. PL/156/03

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

INFORMATIVES:

- 1 This permission does not absolve the applicants from any duties under the Wildlife and Countryside Act.
- 2 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

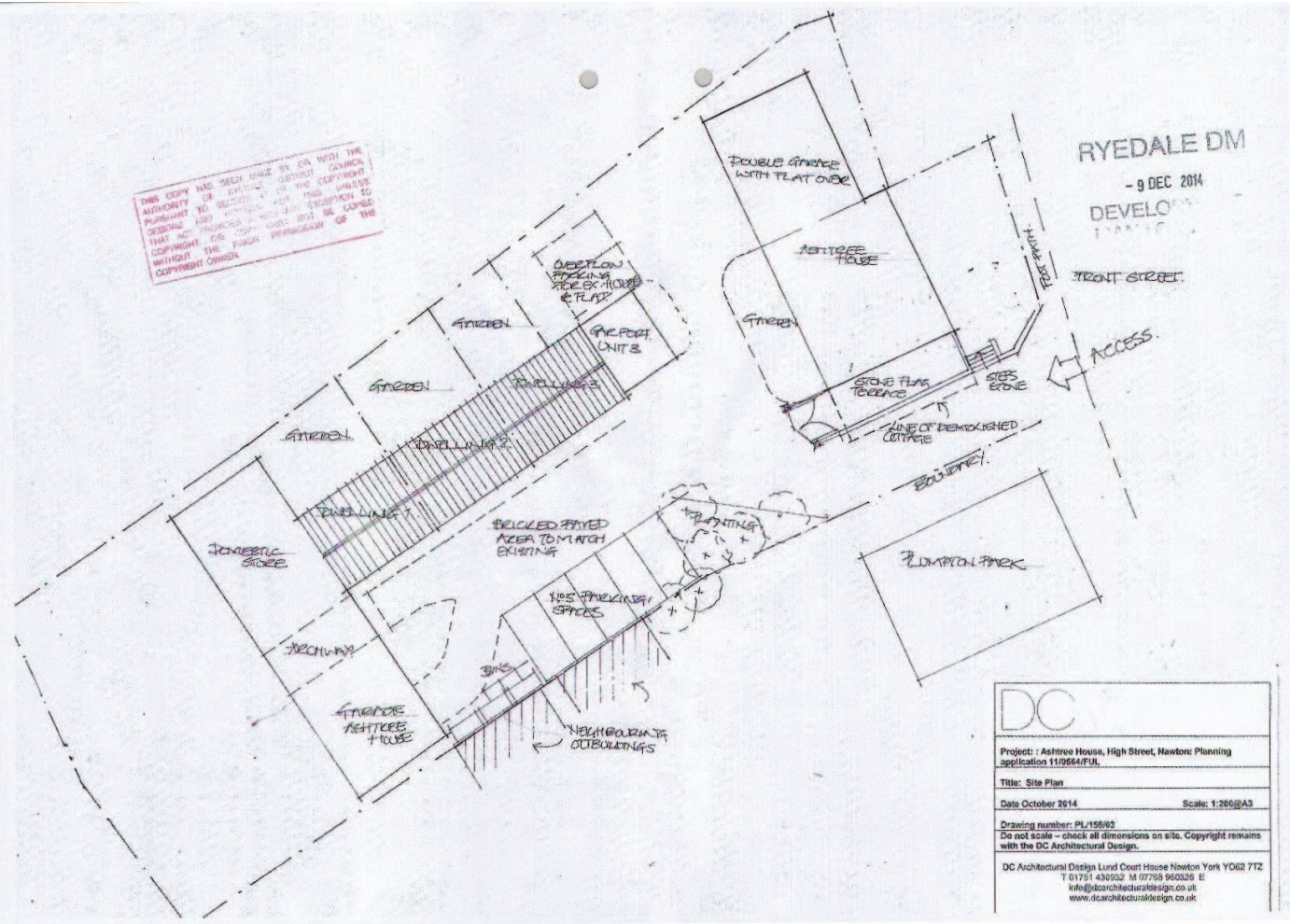
Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

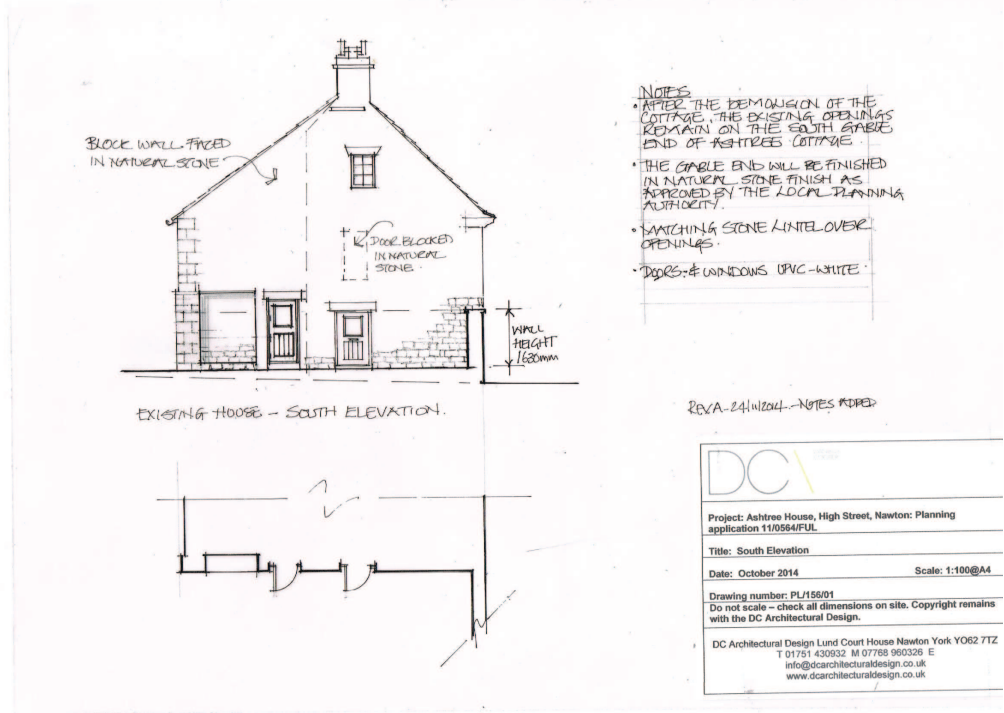


THIS COPY HAS BEEN MADE BY OR WITH THE
 AUTHORITY OF SECTION 7 OF THE COPYRIGHT
 ACT 1988 AND SECTION 17 OF THE COPYRIGHT
 ACT 1988 AND THE COPYRIGHT OWNER'S
 PERMISSION. THIS COPY MAY NOT BE COMED
 WITHOUT THE WRITTEN PERMISSION OF THE
 COPYRIGHT OWNER.

RYEDALE DM
 - 9 DEC 2014
 DEVELOPMENT
 PLANNING

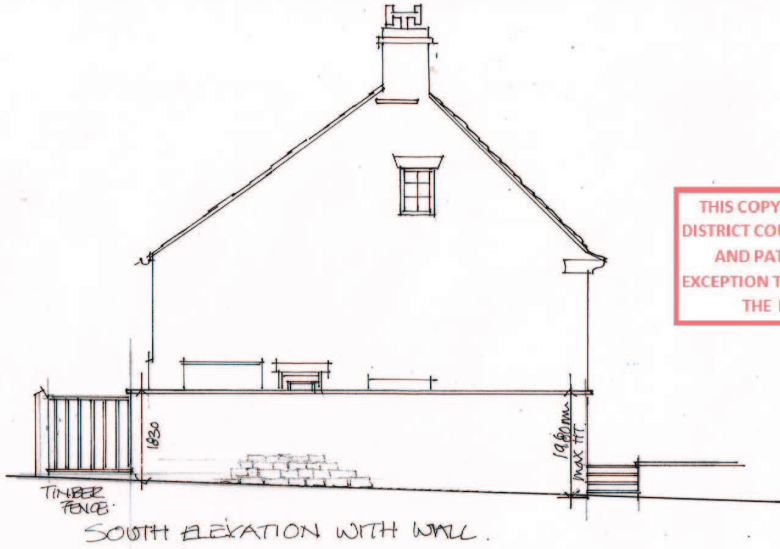


DC	
Project : Ashtree House, High Street, Newton Planning application 11/0564/FUL	
Title: Site Plan	
Date October 2014	Scale: 1:200@A3
Drawing number: PL156/03	
Do not scale - check all dimensions on site. Copyright remains with the DC Architectural Design.	
DC Architectural Design Ltd Court House Newton York YO62 7TZ T 01751 430502 M 07758 960325 E info@dcarchitecturaldesign.co.uk www.dcarchitecturaldesign.co.uk	



THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

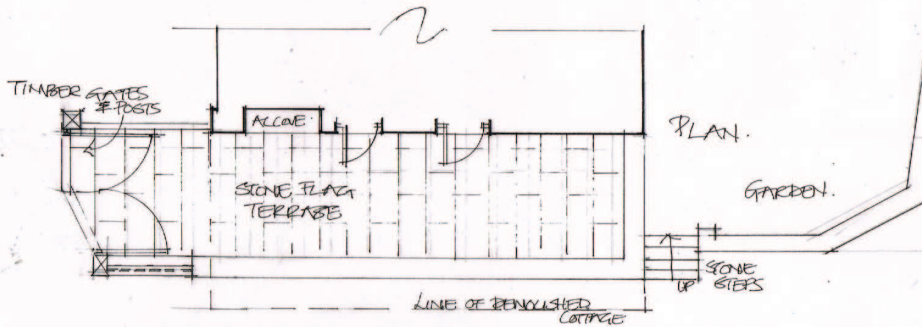
DATE VALID
 9/12/14



NOTES
 RETAINING WALL CONSTRUCTED IN
 STONE TO MATCH THE HOUSE
 WITH STONE COPING STONE

THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

DATE
 VALID
 9/12/14



Project : Ashtree House, High Street, Nawton: Planning application 11/0564/FUL	
Title: South Elevation with wall	
Date October 2014	Scale: 1:100@A4
Drawing number: PL/156/02	
Do not scale - check all dimensions on site. Copyright remains with the DC Architectural Design.	
DC Architectural Design Lund Court House Nawton York YO62 7TZ T 01751 430932 M 07768 960326 E info@dcarchitecturaldesign.co.uk www.dcarchitecturaldesign.co.uk	

Supporting Statement: Ashtree House, High Street, Nawton

Application for removal or variation of a condition following grant of planning permission

Planning permission was granted 09/09/2011 planning refer 11/00564/FUL

South gable of the existing house Ashtree House: There were no elevations or details submitted or requested in the planning application for the south gable. Planning permission was granted with plans only and Conditioned: Condition 12 "unless otherwise agreed.....the Southern gable of Ashtree House shall be reinstated to a natural stone finish to the satisfaction of the LPA".

The cottage was a later addition to the existing house .The adjoining wall has door openings which link to the layout of the house. With the cottage removed the existing openings are now visible. The drawings PL/156/01 & PL/156/02 have been submitted to clarify the south gable. The openings will retain their original stone lintels. The blockwork on the elevation has been faced and finished in natural stone as stated in the Condition 12.

The wall referred to in this application has been approved by highways and has been discussed on site with Mr. Mortonson and the applicants. It will remain under 2m. This application is to regularise the wall within the application as drawn ref. PL/156/02

Prepared by

Danielle Arkwright



DC Architectural Design Lund Court House Nawton York YO62 7TZ
T 01751 430932 M 07768 960326 E info@dcarchitecturaldesign.co.uk

Date : 24/11/2014



MM10

Request site visit.
Concerned.

Nawton Parish Council

RYEDALE DM

20 JAN 2015
DEVELOPMENT
MANAGEMENT

c/o Anne Twine (Clerk)
Melrose House,
1 Southlands Court,
Main Road, Nawton,
North Yorkshire
YO62 7RF
Tel: 01439 772044
Email: annetwine@gmail.com

20/1/15

Dear Karen Hood

RE: planning app Featherstones -14/01292/73A

Nawton Parish Council is very concerned about the on-going development at the above property. It is very unclear what the actual outcome of the eyesore will be.

As the owner has already disregarded the original conditions about the wall having to come down, the Council want to see an end to the on going building which is causing considerable distress to the neighbours. The front aspect is awful, the wall is not high enough to hide the new doorways in the gable end.

It is with the continuing uncertainty that we request a site visit so we can determine once and for all the future plans of the owner.

Yours sincerely

Anne Twine

Clerk

Item Number: 14
Application No: 14/01300/FUL
Parish: Ebberston Parish Council
Appn. Type: Full Application
Applicant: Mr & Mrs Wright
Proposal: Change of use of dwellinghouse (C3) to a mixed use of dwellinghouse, bakery (B1) and retail (A1) (retrospective application) - Tuesdays, Thursdays and Saturdays only.
Location: Wuthering Heights 15 Main Street Ebberston Scarborough North Yorkshire YO13 9NR

Registration Date:
8/13 Wk Expiry Date: 28 January 2015
Overall Expiry Date: 8 January 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council	Support
Highways North Yorkshire	No objections
Environmental Health Officer	

Neighbour responses: Mr Tim Farrant, Ms Elaine Mallen, Ms Sue Johnston, Ms Elizabeth Cass, Ms Sandra Evans, Ms Kathy Bushell, Mr Brian Palmer, Ms B Emms, Derek & Ali Beal, G M Bogg, Dr Geoffrey Walker, Mrs Sarah Walker, Mr alan thompson, Mrs susan thompson, Mrs J C Watson, Ms Andrea Jackson, Ms Katie Sleightholme, Mr David Lightfoot, Mr John Tomlinson, Mr Andrew Wyatt, Mr David Palfrey, Mrs Rowan Metcalfe, Gerald & Dorothy Metcalf, Mr Michael Leng, Mr & Mrs B Oldroyd, Mrs Katie Sleightholme, Mr Richard Olivier, Mr William McCall, Mr Anthony Pilling, Charlotte Boig, Yoland & Peter Guthrie, Charles & Lesley Webb, Ms Katie Howlett, Clare Breese, Mr John Hansell, Ms Jean Roberts, , Michael, Ms Helen Leng, Mr James Bland, Mrs Frances Langley, Mr Mick Johnston, Miss Rachel Laidler, Ms Judith Winters, Katherine Dunnett, Ms Mary Kemp, Mr David Ward, Mr Michael Rought-Brooks, Mr James Daglish, Mr David Johnson, Mrs Sandra Latchford, Mrs Ali Beal, , Mrs Denise Johnson, Dr Ian Newman, Ms Carole Shortland, Mrs J Peck, Mr Christopher Sands, Miss Emily Thurgood,

SITE:

Wuthering Heights is a Grade II Listed Building located within the 'saved' Development Limits of the village of Ebberston. The dwelling is located to the north of the village, adjacent to Main Street that runs from north/south through the centre of the village.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

PLANNING COMMITTEE
10 February 2015

SP11 Community Facilities and Services
SP19 Presumption in Favour of Sustainable Development
SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 3 Supporting a prosperous rural economy
Chapter 8 Promoting healthy communities

National Planning Practice Guidance (2014)

HISTORY:

13/01057/LBC - Listed building consent granted 24.10.2013 - Installation of Ino. conservation rooflight to south elevation roof slope.

PROPOSAL:

Change of use of dwelling house (C3) to a mixed use of dwelling house, bakery (B1) and retail (A1) (retrospective application) - Tuesdays, Thursdays and Saturdays only

Members should note that Wuthering Heights is currently operating as a bakery and retail shop and therefore, a retrospective planning application has been submitted. The applicant has stated that they contacted the Local Planning Authority in July 2012 to establish whether they needed planning permission to use part of the dwelling (C3) for a bakery (B1). At the time, Officer's considered that planning permission was not required as the bakery was intended to operate at a small scale. Since then, the use as a bakery (B1) and shop (A1) has intensified and planning permission is required to change the use of the dwelling house (C3) to a mixed use of dwelling house (C3), bakery (B1) and retail (A1).

Members should also note that there are no alterations being carried out to the external or internal fabric of the listed building; therefore a listed building consent application is not required.

APPRAISAL:

The main considerations to be taken into account as part of the proposal are:

- i. The principle of a bakery and retail shop in this location
- ii. Highway safety
- iii. Neighbouring amenity
- iv. Other third parties
- v. Conclusions

i. The principle of a bakery and retail shop in this location

Policy SP11 (Community Facilities and Services) of the Ryedale Plan - Local Plan Strategy supports the provision of new facilities within the Development Limits of Service Villages and Other Villages.

Ebberston is defined as an 'other village' within the Ryedale Plan - Local Plan Strategy and the property of Wuthering Heights is located within the Development Limits.

A core principle of the National Planning Policy Framework states:

(Planning should) take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

The residential dwelling seeks to operate as a bakery and shop on Tuesdays, Thursday and Saturdays from 8am until approximately 1-2pm. A condition will be attached to the Decision Notice to restrict

the hours of use from 8am until 3pm on Tuesdays, Thursdays and Saturdays. The living room will be used to sell the produce and the kitchen will be used to bake the produce. The floor area of the living that is used to sell the produce is 8 square metres and the floor area of the kitchen is 12 square metres. Access to the living room is through the front door to the property that fronts onto Main Street. There is a small lobby area before entering the living room to the right.

The produce and goods that are sold include:

Varieties of breads including- herbs, hot sweet pepper, brie and cranberry

- Brownies
- Flapjack
- Tea
- Chocolate
- Coffee
- Porridge
- Fudge
- Honey
- Shampoo
- Shower gel
- Bath mats
- Key rings
- Peppers
- Greetings cards
- Bags
- Hats

The produce and goods listed above are typical produce and goods that are sold in a bakery and a village shop. If planning permission is granted, a condition will be attached to the Decision Notice to limit the produce and goods to be sold in the living room only. The floor area of the living that is used to sell the produce is 8 square metres. A table and a chest are used to display the baked goods and the window cill and small shelf is used to display the other goods.

The application has generated a wide range of public interest and 57 letters of support have been received. The letters have been received from the following people living in the following places:

- | | |
|--------------------|----|
| ➤ Ebberston | 40 |
| ➤ Allerston | 4 |
| ➤ Yedingham | 2 |
| ➤ Sawdon | 1 |
| ➤ Snainton | 1 |
| ➤ West Ayton | 1 |
| ➤ Thornton Le Dale | 1 |
| ➤ Troutdale | 1 |
| ➤ Scarborough | 1 |
| ➤ Burniston | 1 |
| ➤ Somerset | 2 |
| ➤ Lancashire | 1 |
| ➤ Pickering | 1 |

Furthermore, a total of 3 petitions have also been received.

Petition 1 - 74 signatures - 5 residents from Ebberston

Petition 2 - 57 signatures - 37 residents from Ebberston

Petition 3 - 32 signatures - 5 residents from Ebberston

ii. Highway safety

The Local Highway Authority has been consulted as part of the planning application process and has raised no objection to the proposal. This is in terms of the proposals impact upon highway safety.

iii. Neighbouring amenity

A letter of objection has also been received from the occupier of 17 Main Street, the property that is located to the rear/west of the 15 Main Street. They have raised the following considerations: The full letter of objection may be viewed on the Council's website. A summary of the objection includes the following main points:

- Safety and visibility for motorists and pedestrians is compromised as the bakery location is on what is considered to be the narrowest section of the village street
- The majority of the bakery customers arrive by car
- The majority of the bakery customers do not live in Ebberston
- There is no 'off street parking' in the vicinity
- Verge and infrastructure damage opposite the site
- Damage to adjacent private property caused by turning vehicles
- Alternative better village shop location facilities available in the village

Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy states:

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence

Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads

Access into and within buildings will be expected to be of a standard that allows all to access the building unimpeded

It is considered that there is sufficient separation distance between the kitchen of the bakery and the front door of the bakery / retail shop that is accessed by the public off the Main Street to the property of 17 Main Street. It is therefore considered to not have a material adverse impact upon their amenity. This is in terms of generating noise and odour. The goods are baked in a domestic oven and there is no mechanical ventilation within the kitchen. However, it is considered that the bakery does generate some additional traffic and issues have been raised relating to highway safety in terms of delivery vehicles and other vehicles blocking the driveway to the property of 17 Main Street.

Members should note that a further letter (dated 28th January) has been received from the occupier of 17 Main Street who objected to the proposal. Both letters can be viewed on the Council's website. He has continuing concerns regarding the trespassing of visitors to the bakery on his land. This is through visitors using the side door of 15 Main Street and delivery and visitor vehicles blocking his driveway. A condition has been suggested with regard to the proposal stating the following:

The deliveries and users of the bakery and retail shop shall only use the front door that fronts onto Main Street as shown on the submitted floor plan.

Reason: To protect the amenity of neighbouring occupiers, ensure highway safety and to satisfy the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan – Local Plan Strategy.

iv. Other third parties

Ebberston Parish Council wishes to support the proposal but have raised the following concerns. The full letter of from the Parish Council is attached to this report. A summary of their concerns include the following main points:

If in the future the bakery business may be changed to an alternative business, there is a possibility that the new business may not be acceptable in the village. They recommend that a personal planning permission is given so only the applicant that currently occupy the premises can use the dwelling as a bakery and shop.

Parking and vehicular movements near the premises. However, these can be dealt with through 'the best endeavours' by the applications or enforcement action if necessary. With regard to personal planning permissions, the National Planning Practice Guidance (2014) states:

Unless the permission otherwise provides, planning permission runs with the land and it is rarely appropriate to provide otherwise. There may be exceptional occasions where granting planning permission for development that would not normally be permitted on the site could be justified on planning grounds because of who would benefit from the permission. For example, conditions limiting benefits to a particular class of people, such as new residential accommodation in the open countryside for agricultural or forestry workers may be justified on the grounds that an applicant has successfully demonstrated an exceptional need.

A condition used to grant planning permission solely on grounds of an individual's personal circumstances will scarcely ever be justified in the case of permission for the erection of a permanent building, but might, for example, result from enforcement action which would otherwise cause individual hardship.

Officers consider therefore that a personal planning permission is not appropriate with regard to this proposal.

v. Conclusions

Members will be aware that the use of the premises as a bakery and shop has occurred in the recent past. In addition, the full impact of the proposed use at the level applied has only occurred for a relatively short period of time.

Officers are of the view that the full impacts of the use in the locality are difficult to fully assess. In the circumstances, a temporary planning permission give a further 'trial' period is considered to be an alternative approach.

With regard to granting planning permission for a temporary period only the National Planning Practice Guidance (2014) states:

Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.

On balance, it is considered that the change of use of dwelling house (C3) to a mixed use of dwelling house (C3), bakery (B1) and retail (A1) on Tuesdays, Thursdays and Saturdays is partially acceptable and subject to the recommended conditions meets the relevant policy criteria of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. However, to ensure that the amenity of neighbouring properties is protected in compliance with Policy SP20 (Generic

Development Management Issues) of the Ryedale Plan - Local Plan Strategy, planning permission is recommended for a temporary period that will allow the dwelling to operate as a dwelling, bakery and retail shop for 18 months and subject to the following conditions

RECOMMENDATION: Approval

- 1 The use hereby permitted shall be discontinued and the dwelling reinstated to its former condition at or before 10th August 2016 unless an extension of the period shall first have been approved in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring occupiers and to satisfy the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

- 2 The use hereby permitted shall only operate between the hours of 8am and 3pm hours on Tuesdays, Thursdays and Saturdays only.

Reason: To protect the amenity of neighbouring occupiers and to satisfy the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

- 3 The areas hatched green and labelled 'Baking Area' on the floor plan hereby approved shall only be used for the bakery and retail shop. The goods shall only be sold from the living room (lounge) hatched green on the floor plan.

Reason: To ensure that the property is primarily used for as a residential dwelling and to ensure that the retail use does not escalate beyond that contemplated by the Local Planning Authority in granting this permission.

- 4 The deliveries and users of the bakery and retail shop shall only use the front door that fronts onto Main Street as shown on the submitted floor plan.

Reason: To protect the amenity of neighbouring occupiers, ensure highway safety and to satisfy the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

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

Floor Plan - 15 Main Street, Ebberston.

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

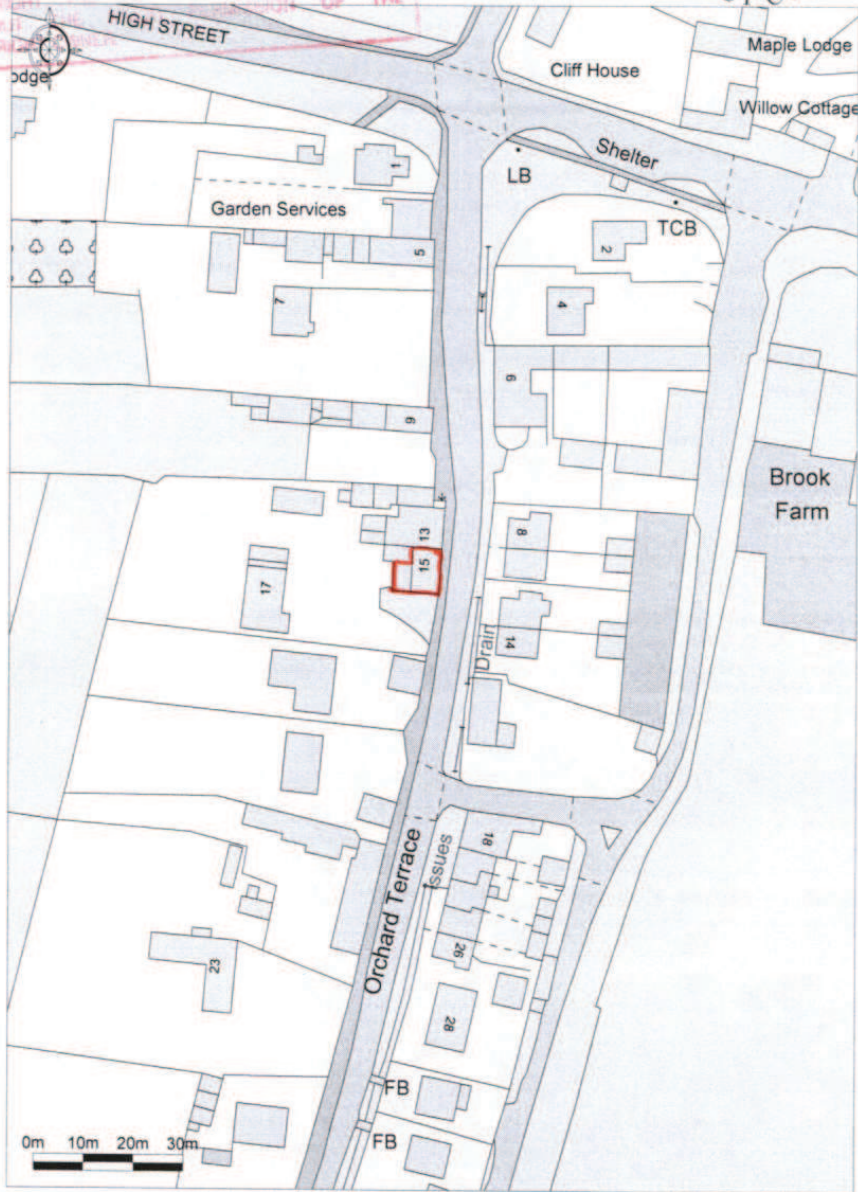
Background Papers:

- Adopted Ryedale Local Plan 2002
- Local Plan Strategy 2013
- National Planning Policy Framework
- Responses from consultees and interested parties

15 Main Street
Eberston



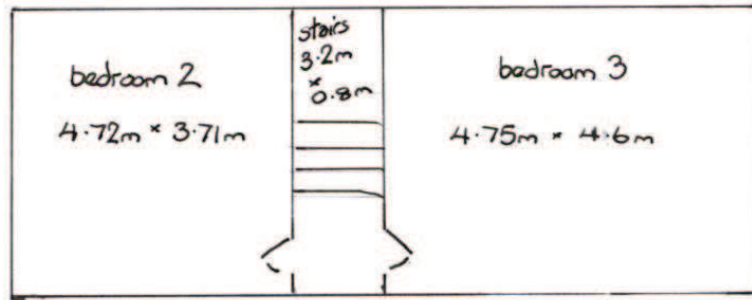
THIS COPY HAS BEEN MADE BY OR WITH THE
AUTHORITY OF RYEDALE DISTRICT COUNCIL
PURSUANT TO SECTION 51 OF THE COPYRIGHT,
DESIGN AND PATENTS ACT 1988 UNLESS
THAT ACT PROVIDES OTHERWISE. NO
COPYRIGHT INFRINGEMENT OF THE
COPYRIGHT IN THESE PLANS IS
IMPLICATED BY THE REPRODUCTION OF THE
PLANS.



Ordnance Survey © Crown Copyright 2012. All rights reserved.
Licence number 100020449. Plotted Scale - 1:1250.

FLOOR PLAN 15 MAIN STREET, EBBERSTON

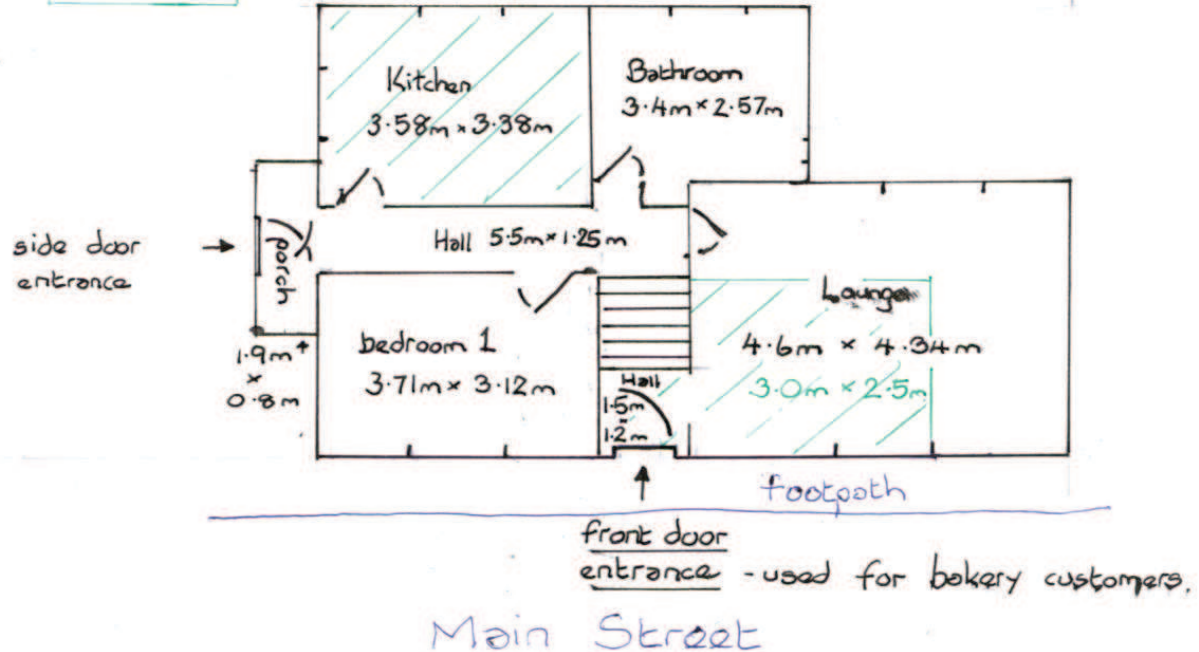
First floor



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF ARCHES DISTRICT COUNCIL PURSUANT TO SECTION 41 OF THE COPYRIGHT, DESIGN AND PATENTS ACT 1988. UNLESS COPYRIGHT OR DESIGN RIGHTS EXIST, UNLESS WITHIN THE TERMS OF ANY EXEMPTION TO WHICH THIS COPY MAY BE SUBJECT, IT SHALL NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

Bakery area

Ground Floor



15, MAIN STREET,
EBBERSTON,
SCARBOROUGH,
NORTH YORKSHIRE,
YO13 9NR.

23rd November 2014

Dear Planning Department,

I write this covering letter to accompany our planning application regarding our property, 15 Main Street, Eberston, following your receipt of a complaint that we have changed our property from a residential dwelling into a bakery.

We are indeed running a very small-scale bakery from our home, however we did contact the planning department in July 2012, before we started the bakery and were advised that it would be fine to go ahead with the bakery, as it is so small-scale.

After consulting our neighbours, who raised no objections, and registering with the Environmental Health Department, we subsequently started the bakery in August 2012, and have traded until now without any apparent complaints or objections.

We run the bakery from our domestic kitchen and front room, with no specialist equipment or adaptation of the building, and with the space reverting back to our family home on non-baking days.

The specific features of the business are:

- The opening hours of the bakery are Tuesdays, Thursdays and Saturdays, from early morning, e.g. 8a.m. until everything is sold, typically just after lunchtime.
- Products sold are hand-made artisan breads and cakes, e.g. granary bread, sourdough bread, olive bread, flapjacks, brownies, muffins, etc. and also a small range of fruit, veg, and other basics such as coffee, tea, juice, dried pulses.
- The machinery and baking processes used are very simple, with the breads and cakes being made by hand using bowls, knives and a hand-held electric whisk, and baked in a single domestic oven.
- The access arrangements are that visitors come into our property through the front door on Main Street.
- Any visitors in vehicles park on the main street, as our property does not have any parking land. The highway is wide enough that any parked vehicles do not block the road, and buses, refuse trucks, etc. have no problem in getting past. In practice, though, many of our customers do actually come on foot from Eberston and the surrounding villages, and so do not bring any vehicles with them.

We feel that additional information in favour of the bakery is that it is extremely well supported by local residents, holidaymakers and other local businesses, e.g. The craft workshop, Studley House Farm, etc., who are all delighted that there is once again a village shop in Ebberston.

We also feel that we are in a small way providing a focus for the village community along with the church, chapel, pub and other local amenities, and are providing informal social support for the elderly and vulnerable residents who do not have their own independent transport, and who come to the bakery each time it is open to buy a small amount of goods and have a long chat.

It is also significant to note that in the Village Plan 2011 – 2016, a village shop was identified by residents as a high priority, but was felt to perhaps not be feasible, despite being very much wanted.

We feel that we have demonstrated that a village shop is indeed feasible.

We feel that the bakery is a thriving, valued and appreciated part of the life and community of Ebberston and the surrounding villages, and we very much hope that any permission that may be needed will be granted.

We will be very happy to discuss anything in further detail, and look forward to your further communication.

Yours sincerely,

Jo and Trevor Wright

From: Cranston, David W
Subject: FW: Non Domestic Rates (Business Rates)
Date: 24 July 2014 12:15
To:

From: Cranston, David W
Sent: Thursday, July 24, 2014 12:15 PM
To:
Subject: Non Domestic Rates (business Rates)

Dear Mrs. Wright,

BAKERY AT WUTHERING HEIGHTS, MAIN STREET, EBBERSTON, SCARBOROUGH, NORTH YORKSHIRE, YO13 9NR
VO Ref: 24176253

Further to my telephone call of today.

The Valuation Office Agency is an agency of HMRC and is responsible for maintaining the Rating List.

It was my understanding, based on the information provided, that the kitchen is primarily used as part living accommodation and it is only occasionally used for business use. I also understand that there have been no special adaption's for use as a commercial bakery kitchen. In these particular circumstances it was my opinion that the kitchen is not liable to be assessed for non-domestic rates (business rates).

Please see the attached explanatory leaflet about working from home and business rates.

For your information, the attached link provides information regarding Non Domestic Rates.

<http://www.2010.voa.gov.uk/rf/>

Yours sincerely
David Cranston

Address: Valuation Office Agency, Leaman House, Station Business Park, Holgate Park Drive, York, YO26 4GB.

This message is confidential and the information must not be used, disclosed, or copied to any other person who is not entitled to receive it. If you have received this message in error please notify the sender and then delete it.

The original of this email was scanned for viruses by the Government Secure Intranet virus scanning service supplied by Vodafone in partnership with Symantec. (CCTM Certificate Number 2008/08/0052.) This email has been certified virus free. Communications via the GSI may be automatically logged, monitored and/or recorded for legal purposes.


P04



Official copy of register of title

Title number NYK217481 Edition date 25.02.2011

- This official copy shows the entries in the register of title on 25 February 2011 at 15:26:02.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 February 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE : RYEDALE

- 1 (14.04.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 Main Street, Eberston, Scarborough (YO13 9NR).
- 2 (14.04.1999) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 17 August 1987 made between (1) Francis Howard Thorpe and Gladys Thorpe (Vendors) and (2) Ronald Doherty and Nellie Doherty (Purchasers):-

"TOGETHER WITH a right of way at all times and for all purposes with or without vehicles over the land edged green on the said plan AND TOGETHER ALSO WITH full rights in common with all other persons entitled thereto to use the piece of land hatched yellow on the said plan for the purpose of drying clothes"

NOTE: Copy plan filed.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (23.02.2011) PROPRIETOR: TREVOR GRAHAM WRIGHT and JOSEPHINE MARY WRIGHT of 15 Main Street, Eberston, Scarborough, N Yorkshire YO13 9NR.
- 2 (23.02.2011) The price stated to have been paid on 4 February 2011 was £136,000.

EXTRACT FROM VILLAGE PLAN - 2011/16

RECREATIONAL CLASSES



Ave Score 4.3 out of 10
(12 households scored 8-10)
1 offer to lead a class

Various classes from keep-fit to cookery, especially for the older generation, or aimed at men, were suggested. Only 1 offer to lead a class. Lack of space in Village Hall also mentioned.

LOW PRIORITY

LIBRARY in Village Hall



Use Library service 64
Mobile 7
Pickering 26
Scarborough 12
Malton 4
Ayton 3
Scalby 2

Library in Village Hall was not felt to be feasible but suggestions such as a second hand bookstall and a reading group/book club were suggested.

Importance of library in VH
Ave score 2.4 out of 10

LOW PRIORITY

SHOP



Ave score 5.9 out of 10
(44 households scored 8-10)
Help organize and run 20
Delivery helpful 21

Lots thought a shop would be great but perhaps not feasible however there was enough interest to investigate further.

HIGH PRIORITY

NEIGHBOURHOOD WATCH



Ave score 6.4 out of 10
(49 households scored 8-10)

62 offers of Help

Ebberstonians look out for their neighbours and most appreciate NHW although some are unaware of the scheme.

HIGH PRIORITY

Parish Action Plan

12.	More recreational events in the village hall	Low	No action needed.		
13.	Library in the village hall	-----	Advertise the second hand books available in chapel every third Wednesday. Investigate running a bookstall one evening per month? Investigate "Take One-Leave One" scheme and where?	Community coffee morning + chapel (Helen Leng)	Helen Leng
14.	A village shop	High	Investigate setting up a volunteer work party re viability.	Parish Council+ volunteers	Parish Council
15.	Neighbourhood Watch Scheme	High	Maintain current provision.	Parish Council + NW Co-ordinators	NW Leader and co-ordinators
16.	Access to Dalby Forest	-----	Negotiate free out of season pass/low rate for parishioners (parishes bordering the forest). Instigate a meeting between Forestry Commission and parishioners.	Parish Council+ Forestry Commission	Parish Council

Ellis Mortimer

14/01300/FUL CC Support

From: Phil Evans
Sent: 06 January 2015 14:00
To: Development Management
Subject: Submission on Planning Application 14/01300/FUL from Ebberston with Yedingham Parish Council

Karen Hood,

The Ebberston with Yedingham Parish Council held a meeting last night (5th January 2015) to discuss the above application and it was resolved that:

1. The Council wishes to support the application.
2. The Council is concerned that, at some time in future, the Bakery business may be changed to an alternative business, on sale of the property, and there is a possibility that the new business may not be acceptable within the Village. The Council would wish, therefore, for the Planning permission to be given on a personal basis to be limited to the period during which the applicants occupy the premises. Condition 35 or similar of the Guidance notes 11/95 (Permission Conditions) is suggested.

The Council also has some concerns over parking and vehicular movements near the premises but considers that these can be dealt with through 'best endeavours' by the applicants or through enforcement if appropriate.

Philip R Evans F.C.C.A
Chairman
Ebberston with Yedingham Parish Council
6th January 2015.

RYEDAL

- 6 JAN 2015
DEVELOPMENT
MANAGEMENT

Agenda Item 15

Item Number: 15
Application No: 14/01398/FUL
Parish: Norton Town Council
Appn. Type: Full Application
Applicant: Mrs Lindsay Burr
Proposal: Change of use and alteration of former office to form a 2 bedroom dwelling, to include bricking up of shop front and installation of 2no. vertical sliding sash timber windows and front and rear entrance doors.
Location: 13 Commercial Street Norton Malton North Yorkshire YO17 9HX

Registration Date:
8/13 Wk Expiry Date: 17 February 2015
Overall Expiry Date: 18 February 2015
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Parish Council	Recommend refusal
Highways North Yorkshire	Advises additional cycle spaces
Environmental Health Officer	Recommend condition
Building Conservation Officer	No objection

Neighbour responses: Mrs Vivienne Nicholson, Mr P Mason, Mrs Angela Wardale,

SITE:

The site is situated within Norton Town Centre Commercial Limits, and is also within Norton Conservation Area. The application relates to the ground floor of the building, which is currently vacant, but most recently used as offices. The building is three storeys in height and constructed from brick under a pantile roof. There are traditional sash windows to the first and second floor. The ground floor however, has a more modern shopfront with a glazed tile surround. The upper floors of the building have residential use. The neighbouring building to the west is in use as flats, and to the east is a pet shop.

PROPOSAL:

Permission is sought for the change of use of the former offices on the ground floor to form a two bedroom flat. The main changes relate to the removal of the modern shop front, with its replacement in brickwork to match the rest of the building. Two sash windows, and a door will be created on the front elevation. The rear of the building will remain unchanged apart from the restoration of the existing windows and doors which were covered for security purposes during the previous occupation of the building by a bank. The land to the immediate rear of the building will be utilised as a shared amenity area for the occupants of the flats in the whole building.

HISTORY:

3/96/144/PA permission granted for the change of use of shop premises to banking, together with the alteration to the front elevation.

11/01007/FUL – Permission granted for subdivision of existing flat to form two flats

14/ 00947/MFUL – the site lies within the redline for the application for the erection of 62 flats together with undercroft car parking, and the erection of a street front commercial unit with one bed studio above, on land to the rear.

POLICY:

The Town and Country Planning (Listed Building and Conservation) Act 1990

Ryedale Plan – Local Plan Strategy

Policy SP1 General Location of Development and Settlement Hierarchy
Policy SP2 Delivery and distribution of New Housing
Policy SP4 Type and mix of New Housing
Policy 6 Delivery and Distribution of Employment Land and Premises
Policy SP12 Heritage
Policy SP 16 Design
Policy SP20 Generic Development Management Issues

National Planning Policy Statement

National Planning Guidance

CONSULTATION RESPONSES

Norton Town Council has recommended refusal on the grounds of loss of commercial/retail space and protection of the Commercial Street frontage.

Three letters of objection have been received. The letters can be viewed in full on the public access website. However, they include the following points:

- The applicant has obtained permission for residential units to the rear on a previously commercial site, and now wants to remove another commercial unit. This is a commercial street.
- The Local Plan Strategy recognises Norton’s risk of decline and the loss of any shop could tip it over the edge.
- The shop is unsightly due to neglect.
- Loss of commercial space can be devastating for those shops who rely on being part of a hub. The office had a community use.
- The shop planned nearby should not be counted until it becomes a reality.
- Houses made from old shops can stick out, e.g. mismatch of bricks.
- Consider more detail should be included in relation to Conservation Area/listed buildings
- More residential units will result in a greater demand for parking.
- Increasing congestion next to already congested area.
- There should be no more loss of offices or shops, taking away employment possibilities.

APPRAISAL:

The main issues in the consideration of the application are:

- Principle of loss of office accommodation
- Principle of residential use
- Amenity for future residents
- Parking/highway considerations
- Impact of the development on the character of Norton Conservation Area
- Response to Town Council and neighbour objections

PRINCIPLE OF LOSS OF OFFICE ACCOMMODATION

PLANNING COMMITTEE
10 February 2015

The site is situated on Commercial Street which is within Norton Town Centre Commercial Limits. The Ryedale Plan – Local Plan Strategy identifies Norton as a local centre with shops that meet everyday needs. It includes the following statement within paragraph 5.18:

Norton is not performing as strongly in retail terms and there are indications that it risks falling into decline. Given its local centre role and its role as a gateway into Malton, it is essential that Commercial Street has an inviting appearance to attract and retain custom and recent public realm improvements have assisted in this.

Policy SP7 Town Centre and Retailing, includes the following:

To support their retailing role, loss of retail floor space will be resisted on Primary Retail Frontages unless it can be demonstrated that individually or cumulatively the proposal would not undermine the vitality and viability of these areas and the wider Town Centres.

These statements clearly detail the weight given to the importance of maintaining the vitality of town centres. In this case however, the retail use was lost in 1977 when permission was granted for the change of use of the shop to a bank. There are no policies within the Ryedale Plan – Local Plan Strategy which would preclude the change of use of an office. The existing building is in a poor state of repair, and its re-use and renovation is welcomed. The enhancement of a building can in itself add to the vitality of an area by creating a more inviting appearance to attract and retain custom and the physical works proposed are considered to be an enhancement to the appearance of the building.

PRINCIPLE OF RESIDENTIAL USE

The Ryedale Plan – Local Plan Strategy identifies Malton and Norton as a Principal Town – Primary Focus for growth. Policy SP2 supports the conversion of previously developed land and buildings within development limits. Accordingly the principle of the proposed use is considered to be acceptable, and will result in a dwelling in a sustainable location.

AMENITY CONSIDERATIONS

The dwelling will be situated on a main road which will result in potential noise and dust problems for future occupiers. The Council's Environmental Health Officer has not objected to the proposed development, however she has raised concerns in relation to the effects of noise and fumes/dust from traffic. She therefore recommends a scheme of mitigation to include such measures as specialist glazing or mechanical ventilation, together with the provision of a door lobby, to reduce potential noise and dust. In relation to outdoor space, there is a shared amenity area to the rear of the building which will be available for use by the occupants of all the flats in the building. It is considered that the space is commensurate with the size of the proposed flat.

Taking account of the location of the site within a mixed use area, it is not considered that the proposed development will have an adverse impact on the existing amenities of neighbouring occupiers.

HERITAGE ASSESSMENT

The Planning (listed Buildings and Conservation Areas) Act 1990 includes the following duty:

72 (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

In this case, it is not considered that the existing shop front respects the character of the building, and as such does not make a positive contribution to the character of Norton Conservation Area. The proposed development includes the replacement of the shop front with brickwork to match the

remainder of the building, together with the inclusion of traditional sash windows and door. It is considered that such works will be a significant improvement which will enhance the character of the Conservation area. As such the works will discharge the duty under Section 72 of the Act. The Council's Conservation Officer has advised:

No objection –This proposal will enhance the character of the Conservation Area by removing an unsympathetic shop front and re-instating some more appropriate architectural form to the building.

One of the letters of objection to the development expresses concern that the response from the Conservation Officer is not more detailed. It is considered however that because the development will result in an enhancement to the building, which includes the insertion of traditional sash windows, a more detailed appraisal is not required. The objectors comments regarding the potential for a mismatch of bricks is accepted, and indeed is a matter that requires careful detailing. However the existing shop front is clearly not considered to be sympathetic to the character of the building. Its removal and re-instatement in matching brick work is therefore beneficial. A condition requiring the submission of details of bricks is however recommended.

PARKING CONSIDERATIONS

The Highways Authority has been consulted on the application, and has responded as follows:

The adjacent road network is subject to various restrictions and short stay parking. The proposal involves an existing building and is sited within a town centre area with good links to amenities, public transport and long stay parking within a reasonable distance.

No Highway Authority objections are therefore raised to the proposed development. However, it is strongly advised that 2 no. covered and secure cycle parking spaces are made available within the site allied to the change of use applied for.

Such spaces should be in addition to the spaces conditioned (03) for the first and second floor subdivision application at this property approved under ref.11/01007/FUL on 24 November 2011.

In the light of this consultation response, it is recommended that a condition be imposed requiring details of cycle parking on site.

CONCLUSION

It is considered that the positive benefits that will be achieved by the re-use of the building, together with the enhancement of the front elevation, outweigh any concerns and objections regarding the loss of the existing office use. Accordingly, the development is considered to comply with policy, and the recommendation is one of approval subject to conditions.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Prior to the occupation of the residential property hereby approved, 2 no. covered cycle parking spaces shall be provided for use by occupants. Details of which shall first be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainability, and to satisfy the requirements of Policy SP 20 of the Ryedale Plan – Local Plan Strategy, and the NPPF.

- 3 Notwithstanding the submitted details, and prior to the commencement of any works on site, a scheme to mitigate the effects of noise and dust from traffic via the front windows and door shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of future occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan – Local Plan Strategy.

- 4 The shared amenity area shown on drawing 4312-AR20-03-A3 shall be retained for the use of the occupants of the dwelling hereby approved.

Reason: In the interests of the amenities of future occupants, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Prior to the commencement of the development, details of all windows and doors including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance that results in an enhancement of the character of Norton Conservation Area, and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Dwg no. 4312-EX10-01-A4 – Revision A Site Plan
Dwg no. 4312-AR30-01-A2 Front and Rear elevations as proposed
Dwg No. 4312-AR20-01-A3 proposed new ground floor flat
Dwg no. 4312-AR20-03-A3 Proposed change of use

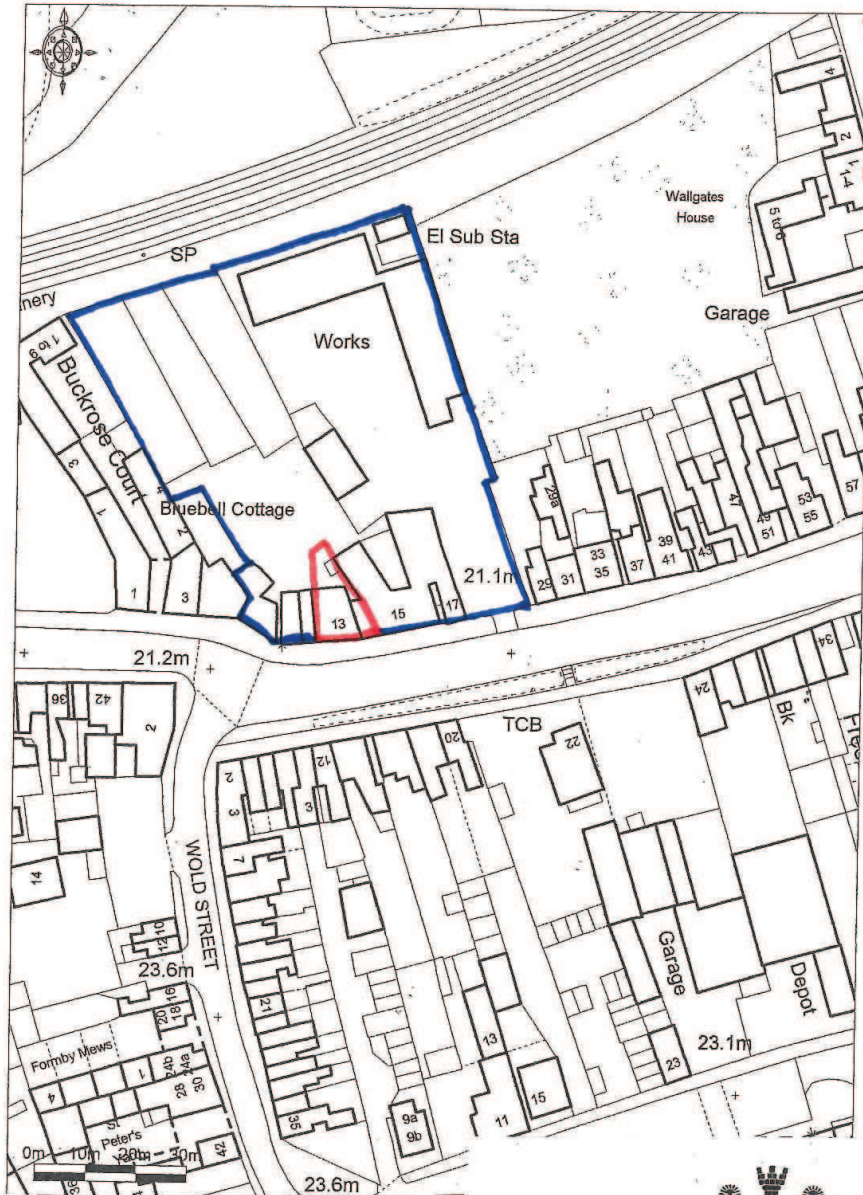
Reason: For the avoidance of doubt and in the interests of proper planning.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

13A, COMMERCIAL STREET, NORTON, MALTON, YO17 9HX

REVISED PLAN



Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number: 100020449. Plotted Scale: 1:1250

Dwg. no 4312-EX10-01-A4
REVISION A.



DATE
29/01/15

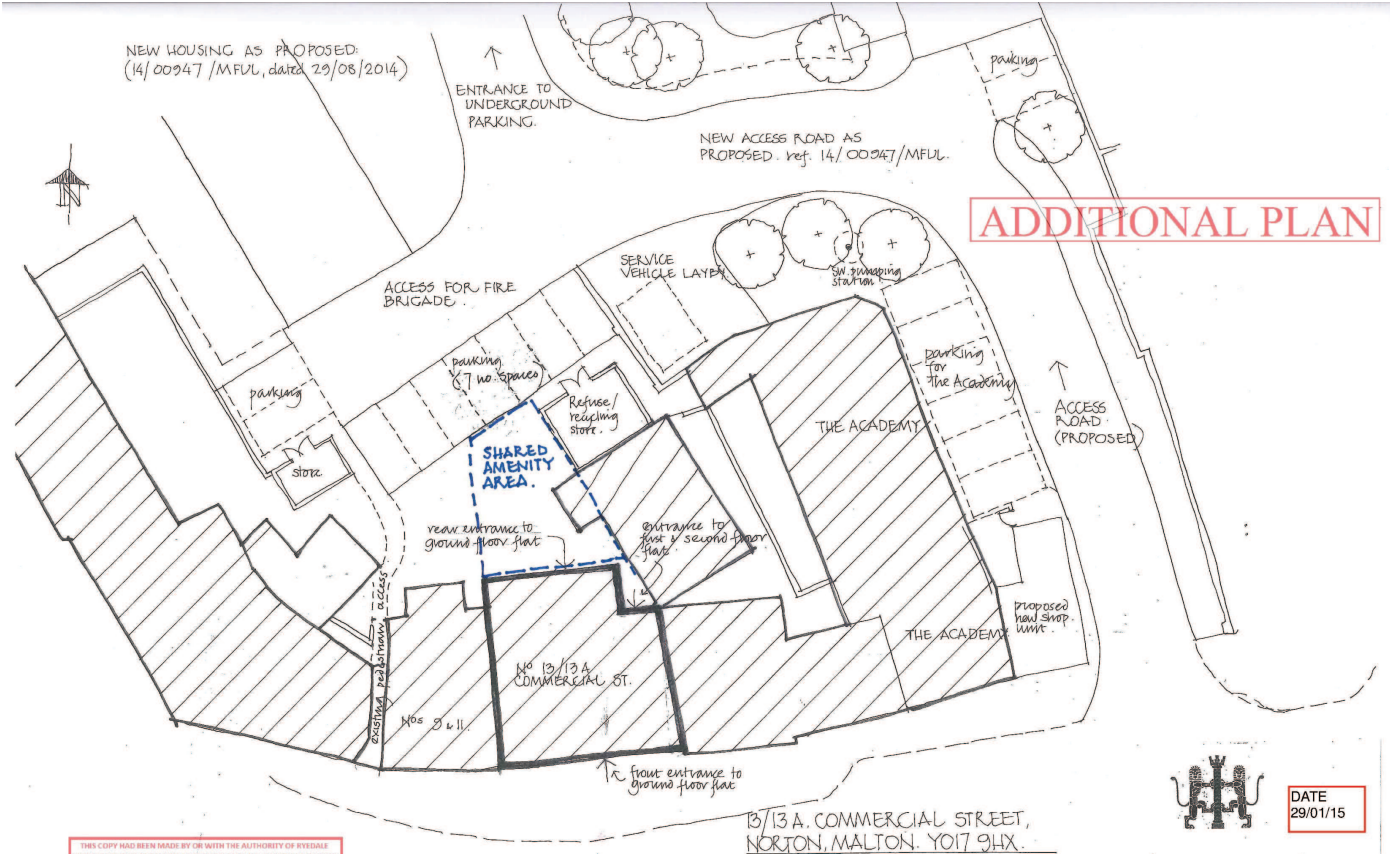
THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

STONE & ASSOCIATES LTD

The Studio, 7b Saville Street,
Malton, YO17 7LL

01653 696100

ADDITIONAL PLAN



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYedale DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988, UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

13/13 A. COMMERCIAL STREET,
NORTON, MALTON. YO17 9HX.
**PROPOSED CHANGE OF USE OF
GROUND FLOOR OFFICE TO SINGLE
RESIDENTIAL FLAT UNIT.**
Drg ref: 4312 - AR20 - 03 - A3



DATE
29/01/15

STONE & ASSOCIATES LTD
The Studio, 7b Saville Street,
Malton, YO17 7LL
01653 696100

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



FRONT (S.E.) ELEVATION.



REAR (N/W) ELEVATION.

DATE VALID
23/12/14

13 A COMMERCIAL ST NORTON,
MALTON, NORTH YORKSHIRE.

FRONT & REAR ELEVATIONS.

Dwg no 4312 - EX30-02 - A2.

1:50 SCALE. 18/12/2014.

0 1 2 3 4 5 metres



STONE & ASSOCIATES LTD

The Studio, 76 Saville Street,
Malton, YO17 7LL
01653 696100

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYSDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



new brickwork to match upper part of building

FRONT (S.E.) ELEVATION



new timber panel door.

REAR (N/W) ELEVATION

DATE VALID
23/12/14

13 A COMMERCIAL ST NORTON,
MALTON, NORTH YORKSHIRE.

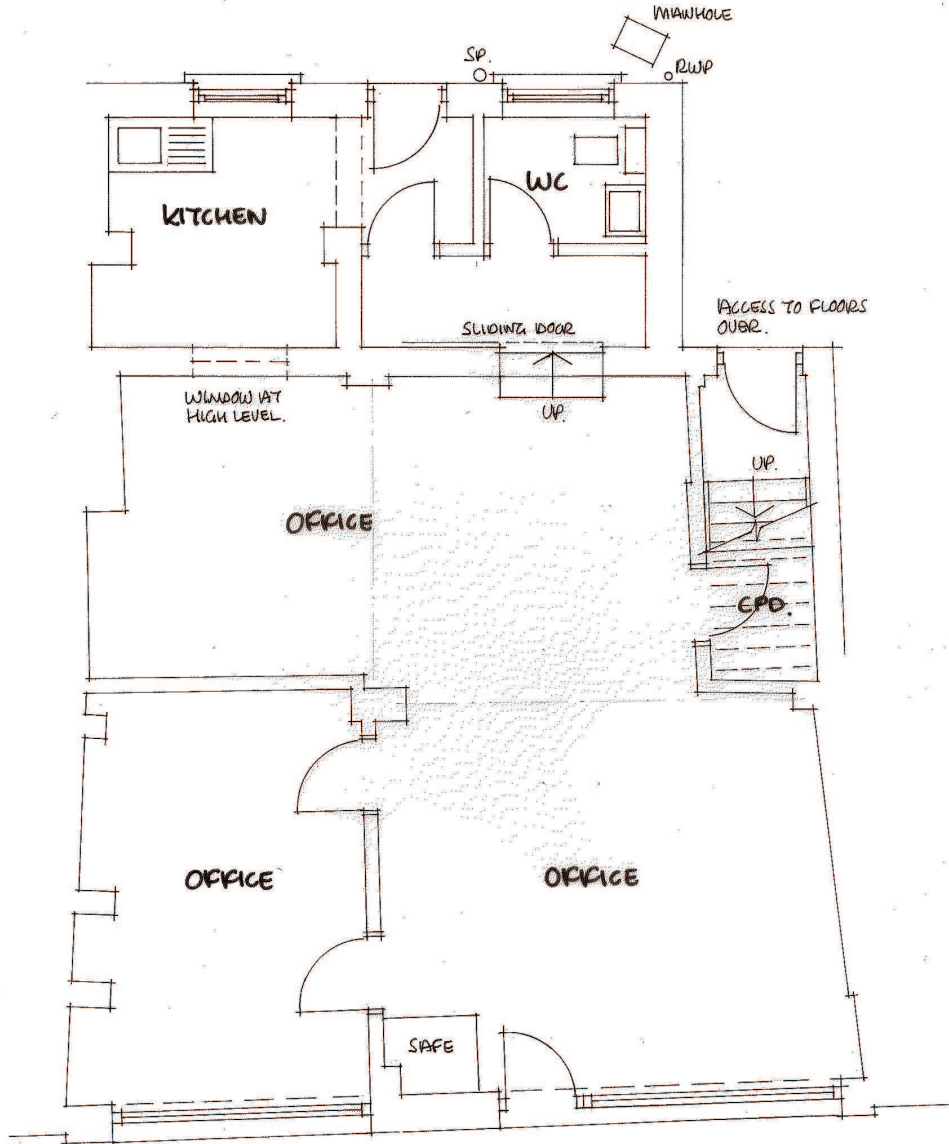
FRONT & REAR ELEVATIONS.
Dwg no 4212_A8.20.01_A2 AS PROPOSED.

1:50 SCALE. 18/12/2014.



STONE & ASSOCIATES LTD
The Studio, 76 Seville Street,
Malton, YO17 7LL
01653 696100

THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT, THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



drg no 4312 - SK20 - CLA3

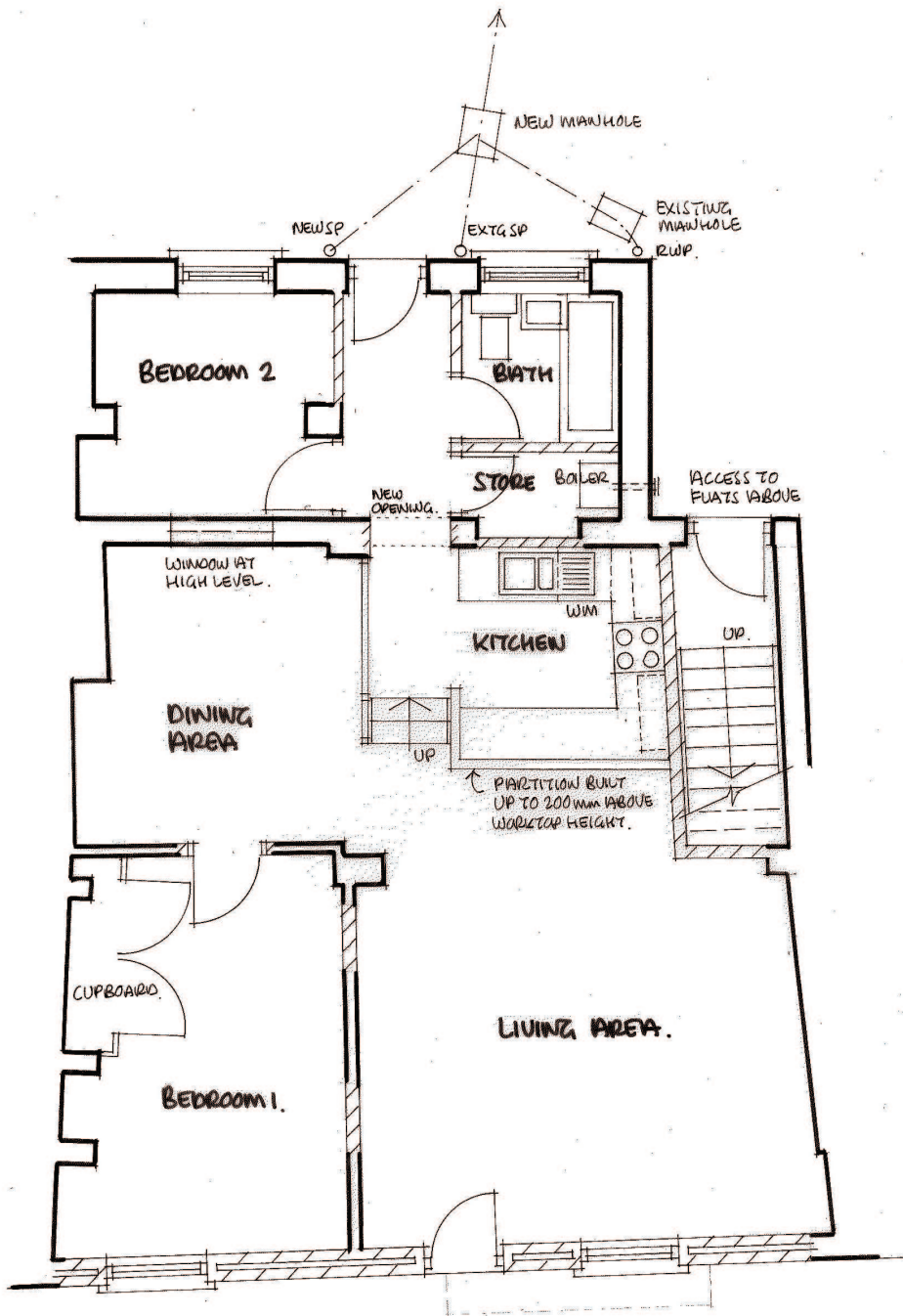
DATE VALID
23/12/14

13/13A COMMERCIAL ST
NORTON, MALTON
GROUND FLOOR PLAN
AS EXISTING.
SCALE 1:50 at A3.
0 1 2 3m



STONE & ASSOCIATES LTD

The Studio, 7b Saville Street,
Malton, YO17 7LL
01653 696100



THIS COPY HAD BEEN MADE BY OR WITH THE AUTHORITY OF RYEDALE DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT DESIGNS AND PATENTS ACT 1988. UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

dwg no. 4312-AR20-01-A3

DATE VALID
23/12/14

13/13A COMMERCIAL ST.
NORTON, MALTON.
PROPOSED NEW GROUND
FLOOR FLAT

0 1 2 3 4
SCALE: 1:50. DEC. 2014



STONE & ASSOCIATES LTD

The Studio, 7b Saville Street,
Malton, YO17 7LL
01653 696100



Our ref: 4312_04_01.

16th December 2014

13A COMMERCIAL STREET , NORTON, MALTON YO17 9HX

Proposed change of use of Ground floor office accommodation to form single residential flat.

1.0 General site description and history.

- 1.1 The site is located towards the western end of Commercial Street, almost at the edge of the current commercial centre of Norton, although there are a few isolated shops further to the west. The existing property forms the ground floor storey of three storey a street frontage property facing south eastwards. Above it lies existing residential property for which permission has been granted to create two self contained flats accessed from the rear of the building. Work on creating these has commenced. There is a level change of about 1 meter in floor level between the front and rear of the property
- 1.2. The property is located in the Conservation area for Norton
- 1.3. The property was used in the past as a branch of a national bank for which the shop front was changed in the late 1970s to modern plate glass shop front with surrounding frieze finished in buff glazed tiles. The previous fenestration was radically altered at the time to give a modern glazed look.
- 1.4. The property has been occupied ever since as an office, but is now vacant. In recent years it has become somewhat run down in appearance.
- 1.5. The property appears to have once been part of two separate three storey properties, with shop space on the ground floor and living accommodation above, accessed through the shops. At some time the two sections have been joined to form a single property with separate residential accommodation above, accessed separately from the rear. This most likely happened when the Bank became the tenant.

2.0 The Proposal.

- 2.1 It is proposed to create a single dwelling, within the ground floor office space. This can be done without any radical alteration to the existing structure.
- 2.1. It is proposed to remove the existing modern glazed shop fronts and replace them with new brickwork to match the upper part of the building, incorporating new vertical sliding sash windows. Two windows and a single entrance door will be created,

using joinery to match the adjacent properties to the west, which were altered to their present form in about 2005 after permission was granted to the same applicant. The rear of the building will remain unchanged apart from restoration of the traditional windows and doors where these were previously replaced by heavy security measures during the bank's tenure of the property.

3.0. Risk from flooding

- 3.1. The property lies in flood risk Zone 3, but also within the area marked as having the benefit of flood protection measures.
- 3.2. The property has not been known to flood in any recent major flooding episodes in Norton, because it is on higher land.
- 3.3. As an existing property it will not increase flood risk to other surrounding properties as the footprint and divisions within the building remain the same.

4.0. Justification for the proposal

- 4.1. The building is in poor condition and needs upgrading and needs a considerable amount of work now to restore it to lettable standard.
- 4.2. The demand for this sort of office property in Norton is low. As office space it is too large to be of interest to a sole trader, but not really large enough for a larger type of small business, e.g. legal or accounting.
- 4.3. There is no demand for such properties any longer for banking purposes, as the banks are constantly reducing the numbers of small local branches.
- 4.4. The building would need some modification for shop use. There is already depressed demand for shop properties on Commercial Street, where there are frequently empty properties available.
- 4.5. The building has an outdated appearance externally and the proposal will improve it considerably by restoring the frontage design to a more sympathetic appearance which fits in well with the surrounding properties.

- 4.6. A precedent was created in the case of Number 9 and 11 Commercial Street. Consent were granted about ten years ago to incorporate small shop premises, which has been altered to provide settable residential accommodation. This resulted the removal of empty shops and improvements to the street facade at the western end of Commercial street.
- 4.7. National Planing Policy currently permits the free change of use from office space to residential accommodation. This application is within the spirit of that polity in that it provides additional small scale residential accommodation available to let on the open market, of the type that is currently in demand throughout Ryedale.

5.0. Sustainability and access Matters

- 5.1. Norton benefits form good transport connection both from the Coastliner bus service which stops on Commercial Street and provides other services from its depot opposite Malton Railway station which is walkable distance . It provides links to the coastal towns and the major towns to the west, York and Leeds. Train travel is easily available from Malton station connecting to the main national rail network .
- 5.2. There are a variety of local shops in Commercial Street as well as large supermarkets on the western side of Norton, which are of walkable distance.
- 5.3. Access into the main building is straight forward and almost level, however the configuration of the existing building is such that there is a stepped rise within the building. This cannot be altered, however there is also a level access into the rear of the building which gives direct access to the higher level.

6.0. Relevant Planning Policies.

The National Planning Policy Framework 20011

Ryedale Local Plan - Local Plan Strategy.

Policy SP 2 . Housing . Delivery and Distribution of New housing: The proposal provides an easily deliverable scheme to provide small scale residential accommodation for which there is strong demand in the area.

Policy SP12 Historic Environment The proposed development is located within the Norton Conservation Area and complies with the objective of the Local Plan Strategy to “ *seek to ensure that sensitive expansion, growth and land use change in and around the Market Towns and villages, safeguarding elements of their historic character and value within their built up areas* “

MM-18.12.2014

RJS

Recommend refusal

NORTON-ON-DERWENT TOWN COUNCIL

Town Clerk: Mrs R.Tierney
Tel/Fax: 01653 695348
Council Chamber and Office
The Old Courthouse
84B Commercial Street
Norton-on-Derwent
Malton
North Yorkshire YO17 9ES



20 January 2015

Head of Planning Services,
Ryedale District Council.
Ryedale House,
Malton.
YO17 7HH

RYEDALE DISTRICT COUNCIL

20 JAN 2015
DEVELOPMENT
MANAGEMENT

Dear Sir,

PLANNING APPLICATIONS NORTON-ON-DERWENT

I have to inform you that at its meeting on Monday, 19 January 2015 the Town Council made the following recommendation in respect of the application listed below:-

14/01398/FUL

Change of use and alteration of former office to form a 2 bedroom dwelling, to include bricking up of shop front and installation of 2no. Vertical sliding sash timber windows and front and rear entrance doors.
13 Commercial Street, Norton, Malton, YO17 9HX
For: Mrs Lindsay Burr.

RESOLVED Recommend refusal on the grounds of loss of commercial/retail space and protection of the Commercial Street frontage.

14/01335/MFUL

Erection of block of 1no. 1 bedroom and 1no. 2 bedroom apartments and block of 5no. 1 bedroom and 3no. 2 bedroom apartments following demolition of existing garage and outbuildings together with formation of vehicular access, 10 no. parking spaces, communal refuse store and additional 1 no. parking space for 29 Wood Street.
27 Wood Street, Norton
For: Yorkshire Housing Limited (Linda Gray)

RESOLVED Recommend approval, subject to emergency services being satisfied as to the height of the front archway giving vehicular access to the dwellings at the rear of the site.

Yours sincerely,

Ros Tierney
Town Clerk

E. Mail: norton.tc@btconnect.com

Agenda Item 16

Agenda item 16 Appointment of Working Party

TREE PRESERVATION ORDER APPEALS WORKING PARTY

Membership:

Chairman of Planning Committee,
Vice Chairman of Planning Committee,
One further named member of Planning Committee
and relevant Ward Members.

Members will need to name the “further Member” as part of the decision.

RYEDALE DISTRICT COUNCIL

APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS

1.

Application No: 14/00965/FUL **Decision: Approval**
Parish: Slingsby Parish Council
Applicant: Slingsby Development LLP
Location: Hutton Brothers Car Sales Railway Street Slingsby Malton YO62 4AH
Proposal: Demolition of detached garage building and two sections of main building

2.

Application No: 14/00982/FUL **Decision: Approval**
Parish: Scagglethorpe Parish Council
Applicant: Ham And Cheese (Malton) Ltd (Mr Shaun Marsy)
Location: Ham And Cheese Inn Main Street Scagglethorpe Malton North Yorkshire YO17 8DY
Proposal: Replacement of 27 no. timber windows with double glazed UPVC

3.

Application No: 14/01096/FUL **Decision: Approval**
Parish: Thornton-le-Clay Parish Council
Applicant: Mr Philip Coe
Location: Land South Of Thornton House Low Street Thornton Le Clay
Proposal: Change of use and alteration of agricultural building to form a two bedroom dwelling with parking and amenity areas and incorporating an existing timber workshop within the curtilage

4.

Application No: 14/01154/73A **Decision: Approval**
Parish: Pickering Town Council
Applicant: Black Bull Caravan Park (Mr & Mrs Philip And Louise Wright)
Location: Land At OS Field No 0064 Black Bull Caravan Park Malton Road Pickering North Yorkshire
Proposal: Variation of condition 05 of approval 11/01183/73A dated 16.02.2012 to state 'The permission hereby granted shall not authorise the use of the land as a caravan site except during the period from 1st of March to 2nd January in each year. No caravans shall be stored outside that period' - extension of period by two calendar months.

5.

Application No: 14/01166/ADV **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Miss T Chapman (Yorkshire Wolds Photography And Glamping)
Location: Land South Of Meadowside Ropery Lane Weaverthorpe Malton North Yorkshire
Proposal: Display of 1 no. non-illuminated post mounted entrance signs and 4 no. non-illuminated wall mounted information signs

6.

Application No: 14/01168/FUL **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Miss T Chapman (Yorkshire Wolds Photography And Glamping)
Location: Land South Of Meadowside Ropery Lane Weaverthorpe Malton North Yorkshire

Proposal: Change of use of agricultural land to a glamping site to include part replacement and part conversion of existing outbuildings to form photography studio, workshop/gallery, kitchen, toilet/shower facilities and bike store/drying room together with siting of 9no. units of holiday accommodation consisting of 5no. converted railway wagons and 4no. camping pods, parking area and alteration to existing vehicular access

7.
Application No: 14/01208/HOUSE **Decision: Refusal**
Parish: Kirby Misperton Parish Council
Applicant: Mr Andrew Head
Location: 9 Ducks Farm Close Kirby Misperton Malton North Yorkshire YO17 6XH
Proposal: Erection of single storey rear extension

8.
Application No: 14/01215/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Mr & Mrs P & A Chouler
Location: The Craggs Newbridge Pickering YO18 8JL
Proposal: Erection of a two-storey extension to northwest elevation, replacement of 5 no. rooflights with 3 no. rooflights to north east roofslope and removal of 2 no. rooflights from south west roofslope

9.
Application No: 14/01220/FUL **Decision: Approval**
Parish: Norton Town Council
Applicant: Acorn Community Centre
Location: Whinflower Hall Scarborough Road Norton Malton North Yorkshire YO17 8EE
Proposal: Change of use of land and buildings to a non residential education and training centre (Use Class D1) to include a change of use and alteration of outbuilding to form training and workshop areas for use by Acorn Community Care to include kitchen and toilet facilities and sensory room together with replacement of main entrance doors and installation of a removable access ramp to side entrance (part retrospective application).

10.
Application No: 14/01224/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Black Bull Caravan Park (Mr & Mrs Philip And Louise Wright)
Location: Land At OS Field No 0064 Black Bull Caravan Park Malton Road Pickering North Yorkshire
Proposal: Change of use of part of touring caravan site to allow the replacement of 12 no. touring caravan pitches by 12 no. static caravans for holiday use.

11.
Application No: 14/01225/HOUSE **Decision: Approval**
Parish: Flaxton Parish Council
Applicant: Mr & Mrs Render
Location: Ashdale House Main Street Flaxton Malton YO60 7RP
Proposal: Erection of single storey rear extension following demolition of existing rear porch

12.
Application No: 14/01227/HOUSE **Decision: Refusal**
Parish: Malton Town Council
Applicant: Mr Lewis Williamson

Location: 18 Milton Avenue Malton North Yorkshire YO17 7LD
Proposal: Erection of part two storey/part single storey rear extension

13.
Application No: 14/01233/FUL **Decision: Approval**
Parish: Swinton Parish Council
Applicant: Mr R Harrison
Location: Land At OS Field 4700 Lowfield Lane Swinton Malton North Yorkshire
Proposal: Erection of general purpose agricultural storage building to include housing of livestock attached to existing agricultural buildings

14.
Application No: 14/01245/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr C Edwards
Location: 48 Town Street Old Malton Malton North Yorkshire YO17 7HD
Proposal: Demolishing of existing section of stone wall and erection of re-aligned replacement section of garden wall and fence

15.
Application No: 14/01255/HOUSE **Decision: Approval**
Parish: Great & Little Barugh Parish Council
Applicant: Mr Peter French
Location: Chestnut House Barugh Lane Great Barugh Malton North Yorkshire YO17 6UZ
Proposal: Erection of extension to existing porch

16.
Application No: 14/01251/FUL **Decision: Approval**
Parish: Coulton Parish Council
Applicant: Ian Mosey Ltd (Mr I Mosey)
Location: Blackdale Farm Coulton Lane Coulton Helmsley YO62 4NQ
Proposal: Erection of extension to existing grain store to form replacement agricultural workshop following demolition of existing agricultural workshop

17.
Application No: 14/01252/HOUSE **Decision: Refusal**
Parish: Welburn (Malton) Parish Council
Applicant: Mr And Mrs Hamer
Location: Pitcairn Cottage Main Street Welburn Malton YO60 7DX
Proposal: Erection of single storey lean-to extension to rear and side and first floor extension above existing flat roof garage to include reduction in the front projection of the garage

18.
Application No: 14/01253/LBC **Decision: Refusal**
Parish: Welburn (Malton) Parish Council
Applicant: Mr And Mrs Hamer
Location: Pitcairn Cottage Main Street Welburn Malton YO60 7DX
Proposal: External and internal alterations to include erection of single storey lean-to extension to rear and side, first floor extension above existing flat roof garage, reduction in the front projection of the garage and replacement of existing timber single glazed windows and doors with timber double glazed windows and doors.

19.

Application No: 14/01256/FUL **Decision: Approval**
Parish: Wilton Parish Council
Applicant: Mr J.A. Lunn
Location: Land At Lane End Farm Wilton Ings Lane Wilton Pickering North Yorkshire
Proposal: Erection of a four bedroom agricultural workers dwelling with detached double garage together with removal of existing temporary agricultural workers mobile home

20.
Application No: 14/01257/FUL **Decision: Approval**
Parish: Kirkbymoorside Town Council
Applicant: Mr Richard Oakley
Location: Slingsby Aviation Ltd Ings Lane Kirkbymoorside YO62 6EZ
Proposal: Recladding of exterior of building 24 with profiled steel panels, alterations to north west corner to form glazed facade and reception atrium, replacement of all exterior doors and removal of redundant plant and machinery.

21.
Application No: 14/01261/HOUSE **Decision: Approval**
Parish: Ampleforth Parish Council
Applicant: Mr And Mrs H W Jones
Location: Spring Cottage (Jones) Main Street Ampleforth Helmsley YO62 4DB
Proposal: Erection of detached garden room (revised details to approval 12/00761/HOUSE dated 17.01.2013)

22.
Application No: 14/01262/GPCOU **Decision: Refusal**
Parish: Kirkbymoorside Town Council
Applicant: Ms V Greetham
Location: North Yorkshire Highways Depot Manor Vale Lane Kirkbymoorside YO62 6EG
Proposal: Change of use of office building to a two bedroom dwelling

23.
Application No: 14/01264/FUL **Decision: Refusal**
Parish: Harome Parish Council
Applicant: Thomas Crown Associates Ltd.
Location: Land East Of Rye House Farm Helmsley
Proposal: Erection of an agricultural livestock building with stoned turning area and formation of vehicular access (revised details to refusal 14/00710/FUL dated 14.11.2014).

24.
Application No: 14/01266/HOUSE **Decision: Approval**
Parish: Harome Parish Council
Applicant: Mr And Mrs Barnes
Location: Mulberry House Chapel Lane Harome Helmsley YO62 5JZ
Proposal: Erection of front entrance porch and detached garage and bike store

25.
Application No: 14/01271/73A **Decision: Approval**
Parish: Helmsley Town Council
Applicant: Planactive Ltd (Mr Ritchie Hirst)
Location: 35 Ashdale Road Helmsley York YO62 5DE
Proposal: Variation of Condition 10 of approval 12/00367/FUL to allow replacement of drawing nos. 200_10, 200_10C and 200_11 by drawing nos. PL26 previously approved Site Layout, PL25 previously approved Bungalow Plan & Elevations,

26.
Application No: 14/01273/LBC **Decision: Approval**
Parish:
Applicant: Trustees PCC St Peters And St Pauls Church
Location: Parish Halls Hallgarth Pickering North Yorkshire YO18 7AW
Proposal: Dismantling of bell tower to allow access to bell mounting, re-building of the bell tower and installation of bell, mounting bracket and tie restraint

27.
Application No: 14/01274/HOUSE **Decision: Approval**
Parish: Malton Town Council
Applicant: Mr C Edwards
Location: 48 Town Street Old Malton Malton YO17 7HD
Proposal: Demolishing of existing section of stone wall and erection of re-aligned replacement section of garden wall and fence

28.
Application No: 14/01278/FUL **Decision: Approval**
Parish: Pickering Town Council
Applicant: Ryedale Homes (Mr Stephen Clough)
Location: Land Between Park Street And Burgate Adj Hill House Burgate Pickering North Yorkshire
Proposal: Demolition of existing bungalow and shed

29.
Application No: 14/01418/LBC **Decision: Approval**
Parish: Pickering Town Council
Applicant: Trustees PCC St Peters And St Pauls Church
Location: Parish Hall Hallgarth Pickering North Yorkshire YO18 7AW
Proposal: Dismantling of bell tower to allow access to bell mounting, re-building of the bell tower and installation of bell, mounting bracket and tie restraint

30.
Application No: 14/01281/HOUSE **Decision: Approval**
Parish: Crambe Parish Council
Applicant: Mr Sam Cook
Location: Sandlands Cottage 2 Howsham Gates Riders Lane Crambe YO60 7PQ
Proposal: Erection of detached garage/workshop with additional domestic accommodation above following demolition of existing detached garage.

31.
Application No: 14/01286/HOUSE **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Mr & Mrs T Vasey
Location: Gritts Farm Cottage Weaverthorpe Malton YO17 8HD
Proposal: Formation of vehicular access and parking area together with replacement of existing section of fence by a 1.8m high brick boundary wall

32.
Application No: 14/01287/HOUSE **Decision: Refusal**
Parish: Malton Town Council

Applicant: Ms K Waller
Location: 2 Castle Howard Drive Malton North Yorkshire YO17 7BA
Proposal: Raising of ridge height to allow formation of additional domestic accommodation above to include installation of 2no. dormer windows to south elevation and replacement of first floor windows to west and east gable ends.

33.
Application No: 14/01289/HOUSE **Decision: Approval**
Parish: Norton Town Council
Applicant: Mrs H Wilson
Location: 20 Glenmore Drive Norton Malton North Yorkshire YO17 9DE
Proposal: Erection of single storey rear and side extension

34.
Application No: 14/01301/OUT **Decision: Approval**
Parish: Salton Parish Meeting
Applicant: Mr MG Boothman
Location: Glebe Farm Brawby Malton YO17 6QA
Proposal: Erection of an agricultural worker's dwelling (site area 0.1ha)

35.
Application No: 14/01303/HOUSE **Decision: Approval**
Parish: Lillings Ambo Parish Council
Applicant: Mr John Oldroyd
Location: Toft Farm Goose Track Lane West Lilling YO60 6RP
Proposal: Erection of an entrance porch/boot room to east elevation

36.
Application No: 14/01305/HOUSE **Decision: Approval**
Parish: Amotherby Parish Council
Applicant: Mr Richard Bielby
Location: Lilac Cottage Main Street Amotherby Malton North Yorkshire YO17 6UN
Proposal: Erection of two storey side extension, raising of ridge height of existing roof and replacement of front entrance door with UPVC window

37.
Application No: 14/01307/HOUSE **Decision: Refusal**
Parish: Welburn (Kirkbymoorside) Parish Meeting
Applicant: Mr & Mrs P Hardaker
Location: Hulver Bank Starfits Lane Fadmoor Kirkbymoorside YO62 6JF
Proposal: Erection of two storey extension to east elevation

38.
Application No: 14/01314/HOUSE **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr & Mrs Morrisroe
Location: 9 Alverton Close Great Habton Malton North Yorkshire YO17 6RR
Proposal: Erection of front entrance porch and two storey side extension

39.
Application No: 14/01320/FUL **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Mr Philip Woodall
Location: Land At OS Field 5062 Ropery Lane Weaverthorpe Malton North Yorkshire

Proposal: Erection of extensions to existing general-purpose agricultural building

40.

Application No: 14/01328/HOUSE **Decision: Approval**
Parish: Habton Parish Council
Applicant: Mr Keith Plumb
Location: Pear Tree Cottage Kirby Misperton Lane Great Habton Malton North Yorkshire YO17 6TU
Proposal: Erection of 2 no rear rooflights and replacement side entrance door to detached double garage

41.

Application No: 14/01326/HOUSE **Decision: Approval**
Parish: Pickering Town Council
Applicant: Ms F K Steele
Location: 3 Swainsea Lane Pickering North Yorkshire YO18 8NE
Proposal: Erection of single storey extension to front and rear and dormer window to rear

42.

Application No: 14/01330/FUL **Decision: Approval**
Parish: Scampston Parish Council
Applicant: Third Energy UK Gas Limited (Mr Marcus Lea)
Location: Viking (UK) Gas Ltd Malton Road West Knapton Malton North Yorkshire YO17 8JA
Proposal: Erection of a 2.7m high security fence and 2.4m high remotely operated cantilever entrance gate

43.

Application No: 14/01336/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Alex Welburn)
Location: Unit At Old Talbot Yard Yorkersgate Malton North Yorkshire
Proposal: Addition of A3 use to existing A1 and B1 approved uses to allow cafe area alongside shop and production areas to include fitting out works and full glazing to ground floor front centre section

44.

Application No: 14/01337/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: Fitzwilliam (Malton) Estate (Mr Alex Welburn)
Location: Unit At Old Talbot Yard Yorkersgate Malton North Yorkshire
Proposal: Fitting out works to include formation of internal openings and full glazing to ground floor front centre section

45.

Application No: 14/01345/LBC **Decision: Approval**
Parish: Malton Town Council
Applicant: HSBC Corporate Real Estate
Location: HSBC Bank Plc 27 Market Place Malton North Yorkshire YO17 7LU
Proposal: Replacement of existing external ATMs

46.

Application No: 14/01346/FUL **Decision: Approval**
Parish: Malton Town Council

Applicant: HSBC Corporate Real Estate
Location: HSBC Bank Plc 27 Market Place Malton North Yorkshire YO17 7LU
Proposal: Replacement of existing external ATMs

47.

Application No: 14/01360/LBC **Decision: Approval**
Parish: Pickering Town Council
Applicant: Thomas Of York Limited
Location: 33 - 35 Market Place Pickering North Yorkshire YO18 7AE
Proposal: Repositioning of front double entrance doors

48.

Application No: 14/01365/73A **Decision: Approval**
Parish: Pickering Town Council
Applicant: Black Bull Caravan Park (Mr & Mrs Philip And Louise Wright)
Location: Black Bull Caravan Park Malton Road Pickering North Yorkshire YO18 8EA
Proposal: Variation of Condition 02 as amended of approval 3/102/349B/PA dated both 04.12.1978 and 12.07.1979 to state a time period from 1st March to 2nd January in each year - extension of period of use by two calendar months.

49.

Application No: 14/01394/73A **Decision: Approval**
Parish: Pickering Town Council
Applicant: Black Bull Caravan Park (Mr & Mrs Philip And Louise Wright)
Location: Black Bull Caravan Park Malton Road Pickering North Yorkshire YO18 8EA
Proposal: Variation of Condition 02 of approval 3/102/349/H/PA dated 05.09.1983 to extend the use of the land for the siting of three static holiday caravans only during the period from 1st March to 2nd January in every year - extension of period of use by two calendar months
