



PLANNING COMMITTEE

Tuesday 16 July 2019 at 6.00 pm

Council Chamber - Ryedale House, Malton, North Yorkshire YO17 7HH

Agenda

1 Apologies for absence

2 Declarations of interest

Members to indicate whether they will be declaring any interest under the Code of Conduct.

Members making a declaration of interest at a meeting of a Committee or Council and required to disclose the existence and nature of that interest. The requirement is not discharged by merely declaring a personal interest without further explanation.

3 Minutes (Pages 3 - 8)

4 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.

5 Schedule of items to be determined by the Committee (Page 9)

6 19/00167/FUL - Land at Os Field 0081 Station Road Nawton (Pages 10 - 21)

7 19/00432/MFUL - Kingspan St Hildas Street Sherburn (Pages 22 - 51)

8 19/00450/MFUL - Park House Barns Park Farm Road Gilling East (Pages 52 - 72)

9 19/00600/MFUL - Stugdale House Malton Lane Flaxton (Pages 73 - 91)

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|----|---|-------------------|
| 10 | 19/00430/FUL - Meadow House Main Street Scrayingham | (Pages 92 - 104) |
| 11 | 19/00540/HOUSE - Sawpit Cottage The Green Slingsby | (Pages 105 - 117) |
| 12 | Any other business | |
| 13 | List of applications determined under delegated powers | (Pages 118 - 122) |

Planning Committee

Held at Council Chamber - Ryedale House, Malton, North Yorkshire YO17 7HH
Tuesday 18 June 2019

Present

Councillors Paul Andrews, Burr MBE, Cleary, Goodrick (Chairman), Graham, Hope, MacKenzie, Mason, Potter and Windress (Vice-Chairman)

In Attendance

Rachael Balmer, Alan Goforth, Eleanor Hardie, Gary Housden and Jill Thompson

Minutes

17 Apologies for absence

No apologies were received

18 Declaration of interest

Councillor	Item
P Andrews	7
Burr MBE	6, 7
Cleary	7
Graham	7
Hope	7, 10
Mackenzie	7
Mason	7
Potter	7, 12
Windress	7, 13

19 Minutes

DECISION

That the minutes of the Planning Committee held on 29th May 2019 be approved and signed as a correct record.

Voting Record
9 For
0 Against
0 Abstentions

20 Urgent Business

There was no urgent business

21 **Schedule of items to be determined by the Committee**

The Head of Planning submitted a list (previously circulated) of the applications for planning permission with recommendations thereon

22 **Adoption of the Local Plan Sites Document and Policies Map**

DECISION

That Council be recommended to adopt the Local Plan Sites Document and Policies Map as part of the development plan for Ryedale.

Voting Record

7 For

1 Against

2 Abstentions

Councillor Burr declared a personal non-pecuniary but not prejudicial interest.

23 **18/01035/FUL - Land at Derwent Mount York Road Malton**

DECISION

PERMISSION REFUSED contrary to officer recommendation

The proposed dwelling which included the felling of a mature Norwegian Acer fails to preserve or enhance the character of the designated conservation area. Furthermore the back land dwelling is considered be an inappropriate and unacceptable form development within the designated conservation area, contrary to Policies SP2, SP12, SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy

Note:

Members wished to refuse permission contrary to officer recommendation after having fully considered the officer report and following extensive debate on the merits of the application.

In the exercise of its statutory discretion to determine planning applications in accord with the development plan unless material considerations indicate otherwise, the Planning Committee weighed all the material considerations of this case in the decision making balance and reached a planning judgement that weighed in favour of refusal.

Voting Record
6 For
4 Against
0 Abstentions

In accordance with the Member's Code of Conduct, Councillors P Andrews, Burr MBE, Cleary, Graham, Hope, Mackenzie, Mason, Potter and Windress declared a personal non pecuniary but not prejudicial interest.

24 **19/00082/MFUL - Foxholme Touring Caravan Park Gale Lane Harome**

DECISION

PERMISSION GRANTED – Subject to conditions as recommended

Voting Record
10 For
0 Against
0 Abstentions

25 **19/00144/MFUL - Land to the East of Sherburn Wold Farm White Gate Sherburn**

DECISION

DEFERRED

26 **19/00338/MFUL - Land in OS Field 4480 Westfield Way Norton**

DECISION

PERMISSION GRANTED – Subject to conditions as recommended plus an additional 5 drainage conditions

Voting Record
10 For
0 Against
0 Abstentions

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

27 **18/01310/FUL - Building at Carpenters Court High Street Nawton**

DECISION

PERMISSION GRANTED – Subject to conditions as recommended

Voting Record
10 For
0 Against
0 Abstentions

28 **18/01329/FUL - Altringham 31 Thornton Road Pickering**

DECISION

PERMISSION GRANTED – Subject to conditions as recommended including an amendment to condition 5 (boundary treatment) to require the retention of planting along the south eastern boundary.

Voting Record
8 For
0 Against
2 Abstentions

In accordance with the Member's Code of Conduct, Councillor Potter declared a personal non-pecuniary but not prejudicial interest

29 **19/00167/FUL - Land at OS Field 0081 Station Road Nawton**

DECISION

DEFERRED – For site inspection

Voting Record
7 For
1 Against
2 Abstentions

In accordance with the Member's Code of Conduct, Councillor Windress declared a personal non pecuniary but not prejudicial interest

Councillors P Andrews and Burr left the meeting.

30 **19/00279/FUL - Turgate Farm Weasdale to Partings Farm Allerston**

DECISION

PERMISSION GRANTED – Subject to conditions as recommended

Voting Record
8 For
0 Against
0 Abstentions

31 **19/00526/HOUSE - The Oaks 110 Outgang Road Pickering**

DECISION

PERMISSION GRANTED – Subject to conditions as recommended

Voting Record
8 For
0 Against
0 Abstentions

32 **Amendments to GPDE relating to larger extensions to dwellings**

The Head of Planning informed Councillors of the recent changes to the General Permitted Development Order as they relate to “permitted development” rights for Larger Home Extensions.

33 **Any other business**

There was no other business

34 **List of applications determined under delegated powers**

The Head of Planning submitted for information (previously circulated) a list which have details of the applications determined by the Head of Planning in accordance with the scheme of delegated decisions.

Meeting closed at 21:36

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 16/07/19

6

Application No: 19/00167/FUL

Application Site: Land At Os Field 0081 Station Road Nawton Helmsley North Yorkshire

Proposal: Change of use of agricultural land to form 2no. dog walking fields to include formation of vehicular access off the A170 and hardstanding parking area.

7

Application No: 19/00432/MFUL

Application Site: Kingspan St Hildas Street Sherburn Malton North Yorkshire YO17 8PQ

Proposal: Installation of a Renewable Energy Centre consisting of a 10MW waste wood boiler and a 1.8MW Organic Rankine Cycle (ORC) unit to provide all heat and electricity required for the entire manufacturing facility with any excess energy exported to the local power grid network

8

Application No: 19/00450/MFUL

Application Site: Park House Barns Park Farm Road Gilling East Helmsley YO62 4JA

Proposal: Change of use of agricultural land to wildlife and horticultural garden including the erection of greenhouses and potting sheds and formation of 2no. ponds for use in association with Autism Plus day centre

9

Application No: 19/00600/MFUL

Application Site: Stugdale House Malton Lane Flaxton YO60 7SJ

Proposal: Erection of general purpose agricultural storage building

10

Application No: 19/00430/FUL

Application Site: Meadow House Main Street Scrayingham Malton YO41 1JD

Proposal: Change of use of area of paddock and repositioning of gate and fence to form extension to domestic curtilage, alterations to boundary landscaping to north and east boundaries of paddock and erection of dormer window to north east elevation of existing bike garage (part retrospective).

APPLICATIONS TO BE DETERMINED BY RYEDALE DISTRICT COUNCIL

PLANNING COMMITTEE - 16/07/19

11

Application No: 19/00540/HOUSE

Application Site: Sawpit Cottage The Green Slingsby Malton North Yorkshire YO62 4AA

Proposal: Erection of lean-to side extension, raising of part of existing roof and creation of vehicular access with associated landscaping

RYEDALE DISTRICT COUNCIL PLANNING COMMITTEE

SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE

Item Number: 6
Application No: 19/00167/FUL
Parish: Nawton Parish Council
Appn. Type: Full Application
Applicant: Mr Linfoot
Proposal: Change of use of agricultural land to form 2no. dog walking fields to include formation of vehicular access off the A170 and hardstanding parking area.
Location: Land At Os Field 0081 Station Road Nawton Helmsley North Yorkshire

Registration Date: 12 February 2019 **8/13 Week Expiry Date:** 9 April 2019
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

Initial consultation (access off Station Road)

Highways North Yorkshire	Recommend conditions
Environmental Health Officer	No comments received
Nawton Parish Council	Objection- VIUA, green infrastructure, detrimental to wildlife, other walks/routes available, traffic.

Re-consultation on revised details (access off A170)

Highways North Yorkshire	Recommend conditions
Environmental Health Officer	Recommend temporary permission
Nawton Parish Council	No further comments received

Re-consultation on revised details (surfacing, planting & stand-off from boundary)

Highways North Yorkshire	No further comments received
Environmental Health Officer	No further comments received
Nawton Parish Council	No further comments received

Neighbour responses: Mrs Helen Ward-Jackson, Mr Bobby Brewer, Mr Gordon Harrison, Mrs Naomi Thatcher, Mr Vinnie Thatcher, Mr Nicky Todd, Mrs Penny Harper, Mrs Patricia Passman, Miss Sophie O'Neill, John And Hazel Gittins, Mrs Deborah Cuming, Mrs Johanna Teasdale, Mrs Natalie Stevens, Mr Andrew Brown, Ms Amy Stonehouse, Mr Andrew Bowes, Mrs Emma Willoughby, Mr David Otterburn, Mr Michael Jackson, Mr & Mrs M Colley, Mr Sam Stevens, Mr Jed Dargan, Miss Donna Baines, Mr Leslie Helm, Mrs Catherine Jackson, Mr Nicky Todd, Mrs E Edwards, Mr Ronald Gordon, Mrs Ruth Gordon

Overall Expiry Date: 13 June 2019

BACKGROUND:

On 18 June 2019 Members resolved to conduct a site inspection in advance of the determination of the planning application. The site inspection subsequently took place on 2 July 2019. The following Members were in attendance; Cllr Windress, Cllr Mason, Cllr MacKenzie, Cllr Graham, Cllr Hope, and Cllr Potter. A representative of the Parish Council was also in attendance. The site inspection gave Members the opportunity to gain an understanding of the proposed development in the context of the surrounding land, nearby residential properties, significant landscape and boundary features and the public highway including the proposed access.

Members are asked to refer to their earlier agenda papers for a detailed Officer appraisal of the scheme and associated documents.

UPDATES:

The following is a summary of the main updates since the previous Planning Committee meeting:

The applicant has provided existing and proposed layout plans that show the surrounding residential properties (including The Sidings to the west) and also the position of the proposed 6 metre wide access in relation to the trees along the A170 frontage and also the entrance to the recreation ground on the northern side of the A170. The plans are attached to this report and referred to in the recommended planning conditions (below).

The agent representing the applicant has provided written confirmation of the following:-

- There is no intention to remove any trees along the site frontage. The trees do not stand on land under the ownership or control of the applicant.
- All existing boundary treatments shall be retained as they are and repaired and made good as required. The existing field gate in the western boundary will be removed and the gap infilled with hedge to match existing.
- A route is available between the boundary hedge and deer fencing to allow a ride on mower access to maintain the 15 metre wide stand-off strip of land on the southern boundary, albeit the grass will not be cut as regularly as the dog walking fields.

APPRAISAL:

Members are asked to refer to the appraisal section contained within the previous Officer report.

Boundary treatment

In addition to the planning considerations set out in the earlier Officer report, it is considered that the substantial hedgerow on the western boundary and the four bar estate fencing on the northern boundary make a positive contribution to the character and appearance of the streetscene and the entrance to the village. The hedgerow also provides screening for the properties on The Sidings to the west and its maintenance at a height of at least 2 metres (at least 200mm above the height of the proposed deer fencing) would be beneficial in terms of reducing the visual impact of the development.

It is recommended that should planning permission be granted conditions (numbered 13 & 14 below) should be included to ensure the retention and maintenance of the aforementioned boundary features in compliance with Policies SP16 and SP20.

Tree protection

On 4 July 2019 Tree Preservation Order (TPO) No: 351/2019 was made by the Council and was served

on 5 July 2019. The TPO relates to the line of mature trees to the south of the A170 and north of the application site. The trees are within the public highway, and are therefore owned by the County Council, it is believed, that the trees were planted c.30 years ago, and are maintained by Nawton Parish Council.

The trees have been assessed by an independent arboriculturalist. The trees surveyed are a mixture of species and have a projected life expectancy of at least 25-30 years. Most of the trees are Swedish Whitebeam (*Sorbus intermedia*) with, towards the western end of the trees, Rowan (*Sorbus aucuparia*); a single Norway Maple (*Acer platanoides*) and a single common Ash (*Fraxinus excelsior*).

The application does not propose the loss of any trees, however, the trees do overhang the area of land subject of the application, and this has raised concerns that the trees are at risk of being unsympathetically worked upon. This is because whilst the trees are not within the applicant's ownership, under common law, they could be cut back to the boundary. This would be harmful to the amenity value of the trees and place the trees at risk of being stressed through loss of leaf cover; becoming unbalanced or excessive wounds resulting in infection.

The trees are highly prominent within the general street scene and make a positive contribution to the frontage in this part of the village. It is considered prudent to include a standard planning condition (numbered 15 below) to ensure that no trees or hedges within or adjacent to the site that are shown to be retained on the approved plans are felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed.

The proposed 6 metre wide access into the site from the A170 would be constructed between two trees along the frontage and, whilst the applicant does not propose to remove either tree, there is potential for the access to impact on the Root Protection Zones (RPZs) of those trees. The level of disturbance that would arise from the construction and use of the access is not described in the application details and as a result it is recommended that a condition (numbered 16 below) is imposed to ensure the RPZs are identified and the method of construction and surface finish is not detrimental to the health and condition of the trees that flank the proposed access.

Conclusion

In view of the above, Members are recommended to approve this application on an initial time limited basis (12 months) subject to the conditions listed below which supersede those listed in the previous report.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before (date to be inserted).

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

- 2 The permission hereby granted authorises the use of the land as 2no. dog walking fields only for 12 months from the date of commencement, the date of which shall be confirmed in writing to the Local Planning Authority within 7 days of the commencement.

Reason: To enable the Local Planning Authority to assess the impact of the use upon residential amenity.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan & Existing Block Plan ref. KWL-093-012-001 Rev C, dated February 2019

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

- 4 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:

d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number DC/E9A.

Reason: In the interests of highway safety.

- 5 No part of the development shall be brought into use until the existing access on to A170 has been permanently closed off with new estate fencing installed to match existing and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety.

- 6 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 90m measured along both channel lines of the major road A170 from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

- 7 Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing ref. KWL-093-012-002, dated June 2019 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 8 The planting of the low level hedgerow/shrubbery as shown on drawing ref. KWL-093-012-002, dated June 2019 and the hedge infilling following the removal of the field gate in the western boundary hedge shall commence during the first planting season following the date of permission, or such longer period as may be agreed in writing by the Local Planning Authority. Any new hedgerow or plants shall be maintained for a period of five years from being planted and replaced if they die or become diseased by plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To protect and enhance visual amenity.

- 9 The facility shall only be operated with a pre-booked time slot system that ensures that there is a maximum of seven dogs in each field at any one time.

Reason: To ensure that the amenities of nearby residents are not unreasonably affected.

- 10 The hours of use of the dog walking facility shall be limited to only between 07:00 and 20:00 hours.
- Reason: To ensure that the amenities of nearby residents are not unreasonably affected.
- 11 There shall be no fixed illumination within the site.
- Reason: To ensure that the amenities of nearby residents are not unreasonably affected.
- 12 The dog waste bin as shown on drawing ref. KWL-093-012-002, dated June 2019 shall be installed prior to the development being first brought into use and shall be regularly emptied and maintained throughout the lifetime of the development.
- Reason: In the interests of amenity.
- 13 The existing hedgerow along the western boundary of the site as shown on drawing ref. KWL-093-012-002, dated June 2019 shall be retained and maintained at a minimum height of 2 metres for the lifetime of the development.
- Reason: To ensure the desirable retention of all landscape elements that are considered to be of amenity value.
- 14 The existing four bar estate fencing along the northern boundary of the site as shown on drawing ref. KWL-093-012-002, dated June 2019 shall be retained, repaired where necessary and maintained for the lifetime of the development.
- Reason: To ensure the desirable retention of all landscape elements that are considered to be of amenity value.
- 15 No trees or hedges within or adjacent to the site that are shown to be retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed.
- Reason: to ensure the desirable retention of all landscape elements that are considered to be of amenity value.
- 16 Prior to the construction of the access to the site detailed drawings identifying the Root Protection Zones (RPZs) for the trees adjacent to the access shall be submitted to and approved in writing by the Local Planning Authority. Such drawings shall show the accurate position, crown spread, approximate height, and trunk diameter measured at 1.5 metres from ground level, of each tree. The details should include the method of construction and provide for a surface treatment within the RPZs that does not result in compaction or damage arising from the use of the access by vehicles. No materials shall be stored or vehicles parked within the RPZs referred to above.
- Reason: To ensure that both the underground and upper parts of the trees to be retained on the site do not suffer damage that might prejudice their long term retention, resulting in a loss in visual amenity.

INFORMATIVE(S)

- 1 Highways- These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.

An explanation of the terms used above is available from the Highway Authority.

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date valid 28/06/2019

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DESIGN, ACCESS AND HERITAGE STATEMENT

Rev - A – March 2019.

Change of Use of to a Dog Walking Field at Land East of Station Road, Nawton, Kirkbymoorside



Aerial View of Site

INTRODUCTION

This statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow the 4 stage process advocated by the CABE Guide to good practice.

This application is for change of use of an agricultural field to a dog walking field for land east of Station Road, Nawton, Kirkbymoorside.

The application site is part of a wider agricultural holding but no other sites are in the immediate area.

USE

The field is currently vacant but was previously used for agriculture .

The proposal will provide two dog walking fields with associated parking

The number of dogs using the park and each field will be limited to 7 per park at any one time to reduce any potential noise issues.

AMOUNT

The total site area is 1.93 hectares and the proposed western dog field will be 0.85 hectares and the proposed eastern dog field will be 0.75 hectares.

LAYOUT

The proposed layout retains the overall site boundaries except on the A170 road boundary where the existing gate will be removed with a new section of fence installed and new vehicular and pedestrian access will be formed after the removal of some sections of fencing. The access will lead to a parking and turning area and to access to the dog walking fields via 'air lock gates'.

SCALE

The new fencing to form the dog walking area will be 1.8m high.

LANDSCAPING

The existing boundary treatments will be retained with alterations to the fence to the north side where the existing gate will be removed with a new section of fence installed and new openings in the fence will be created to form the pedestrian and vehicular access. New fencing will be erected set in as indicated on the site plan. The existing grass will be retained and mown on a regular basis with some sections left longer to introduce some diversity for enrichment and more habitats for wildlife.

APPEARANCE

The proposed fencing will be metal 'deer fencing' with timber posts with wire mesh rabbit fencing at low level.

ACCESS

Access to the site for pedestrians and vehicles will be from A170 with separate pedestrian and vehicle access points and although this is the main road through Nawton the speed limit is 30mph and a 2.4x90m visibility splay to the west can be achieved and a 2.4x120m visibility splay to the east can be achieved as per the recommendation of highways, so those who are using cars to use the site should be able to enter and leave the site in a safe manner minimising risks to themselves, other road users and pedestrians.

The Scarborough & District bus service has a bus route which goes from Scarborough to Helmsley, via Pickering and Nawton, which is fairly frequent and the bus stops are just around the corner on the A170 road through Nawton.

Access to the individual fields through the 'air lock' gates will be by keypad locks, which the code to, will be provided to dog walkers on booking. The codes will be changed on a regular basis.

The dog waste bin will be located by the 'air lock' entrances so that the dog walkers can put their waste bags in the bin when they leave and the person who secures the site at the end of the day can easily access the bin to empty when required.

LOCAL PLAN AND NPPF

The application is supported by the following objectives in the Ryedale Local Plan 'to encourage a healthy rural economy whilst maintaining the protection of the environment' and 'to support appropriate farm diversification activities'

The NPPF states that planning policies should:

- Promote the development and diversification of agricultural land-based rural businesses

DOG PARK OPERATION

The dog park will be open for use from 7am to 8pm every day and a local employee will be responsible for unlocking and locking the main gate to the site.

The local employee will also be responsible for emptying the dog waste bin and ensuring the waste is suitably disposed of and other maintenance as required.

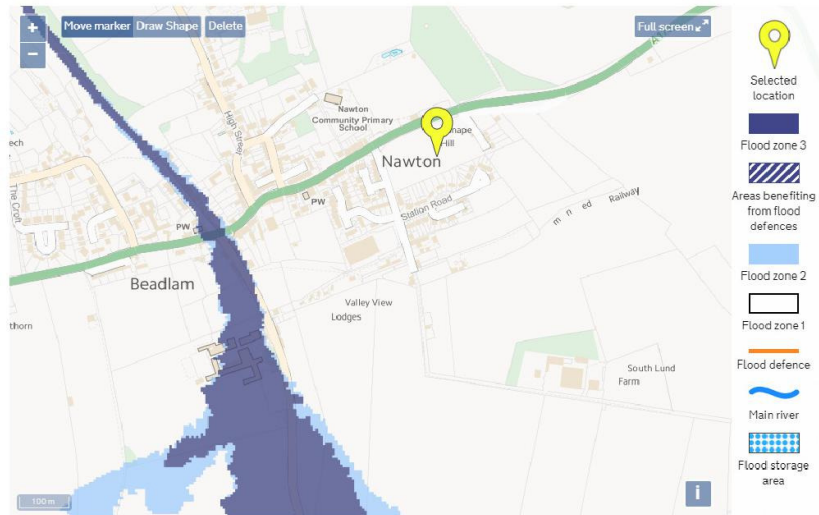
The dog park will operate with a booking system with both ½ hr and 1 hour slots available. The number of dogs will be restricted to 7 per field at any one time, so, a maximum of 14 dogs at any one time and this will be restricted during the booking process.

As there are 2 separate fields both on and off lead exercise can be allowed but as a part of the booking process the user must stipulate whether they want on or off lead exercise.

Users will need to supply their own biodegradable dog waste bags.

FLOOD RISK

The site is in flood zone 1 with a low probability of flooding as indicated on the Environment Agency Flood Risk Map and no further action is required at this stage.



Environment Agency Flood Risk Maps Showing the extent of flooding in Nawton

SUMMARY

The proposal is intended to make use of a currently unused site to create a safe and controlled area for people to exercise and train their dogs which should help to reduce issues associated with dog walking, some of those being:

- Dogs fouling on the street (and it not being picked up and disposed of)
- Dogs scaring or injuring livestock and other dogs
- The spread of parasites found in dog faeces, one of which can cause abortions in cattle and another of which can lead to lamb and sheep carcasses to be condemned following their slaughter

The dog walking field should have minimal impact on the area visually and the noise impact on the adjacent dwellings would be kept to a minimum by restricting the number of dogs using the park at any one time, the number of dogs a walker is responsible for, the age of the dog walker and the hours which the park is open for use.

From: dm@ryedale.gov.uk

Sent: 06 March 2019 14:34

To: Development Management

Subject: Consultee Comments for Planning Application 19/00167/FUL

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 2:33 PM on 06 Mar 2019 from Ms ANNE TWINE on behalf of Nawton Parish Council.

Application Summary

Reference: 19/00167/FUL

Address: Land At Os Field 0081 Station Road Nawton Helmsley
North Yorkshire

Proposal: Change of use of agricultural land to form 2no. dog walking fields to include formation of vehicular access off Station Road and hardstanding parking area.

Case Officer: Alan Goforth

Comments Details

Comments: The parish council object to the proposal.
There are enough public rights of way/footpaths in and around the village for dog walking, either for long, short or medium walks.
The field in question is a V I U A.
The loss of this field and the hedgerow would have a detrimental effect on wildlife, there are currently two barn owls which use the field foraging for food, while the hedgerow is used by birds for both feeding and nesting.
Station road is already a nightmare, there is access to 95 dwellings (possibly more in future, exception site), 2 farms, Calverts carpets, cherry tree caravan site and station lodges.
It is also contrary to SP15 of the Ryedale Local Plan.

Item Number: 7
Application No: 19/00432/MFUL
Parish: Sherburn Parish Council
Appn. Type: Full Application Major
Applicant: Wood Energy Ltd (Mr Tim McLeman)
Proposal: Installation of a Renewable Energy Centre consisting of a 10MW waste wood boiler and a 1.8MW Organic Rankine Cycle (ORC) unit to provide all heat and electricity required for the entire manufacturing facility with any excess energy exported to the local power grid network
Location: Kingspan St Hildas Street Sherburn Malton North Yorkshire YO17 8PQ
Registration Date: 7 May 2019
8/13 Wk Expiry Date: 6 August 2019
Overall Expiry Date: 5 June 2019
Case Officer: Rachael Balmer **Ext:** 43357

CONSULTATIONS:

Sherburn Parish Council	No response received- Officer has emailed the Parish Council to see if they are going to respond. No response at the time of writing the report.
Highways North Yorkshire	No objections
Environmental Health Officer	No concerns
Highways England	No objection
Archaeology Section	Recommend condition
Neighbour responses:	No responses received.

1.0 SITE:

- 1.1 The site is part of the Kingspan complex to the immediate east of the village of Sherburn. The site is within Development Limits. It is currently an area of hardstanding with lorries and containers stored to the very north eastern corner of the site, although vehicles serving the site would use the existing access onto St. Hilda's Street, and then be served by the signalised junction onto the A64. Boundary features comprise a metal fence to the north and to the east a belt of conifer trees, with limited breaks in their extent. The site is in flood zone 1, and whilst being in an area of known Archaeological sensitivity is currently hardstanding.

2.0 PROPOSAL:

- 2.1 The applicants are called Wood Energy Limited, they design and built high-specification energy scheme from biomass (wood). The proposal is to develop a Renewable Energy Centre in the north eastern corner of the Kingspan complex. This is a B2 General Industrial use in the context of the Use Classes Order.

The description of the development is:

Installation of a Renewable Energy Centre consisting of a 10MW waste wood boiler and a 1.8MW Organic Rankine Cycle (ORC) unit to provide all heat and electricity required for the entire manufacturing facility with any excess energy exported to the local power grid network.

- 2.2 Installation would include the formation of a building 'Renewable Energy Centre' with flue

stack to house the following equipment:

- A boiler (10MWth);
 - A 1.8MWe Organic Rankine Cycle (ORC) unit
 - Emissions abatement equipment
 - Associated walking floor and hydraulic ram feed system
- 2.3 The installation will be fuelled by waste wood graded B and C. These are forms of wood that are safe by virtue of their previous uses to not have creosote and other chemicals which harm the operation of the plant by putting residue on the pipes. It is by virtue of the use of waste wood, that it is seen as a renewable form of energy- as a by-product from the construction industry and which otherwise would have been diverted into a waste stream.
- 2.4 The unit is designed to be a net zero energy plant serving the entirety of the needs of the Kingspan Complex in terms of energy for power and heating requirements. Excess will (by arrangement) be fed into the National Grid.
- 2.5 It is proposed to be sited in the north eastern corner of the existing Kingspan complex. The structure is steel framed, and to be clad in Kingspan composite panels in 'Goosewing Grey' which is a mid- grey colour. The building is in three components and has a footprint of c.1875 square metres. The main, tallest, building reaches a height of 19.5metres at the roof ridge, and 17.1 metres to the eaves. The flue is just taller than the highest building, at just over 20 metres, and is sited close to the buildings. There is a further lower building to the west, and a smaller lean to building set within the return angle created by the two taller buildings. The overall width of the buildings is 38 metres, and the overall depth is 36 metres.
- 2.6 In terms of general matters of operation, it will be served by 28 lorries per week. No foul drainage is required. Surface water drainage will connect into the existing drainage system on site. It is noted that given the site is already hardstanding surface water runoff will already be occurring, but there are a surface water run-off is diverted into the East Beck. Waste will be generated by the scheme in the form of ash which will be removed from site and disposed of. Members should note that a permit from the Environment Agency will be necessary in order to operate the activity. This is a separate legislative requirement.

3.0 HISTORY:

- 3.1 There is extensive planning history for the Kingspan site, but no history for the area subject of this application.

4.0 POLICY:

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that the determination of any planning application must be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises:

- The Ryedale Local Plan Strategy (2013)
- The Ryedale Plan- Local Plan Sites Document (2019)
- The Policies Maps (2019)

The Yorkshire and Humber Plan (Regional Spatial Strategy)- York Green Belt Policies (YH9 and Y1)

(The Regional Spatial Strategy is not considered as part of the determination of this proposal)

The Ryedale Plan - Local Plan Strategy (5 September 2013)

Policy SP1 General Location of Development and Settlement Hierarchy

Policy SP6 Delivery and Distributing of Employment Land and Premises
Policy SP12 Heritage
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

Material Considerations:

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance
The Natural Environment and Rural Communities Act 2006 s.40.

5.0 CONSULTATIONS:

- 5.1 A brief summary of the position of statutory and non-statutory consultees is included on the front sheet of the report and issues raised are addressed in the relevant appraisal sections of the report. All consultation responses are available for Members to view on the public access webpage, and referred to in the report accordingly.
- 5.2 Sherburn Parish Council – no response has been received after the agreed extension of time until 19 June. The Case Officer has chased for a response and will be reported verbally if it is provided.
- 5.3 No responses have been received from residents.

6.0 APPRAISAL:

- 6.1 The main considerations to be taken into account are:
- i) Principle of the Development in terms of Location and of Use
 - i) Site- Specific Considerations:
 - Impact on Highways,
 - Landscape
 - Design
 - Heritage
 - Foul and Surface Water Management
 - Amenity Matters
 - Ecology
 - iii) Energy generation sustainability
 - iv) Conclusions

i) Principle of the Development

- 6.2 The site of the proposal is allocated in the Development Plan as an existing employment site (Policy SP6). It is also within the Sherburn Development Limits, and is therefore not within the Open Countryside. Policy SP6 is supportive of small scale sites coming forward in an adjacent to Development Limits. Whilst it is not an employment scheme of any significant scale (needing only 2 staff to operate the scheme) it is clearly an ancillary operation to the activities of the Kingspan Site, within Development Limits, and moving operations towards a

zero carbon approach for an enterprise that does provide significant employment in the District. It is therefore considered that it is a form of development which is compatible with the provisions of Policy SP6.

- 6.3 It is noted that Policy SP6 also has some policy principles concerning significant Industrial Process in Open Countryside Locations, which whilst acknowledging the site is not in an open countryside location are nevertheless important considerations around the suitability of the site for the proposed use:

- They are required in that location and no other suitable sites are available in the locality- The siting of the unit is very much sited to harness the heat and power generated by the scheme by the intended key user, with any spare capacity being put into the National Grid. It is considered that this scheme meets that requirement;
- They can be satisfactorily accommodated on the highway network and will not lead to significant adverse highways impacts- no objections have been received from both Highways England, responsible for the A64, and NYCC Highways;
- They do not adversely affect the amenity of neighbouring occupants – No objections have been received from Environmental Health;
- They can be satisfactorily accommodated in the surrounding landscape in line with Policies SP13 and SP16- this is discussed in more detail in the report; and
- The economic benefits to the District outweigh any adverse impacts; this is discussed later in the report in relation to the landscape impacts and the wider benefits of renewable and low carbon technologies.

- 6.4 Policy SP18 is concerned with the provision of renewable and low carbon energy schemes. The policy is supportive of the principle with some criteria:

Renewable and Low Carbon Energy Developments that generate renewable and/or low carbon sources of energy will be supported providing that individually and cumulatively proposals:

- Can be satisfactorily assimilated into the landscape or built environment, especially in respect of the setting of the North York Moors National Park, the Howardian Hills Area of Outstanding Natural Beauty (and its setting), the Wolds and the Vale of Pickering;
- 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, in particular in relation to any sites of international biodiversity importance, unless their impact can be acceptably mitigated;
- Would not have an adverse impact on air quality, soil and water resources in Policy SP17, unless their impact can be acceptably mitigated

- 6.5 The scheme therefore raises no issue of policy compliance in respect of the principle of the development. The capability of the scheme to comply with these specific policy criteria is considered in the following sections.

ii) Site Specific Considerations:

Impact on Highways

- 6.6 Acknowledging the presence of some construction traffic, which is a temporary situation, the scheme generates minimal on-going traffic in terms of staffing (two operatives), and consequential parking. Indeed, given the nature of the site, construction traffic will be significantly less because of the on-site manufacturing of the cladding for the building. The site already has extensive vehicular movements, and it is not considered that a further 28 lorries per week will be detrimental to the operation of the highway network. This is the conclusion of both highways England and the Local Highway Authority who have no objections, and have not recommended any conditions. This is in no small part due to the

priority signalised access for vehicles to enter onto the A64. It is considered that the scheme demonstrates compliance with Policy SP20- Generic Development Management Issues, which covers access parking and servicing. It also complies with Policy SP18 in this regard, as it would not have an adverse impact on the local community.

Landscape Setting

- 6.7 The application site is situated within the National Landscape Character Area of the Vale of Pickering, which is primarily defined in extent by the Vale's low-lying topography. However, the 2012 Vale of Pickering Statement of Significance which was produced by Historic England in partnership, makes clear that the cultural landscape of the Vale very much includes the land which rises into the Moors and Wolds. There is strong intervisibility between the different Landscape Character Areas. It states that the Vale landscape is of significance due to the continuous record of habitation from the Mesolithic through to present day, which is about 10,000 years. At Sherburn, the land is in a zone of transition. With views of the rising land of the Wolds Escarpment clearly being viewed in the Vale land, and vice versa.
- 6.8 The 2011 Landscape Characterisation Project of North Yorkshire and York identifies the area in which this site is situated as 'Sand and Gravel Vale Fringe' but does not go into the same level of detail that the District-level Landscape Character Assessment (LCA) (Landscapes of Northern Ryedale, 1999). The landscape features of this site are typical of the LCA which identifies the land as being part of the Vale of Pickering and within a strip of the Wooded Open Vale, a strip of land covering land to the immediate north of the A64. The key characteristic features are:
- Flat, low-lying terrain
 - Open countryside
 - Long views punctuated by geometric woodland blocks
- 6.9 The eastern and northern elevations are the most visible. The cross-section layout plan shows that the building will be clearly viewable from a range of vantage points by virtue of the building's height. The building is approximately twice the height of existing buildings, and will also rise above the existing trees which afford boundary screening to the existing operations. It is not considered that views of the building will be achieved from within the centre of Sherburn and from the west due to the distance of the building from these vantage points. However, the building will be visible on the relatively open and exposed northern elevation, and will be viewable from the public footpath which runs out in to the Vale from the eastern side of the village. This view, is however, already dominated by the existing buildings on the site, and whilst it will be higher, and some loss of the view of the rising land of the Wolds will be experienced, this loss is intermittent.
- 6.10 Concerning the eastern elevation, this does have the presence of the trees which will help to break up the mass of the building. Views of the building will be intermittent due to the blocks of woodland which are a feature of the landscape in this part of the Vale. Such views will be predominantly experienced by those coming from the east, on the approach to the village. Views of the building will be achieved from the Wolds. A site visit confirmed that clear views of the building will be achieved from the Wolds (Centenary) Way walk in a westerly direction c. 900 metres west of Potter Brompton. However, such views are read within the context of the existing industrial site complex, and other buildings within the vicinity of the site. Views from further along, at Sherburn Brow already show clearly the existing Kingspan complex. Views from the National Park will be very much limited by the intervening distance and tree cover within the Vale itself.
- 6.11 Policy SP13 is concerned with protecting the distinctive elements of the landscape character of the Vale of Pickering (as a valued local landscape is valued for this degree of intervisibility and its historic landscape character). The test of Policy SP13 is to carefully consider the impact of development proposal on the landscape, and weigh that impact in the balance.

Policy SP18 requires that the development can be 'satisfactorily assimilated'. A building of this height does have an unavoidable impact in the landscape, as the means to screen it would, ultimately, itself become a defining feature in the landscape. However, the Vale of Pickering is less sensitive than other parts of the District for sizable vertical features, in part due to the topography and intervening belts of trees. There are also few better locations in the Vale of Pickering where such a building could be located when considering intervisibility from the elevated land of the Wolds. This is because, irrespective of the increased height, it will be viewed within the context of the existing buildings which can already be seen quite clearly from the elevated parts of the Wolds, as the site visits have shown, and in that respect it is significantly less sensitive than other parts of the Vale. It is therefore considered that whilst it is not possible to fully mitigate the presence of the building, this is the most suitable location for the building in terms of the landscape setting. On that basis it is considered the proposal does not conflict with the thrust of Policies SP13 and SP18, but that there is some harm to be attributed to a structure of this size. Members are therefore requested to undertake a balancing exercise in weighing up the benefits of the scheme versus the impact of the structure as a feature within the landscape.

Design

- 6.12 Policy SP20- Generic Development Management Issues- considers the impact of development on the character of the area, and the design implications of development. New development is expected to respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses. Expanding on this, Policy SP16 - Design- requires that development proposals create high quality durable places that are accessible, well integrated with their surroundings and which, amongst other aspects, reinforce local distinctiveness through the location, siting form, layout and scale of new development respecting the context provided by its surroundings including: topography and landform that shape the form and structure of settlements in the landscape, and that views, vistas and skylines that are provided and framed by the above.
- 6.13 It is clear from the plans, and the wider elevation plan which was sought by the Case Officer, that this would result in a sizable building within the landscape setting of Sherburn. It is, nevertheless, a building which needs to be of a certain size to perform technical operations necessary to deliver the heat and power it is capable of generating. It is proposed to be constructed in materials which will be read within the context of the existing buildings on site. These are buildings of considerable scale, and of utilitarian construction and function. In this regard it is considered that the building would not result in a discordant form of development in terms of the building's siting, scale, design and materials, and would not be detrimental to the setting of Sherburn. It is recommended that for a building of this size the external materials are conditioned to control not just the colour of the walls and roof, but the texture and any sheen which may be present on the structure to ensure the building's appearance is as muted as possible, and to reduce any glare. On that basis, it accords with the provisions of both Policies SP16 and SP20.

Heritage

- 6.14 The proposed building is orientated and sited in such a way to result in no adverse impacts on the setting and therefore significance any of Sherburn's Listed Buildings, including St. Hilda's church, a Grade II* Listed Church which is on the north-eastern edge of Sherburn.
- 6.15 The site is situated in an area of archaeological significance. Geophysical surveys have been conducted on the fields to the east and west of Sherburn, as part of a wider survey of land between Sherburn and West Heslerton. Findings have shown presence of occupation from the Neolithic to the mediaeval period in parts of this area. 'The Vale of Pickering an Extraordinary Place Statement of Significance' is a document produced by now Historic England, with partners. It refers to the 'cultural landscape' definition which is used by UNESCO to refer to 'a

distinct geographical area ...represent(ing) the combined work of nature and man." To which it is ascribed that the Vale is such a landscape.

- 6.16 Of particular importance is the linear 'ladder settlement' originating in the late bronze age and continuing into the Romano-British period, running east-west along the edge of the wetland Vale of Pickering at the foot of the Yorkshire Wolds. Evidence of field systems, settlement, trackways, burials and industrial activity have been found.
- 6.17 The Heritage Unit of NYCC have advised that archaeological remains were disturbed during construction of the present works in the 1980s. Around Sherburn there is extremely rare evidence for the survival of remains of an Anglian settlement and it is believed the oval enclosure in the field to the north of the application could be that of an early monastic site associated with St. Hilda. There is high potential for associated remains to be present within the area of the proposed facility.
- 6.18 However, the proposals are within an area of existing hardstanding, which has also been subjected to lorries moving across the site, and would have a negative impact on any remains. The receiving pit would be significant excavation, which would have a negative impact on archaeological remains. The Heritage Unit of NYCC have not objected to the proposal, but have sought conditions requiring a scheme of archaeological mitigation recording is undertaken. This should comprise an archaeological watching brief to be carried out during any excavations and the subsequent analyses, report and archive preparation.
- 6.19 The proposal therefore complies with the requirements of Policy SP12 which states that:
"Development proposals which would result in substantial harm to or total loss of the significance of a designated heritage asset or to the archaeological significance of the Vale of Pickering will be resisted unless wholly exceptional circumstances can be demonstrated.
- Proposals which would result in less substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of harm to the asset."
- 6.20 The siting of the facility is already on an area which has experienced degradation, and bearing that in mind, the application of conditions which require in-situ archaeological evaluation there is an opportunity to understand any remaining assets which are currently under hardstanding and subjected to the pressure of articulated lorry movements.
- 6.21 The scheme also therefore complies with Policy SP18 which seeks to ensure that proposals do not adversely impact on historical interests, unless their impact can be acceptably mitigated.

Amenity Matters

- 6.22 The proposed facility has not raised any objections. The Parish Council's views are awaited. The building is positioned in the far corner of the Kingspan complex at an approximate distance of 500 metres from the nearest residential property. Whilst the building is higher than the existing buildings on the site it raises no overbearing effects. It is also of a sufficient distance away to ensure that noise resulting from the scheme is experienced within the background noise existing operations of the site. The 28 extra lorries is also not significant given that the A64 signalised junction is prioritised to allow the movement of vehicles which leave and arrive from the site. In this regard it raises no issues regarding increased traffic movements.
- 6.23 The Council's Environmental Health Officer concluded that after visiting the site due to the position of the proposed renewable energy centre he has no concerns that it will have any adverse impact on local residents regarding noise and air quality.
- 6.24 It is considered therefore that there are no adverse impacts in terms of residential amenity, and therefore the scheme accords with Policies SP20 and also in relation to Policy SP17 in terms of impacts on natural resources, including water and air quality. The scheme also therefore

complies with Policy SP18 which seeks to ensure that proposals do not adversely impact on the local community, unless their impact can be acceptably mitigated.

Foul and Surface Water Management

- 6.25 The site is already hardstanding, so does not increase surface water runoff, and is utilising previously developed land. It is also within Flood Zone 1, which is in terms of management of flood risk, is the most suitable flood risk classification. The site therefore passes the sequential test of ensuring that development occurs in the areas at least risk of flooding. There is no foul water generated by the scheme. Surface water management is addressed satisfactorily through the connection and use of pre-existing land drains. The scheme complies with the requirements of Policy SP17 and inter alia the requirements of Policy SP18 which both require no adverse impacts on air quality, soil and water resources, unless any impact is acceptably mitigated.

Ecology

- 6.26 The site is hardstanding with some conifer trees adjacent to the boundary. The ecological resources presented by the site are considered therefore to be non-existent at present, and so the proposal will not undermine any ecological habitats. Therefore the proposal does not undermine Policy SP14 concerning biodiversity, and is also compliant with Policy SP18 as there is no adverse impact on nature conservation.

vi) Wider considerations

Sustainable Energy Generation

- 6.27 Policy SP18 is supportive in principle of low-carbon and renewable energy technologies. Concerns are being raised around the world for the need to accelerate alternative sources of fuel/power which do not contribute to human-accelerated climate change by the release of carbon dioxide and methane. This is a proposal which will generate a very significant amount of sustainable energy/heat generation and can only do so in this location given the end-user. It is proposed to be a development which meets the entire needs of the Kingspan complex in terms of their heating and power requirements. Therefore alternative sources of energy are important to support where they are technically feasible, to reduce reliance on conventional fuel sources such as oil and gas (coal now being in the minority). Accordingly, this is private finance initiative which will, when capacity allows, divert power to the national grid via an arrangement. In a rural, sparsely populated area such as Ryedale, combined heat and power schemes such as these rely significantly on having sustained high energy requirements to make them feasible and viable, and rarely are such opportunities present.
- 6.28 Whilst it can be argued that this is a low carbon rather than a renewable energy source, the raw material whilst growing is a carbon store and releases oxygen. The source of wood is waste wood from the construction industry, which is what defines it as a renewable resource, and diverts waste wood away from landfill. If this was to change, i.e. such sources became more limited, it is likely that the fuel source would come from fast growing plantations, which still have a role to play in removing carbon from the atmosphere. It would be seen as a low-carbon fuel.

iv) Conclusions

- 6.29 In terms of Plan compliance, it is the scale of the building which Officers consider represents the only element of the scheme which would result in a degree of harm to the landscape setting which is not possible to fully mitigate. However, it is considered the benefits of the scheme's ability to provide an alternative source of heat and power in such a comprehensive manner outweighs the identified moderate harm to the landscape character of the Vale of

Pickering. It is clear that such schemes are naturally difficult to assimilate into the landscape, but this site is less sensitive than some others by virtue of its position within the Vale and pre-existing development. Its ability to deliver carbon neutrality to one of the District's biggest employers, and users of energy, is to be weighed favourably in the balance in terms of other Plan considerations. It is therefore recommended for conditional approval.

RECOMMENDATION: Approval

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

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 plans:

1722B012 -PD1 RO2 date valid 7 may 2019

1722B012 -PD2 RO2 date valid 7 may 2019

SITE002.DWG date valid 7 may 2019

1722B012 -OA1 RO3 date valid 7 may 2019

1722B012 -OA2 RO1 date valid 7 may 2019

1722B012 -PD3 RO1 date valid 7 may 2019

Reason: For the avoidance of doubt and in the interests of proper planning, and to ensure that the development complies with the policy provisions of the Ryedale Plan-Local Plan Strategy.

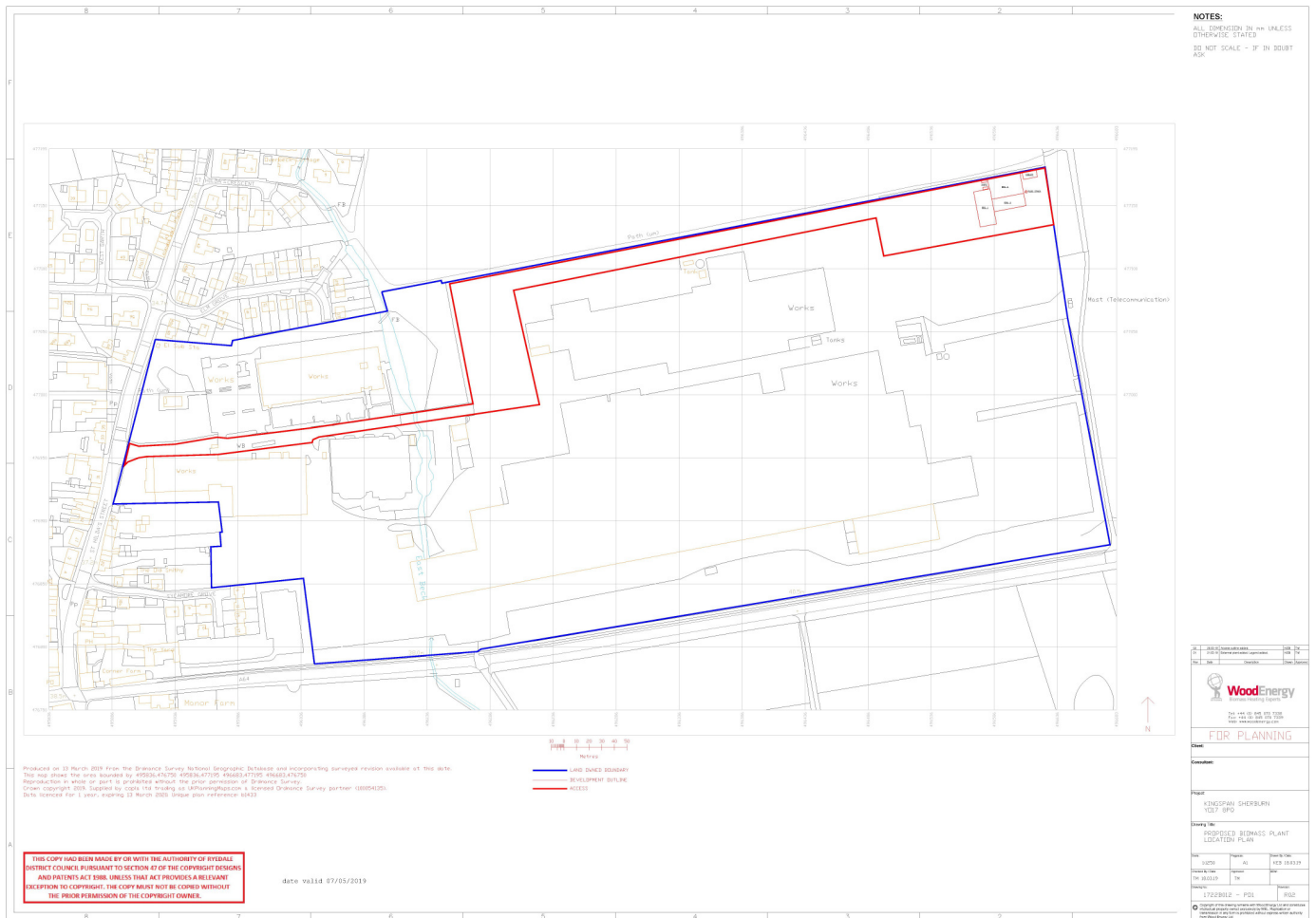
- 3 Notwithstanding submitted details, the details of the external cladding for the walls and the roof (in terms of colour and texture and level of sheen) shall be submitted to and approved in writing prior to their application on the building.

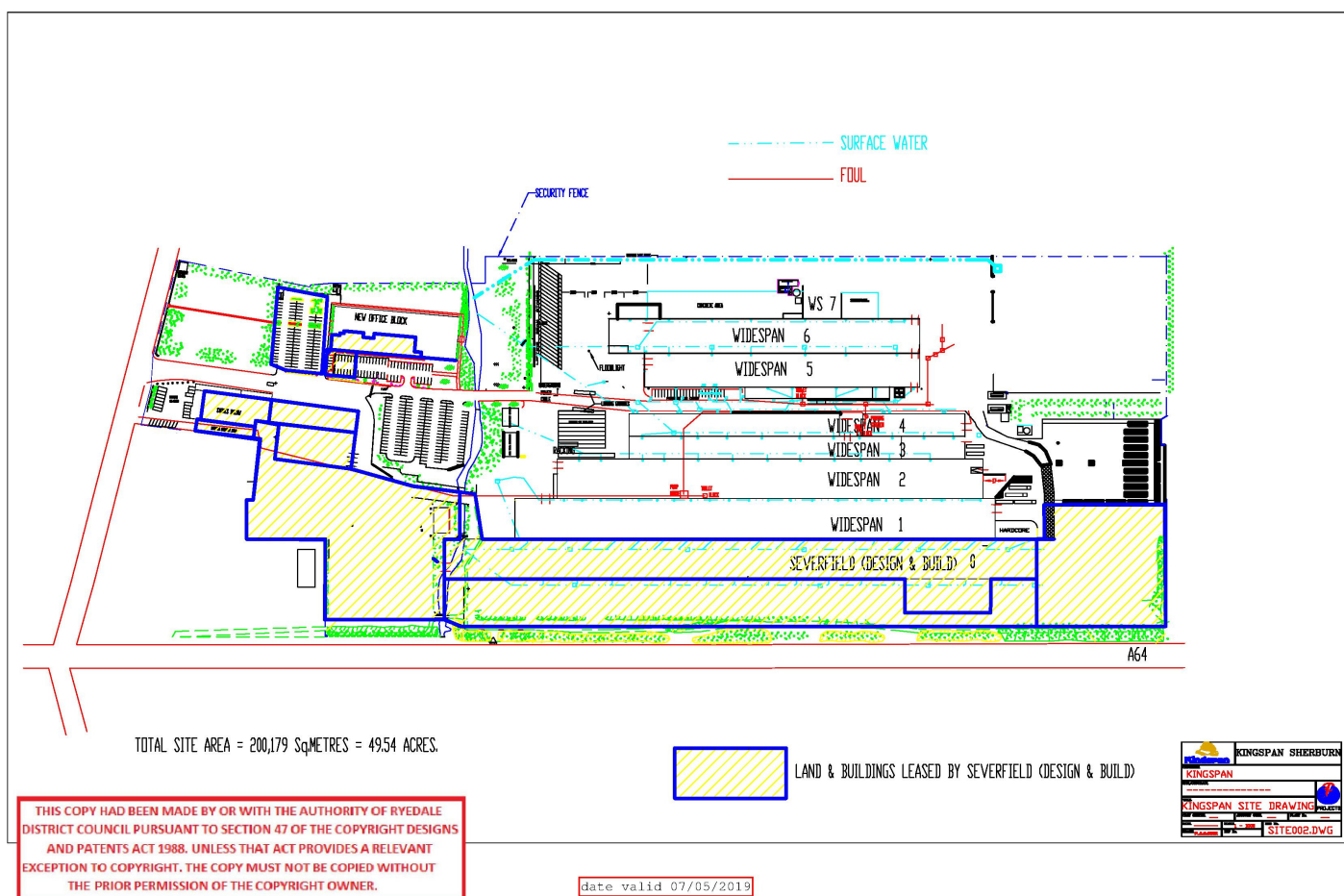
- 4 A) No demolition/development shall commence until a Written Scheme of Investigation for an archaeological watching brief has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of the significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

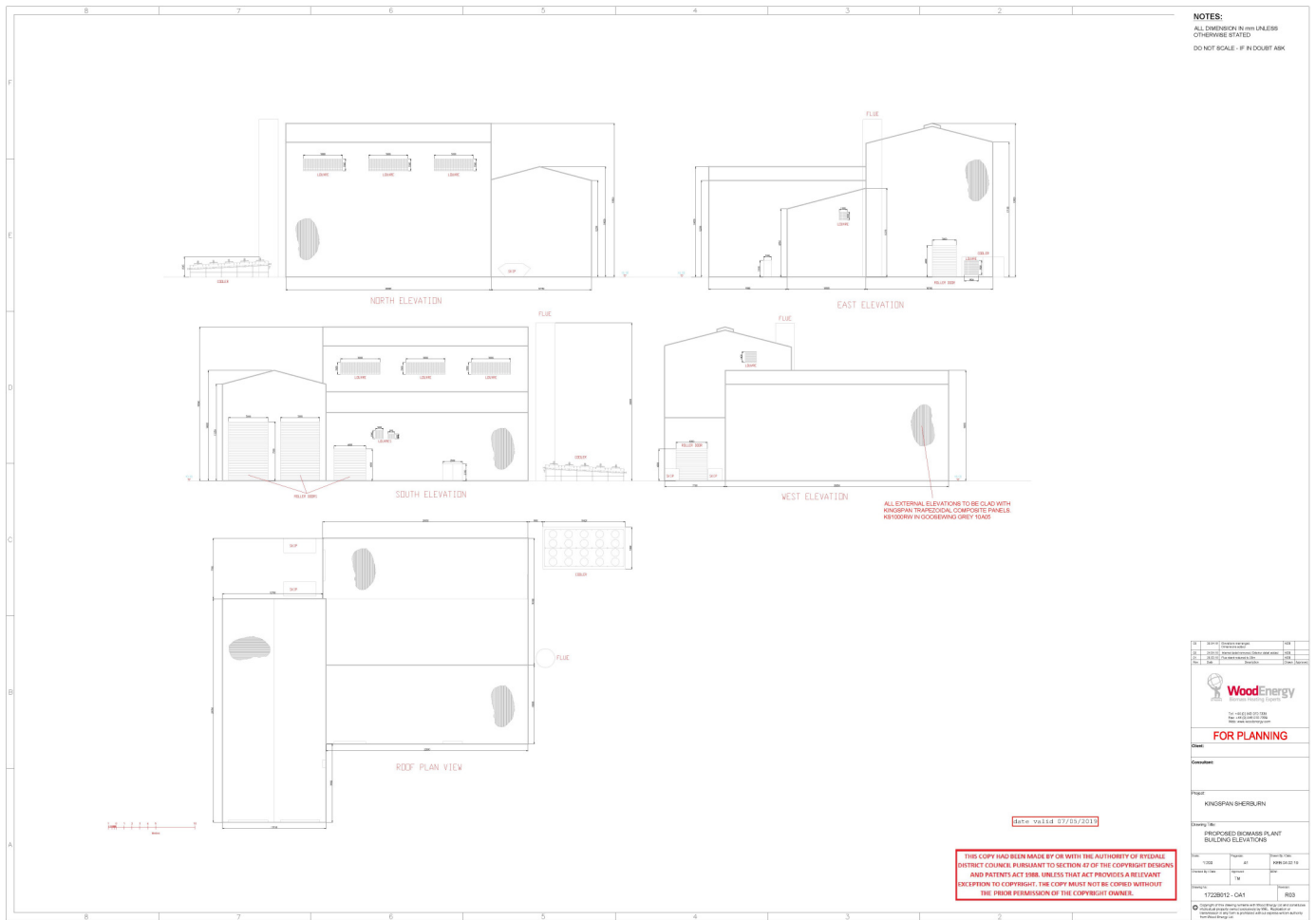
B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under A)

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.









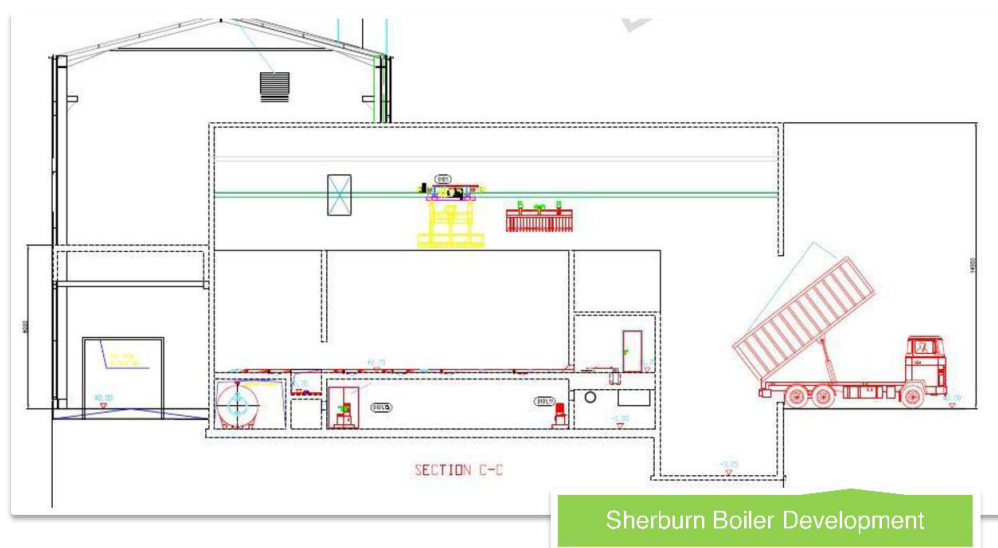
<p>WoodEnergy Biomass Heating Experts</p>	
<p>FOR PLANNING</p>	
<p>Client: KINGSFARM SHERBURN</p>	
<p>Project: PROPOSED BIOMASS PLANT BUILDING ELEVATIONS</p>	
<p>Date: 11/02/2011</p>	<p>Drawn by: 11/02/2011</p>
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Design and Access Statement

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1.0 GENERAL CONSIDERATIONS

This document has been produced in support of a planning application made to Ryedale Council to install a waste wood boiler and Organic Rankine Cycle (ORC) unit at Kingspan Insulated Panels UK in Sherburn, North Yorkshire. It is part of a suite of application documents which includes:

- The planning application form;
- The planning policy statement;
- Air Quality Impact Assessment (AQIA) and,
- Supporting drawings.

1.1 Introduction

This document provides a description of the design and access issues considered in respect of the waste wood boiler and ORC unit proposed on land currently occupied by Kingspan Insulated Panels UK at:

Widespan Works,
Sherburn,
Malton,
North Yorkshire,
YO17 8PQ

The existing site currently comprises a large insulation manufacturing facility. A number of freight storage containers occupy the north east corner of the site. The proposed development seeks to install a Renewable Energy Centre in this north east corner of the site. The development will include the installation of a 10MWth boiler and 1.8MW^e ORC unit.

The boiler will be fuelled by locally sourced Grade B and Grade C waste wood. The Renewable Energy Centre will produce all the heat required for the entire manufacturing facility, covering both the process line and the space heating, and also all of the electricity requirements of the facility.

The proposed plant will be designed to be a net zero energy plant with significant energy being exported back to the grid at times when the power generated is higher than needed on site.

1.2 The Applicant

Wood Energy is the applicant and are acting as the developer of this waste wood boiler and ORC plant and will manage the development phase of the project. Wood Energy is a leading specialist supplier and installer of high efficiency automatic wood heating systems throughout the UK and Ireland. They are the UK's exclusive distributor for Binder and Hargassner, log, wood chip and pellet boilers, both leading Austrian manufacturers of biomass boilers for over thirty years. Wood Energy also have a National Network of Registered Installers. The site shall remain under the ultimate control of Kingspan with Wood Energy operating the boiler, on behalf of Kingspan, once the boiler is installed on site.

No pre-treatment of the fuel will be required to be carried out on site before use and the operation of the boiler and ORC will supply the entire site with all the heat and electricity that it needs and as such no further heat or electricity supply will be required. Surplus electricity generated by the boiler and ORC will be exported to the local power grid network.

The long-term cost saving associated with the waste wood boiler and ORC plant will alleviate commercial business risks allowing Kingspan to continue to operate a sustainable business. This sustained business allows Kingspan to continue to support a range of direct and indirect local employment opportunities. Some of these roles, filled by Wood Energy and Kingspan operatives and third-party waste wood suppliers, include waste vehicle drivers and operatives, servicing and maintenance, site plant and equipment drivers and operatives, as well as a range of supporting administrative roles. The operation of the proposed boiler would also require a minimum of additional two employees to manage operations for 24 hours a day.

2.0 PROPOSED DEVELOPMENT

2.1 Site Description

Widespan Works is located just off the A64 in the village of Sherburn. The towns of Malton to the west and Scarborough to the east are located approximately 13 miles and 12 miles away respectively. The surrounding area is almost entirely agricultural farmland with pig farming being prevalent. See figure 1 – Site Location Plan for current site location.

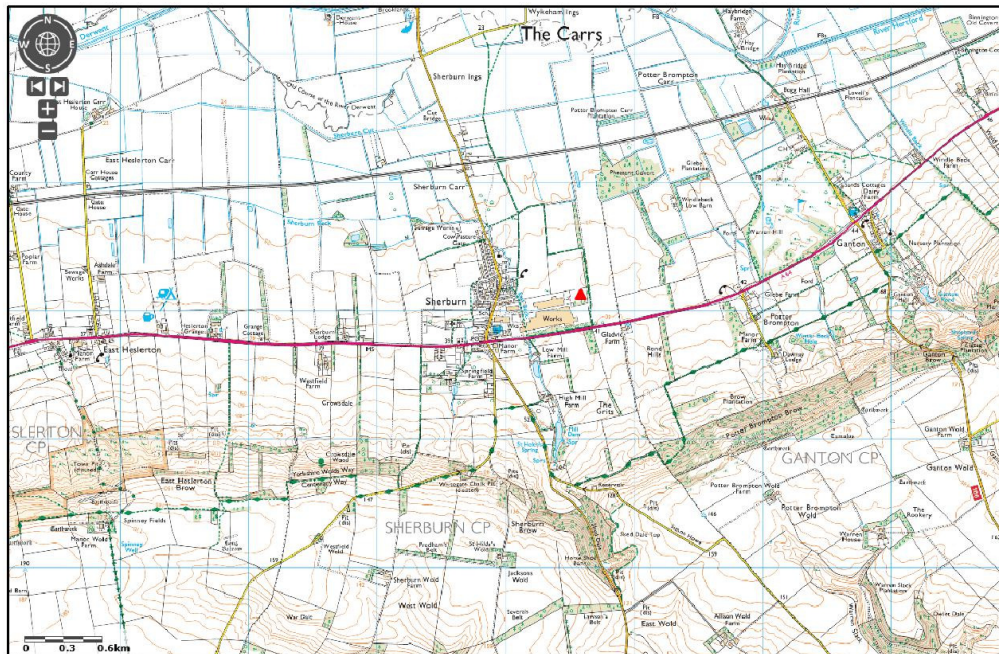


Figure 1 – Site Location Plan (1:25,000)

Kingspan have been producing insulated panels for over 50 years, since 1996 at this particular site, and their technology has led the industry in thermal efficiency, fire safety and lifetime durability. Kingspan also offers enormous aesthetic flexibility with a vast range of insulated panel profiles supported by state-of-the-art specialist fabrications. Together with advance daylighting and integrated rooftop solar PV, this enables Kingspan to deliver the complete envelope solution.

The proposal is considered to be compliant with current and emerging planning policy (as detailed in the accompanying planning statement) and has been designed to minimise potential environmental impacts. The boiler operator shall produce a management system for the effective operation of the waste wood boiler, in line within Environment Agency guidance to support an application for a Small Waste Incineration Plant (SWIP) Environmental Permit.

2.2 Proposed Activities

This application is for the waste wood boiler and ORC plant activity to be added to the existing production site planning permission. It is considered that the facility will provide additional employment to two permanent employees. The development will safeguard the wider employment of 382 permanent existing operational staff plus agency workers when required as it enables the company to progress and invest.

2.2.1 Waste Wood Boiler and Organic Rankine Cycle (ORC)

The boiler to be installed at site is of 10MWth thermal capacity. This system, that will be fuelled by waste wood, provides the highest possible electrical efficiency levels for the size of plant as well as providing the high temperatures needed for the production processes.

Fuel will be fed into the boiler via a walking floor onto a chain conveyor and hydraulic ram system. Whilst some of the heat produced will be used to provide the heat required for the entire manufacturing facility, covering both the process line and the space heating, the rest is fed via a heat exchanger into an ORC. The heat is used to convert an organic, high molecular mass fluid with a boiling point lower than water, into steam. This steam is then used to drive a turbine which generates electricity.

The ORC has a 1.8MW^e gross electrical output. The electricity produced will meet all the electricity demands of the Kingspan site, with any excess electricity being sold to the grid. The heat use will be continual, although the load will change with the seasons and manufacturing demands. The boiler will be connected to the ORC and other appliances that will use the heat via fully insulated pipes located beneath the ground. The boiler will be operated in line with the requirements of the Waste Incineration Directive (WID) and any permit requirements that are attached to the SWIP permit that will be applied for.

2.2.2 Throughput

Approximately 3.75 tonnes of throughput (grade B and C waste wood) will be used in the boiler per hour. The locally sourced waste wood fuel will arrive on site in lorries and will be unloaded directly into the internal fuel store. The boiler is expected to run for 8,000 hours per annum (allowing for downtime/maintenance). This equates to the boiler running 24 hours per day for 48 weeks per year.

Approximately 30,000 tonnes of fuel will be used per annum. Approximately 600 tonnes of fuel will be brought onto site each week from external sources in the form of approximately 28 deliveries per week.

A walking floor and chain conveyor will be utilised as the feed mechanism for the boiler. The fuel will be continually and automatically fed into the system via a hydraulic ram feed.

2.2.3 Maintenance

The boiler will automatically de-ash and extract to a standard covered skip. These skips will be removed from site on a regular basis. The system includes a multi-cyclone and mesh filter

to keep particulates within permitted emission limit values. These are of a much smaller volume than the boiler bottom ash and will be removed separately for disposal off-site. The boiler system also includes selective non-catalytic reduction (SNCR) de-NO_x and flue gas treatment abatement systems. A full clean-out of the boiler will be undertaken during the quarterly plant shutdown.

The operation of the boiler will be supported by a full operation and maintenance schedule that details all daily, weekly, monthly and quarterly tasks. The equipment is also remotely monitored by engineers for any abnormal operating issues. The quarterly shutdown of the boiler will also allow full internal inspections to be carried out on the boiler, ORC and all other associated parts.

The boiler will be connected to the ORC and other appliances that will use the heat via fully insulated pipes located beneath the ground.

2.2.4 Abatement System

The plant will be designed to meet the stringent requirements of the Industrial Emissions Directive to ensure the emissions to air will not breach the emission limit values. In order to guarantee compliance at all times, the plant will be equipped with a system to reduce the NO_x from the flue gases and as well a flue gas treatment system to ensure any residual SO₂, HCl, HF (acid gases) are neutralised. As mentioned above, the boiler will automatically de-ash and the system also includes a multi-cyclone and mesh filter to abate the emissions of fly ash.

In summary, the boiler system will include the following abatement types:

- an auxiliary burner to maintain combustion temperatures and the prevention of NO_x formation;
- SNCR de-NO_x system with urea dosing;
- Flue gas treatment for the treatment of acid gases, dioxins and furans
- cyclone and mesh filter to capture fly ash; and,
- continuous emissions monitoring system (CEMS).

Collectively, these measures will ensure pollutants do not significantly affect the local area by breaching the permitted levels in the SWIP permit that will be obtained for the site. The inclusion of these measures and monitoring system also evidences Kingspan Insulated Panel UK's intention to act as a responsible operator.

The system has been designed with a number of features to guard against emission limit failures. A CEMS will provide the basis for any system failures. In the event that any system failures are identified for a prolonged period (which can be programmed into the PLC control) or the emission limit values are exceeded, then the boiler will automatically shut down.

2.2.5 Operating Hours

The site will not be open to the general public. The boiler and ORC will operate 24 hours a day, 7 days a week and for 48 weeks per year. The production facility operates 24 hours per day / 6 days per week from Sunday 6am until Saturday 6pm.

2.3 Layout

The proposed Renewable Energy Centre will be located in the north east corner of the site. This is the part of the site situated furthest from the village of Sherburn and the A64. The building in which the boiler, ORC and associated pieces of equipment will be located will be built to look in keeping with the existing buildings. To the south of the proposed building are a row of trees and there will be another row to the east of the building. To the west of the proposed building are the current production buildings. All of these will serve to keep the proposed building obscured from view from a number of directions.

The floor dimensions of the proposed development will be 26m x 36m and the building will have a height of approximately 19.5m.

The nearest existing building to the proposed development is situated approximately 80m to the west. The stack of the boiler will be 20m high. See *Figure 2 – Widespan Works Development Layout*.

Figure 2 – Widespan Works Development Layout



2.4 Scale

The proposed development includes the addition of one new building to house the waste wood boiler and walking floor as well as the installation of an ORC.

The new Renewable Energy Centre is suitable for the site which is already home to an existing large-scale production facility and will therefore blend in well with the surrounding site.

Due to the low-impact nature of the waste wood boiler development, this proposal is viewed as a scheme that will not affect the surrounding land uses, which consists of mainly agricultural and some residential uses.

2.5 Appearance

Much thought has been given over to develop a proposal which would maintain the visual amenity of the local area whilst increasing the economic productivity of the existing production site. The proposed development will not negatively impact the character of the local area.

The new building will be constructed of materials to blend in with the existing buildings and industrial activity. It is considered that the Renewable Energy Centre development, wherever it is visible from, would be seen in the context of the surrounding landscape and its setting within an industrial pocket.

2.6 Landscaping

It is not anticipated that any landscaping will be required as part of this development as it shall blend in with the existing manufacturing production operations. The existing site has been in operation since 1947 so this is not seen an issue.

3.0 TRAFFIC STATEMENT

3.1 Site Access

Vehicular access to the proposed facility would be available directly from the road to the west of the site (St. Hilda's St), via the existing site entrance. The proposal will utilise the access facilities already designed and in place for the present facility. The site layout and access will allow for clear access for Emergency Services.

All vehicles will approach the site along the A64, either from the east or the west. For site entry, the vehicles will exit the A64 onto St Hilda's St in the direction of Sherburn village. Prior to reaching the centre of the village the vehicles will turn right to enter the Kingspan site.

The site will not be open to the general public. There is little opportunity or scope for pedestrian access, therefore it is considered that all transport will be vehicular in nature.

It is envisaged that approximately 28 vehicles a week will bring waste wood fuel to the site and one vehicle a week will come to site to remove the skip in which the boiler ash will be collected. These will occur during normal business hours only. At present, there are in excess of 19,500 vehicle movements per year associated with the production facility so the additional deliveries to site only represent around 5-6% increase. This increase is not considered to be material, noting the excellent connection to the A64 trunk road.

Due the low impact of vehicular movements, as materials will arrive at site via the existing production facility, a Traffic Statement or further vehicle/access related issues are not considered necessary. The existing production facility already possesses a traffic management plan, and this shall be updated to include the waste wood boiler development.

3.2 Parking

Hundreds of car parking spaces are available for all staff engaged in the operation of the facility and for visitors are available within the existing site. These spaces are at the entrance to the facility.

4.0 ENVIRONMENTAL CONSIDERATIONS

This section of the supporting statement considers the implications of the development on various elements of the environment including noise, air quality, visual amenity, surface water and lighting.

Once planning permission is granted and as part of the SWIP permit application, an environmental management system shall be put in place for the renewable energy centre. This environmental management system shall incorporate considerations for, but is not limited to odour, noise, dust, vermin, spillage, fire evacuation and emergency procedures.

4.1 Noise

In order to mitigate any noise produced by the proposed development, the boiler, walking floor feed system, hydraulic ram and ORC are all located indoors. The building should provide adequate noise attenuation for the activities conducted inside. The nearest residential property is a farmhouse located ~434m to the south east of the proposed development.

4.2 Air Quality

As part of this planning application a full Air Quality Impact Assessment (AQIA) has been conducted, including a modelling exercise with a sensitivity analysis. The results of this assessment have been included in a separate report submitted alongside this document.

The AQIA modelled potential emission levels at sensitive receptors within a 2km radius as well as environmental receptors such as the Sked Dale Brow (SSSI), the River Derwent (SAC) and the North York Moors (National Park). [The results of the AQIA show that there is likely to be minimal impact on the surrounding location from the waste wood boiler.] In order to ensure these pollutant levels are maintained throughout the life of the boiler a continuous emissions monitoring system will be installed to provide evidence of what emissions the boiler is producing.

It is important to note the closest sensitive residential receptor is ~434m south east of the Renewable Energy Centre with the closest environmental receptor; Sked Dale Brow (SSSI) 2km south of the proposed facility. This therefore provides a buffer area to aid with dispersion of pollutants before potentially arriving at these areas. The pollutants should therefore not aggregate together into increased quantities.

To further mitigate any impact on the local area from air pollution a suite of emission abatement technology will be installed on the boiler system. This abatement technology is detailed within section 2.2.4 above.

4.3 Surface Water

A suitable drainage system will be installed as part of the Renewable Energy Centre which will deal with any surface water. As such, the proposed development is unlikely to have any negative effect on surface water. The wider site drainage plan has been provided with this application.

4.4 Odour

The proposed development is unlikely to create odour due to the emission abatement measures in place to control flue gas emissions.

5.0 SUMMARY

Detailed design and analysis have been undertaken with regard to mitigating any negative affect on the local area or environmental assets. The boiler and ORC development, including the new building has been designed so that they align with the local industrial pocket they reside in without impacting on the natural beauty of the surrounding area.

We see that the design of the project is considerate of the local area and that it also aligns well to the local planning policy objectives as set out in the accompanying planning statement.

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Item Number: 8
Application No: 19/00450/MFUL
Parish: Gilling East Parish Council
Appn. Type: Full Application Major
Applicant: Autism Plus (Mr Simon Cale)
Proposal: Change of use of agricultural land to wildlife and horticultural garden including the erection of greenhouses and potting sheds and formation of 2no. ponds for use in association with Autism Plus day centre
Location: Park House Barns Park Farm Road Gilling East Helmsley YO62 4JA
Registration Date: 13 May 2019
8/13 Wk Expiry Date: 12 August 2019
Overall Expiry Date: 19 June 2019
Case Officer: Jill Thompson **Ext:** 43327

CONSULTATIONS:

Gilling East Parish Council	Support
Highways North Yorkshire	No objections
Paul Jackson AONB Manager	Comments

Neighbour responses:

SITE:

The Autism Plus day centre is located at Park House Barns on Pottergate, approximately one mile west of Gilling East. The charity supports adults with autism and related disabilities. The day centre at Gilling is run as a social enterprise, to provide opportunities for people to experience work and develop skills in a commercial business.

The agricultural/horticultural land to which the application relates is a rectangular field to the rear of the barn complex, covering 2.5 hectares. The field slopes gently in a northerly direction, in the valley which runs between this part of the Howardian Hills Area of Outstanding Natural Beauty and the North York Moors National Park to the north. The Ampleforth College complex is located on the opposite side of the valley to the site.

The boundaries of the site are strongly demarcated. Mature trees, woodland and a mature hawthorn hedge define the western side of the site. Mature trees and woodland run along the northern boundary of the site, following the former route of the Malton-Thirsk railway line. A young, clipped hawthorn hedge defines the eastern boundary and the barn complex, together with post and rail fencing currently define the boundary with Pottergate. The site itself is comprised of areas of mature trees, rough grassland, areas of new tree planting and some existing allotment plots. An area of hardstanding existing on the south eastern side of the site. A steel storage container is located in the far north eastern part of the site.

PLANNING HISTORY:

14/00257/FUL: Planning permission granted for the change of use and alteration of agricultural barn and land to form a day centre with associated car parking area and mini bus parking/ turning/drop off area. The permission represented Phase 1 of a wider scheme to develop the day centre facility.

15/00410/FUL: Planning permission granted for the standing of steel containers for horticultural use together with additional landscaping to the east and west boundaries of the site.

PROPOSAL:

The proposal represents a further stage in the development of the day centre/enterprise. The conversion of barn to which the Phase 1 scheme relates is now complete. Only the car park area remains to be constructed.

The proposed wildlife and horticultural garden is integral to the enterprise and the vision of the charity. Produce will be grown for use and for sale, providing opportunities for people to develop skills and work towards horticultural qualifications. The proposed garden also aims to provide a sensory and therapeutic experience, as well as opportunities to engage with nature and to provide for social interaction and collaboration, play, relaxation and exercise.

The application is accompanied by a Landscape Strategy which incorporates landscape proposals to achieve these aims, based on the following design concepts: Sustainable Landscape; Connecting with Nature; Sensory Journey. The landscape proposals include a number of distinct areas:

Allotment gardens - along the eastern side of the site, including an open sided, mono-pitched timber shelter measuring 2.4m by 4.8m and 2.6 m in height.

Woodland Walk - within the existing mature woodland and trees along the western edge of the site. The aim is to retain this woodland and to enhance it with additional native woodland planting, including coppiced hazel which would be subsequently harvested and used on-site. A new area of native woodland has already been planted to screen the car park area and to extend the woodland character of this side of the site. A circular, timber bird hide with vegetated roof is proposed at the northern end of the woodland walk, which will also function as an outdoor classroom. The building measures 6.5 m in diameter and 2.5 m in height and includes hinged observation panels and a ramp to provide disabled access. In addition, a small fully accessible waterless toilet is proposed in this area. The small, timber clad building measures 2.4 m in height.

Wetland - currently a damp, low lying area in the north western part of the site. The proposals include the creation of two wildlife ponds, one sunken bird hide and one accessible bird hide. The latter is proposed to be of timber construction with a vegetated, mono-pitched roof, measuring 4m by 2.4 m and 2.1 m in height.

Meadow and Native Scrub - the central section of the site, to include an area of open lawn, a meadow of native wildflowers and native scrub. Part of this area is proposed to be specifically managed to improve feeding and habitat potential for turtle doves and pollinators. The area will contain bee hives and some woven willow temporary structures.

Working Areas - an area in the north eastern part of the site. The proposal includes composting clamps, two single span polytunnels (17 in length, 6m in width and 2.5m in height), a timber potting shed (4.8m in length by 2.4 m in width and 2.2 m to ridge height), accessible timber clad toilet, cold frame and pitched roof wooden cabin (9.1m in length by 6.5m). Two bottle green metal storage containers are proposed to be located within woodland to the northern part of this area of the site. These structures measure 2.6 m in height, 6m in length and a width of 2.4m.

PLANNING POLICIES:

- o Local Plan Strategy - Policy SP11 Community Facilities and Services
- o Local Plan Strategy - Policy SP13 Landscapes
- o Local Plan Strategy - Policy SP14 Biodiversity
- o Local Plan Strategy - Policy SP15 Green Infrastructure Networks
- o Local Plan Strategy - Policy SP19 Presumption in favour of Sustainable Development
- o National Planning Policy Framework

APPRAISAL:

Principle of Development

Policy SP11 (Community Facilities and Services) supports in principle, the expansion of and improvements to, existing community facilities in or outside of the development limits of villages across the District. The facility is located within open countryside beyond the development limits of Gilling East and the presence of the day centre at this location is established. In principle therefore, it is considered that the proposal accords with Policy SP11 of the Local Plan Strategy.

National Planning Policy (Chapter 8 of the National Planning Policy Framework - Promoting healthy and safe communities) makes it clear that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles especially where this would address identified local health and well-being needs. It advises that decisions should plan positively for the provision of facilities and services to enhance the sustainability of communities and to support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. It is considered that in principle, the proposal aligns well with this element of national policy.

Autism Plus is located within the Howardian Hills Area of Outstanding Natural Beauty (AONB). Objectives of the AONB Management Plan support the implementation of projects that maintain a sense of community within the AONB and support rural business, local employment, training, skills and farm diversification activities that do not have an adverse impact on the special qualities of the AONB. It is considered that these objectives of the AONB Management Plan, support the principle of the development proposed. The AONB Manager has confirmed support for the principle of creating an area for wildlife and horticultural activity that should significantly enhance the health and well-being of the service users of Autism Plus.

The other key issues which are relevant to the assessment of the proposal are as follows:

- o Landscape and Visual Effects
- o Habitats, Protected Species and Biodiversity
- o Trees and Woodland

Landscape and Visual Effects

The site is located within the Coxwold-Gilling gap, one of the vales which runs through the Howardian Hills Area of Outstanding Natural Beauty and national landscape character area. The site is a rectangular field bounded by woodland, trees and hedges which are typical features of the farmed landscape character of this part of the AONB.

The proposed wildlife and horticultural garden will result in a more formal cultivation of the site in comparison with the majority of wider agricultural, arable landscape. However as proposed, the garden will maintain the shape of the existing field with boundaries that will continue to be demarcated by mature trees and hedges. Extra tree planting on western edge of the site will strengthen this landscape feature. As such, key elements which contribute to landscape character will be retained and enhanced as part of the proposal. A combination of the retention of infield trees, undulating topography, the discreet positioning of structures and buildings within the proposed garden mean that the changes in the immediate arable landscape character resulting from the change in cultivation of the field would be mitigated.

It should also be noted that the cultivation of land to support specific uses in the landscape including monastic and stately homes is a tradition which has and which continues to influence landscape character and features of the AONB, including this part of the AONB. The orchard at Ampleforth Abbey on the opposite side of the vale is an example.

The AONB Manager is supportive of the principle of scheme and has not raised concerns over its impact on the landscape character of the AONB.

The potential for visual impact relates to the proposed buildings and structures. Some of these buildings will be visible from long distance, elevated views across the valley, although these views, together with views of the site when approaching along Pottergate are mitigated by topography, boundary woodland and hedging to the site and intervening, surrounding fields. The majority of larger buildings are located in the north eastern part of the site in the proposed 'working area'. The low profile of these buildings together with their grouping in one location, against a strong wooded backdrop to the north, helps to mitigate their visual impact. Following concerns raised by the AONB manager over the isolated siting of a potting shed on the eastern side of the site in the allotment area, the landscape plan has been amended to site this building with the buildings and structures in the 'working area'.

It is considered that the proposal will conserve and enhance the special qualities and natural beauty of the protected landscape and is in accordance with Policy SP13 (Landscapes) of the Local Plan Strategy.

Habitats, Protected Species and Biodiversity

The application is accompanied by an Ecology Survey report. It identifies the main habitats present on the application site as Trees, Woodland and Hedges and species poor semi-improved grassland. In particular, the report notes that the trees and woodland provide important habitat for nesting birds, roosting bats and barn owls. It also notes that the semi-improved neutral rough grassland with deep thatch and in the context of a wider mixed agricultural landscape provides excellent foraging habitat for barn owls, the presence of which has been found in the wider complex of barns adjacent to the application site.

The Landscape Strategy/proposals for the site incorporate existing hedges, trees and woodland at the site. Whilst there will be a need to manage trees on the site, the proposal will not result in the loss of existing trees to any significant extent. Indeed, the landscaping proposals include additional tree planting at the site.

The proposal will result in the substantial loss of the existing rough grassland, with a potential impact for foraging barn owls. However, the Ecological Report notes that the proposed habitat creation works may serve to enhance current habitat for foraging and nesting birds including barn owls. The habitat creation works would therefore mitigate any impact associated with the loss of the existing rough grassland.

The supporting Landscape Strategy document confirms that the applicant has worked closely with ecologists and project officers at the AONB unit to include habitat creation and enhancement measures as part of the scheme. These include the creation of wetland habitat, further hedge and woodland planting to increase roosting cover, planting to support overwintering birds, open land rewilding and wildflower enhancements. Specifically, the applicant has worked closely with the AONB unit to ensure that the habitat creation measures will help to support the Turtle Dove population in the area and the AONB's Turtle Dove Project. It is considered that the proposal will result in a net gain in biodiversity on the site.

The proposals are considered to comply with Policy SP14 (Biodiversity) and SP15 (Green Infrastructure Networks) of the Local Plan Strategy and will help to address biodiversity objectives in the Howardian Hills AONB Management Plan.

Trees and Woodland

The proposal seeks to retain existing hedging, mature trees and woodland as part of the landscaping strategy and to enhance these features. A Tree Survey report submitted with the application makes it clear that some of these features on the site are in need of management and it recommends the removal of a limited number of 7 trees all of which are in the existing woodland belt on the western side of the site. These include two early/semi mature sycamores, four early/semi mature Scots Pine and one early mature European Larch in very poor condition. The tree report confirms that none of the trees on the site are recorded on the Woodland Trust's Ancient Tree Inventory but that several mature oak trees on

the site display veteran qualities.

Conditions can be used to ensure that the development takes place in accordance with the landscape strategy/ landscape proposals and to retain trees/hedges at the site. This would ensure that the trees, areas of woodland and hedges on the site are retained, whilst at the same time providing the flexibility to ensure that these features can be appropriately managed. In this respect it is considered that the proposal is in accordance with Policies SP13 (Landscapes, SP14 (Biodiversity) and SP20 (Generic Development Management Issues) of the Local Plan Strategy and objectives of the AONB Management Plan relating to biodiversity and landscape character.

Conclusion

The proposal is considered to accord with relevant policies of the development plan and national planning policy. It will also help to further some of the objectives of the Howardian Hills AONB Management Plan. Approval is therefore recommended subject to the following conditions.

RECOMMENDATION: Approval subject to conditions

- 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:

- o Revised Site Location Plan (Ref: 1242-04 Rev A)

And substantially in accordance with the following approved plans:

- o Landscape Vision/Outline Landscape Masterplan (Received/scanned 20/6/2019)
- o Garden Structure Plan (Ref : 1242-06/B)
- o Landscape Strategy (Dated October 2018)
- o Proposed Pond Detail (Ref: 1242-05)
- o Tree Survey Report (March 2019)

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

- 3 All hedgerows and mature trees on the site as detailed in the Tree Survey Report, shall be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To provide effective screening and in the interest of landscape character and biodiversity to satisfy Policies SP13, SP14 and SP20 of the Local Plan Strategy.

- 4 No new lighting shall be erected or installed at the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the landscape from light pollution and to avoid impacts on wildlife to satisfy Policies SP 13, SP14, SP15 of the Local Plan Strategy

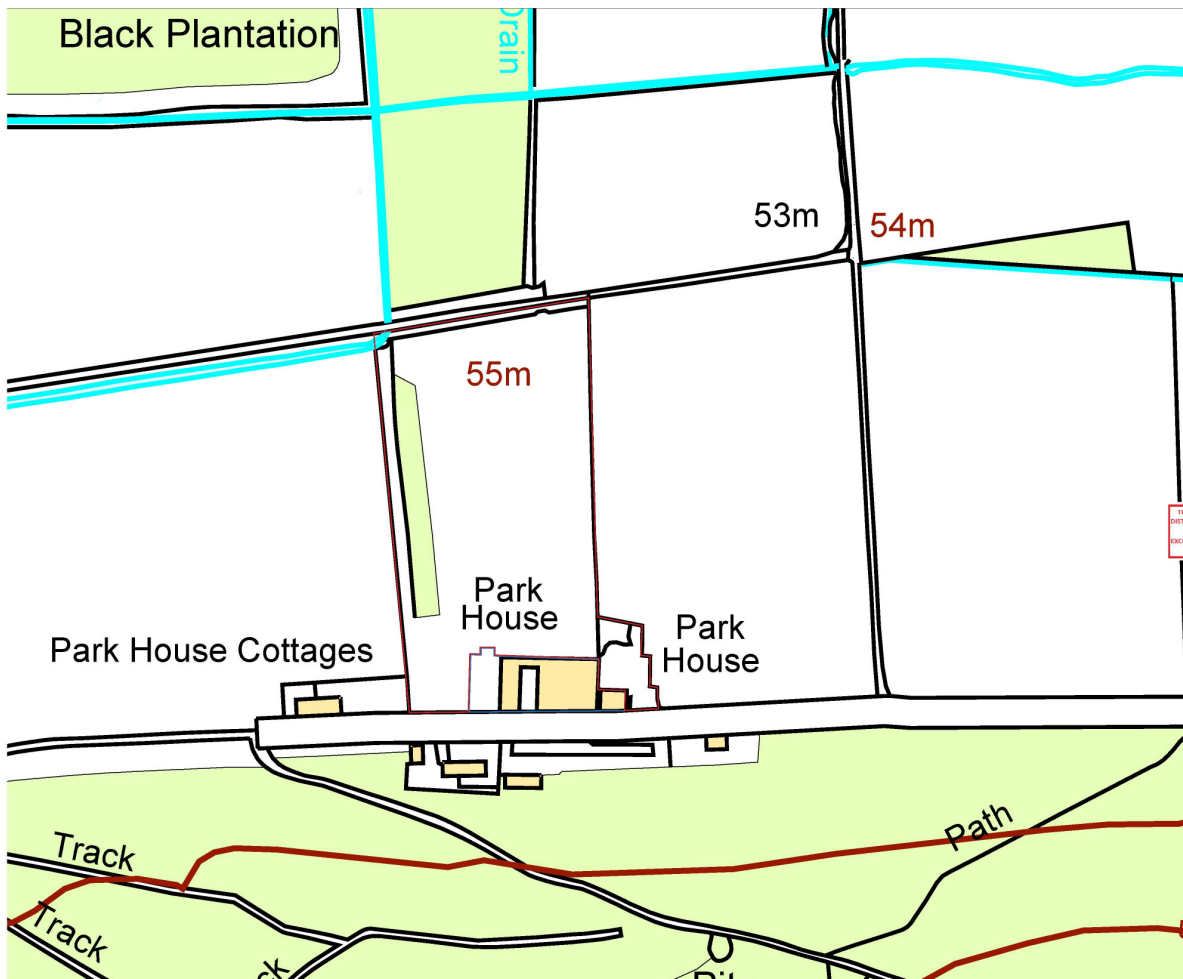
INFORMATIVE(S)

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under the Conservation of Habitats and Species Regulations 2017. Should any bats or evidence of bats be found prior to or during tree management works or other operations , work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as Amended) and applied to whoever carried

out the work.

Contact details: Natural England, 4th Floor, Foss House, Kings Pool, 1 - 2 Peasholme Green, York, YO1 7PX Tel: 0300 060 1911.

- 2 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Additional protection is afforded to a number of birds listed on Schedule 1 of the Act. Operations likely to injure or kill any wild bird or damage its nest and operations likely to disturb a Schedule 1 species must be avoided. Therefore any work likely to affect any birds nesting on the site should be undertaken out of the bird nesting season ie no work between March and August inclusive.



NOTES

REVISED PLAN

Date Valid 10/06/2019

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A - 03.05.2019 - Site boundary updated

FOR PLANNING

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 Sandpiper Road, York, YO3 1JG
 Tel: 01904 691630
 angus.h@thelandscapeagency.co.uk
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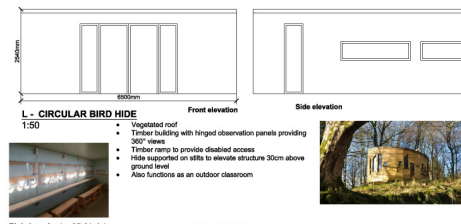
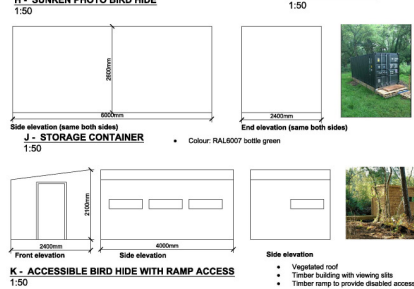
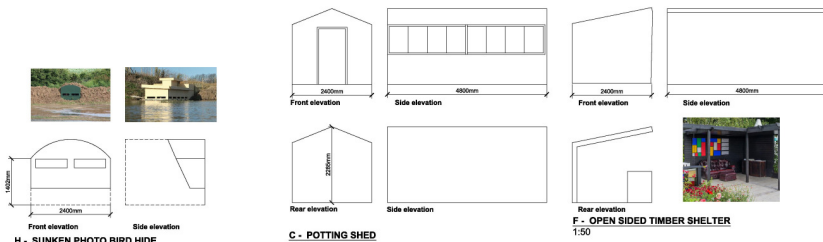
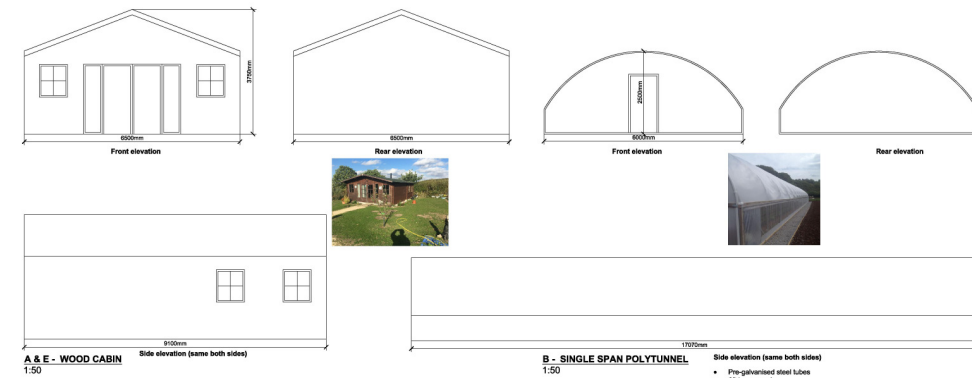
client
AUTISM PLUS

project
**PARK HOUSE BARNES
 GILLING EAST**

site
SITE LOCATION PLAN

scale	1:1250 @ A2	date	29/04/2019
drawn	EH	checked	EP
drawing number	1242-04	revision	A

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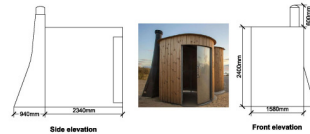
REVISED PLAN

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STRUCTURES KEY

- A. Wood Cabin
- B. Poly tunnel
- C. Potting shed
- D. Cold frame
- E. Cabin for working area
- F. Open sided timber shelter
- G. Accessible toilet
- H. Sunken bird hide
- I. Viewing point / hide
- J. Storage container (1 existing, 1 proposed to match existing)
- K. Accessible bird hide
- L. Circular bird hide
- M. Woven willow temporary structures



REVISED 28.06.2019 - May plan update

FOR PLANNING

landscape agency

Barbara Marshall House, The Chronicle Works,
Barnsley Road, Barnsley, S10 3JF
Tel: 0114 2818150
info@landscapeagency.co.uk
landscapeagency.co.uk

DATE: 28.06.2019

PROJECT: PARK HOUSE BARNS AMPLFORTH

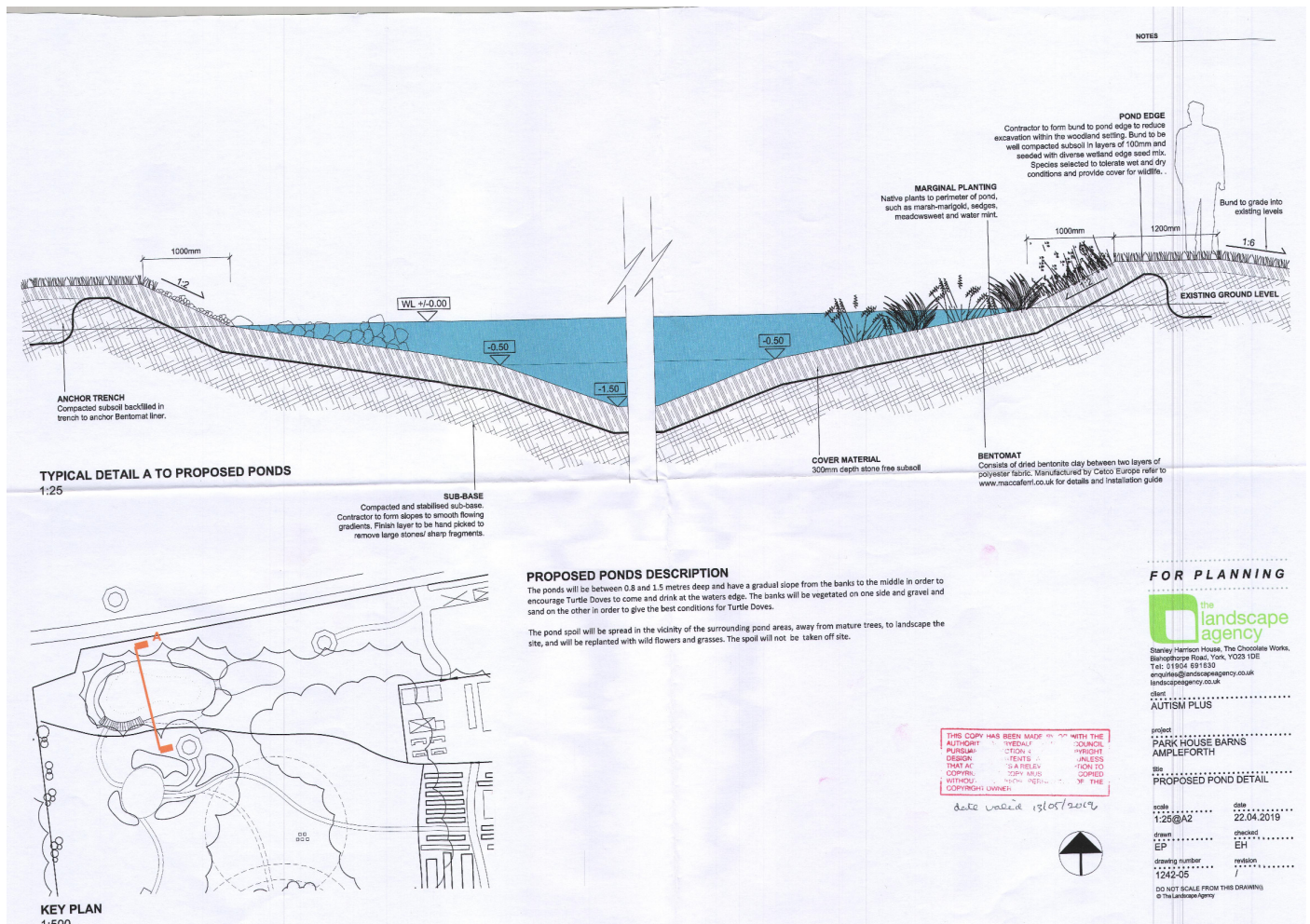
TYPE: GARDEN STRUCTURES PLAN AND ELEVATIONS

DATE: 24.04.2019

SCALE: 1:50 @ A1

PROJECT NUMBER: 1242-00

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date valid 20/09/2019
DRAWING NO: 1242-01
CHECKED BY: SP
DATE: 18.06.2019
DRAWN BY: DH

PARK HOUSE BARN, AMPLEFORTH
Outline Landscape Masterplan



AUTISM PLUS AT AMPLEFORTH

LANDSCAPE STRATEGY

October 2018





INTRODUCTION

Park House Barns sits within the heart of the Howardian Hills Area of Outstanding Natural Beauty, approximately 1 mile west of Gilling East, 1.2 miles south of Ampleforth. The southern edge of the North York Moors National park lies just 1.5 miles north of the site.

The Landscape Agency is working with Autism Plus and Donald Insall Associates to create an environment which provides hands on experiences and training for people with autism and learning disabilities.

The vision of Autism Plus is to :

"create unique, vibrant and welcoming environments, where adults with autism and associated disabilities are given the opportunity to experience work in real life commercial businesses".

The landscape proposals aim to:

1. Create a **sensory journey** that will stay with people for years to come and perhaps spark a life-long interest in horticulture and wildlife.
2. Provide opportunities to **engage with nature**.
3. Provide a chance for **social interaction** and collaboration.
4. Encourage **play** and exercise.
5. Provide opportunities for **creativity**, **skill** development and work towards horticultural qualifications.



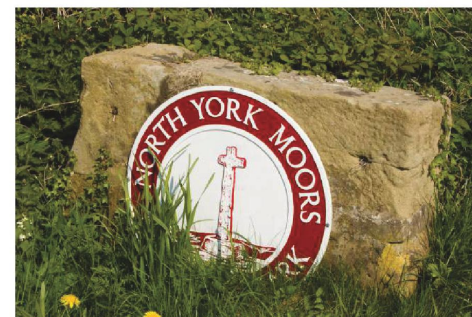
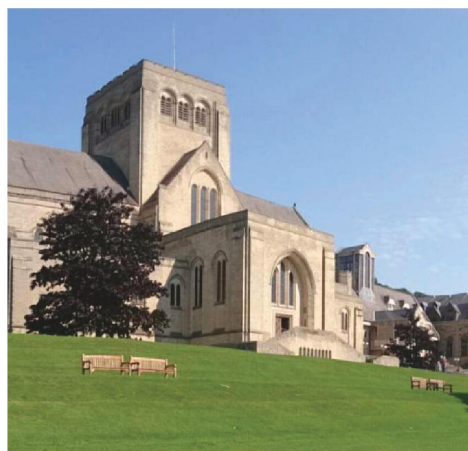
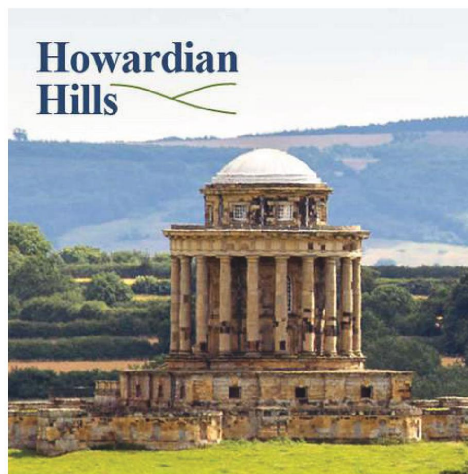
View from Park House Barns looking north across the field



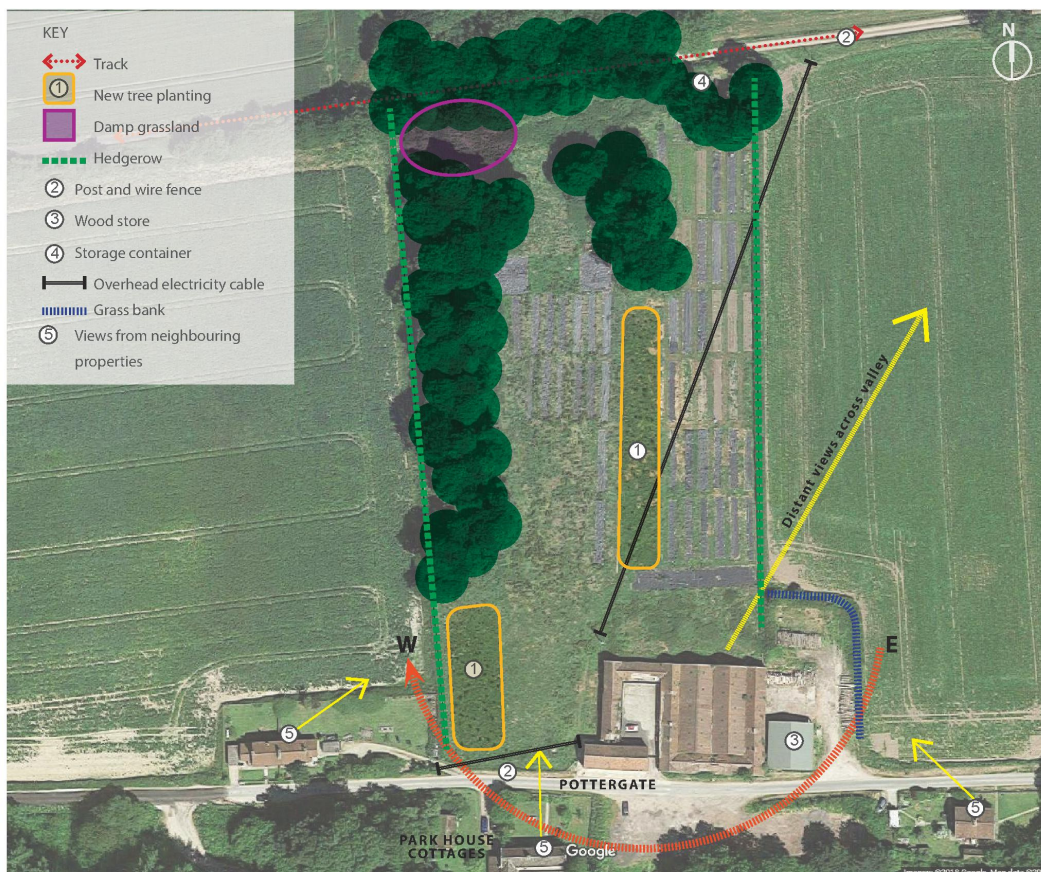
View of woodland along the western edge of the field

WORK WITH PARTNERS

- Autism Plus at Park House Barns, Gilling East is a partnership with The [Ampleforth Abbey Trust](#) who own the 5 acre site and lease the site and barns to Autism Plus on a peppercorn rent for a 99 year period, to support the local community and people who need additional support in North Yorkshire.
- We are also working in partnership with the [Howardian Hills AONB](#) via Lead Officer Liz Bassindale. Liz is providing expert guidance and support on the 5 acre site in relation to the wildlife, flora and fauna development and conservation enhancements including increasing berried bushes for overwintering birds and increased roosting cover through further hedge and native woodland and open land rewilding, wildflower enhancement and bee conservation.
- We are also working with [Richard Baines, AONB Turtle Dove Project Officer](#), via Liz Bassindale. Richard is leading on the conservation and enhancement of bird species and protection on the site and in the valley with our neighbours. In particular we are focusing on the encouragement of the Turtle Dove population in the area through a 5 year partnership with the Howardian Hills AONB, to supply Turtle Dove friendly feeding sown sites and access to new ponds that will have shallow sloping edges lined with gravel and sand, which Turtle Doves prefer when drinking at the waterside.
- We are also working in partnership with the [North York Moors National Park](#) through Ryan Chanery, lead volunteer officer and we have set up an associated NYMoors volunteers, 'Muddy boot group' with Ryan's support to support the conservation of the site and valley on Wednesday mornings.



SITE APPRAISAL



▲ Site Plan

VEGETATION

Mature woodland encloses the northern and western boundaries, including common oak, horse chestnut, sycamore and scattered evergreen trees. There is also a clump of mature trees within the site, predominantly ash. Both these groups are illustrated on the 1888 OS map and provide important ecological and aesthetic value.

There are two areas of young native tree planting within the site (Target note 1), including hawthorn, rowan, blackthorn, silver birch, hazel and common oak.

A damp area in the north-west corner of the site has been colonised by wet grassland species.

BOUNDARIES

A track runs adjacent to the northern boundary and marks the route of the former Thirsk-Malton railway line.

There is an old, over-mature hawthorn hedge along the western boundary, and a young, clipped hawthorn hedge along the eastern boundary.

The southern boundary with Pottergate comprises a post and wire fence. (Target note 2)

TOPOGRAPHY

The site is 5 acres, and has a gentle north-facing slope with a level change of 3m across the site. An area of hard-standing (gravel and concrete) at the eastern edge of the site is currently used as a wood store (Target note 3). This is surrounded by a 1-1.5m grass bank.

VIEWS

Views to the north, south and west are limited by existing woodland. However, to the north-east there are long views across the valley towards the North York Moors and Ampleforth Abbey.

The site sits within the Vale of Pickering Landscape Character Area, which connects with the Vale of York to form a continuous valley known as the Coxwold-Gilling Gap, separating the high ground of the southern moors fringe from the Howardian Hills. It is characterised by intensive arable farmland, low hedges and few hedgerow trees.

DESIGN CONCEPTS

SUSTAINABLE LANDSCAPE

- A multifunctional landscape, which celebrates the beauty of edible plants within the allotment gardens.
- Rainwater collection and reuse

CONNECTING WITH NATURE

- A connection to the changing seasons
- Creating a haven for wildlife

SENSORY JOURNEY

- The garden as an exploratory play space.
- Encourage mindfulness and reduce stress.
- Seeing the whole landscape as a sensory experience



ALLOTMENT GARDENS



KEY PRINCIPLES

- This area is based on the idea of allotments, which have their own character created by the people who manage each plot.
- The allotment gardens will include, greenhouses, potting sheds, and trestle tables under which wheelchairs can fit.
- The western edge of the allotment gardens will be enclosed by native scrub, to separate this area from the meadow.



A cabin for winter activities and for display of produce



Incorporate attractive edible flowering species and herbs.



Raised beds for salads and vegetables

WOODLAND WALK



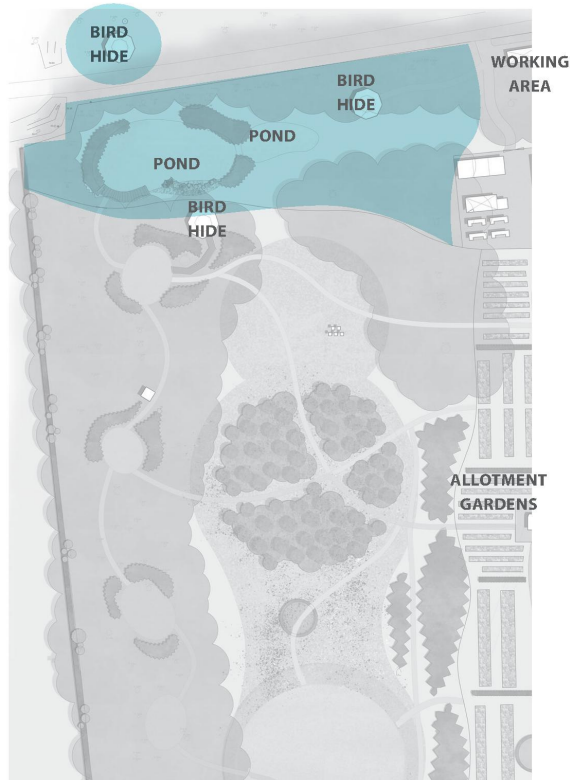
KEY PRINCIPLES

- A path winds through the woodland, which will be enhanced with native woodland planting including coppiced hazel.
- The hazel could be harvested for use as plant supports and sculpture in the allotment gardens.
- The new planting will define a series of glades along the path. Some of the glades will be calm, private spaces for sitting. Others will be more playful, active spaces.
- An area of young native woodland in the south-west corner of the site will provide screening for the new car park and extend the existing woodland character.



Hazel coppice will define glades within the woodland. These could be spaces for seating, sculpture, play

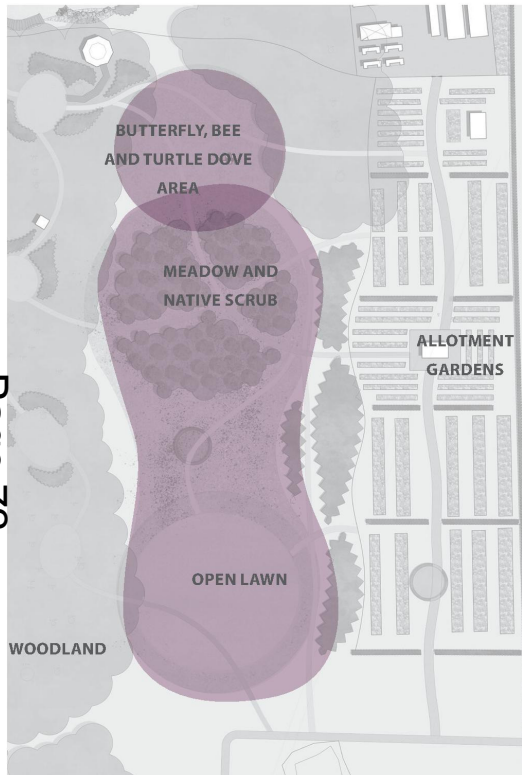
WETLAND



KEY PRINCIPLES

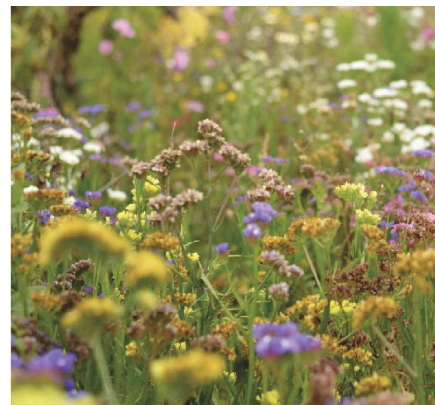
- Two lined ponds in the existing damp area of the field, with a range of water depths supporting native wetland plants and animals.
- This will be a restorative, peaceful, tranquil space.
- The northern edge of the site will be left inaccessible to encourage wildlife and provide an extension of the woodland habitat to the north of the site.
- Younger trees will be managed and pruned to improve light levels over the pond.
- Bird hides will provide opportunities to view wildlife within the woodland north of the site and over the new ponds.

MEADOW AND NATIVE SCRUB



KEY PRINCIPLES

- A meadow of native wildflowers, with pockets of annual pictorial meadow to provide splashes of **bold colour**.
- The meadow can be managed with a single hay cut, with mown paths and clearings for seating.
- Native scrub will provide winter feeding for birds (including hawthorn, blackthorn, rowan).
- Part of this area will be managed specifically to improve **feeding and habitat potential for turtle doves** and pollinators, with pollen and nectar rich wildflower grassland. **Bee hives** will add to the biodiversity value of the site.
- The open lawn provides space for **events**.



WORKING AREA



Agenda Item 9

Item Number: 9
Application No: 19/00600/MFUL
Parish: Flaxton Parish Council
Appn. Type: Full Application Major
Applicant: J & J Rycroft (Mr Rycroft)
Proposal: Erection of general purpose agricultural storage building
Location: Stugdale House Malton Lane Flaxton YO60 7SJ

Registration Date: 31 May 2019
8/13 Wk Expiry Date: 30 August 2019
Overall Expiry Date: 3 July 2019
Case Officer: Alan Goforth **Ext:** Ext 43332

CONSULTATIONS:

Foss Internal Drainage Board (IDB)	Recommend conditions
Flaxton Parish Council	No objection- comment on routing/access and drainage
Highways England	No objection
Yorkshire Water Land Use Planning	No comments received
Flood Risk (LLFA)	Further information required
Flood Risk (LLFA)	No comments

Neighbour responses:

SITE:

The application site is a relatively isolated farm located in the open countryside to the east of Flaxton approximately 9 miles south west of Malton. Access can be gained from the village along Barney Lane/Malton Lane and a private track or via the A64. The farm operation extends to 607 hectares and involves cereal cropping and grass crops for hay and silage along with a cattle enterprise. The land falls away from the site to the east and west. Public footpath no. 25.9/5/1 is 750 metres to the north east. With the exception of the applicant's properties within the farmstead there are no residential properties within 600 metres of the application site.

HISTORY:

19/00590/AGNOT- Erection of an agricultural storage building. APPROVED 14.06.2019. The approved building is shown on the drawings which accompany the planning application (ref. 19/00600/MFUL) the subject of this report.

10/01089/AGNOT- Erection of agricultural storage building. APPROVED 08.11.2010.

PROPOSAL:

Planning permission is sought for the erection of a general purpose agricultural storage building.

The proposed building would be situated on the northern side of the farmyard and would form an extension to the 995m² building recently approved under 19/00590/AGNOT.

The proposed building would measure 57m by 29m and would be orientated north-south. The building would stand 8.5m to the eaves and 9.6m to the ridge. The building would comprise ten bays of which the northern most five would be open sided on the east elevation. The east elevation would also include a 6 metre wide roller shutter door entrance.

Externally the walls of the building would comprise concrete panels to 3 metres above which there would be box profile sheeting which would also cover the pitched roof. The box profile sheeting would have a dark green external colour finish.

The building would be used for the storage of hay, straw, grain and silage and also farm machinery. The produce sold off the farm is weighed over the on-site weighbridge in the south eastern part of the farmyard. The applicant states that the buildings owned and rented do not provide sufficient storage capacity for straw, produce (wheat, barley and oil seed rape) and machinery and some do not currently meet crop assurance standards. Produce is currently stored away from the main farmstead (Stugdale).

The applicant states that the purpose built storage building would improve the logistics of farm vehicle movements and allow for expanded and more efficient arable operations from Stugdale Farm.

POLICIES:

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

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework 2019 (NPPF)
National Planning Practice Guidance 2014 (PPG)

The main considerations in the determination of this application are considered to be:

- i) Principle of the development;
- ii) Design, appearance and visual impact;
- iii) Impact on residential amenity;
- iv) Highways impact; and
- v) Flood Risk.

Principle of the development

The site is within the open countryside, however, the principle of the development aligns with local policies SP1 and SP9 and the NPPF as the new, purpose-built storage building would support land based activity, an established agricultural enterprise and the rural economy.

Design, appearance and visual impact

The proposed building has a substantial footprint and, within this rural open countryside context, can be regarded as major development. The size of the building is a functional requirement for the expansion and rationalisation of agricultural operations at the farmstead.

The siting of the building within the existing farmyard would minimise the loss of productive

agricultural land. The building has a large footprint comprising 10 bays and would project northwards beyond the existing arrangement of farm buildings within the yard.

The building would be coloured dark green which is similar to the adjacent building and this would ensure that the building would integrate into the rural surroundings and, in terms of scale and form, would not appear incongruous when viewed alongside the adjacent farm buildings. There are no visual receptors in close proximity to the site.

It is considered that the siting, scale and design is acceptable and would ensure that the building would not be visually prominent in the open countryside. The external appearance of the new building is considered acceptable and there would be minimal impact upon the open countryside and the development is considered to be in compliance with Policies SP16 and SP20.

Impact on residential amenity

The two nearest residential properties (Stugdale House and Dale Lodge) stand within the farmstead and are owned and occupied by the applicant and his family. There are no other residential properties within 600 metres of the application site.

The proposed building is compatible with the established land use and it is not anticipated that the proposed development would give rise to any unacceptable overbearing impact or any pollution or disturbance and as a result there would not be an adverse impact upon residential amenity in compliance with Policy SP20.

Highways impact

There would be no change to the existing access arrangements from the east and the west and these routes have been used by farm vehicles for many years. The application plans indicate access via the A64 but this would not preclude local farm movements using the access to the west. The Parish Council have no objections but request that the applicant encourages access to the farm via the A64 rather than passed the houses on Barney Lane. There are no objections from Highway England.

The applicant has provided details on the existing, inefficient arrangements for the weighing and reweighing of HGVs and tractors with trailer before and after loading with produce. Stugdale House Farm has minimal crop storage facilities and at present produce is stored away from the main farmstead. However, the weighbridge and drying facilities are situated at Stugdale and as a result there is a significant amount of farm vehicle movements to and from the application site (inefficient double movements). The proposed storage building would allow the applicant to rationalise operations in relation to the weighing of empty and loaded vehicles and the drying of crops. The benefits to the applicant would be that the purpose built storage building would meet assurance standards and more efficient arable production would save time and costs and increase yields. The wider benefits include reductions in vehicle emissions and farm traffic on local roads.

Overall, it is considered that the proposal represents sustainable development that would reduce farm traffic movements in the locality and would not have a detrimental impact on highway safety in compliance with the relevant part of Policy SP20.

Drainage

The development site is not located in an area at risk of flooding and the majority of the building would be constructed within the existing farmyard. The LLFA initially queried whether a flood risk assessment was required but following confirmation that the development area is 0.16 hectares the LLFA confirmed no comments to make on the application.

The Parish Council and the IDB have commented on the intended method of storing rainwater which involves discharge to above ground attenuation storage. At present the stored water is recycled and applied to various sprays and fertilisers and used to water the cattle and this arrangement would be unchanged. Excess water is discharged to the surrounding field drainage. The Foss Internal Drainage

Board (IDB) have requested the inclusion of a condition to cover surface water drainage and this shall also require the confirmation of details relating to above ground attenuation storage.

It is considered that the proposed building can be accommodated with a satisfactory means of drainage without giving rise to unacceptable levels of flood risk to surrounding land and the building is in compliance with the NPPF and Policy SP17.

Conclusion

The principle of the development is in line with national and local planning policy and represents development that supports the land-based, rural economy and gives rise to benefit for arable production, the local road network and the environment. The proposed development would not have an unacceptable impact on the open countryside, flood risk, local amenity or highway safety. In light of the above assessment, it is considered that the proposal is acceptable and complies with Policies SP1, SP9, SP16, SP17, SP19 and SP20 of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The recommendation to Members is one of conditional 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 plans:

Site Location Plan
Block Plan
Floor Plan
Elevations and Roof Plan

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

- 3 All external constructional materials to be used for the building shall be in accordance with those identified in the application. The box profile sheeting to be used for the walls and roof of the building hereby permitted shall be coloured dark green.

Reason: In the interests of amenity and to comply with policies SP16 and SP20.

- 4 No development approved by this permission shall be commenced until the Local Planning Authority in consultation with the Internal Drainage Board has approved a Scheme for the provision of surface water drainage works. The Scheme should include details of the above ground attenuation storage including its location and storage capacity. Any such Scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use. The following criteria should be considered:

- o Any proposal to discharge surface water to a watercourse from the redevelopment of a brownfield site should first establish the extent of any existing discharge to that watercourse.
- o Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140lit/sec/ha or the established rate whichever is the lesser for the connected impermeable area).
- o Discharge from "greenfield sites" taken as 1.4 lit/sec/ha (1:1yr storm).
- o Storage volume should accommodate a 1:30 yr event with no surface flooding and no overland discharge off the site in a 1:100yr event.
- o A 20% allowance for climate change should be included in all calculations.
- o A range of durations should be used to establish the worst-case scenario.

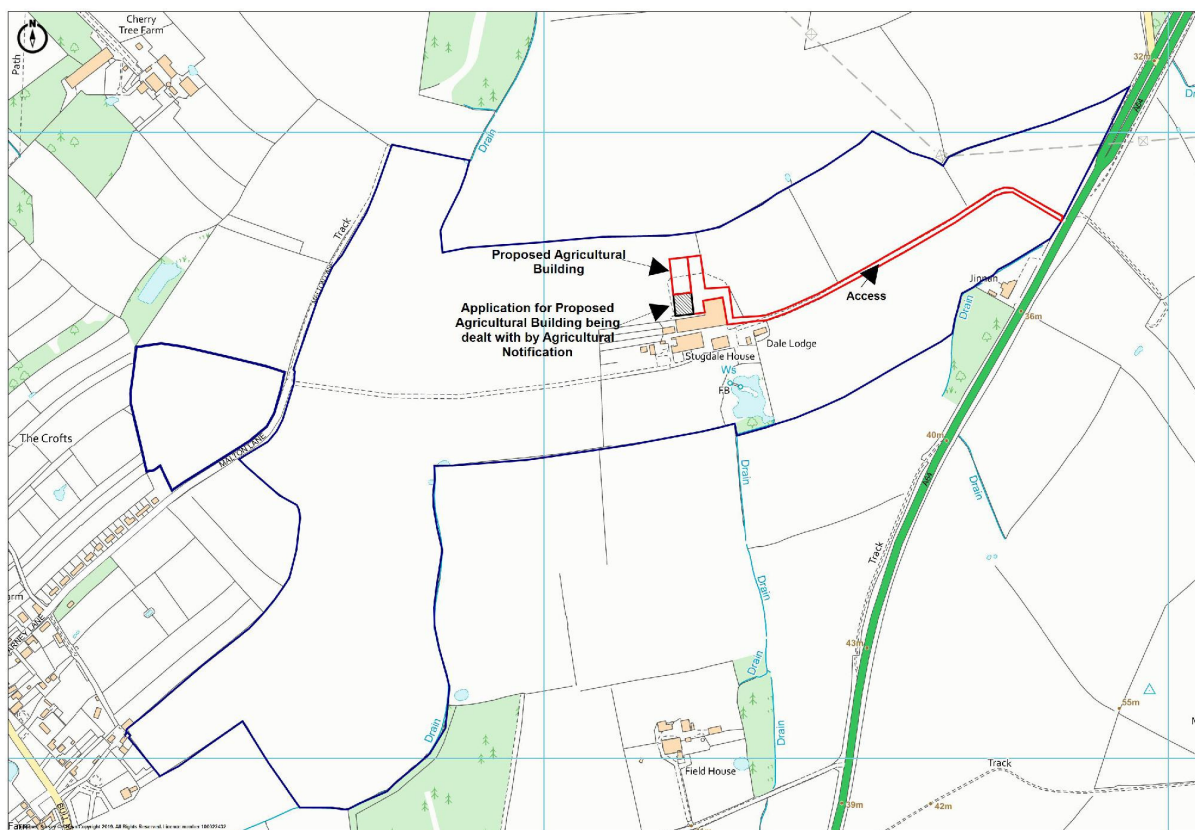
o The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 or other approved methodology.

Reason: To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding.

INFORMATIVE

1 IDB CONSENT - DISCHARGE

Under the Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.

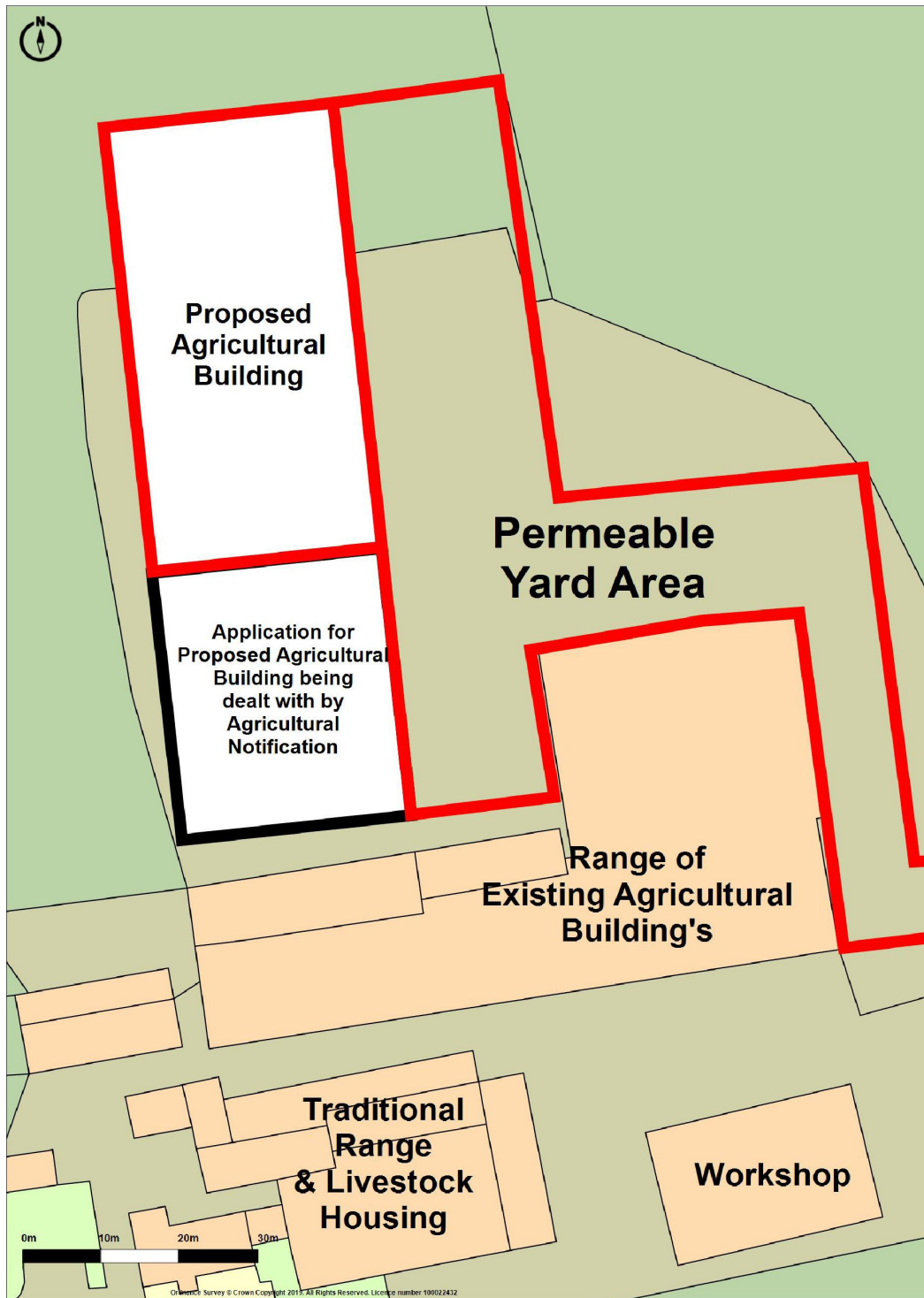


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Scale 1:500

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NOTES

BUILDING SIZE:
29.00M WIDE
57.19M LONG
8.5M HIGH TO EAVES

ELEVATIONS:

North –
Concrete panels to 3m
& box profile sheet over

East –
5 bays comprise:
Concrete panels to 3m
& box profile sheet over

5 bays comprise:
open fronted

South –
Concrete panels to 3m
& box profile sheet over

West –
Concrete panels to 3m
& box profile sheet over

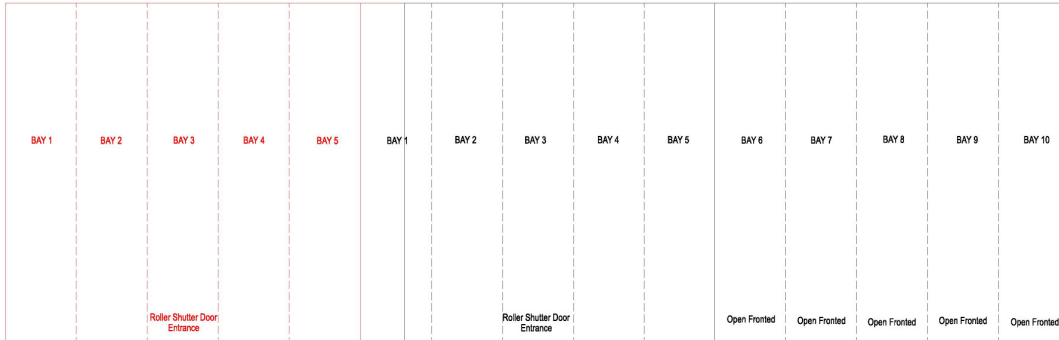
Roof –
Box Profile Sheets

CLIENT:
J & J Rycroft

PROJECT:
Stugdale Farm

SCALE:
1:200 @ A2

NB: Building identified
in red is part of a
separate application



FLOOR PLAN



date valid 31/05/2019

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Box Profile Sheets

CLIENT:
J & J Rycroft

PROJECT:
Stugdale Farm

SCALE:
1:200 @ A2

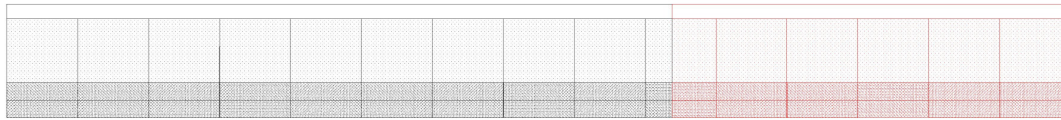
NB: Building identified
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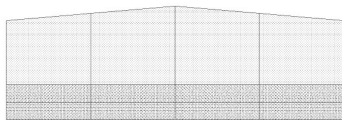
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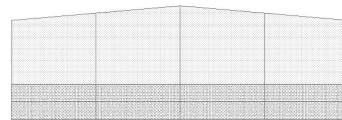
EAST ELEVATION



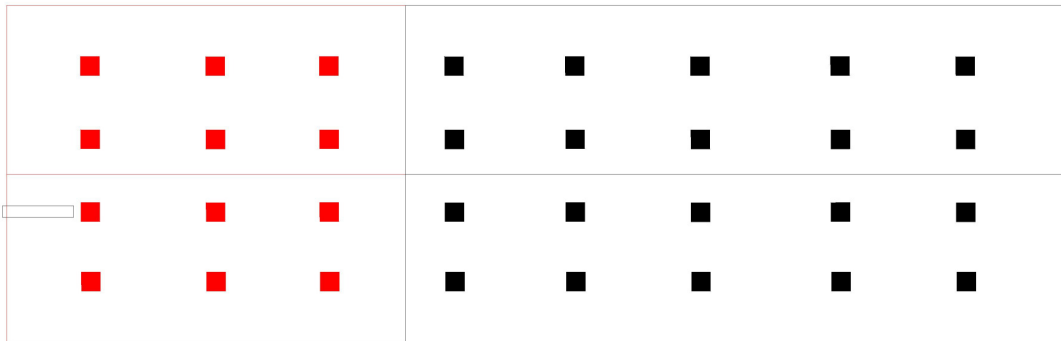
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



PLAN

date valid 31/05/2019

**DESIGN AND ACCESS STATEMENT
&
PLANNING STATEMENT OF NEED
FOR AN AGRICULTURAL
BUILDING AT
STUGDALE HOUSE FARM**

**ON BEHALF OF
J & J Rycroft**

**LOCATION
Stugdale House Farm
Malton Lane
Flaxton
York
YO60 7SG**

Prepared by:
Jack Ayres – Sumner BSc (Hons) MRICS FAAV
Boulton and Cooper Stephenson
St Michaels House
Malton
YO17 7LR



1.0 GENERAL INFORMATION

- 1.1 **Applicant: -** J & J Rycroft
Stugdale Farm
Malton Lane
Flaxton
York
YO60 7SG
- 1.2 **Agent:-** Jack Ayres – Sumner BSc (Hons) MRICS FAAV
Boulton & Cooper Stephenson
St Michaels House
Malton
YO17 7LR
- 1.3 **Site Address: -** Stugdale House Farm
Malton Lane
Flaxton
York
YO60 7SG
- 1.4 **Accompanying Documents:-** Location Plan – Scale 1:7500
Block Plan – Scale 1:500
Scaled Drawings – Scale 1:200 @ A2

2.0 BACKGROUND

J & J Rycroft, the Applicant, has farmed at and from Stugdale House Farm for 3 generations and dating back to early 1900's with the farming operations carried from the main farmstead. The farming operations extend across over 1500 acres (607 ha) of land which mainly involve cereal cropping, with some grass crops for hay and silage. The Applicant also has a cattle enterprise.

The farm is located to the east of Flaxton, North Yorkshire and with excellent access to the A64.

This Application is to assist the expansion and continual improvement of the facilities available to the Applicant's farming enterprise, by reducing costs which brings wider benefits to the surrounding community and landscape.

2.1 Arable Cropping

The arable cropping includes a mixed rotation of wheat, barley, oil seed rape and temporary grass leys. All of the produce grown is stored by the Applicant at either Stugdale Farm, or in rented buildings on holdings away from the main farmstead. The straw produced from the arable crops is also stored by the Applicant, with most of it being sold to farmers in Yorkshire and surrounding counties. There is minimal demand for straw for the Applicants own livestock enterprise.

All produce sold off the Holding is weighed over the weighbridge located at Stugdale House Farm.

2.2 Grassland

The grassland cropping comprises permanent pasture and predominantly temporary grass leys grown in rotation with the arable crops. The temporary grass leys are cropped as hay and silage.

Produce from the grass again is mainly sold to farmers in Yorkshire and the surrounding counties. Again, there is minimal demand from the Applicant's livestock enterprise.

All hay is baled and stored undercover where possible. The hay is then sold throughout the year.

2.3 Livestock

The Applicant has 30 suckler cows plus followers dependent on the time of year. There are usually a total of 80 cattle on the Farm at any one time which are all over wintered in buildings at Stugdale House Farm and turned out to summer grazing when the weather permits. All progeny from the suckler herd is sold as finished cattle through York Livestock Market.

2.4 **Machinery**

The applicant has the usual range of farming machinery, including tractors, combines, trailers, balers and implements required for the arable enterprise.

A full range of grass management equipment and implements are also owned by the applicant.

The Applicants farming operations and enterprises is self-sufficient and does not require the use of any contractors to carry out work on the farm.

2.4 **Assessment of Current Infrastructure**

The building space available to the Applicant, including the owned and rented buildings, does not provide enough storage capacity to provide for the storage of all of the straw, produce and machinery. Furthermore, Crop Assurance Standards are becoming a necessity in the production of sustainable food, as well as achieving higher welfare and environmental conditions. Some of the buildings available to the Applicant do not meet Assurance standards which the Applicant seeks to achieve through the construction of the proposed building.

An assessment of need is made in Section 4.1.

3.0 DEVELOPMENT PROPOSAL

This Application is for the erection of a general purpose agricultural building which will include purpose built grain storage and further General Purpose storage for straw, hay and silage. The building will also support machinery storage when space within the building is available.

3.1 Location

The proposed development site lies to the east of Flaxton.

The Applicant has carefully considered all sites that are available for the proposed building so as it causes minimal impact to the village of Flaxton and to the surrounding landscape.

3.2 Proposed Use

The proposed use of the new development is purely agricultural and will be predominantly for the storage of produce and some storage of farm machinery when available.

The building will assist the operations of an existing farming enterprise.

Currently the Applicant does not have enough available produce storage for the cereal crops at Stugdale House Farm, or in other available rented building space. The Applicant seeks to provide the necessary storage capacity through the erection of a purpose built building at Stugdale House Farm. Furthermore some of the buildings available to the Applicant for storage do not meet Farm Assurance Scheme standards, which is having a knock on effect in the economics of the farm business.

The Applicant is also using buildings that are suitable for some produce storage for the storage of machinery at different time throughout the year. This is creating a cross contamination issue, which results in the two uses needing to be separated.

The logistics resulting from the location of the buildings available to the Applicant are also creating significant pressure on:-

- Fuel costs
- Labour costs
- Movements of HGV vehicles in and around local villages

3.3 Site Assessment

A site assessment has been carried out by the applicant and has concluded that the proposed site is the most suitable for the proposed building to assist the existing farming business.

The siting of the proposed building has also been chosen to minimise the loss of productive agricultural land and without causing significant damage and disturbance to the surrounding environment and landscape.

3.4 Size & Appearance

The building will measure 57.19m x 29.00m x 8.5m to the eaves and will be of steel portal framed construction, with a box profile sheeted roof. The north and south elevation will comprise concrete panels to 3m and box profile sheeting over. The east elevation will comprise part concrete panels to 3m and box profile sheeting over incorporating a 20' roller shutter door, with 5 bays being open fronted. The west elevation will comprise concrete panels to 3m and box profile sheeting over.

The building will form an extension of a building which is being applied for through the Agricultural Notification Procedure.

3.5 Access

It is not considered that any additional consultation regarding the access should be required, or indeed any further works required as the access has already been used for its continued intended use.

Access to the site can be gained from either the east or west. Part of the purpose of the building is to reduce movements of both agricultural and heavy goods vehicles on and off the site, which should bring wider benefit to the surrounding villages and road users.

Both the access to the east and west has been used by the farming business and transport for many years without issue and it is therefore considered that the access will continue to be suitable for the proposed development.

3.6 Drainage

To use an existing drainage scheme.

To discharge rainwater into above ground attenuation storage. This water will be recycled by the Applicant, mainly through using the water to fill the sprayer which applies the various sprays and fertilisers to the arable and grass crops. The water will also be used for watering cattle. Any excess water will be discharged into the surrounding field drainage scheme.

4.1 General

To farm the land to its full economic potential; to assist an expanding farming business and to improve the logistics of farm movements, the proposed development will provide purpose-built produce storage. The following issues give rise for the need of the proposed building and the re-structure of the use of the buildings available to the Applicant:

- Location (HGV Movements) - Currently the base for the Applicants arable crop growing operations is based at Stugdale House Farm. All produce sold off of the Holding is weighed over the farm's weighbridge, which is again located at Stugdale House Farm. The produce includes all cereal crops such as wheat, barley and oil seed rape as well as the bi-products including straw. The hay and silage is also weighed before it leaves the Holding. The usual process would involve the HGV or tractor and trailer operated units to weigh themselves empty over the weighbridge, and reweighing once laden with the produce being transported. As produce is currently stored away from the main farmstead empty HGV's and tractor operated units will have to attend Stugdale House Farm to weigh empty then travel to the location the produce is currently being stored, and to return to Stugdale House Farm to be reweighed before heading off to its destination. This is creating a significant amount of movements and traffic on the road. The initial movement of the crop would be from the point of harvest, which would happen regardless of where the buildings were located. In this instance, if sufficient and suitable storage could be provided at Stugdale House Farm, the crop would be moved straight to the farm, dried and stored. There would then be one movement on to the Farm from a HGV to weigh empty, fill up with produce at Stugdale House Farm, reweigh, laden with produce and then continue to its destination all without leaving the Farm.

On the basis described above this will reduce a full movement of an empty wagon to a location away from the farmstead to fill up with produce as well as a movement away from the Farm for storage once it has been dried following harvest.

- Location (Drying Facilities) – The drying facilities for the cereal crops are located at Stugdale House Farm only. Therefore any crop which needs to be dried needs to be transported to Stugdale House Farm in the first instance. Crops are more increasingly in need of being dried and therefore it is the policy of the Applicant to run all harvested crops through the drying facilities. Therefore, the initial movement of the crop is from the field to Stugdale House Farm in any event. Stugdale House Farm provides minimal crop storage facilities and therefore the majority of produce once dried is moved out of the Farm into other buildings under the Applicant's control away from the main Farm. Part of the purpose of the proposed building is to allow the produce once dried to be stored at Stugdale House Farm until it is sold off of the

Holding to reduce the additional movements which result from the drying process.

To reduce movements of corn once it has been dried, and HGV movements once produce has been sold, would significantly reduce farm and HGV traffic on the roads surrounding the farm and through the local village of Flaxton which will bring benefits to both the road users and the residents.

- Environmental Benefit - An additional benefit of reducing the movements of vehicles would be for the environment. Omissions will be reduced due to less vehicles in operation producing less omissions and burning less fuel.
- Cost Savings Through Less Movements – The reduced movement of vehicles will bring economic benefits through machinery running and fuel costs and through a reduction in wage bill in paying staff to move corn unnecessarily around the Applicant's storage facilities. Furthermore, the time saving as a result of having storage facilities on site will free up staff time for other jobs.
- Farm Assurance Standards – The Applicant is registered with a Crop and Farm Assurance Scheme. The criteria and rules for remaining crop assured are becoming more stringent, and the buildings available to the Applicant are increasingly failing Assurance Scheme Standards. Therefore, the Applicant needs to invest money in new storage facilities to continue to comply with the standards required. The Applicant does receive a premium payment for crops which comply with the Crop Assurance Standards.
- Increased Yields & Production – The farming techniques and practices adopted by the Applicant are continually improving yields. The Applicant is a proven market leader in the development and use of precision agriculture, which has increased yields, which has in turn increased the need for further storage.
- Conditions of Buildings available to the Applicant – As already stated the buildings available to the Applicant are no longer meeting Crop Assurance Scheme Standards and are in need of significant modernisation and improvement to provide suitable storage. The Applicant can restructure the use of its buildings to store machinery in those which do not meet standards, by constructing further purpose built storage.

4.3 Planning Policy

4.3.1 Ryedale District Council Local Plan Strategy

Policy SP9 The Land Based and Rural Economy

Policy SP9 notes that "Land based economic activity is integral to the district economy, cultural heritage and identity". The proposed development will support a land based activity and also improve the economics of the rural land based business. Farming

subsidies are continually under review for reduction, and therefore farmers need to seek ways of cutting costs and improving economics, which the proposed building will play a significant role in achieving.

Policy SP13 Landscapes

The proposed building is being constructed within immediate proximity to an existing range of farm buildings. Furthermore the materials used will be neutral in colour which will assist in integrating it into the surrounding landscape. Due to the location of the farmstead, its position is well screened by existing natural features.

Policy SP16 Design

Careful consideration has been given to the design of the proposed building. The proposed building will meet the needs and demand of the agricultural business as well as causing the least amount of disturbance to the surrounding landscape. Furthermore the materials used in the construction of the buildings are typical of that expected of buildings of its nature and for the purposes of agriculture. The buildings will form a very similar appearance to those which already exist at Stugdale House Farm.

4.3.2 National Planning Policy Framework

Section 6 – Supporting a prosperous rural economy

The proposed development will support the sustainable growth and existence of an already existing farming enterprise. Farming methods and equipment have adapted and grown over the years and the existing buildings used by the farming enterprises will no longer support or provide the storage requirements of the farming business.

Furthermore, the logistics of supporting the farming enterprise both through the harvesting of crops and produce and its subsequent sale will see significant economic and logistical improvement through the construction of the proposed building, which will improve the management and economics of the farming business.

Section 12 – Achieving Well Designed Places

(see above Planning Policies)

4.3 Conclusion

Having assessed the requirements of the agricultural business and the reasons for the proposed building it is clear that the development will bring multiple benefits to both the Applicant and the surrounding community and landscape.

The development is also supported by Policies contained within the Ryedale District Council Local Plan Strategy and National Planning Policy Framework.

It is therefore requested that this Application is supported.



Subject: Consultee Comments for Planning Application 19/00600/MFUL

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 1:07 PM on 18 Jun 2019 from Mrs Hannah Wilson on behalf of Flaxton Parish Council.

Application Summary

Reference: 19/00600/MFUL

Address: Stugdale House Malton Lane Flaxton YO60 7SJ

Proposal: Erection of general purpose agricultural storage building

Case Officer: Alan Goforth

[Click for further information](#)

Comments Details

Comments: Flaxton Parish Council have no objections to the proposal however would seek to encourage the primary access route to be that from the A64 rather than past the houses on Barney Lane.
Additionally please confirm that the existing drainage scheme above ground attenuation storage is adequate.

Item Number: 10
Application No: 19/00430/FUL
Parish: Scrayingham Parish Council
Appn. Type: Full Application
Applicant: Mr Paul Hanson
Proposal: Change of use of area of paddock and repositioning of gate and fence to form extension to domestic curtilage, alterations to boundary landscaping to north and east boundaries of paddock and erection of dormer window to north east elevation of existing bike garage (part retrospective).
Location: Meadow House Main Street Scrayingham Malton YO41 1JD
Registration Date: 10 April 2019
8/13 Wk Expiry Date: 5 June 2019
Overall Expiry Date: 28 June 2019
Case Officer: Niamh Bonner **Ext:** Ext 43325

CONSULTATIONS:

Scrayingham Parish Council Recommend refusal
Neighbour responses: V Gill, Tina Westwood,

POLICIES:

Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

SITE:

The application site relates to Meadow House in the village of Scrayingham and an area of agricultural land adjoining the residential curtilage of Meadow House to the west, also within the applicant's ownership. The land within the agricultural paddock falls outside of the Village Development Limits and the domestic curtilage of the property.

Part of the rear of the application site falls within Flood Zone 2, however this would not affect the proposals being considered within this application. The site falls within the Wolds Area of High Landscape Value.

HISTORY:

The following applications are the most relevant planning history associated with the site:

17/01348/HOUSE: Erection of orangery extension to rear of dwelling, extension to existing garage to form additional parking with games room above and erection of a detached bike garage. Approved

18/00072/FUL: Erection of building forming 2no. stables and tack/feed store (retrospective application) Approved.

18/00237/AMEND: Minor non-material amendment to approval 17/01348/HOUSE dated 02.01.2018 for Erection of orangery extension to rear of dwelling, extension to existing garage to form additional

parking with games room above and erection of a detached bike garage - addition of dormer window and side entrance door to bike garage. Refused.

This was refused for the following reasons:

1. It is considered that the proposed dormer window will result in a loss of privacy for the occupiers of the neighbouring property to the North, arising from the positioning of the proposed dormer window and the orientation of the dwellings.
2. It is also considered that the dormer window is inappropriate in terms of its positioning and design, which will form an incongruous and poorly designed addition to this small ancillary bike garage

19/00424/COND: Discharge of Condition 06 of approval 18/00072/FUL dated 11.04.2018 - manure management plan. Discharged

19/00429/AMEND: Minor non-material amendment to approval 17/01348/HOUSE dated 02.01.2018 for Erection of orangery extension to rear of dwelling, extension to existing garage to form additional parking with games room above and erection of a detached bike garage - single lantern light only on orangery extension and change from up and over door to bi-folding doors on bike garage and installation of side access door. Approved.

PROPOSAL:

This application seeks retrospective permission for the change of use of part of the paddock area to form an extension to the domestic curtilage of Meadow House, facilitated by the repositioning of the existing gate and fencing. This relates to a relatively small additional footprint area which is proposed to form additional domestic curtilage, with the new area extending approximately 7.4 metres in width and approximately 13.7 metres in length. This relates to an additional footprint of approximately 103 square metres. As detailed on the proposed plans, this incorporates the building up of the levels of this section to accord with those of the original rear amenity space of the dwelling.

The plans were updated during the determination period to include the positioning of 1.8 metre high boundary fencing between the northern side of the newly enclosed proposed domestic curtilage, intended to prevent instances of potentially harmful overlooking and to protect the privacy of the adjoining properties to the north, particularly within their rear amenity spaces. It is noted that this fencing has also been erected by the applicant in advance of a formal decision being made.

The scheme also relates to alterations to the existing boundary landscaping to north and east boundaries of the paddock. These are presently completed with young laurel plants, which does not accord with the approved landscaping scheme submitted as part of the discharge of conditions for the original housing scheme (15/00016/COND). The proposed landscaping scheme would revert exactly to the mixed native hedge specification originally proposed and approved in this location. The plans were also updated during the determination period to specify that the new hedgerow along the northern and eastern boundaries would be maintained "to ensure the height does not generally exceed the height of the adjacent timber fences." These are low post and rail fences extending to 1.2m in height.

The proposal also seeks retrospective approval for the erection of dormer window to north east elevation of existing bike garage, positioned along the southern boundary of the site. During the determination of this application revised plans were received to indicate proposed alterations to the existing glazing panes in the dormer window. This now is proposed to incorporate integrally obscured double glazing, rather than obscure glazing film which was previously applied.

REPRESENTATIONS

Three detailed letters of representation were received during the determination period of this application, which are summarised below from the occupiers of Primrose Cottage and Bluebell Cottage, located to the north of the application site. These responses are however available in full for Members of Planning Committee to review on the associated planning file.

- Concerns were raised over overlooking from the dormer window at first floor level of the bike garage to the rear amenity space within the garden, allowing for views of the occupant entering and leaving their property, resulting in an invasion of privacy. In relation to the proposed obscure glazing, a request for total obscuration was made, rather than decoration glazing. A further request to prevent any further additional windows/accesses being created within this elevation was also made in the interests of future privacy. Concerns were raised that shapes can also be seen through obscure glazed windows
- Concerns over the future use of the bike garage building given its scale.
- Concerns over the extension of domestic curtilage, in particular the increased ground level heights, higher than the existing paddock. This extends the garden into a very open space. Levels of disturbance associated with noise from humans, animals and music have already been experienced. Lighting in this area interrupts the natural tranquillity of the area. Should this be approved
- Conditions to removed permitted development rights to this extended curtilage should be included.
- The increase in height of the area of proposed additional domestic curtilage affords views of their garden and property.
- In principle, the removal of laurel in favour of a more natural landscaping scheme is welcomed as laurel is toxic to horses, given that a stable has been approved in this paddock. However serious concerns are raised in relation to the use of blackthorn given that this is unsuitable for equines. Blackthorn and Hawthorne are concerning as they could impact cats and visitors bringing small children. A request was made that something more appropriate that wouldn't be harmful should be proposed as an alternative.
- A request that the conditions applied to the adjoining property River View, in relation to their boundary hedging (application 18/00532/FUL) should also be applied to maintain the consistency of tidy uniformity and in the interest of visual amenity should be applied, ie. that all boundary sections be maintained at a height no higher than the existing post and rail fence.
- Concerns raised that all the proposed varieties of hedging can grow between 4 and 8 metres in height and 2.5 to 4 metres in spread. Concerns that this would relate to overcrowding which will grow over their land. Acknowledge that the original JP Wild originally planted these varieties but they were very small in scale and intended to provide beauty and remain in keeping with the area, to allow the view to be maintained. The original planting was removed by the applicant, replaced without seeking permission and now is intended to be replaced again. Clarification is sought on the size of the proposed new plants and the distances from the boundaries at which they would be planted.
- There is a covenant in place restricting planting of hedging and alteration of boundaries without consent.
- Concerns were also raised in relation to the overall height at which hawthorn can grow to, as they could obscure the views from their dwelling onto the paddock areas. This view was one of their main reasons for purchasing the property and could have an effect on its value. They acknowledge this is not a material planning consideration. It was also raised that the site due to its positioning within an Area of High Landscape Value comes at a premium due to the landscaping of the village. If this hedge was to grow to 8 metres, this is not in keeping with the rest of the village and it would be unfair to penalise property owners by removing their view.
- It was highlight that this is the third retrospective application within 15 months in Scrayingham, which have a impact on neighbouring properties. All relate to this agricultural paddock. By approving this application the Council would set a precedent that development can be undertaken without permission as the Council will approve it at a later date, regardless of others negatively affected.
- The newly erected additional fencing serves to provide an echo of the aforementioned noise pollution directly off the wall opposite.

The Parish Council responded on the 28th May 2019 with the following comments:

"It was observed that this was one of a number of retrospective applications on the site and included completed building work and proposed use of agricultural land for domestic purposes that had an impact upon neighbouring properties. It was therefore the unanimous view of the Parish Council that retrospective permission should not be granted, not only because of the permissions sought within, but also because of its retrospective nature. The Parish Council once again sends a clear message to Ryedale District Council that it is unacceptable for it to grant retrospective permissions to property

owners who have built without authorisation and with disregard to the current and future impact upon adjacent properties and their owners.

The dormer window should be removed from the bike garage and an agreement made to ensure that the hedge to be introduced to replace the incorrect varieties that were originally planted, should be maintained at no more than post and rail fence height and also to be clearly linked to the original planning conditions.

It is also requested that the conditions in earlier applications on the site are fully cross-referenced and taken into account including this one which is screenshotted below” (reference made to the application 06/01232/FUL)

The Parish Council was reconsulted on revised plans and sought clarification from the Case Officer on certain elements. Clarification on these points was provided and confirmation was sought by the Case Officer on the 1st July 2019 as to whether revised comments would be received. No reply to this query was received at the time of writing. Any additional comments received will be reported to Members of Planning Committee.

APPRAISAL:

The key considerations in assessing this application are;

- i. Principle of the Development
- ii. Character, Form and Impact upon Area of High Landscape Value
- iii. Impact upon Amenity
- iv. Trees and Landscaping
- v. Other Matters Including Consultation Responses.

Procedurally, as Members will be aware it is possible to retrospectively apply for permission and as in the determination of any retrospective application, this is required to be assessed in the same manner as other proposals in terms of material planning considerations and in relation to adopted planning policy. The numbers of retrospective applications submitted in an area or by a person is not a relevant material planning consideration.

The consideration of this proposal would not prejudice future similar applications, which would be considered on their own merit. The Local Planning Authority therefore cannot give any weight to concerns about precedence.

Similarly, a covenant on an application site cannot be considered as relevant in the determination of a planning application, as this is civil matter to be dealt with under property law.

Additional Domestic Curtilage

It is considered that by virtue of its location and the relatively modest scale of the proposed additional domestic curtilage, this element of the proposal is acceptable. This additional section of land directly adjoins the existing domestic curtilage of Meadow House, spanning approximately 7.8 metres further westwards.

The additional fencing was requested to be added to the proposed plans by the Local Planning Authority, so that if the additional domestic curtilage was approved, the subsequent erection of this fencing would serve to provide a permanent boundary between the additional domestic curtilage proposed by the applicant and the rear gardens of the adjoining properties in order to maintain privacy between these two habitable areas.

Prior to a decision being made by Members of Planning Committee this fence has been erected. Whilst this is at the applicant's own risk, the fence as erected does appear to be appropriate in this location and ensures that privacy could be maintained. In addition, the proposed fencing which maintains the height and appearance of that originally erected between dwellings is considered to be acceptable in character

and form. It is not considered that this modest extension would result in any harm to the character of the Area of High Landscape Value.

It is acknowledged that land levels have been raised within the additional area of proposed domestic curtilage, however this does not appear incongruous given that it maintains the levels of the existing domestic curtilage.

The local concerns raised in relation to this newly installed fencing creating noise are noted and the Council's Environmental Health Team have been consulted on this issue. Given that noise issues were raised prior to the fence being installed, it is considered unlikely that this small section fencing itself would result in significant additional harm. It is more likely that it would limit the overall noise levels being experienced by occupiers of properties to the north, reducing the potential for noise nuisance. Additionally, the additional domestic curtilage would be occupied in a similar way to other areas of domestic garden in the vicinity. It is therefore considered that this small additional section of domestic curtilage would have no materially harmful additional impact upon neighbouring amenity by virtue of noise pollution.

A condition to remove 'permitted development rights' in this additional area of domestic curtilage will be recommended, together with a condition to prevent any additional external lighting in this area without the prior written approval of the Local Planning Authority.

Dormer Window

The pitched roof dormer window serving the bike garage has been built without planning permission. As detailed within the planning history, a Non Material Amendment application was previously refused for a similar dormer window for the reasons identified above in relation to privacy and character and form.

The present dormer window within the north eastern elevation for which retrospective permission is now sought is located in slightly altered positioning lower within the roofslope and is smaller in proportion in terms of width and height than that previously proposed within the refused Non Material Amendment application. On balance, given its modest proportions and positioning it is not considered to be inappropriate in form or detrimental to the character of the bike garage, nor would it have any wider landscape impacts. At first floor level this bike storage building had as detailed within the approved plans, approval to provide additional storage space. It is not considered that a single dormer window would be inappropriate in principle to serve this storage area and concerns about its potential future use cannot be considered in the determination of this application. Three dormer windows are present on the main garage at the dwelling at first floor level which has permission to be used as a games room and so the proposed dormer does contribute towards a cohesive appearance.

The main concern with regard to this additional dormer window is the potential impact upon privacy. Previously as viewed by the Case Officer during a site visit in December 2018 the dormer window was obscure glazed with film. In April 2019 the agent confirmed that this film had failed and was removed. This had caused significant concerns in relation to privacy due to the positioning of the window in relation to adjoining properties. Advice was provided to the agent that a proposed fixed obscured inner pane should be fitted, as more film would not be supported given it is not a reliable form of ensuring permanent obscuration. A cross sectional drawing to support this was also requested.

The proposed dormer window now being considered incorporates a proposed replacement window frame with a top hung opening. The bottom section is fixed. As annotated on the submitted plan, the window would be completed with a double glazed unit with obscured glass on the outer pane with a high level of obscuration.

It is acknowledged that whilst this window can open, given the form of the top hung opening, which incorporates a limited opening, it is not considered that this would be harmful in terms of privacy, as any views from the open section would be limited to the applicant's own garden.

Given the sensitive location of the dormer window proposed for retention, it is considered necessary to

ensure the replacement of the existing window is completed within a specific timeframe in the interests of neighbouring amenity. A six week period is considered reasonable and this can be formalised through a planning condition. Within this condition, provision will be made so that notwithstanding the approved plans the obscuration level of this dormer window is provided to at least Pilkington Glass Obscuration Level 5 or equivalent and that the obscure glazing is retained for the life time of the development.

Subject to these conditions, it is considered that the proposal would not result in harm to neighbouring amenity being experienced by the occupants of residential dwellings.

Landscaping

As noted, the scheme also incorporates proposed alterations to the existing boundary landscaping to north and east boundaries of paddock. These are presently completed with young laurel plants, which does not accord with the approved landscaping scheme submitted as part of the discharge of conditions for the original housing scheme (15/00016/COND).

The proposed landscaping scheme would revert exactly to the mixed native hedge originally proposed and approved in this location following consultation with the Council's Tree Officer at the time. The plans have also been updated during the determination period to specify that the new hedgerow along the northern and eastern boundaries would be maintained "to ensure the height does not generally exceed the height of the adjacent timber fences." These are low post and rail fences extending to 1.2m in height.

Concerns have been raised in relation to the potential impact the proposed planting mix could have on equines, other animals and children. Concerns have however also been raised in relation to the existing laurel hedging and its toxicity to equines. These concerns in relation to both planting schemes are noted, however it acknowledged that the mixed native species' proposed are relatively commonly found in this rural location and animals such as cats which tend to roam freely could encounter these elsewhere. Furthermore, it is the applicant's choice as to whether a horse is ultimately kept in the paddock in the future. Given that the proposed planting scheme is lawful and can be reverted to at any point legally by the applicant it is not considered that this would be reasonable to require alterations to it. The agent has confirmed following a request by the Case Officer in relation to the proposed heights of the new plants that they cannot be specific but it is their understanding that "newly shoot plants will be incorporated."

In relation to the maintenance of the hedge, due to concerns over the loss of a view which is currently enjoyed and the subsequent loss of property value, these points are noted. The right to a view is not a material planning consideration and it is noted in the original scheme, there were no maximum heights at which the approved hedgerow should be maintained to. Therefore, given that this scheme includes the reverting to the original approved species mix, it is not considered that applying a planning condition for a fixed maximum height would meet the tests of soundness for a planning condition. The agent has however annotated what would if approved become a proposed plan to note that the hedging will not generally exceed the height of the post and rail fence.

The comments make reference to the a similar application at River View (18/00532/FUL) the adjoining paddock to the north, in which a condition was applied relating to the maintenance of the hedgerow to the rear of the semi-detached properties. This condition to maintain the hedgerow to the rear of the semi-detached properties at no higher than the post and rail fence was agreed by the applicant in that instance. In this instance, the agent has updated what would become the approved plans with the aforementioned annotation in relation to hedge maintenance. Given that this goes beyond what would be required if they were to revert to the original landscaping scheme, it is considered to be an enhancement and a further separate condition should not be applied. Concern has however been raised in relation to how this would be controlled and doubts have been raised in this regard. It is acknowledged that this could be difficult to exercise complete control over and the Council cannot 'micromanage' this situation. What is being put forward presents a willingness on the part of the applicant to maintain the height where this was not previously required. It is also noted that the Local Planning Authority does not generally become involved in the pruning/management of trees or shrubs.

This is often best managed in the majority of situations successfully between neighbours.

Additionally, whilst the concerns are understood, the loss of property prices cannot form a material planning consideration in the determination of an application. It is not considered that the reinstatement of native hedgerow would result in any harm to the wider landscape designation of the Area of High Landscape Value.

It is not considered that any part of this development would impact upon the setting of the nearby Grade II Listed Building to the south, The Old Rectory.

In the light of the above and subject to the relevant recommended conditions, the proposal is considered to meet the relevant policy criteria outlined within Policies SP12, SP13, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for 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 documents/plan(s):

Site Location Plan
Proposed Block Plan (Drawing no. 2365:11 Rev C)
Bike Garage as Proposed (Drawing no. 2365:7 Rev C)
Bike Garage Dormer Window Detail (Drawing no. 2365:11)

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

- 3 The obscure glazing proposed for installation within the dormer window hereby permitted at first floor level in the bike garage shall be completed within 6 weeks of the date of the decision notice. This shall be completed with the highest obscuration level (Pilkington Glass Level 5 or equivalent.) The obscure glazing once installed shall be retained and maintained for the life of the development.

Reason: To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no further doors, windows or any other openings shall be created at first floor level within the north eastern (principal) elevation of the Bike Garage within which the dormer window hereby approved is located.

Reason: To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 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 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

Class F: Hard surfaces incidental to the enjoyment of a dwellinghouse

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s), and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

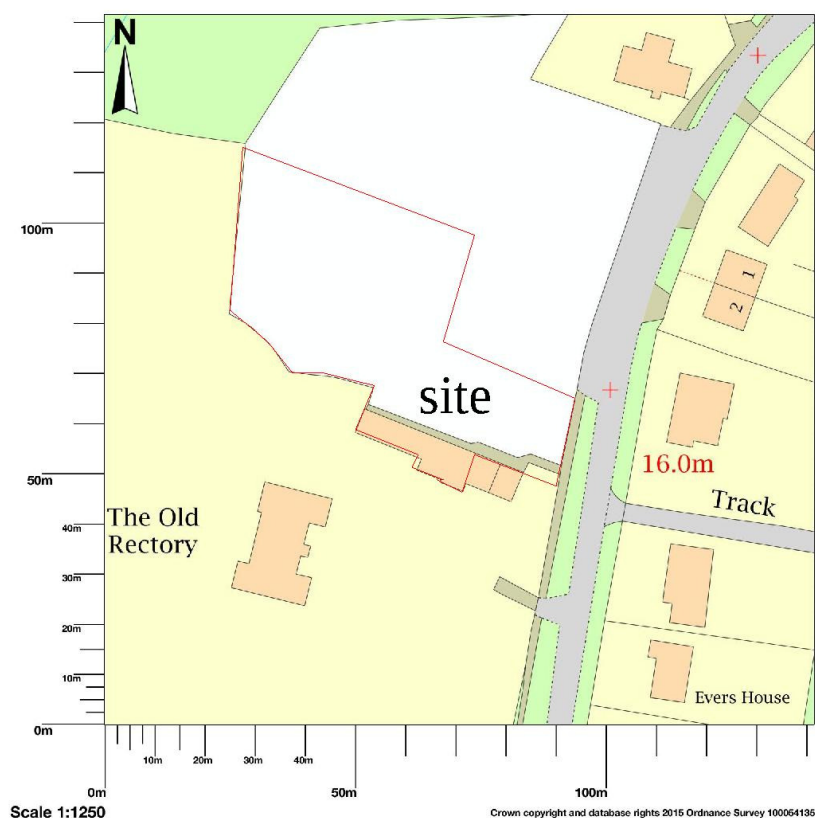
- 6 Unless otherwise approved in writing by the Local Planning Authority, no new lighting shall be installed at within the additional domestic curtilage hereby approved.

Reason: In the interests of residential amenity and the character of the rural location in accordance with Policies SP16 and SP20 of the Ryedale Plan, Local Plan Strategy.

- 7 The proposed planting scheme for the replacement hedgerow to the north and east of the paddock as indicated on the Proposed Block Plan (Drawing no. 2365:11 Rev C) shall be carried out during the first planting season (November 2019 - March 2020) unless otherwise agreed in writing by the Local Planning Authority. Any 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 enhance the appearance of the development hereby approved Policy in accordance with Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy

Meadow House, Scrayingham, York, YO41 1JD



Map shows area bounded by: 473115.28,460202.28,473256.72,460343.72 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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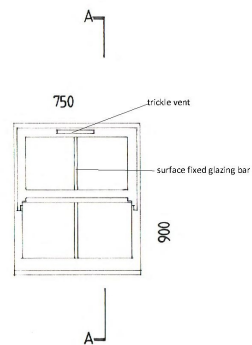
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No dimension shall be scaled off this drawing.
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A L Turner + Associates
1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 8LY
07976 397307
taylorturner829@btinternet.com
www.worksharpenarchitectural.co.uk

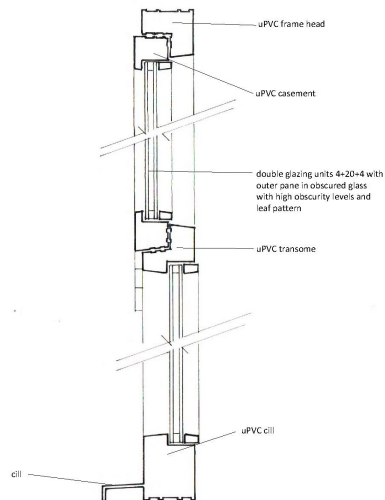
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Date Valid 04/07/2019

REVISED PLAN



External Elevation
1:20



Section A:A
1:50

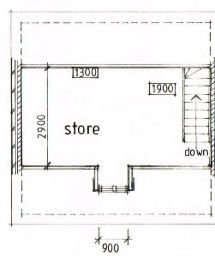
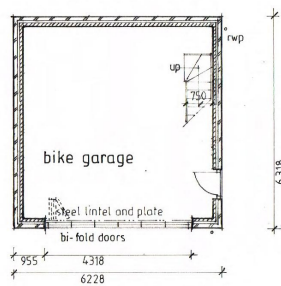
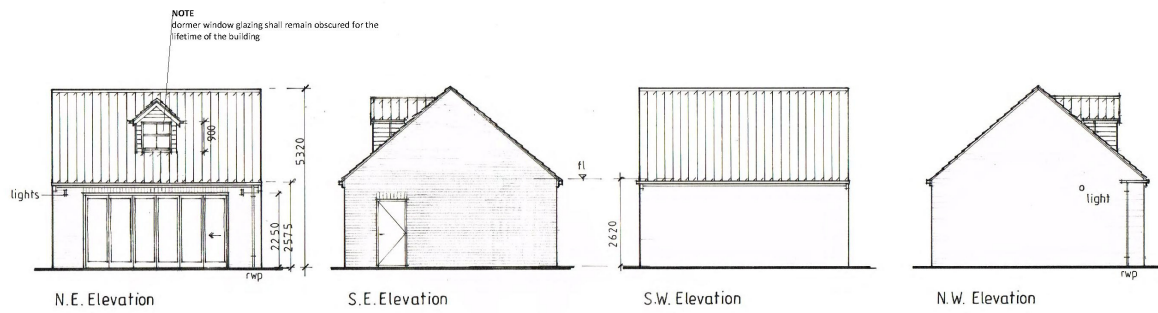
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Date Valid 11/06/2019

revision	description	date

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client	P. Hanson
project	Meadow House, Scrayingham, YO41 1JD
site	Bike Garage Dormer Window Detail
A.L. Turner + Associates 1 LORING ROAD, RAVENSAR, SCARBOROUGH YO13 8LY 01709 267307 alturner20@btinternet.com http://www.alturner.co.uk	
date	09/2019
scale	1:5 1:20
drawn	AS
checked	ALT
drawn no	2365 : 13



Date valid 10.04.2019

Proposed External Materials
Facing materials shall be subject to sample approval by Ryedale DC and any conditions of planning permission that may apply. Facing materials shall match existing materials in size, type, colour and texture.

Walls – facing brickwork with natural pointing.
Roof – red pantries with pointed ridge and verges.
Eaves – dark coloured uPVC fascia and guttering.
Dormers – pitched roofs in red pantries with lead valley gutters. Walls in dark coloured uPVC horizontal shiplap.
Bi-fold Doors – Powder coated aluminium in anthracite grey colour.
Personnel door – painted timber flush.

C	Amended as built	03/2019
B	Up and over door changed to bi-folds	
A	Internal staircase added	
	Personnel door re-positioned	
	Dormer reduced in size and re-positioned	
	First floor and dormer added	03/2018
	Revised	01/2018
	description	date

The contractor shall check all dimensions on site and report discrepancies before work commences. No dimension shall be scaled off this drawing. © Copyright of this drawing is retained by A.L. Turner

client	P. Hanson
project	Proposed Orangery and Garage at Meadow House, Scrayingham, YO41 4JD
site	Bike Garage as Proposed
A.L. Turner + Associates 1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 0LY 01795 365200 turner@alturner.co.uk www.alturner.co.uk	
date	10/2017
scale	1:100
drawn	ALT
issue	new
construction	2365 : 7 C

Subject: Planning Application 19/00430/FUL

Dear Sirs,

With respect to Planning Application 19/00430/FUL:

The Parish Council met to discuss the application on 13/05/2019 since which time we were awaiting some clarification on certain points which has now been received.

It was observed that this was one of a number of retrospective applications on the site and included completed building work and proposed use of agricultural land for domestic purposes that had an impact upon neighbouring properties. It was therefore the unanimous view of the Parish Council that retrospective permission should not be granted, not only because of the permissions sought within, but also because of its retrospective nature. The Parish Council once again sends a clear message to Ryedale District Council that it is unacceptable for it to grant retrospective permissions to property owners who have built without authorisation and with disregard to the current and future impact upon adjacent properties and their owners.

The dormer window should be removed from the bike garage and an agreement made to ensure that the hedge to be introduced to replace the incorrect varieties that were originally planted, should be maintained at no more than post and rail fence height and also to be clearly linked to the original planning conditions.

It is also requested that the conditions in earlier applications on the site are fully cross-referenced and taken into account including this one which is screenshots below:

- Erection of 2 no. four bedroom dwellings with detached double garages, 4 no. three bedroom semi-detached dwellings with detached single garages and formation of vehicular accesses
Ref. No: 06/01232/FUL | Status: Approval

Regards,

Phil

Phil Jones
Chairman
Scrayingham Parish Council

Agenda Item 11

Item Number: 11
Application No: 19/00540/HOUSE
Parish: Slingsby Parish Council
Appn. Type: Householder Application
Applicant: Mrs Sue Milner
Proposal: Erection of lean-to side extension, raising of part of existing roof and creation of vehicular access with associated landscaping
Location: Sawpit Cottage The Green Slingsby Malton North Yorkshire YO62 4AA

Registration Date: 9 May 2019
8/13 Wk Expiry Date: 4 July 2019
Overall Expiry Date: 19 June 2019
Case Officer: Emma Woodland **Ext:** Ext 43324

CONSULTATIONS:

Slingsby Parish Council
Highways North Yorkshire Recommend conditions

Neighbour responses: Mr Simon Conyers,

SITE:

Sawpit Cottage is positioned at right angles to the road with its gable end onto The Green, within the Slingsby Conservation Area. It is constructed from stone and pantile and likely to date from the 19th century. It is a long linear building in three parts with varied ridge heights diminishing towards the north. The property is bounded by stone walls, hedges and fencing along its eastern, southern and for most of its northern boundary. It has a close relationship with those properties to the east on The Green Crescent, which are single storey with small gardens. The eastern elevation of the property forms the boundary with these bungalows. An existing vehicular access and views across open gardens give clear views of the western elevation of the property.

PROPOSAL:

The application proposes the erection of a lean-to extension, the raising of part of the roof and the creation of a vehicular access.

The current vehicular access is positioned to the eastern boundary running in front of the house. The proposed location re-sites the access to the western perimeter of the site. This will entail the removal of a section of the existing stone boundary wall.

The proposed extensions raise the roof of the central and northern section of the property. The central section is raised by a height of c.30cm for a length of c. 3.8m. The northern section is proposed to be raised by a height of c.70cm for a length of c. 4.5m. The front extension is proposed to be sited on the northerly and central section of building and is proposed as a lean-to. The material proposed include stone, clay roof pantiles, painted timber windows and doors.

The proposal includes four roof lights in the higher roof of the property, 2 on the east facing roof slope and 2 on the west facing roof slope. Four windows currently exist on the east elevation, facing the neighbouring single storey properties. Three opening are proposed to be retained on the eastern side of the building. One window currently exists on the northern boundary at ground floor level, which is proposed to be retained with obscured glazing.

HISTORY:

There is no relevant Planning History for the property.

POLICY:

- Local Plan Strategy- Policy SP12 Heritage
- Local Plan Strategy- Policy Sp16 Design
- Local Plan Strategy- Policy SP20 Generic Development Management Issues
- National Planning Policy Framework

APPRAISAL:

The main issues associated with the proposal are addressed below.

Design and Impact on the Conservation Area

Sawpit Cottage is located within the Slingsby conservation area and as such, Ryedale District Council have a statutory duty to have special regard for the preservation or enhancement of the conservation area.

It is considered that the design of the proposed extensions is sympathetic to the host property and will preserve the conservation area. As proposed, the scheme respects the long linear form of the existing traditional building and will retain a varied ridge height. The materials proposed will match the host dwelling and are appropriate in terms of the character and appearance of the Conservation Area.

The proposal to alter the access to the property will entail the removal of a section of stone wall which does contribute to the character of the conservation area. However, the current access will be re-modelled to compensate for the loss of the wall in a manner which is considered to preserve the conservation area, including the construction of a new section of stone wall.

The proposal is considered to comply with policies SP12, SP16 and SP20 of the Local Plan Strategy.

Neighbouring Amenity

The property has a very close relationship with neighbours and as with many village locations, the juxtaposition of traditional and new buildings, gardens and boundaries has evolved over time. One letter of objection has been received from the occupier of a neighbouring property to the north of the application site. This raises concerns that the proposal will have a significant and detrimental effect on their environs. Concerns are raised regarding overshadowing, restriction of outlook and intrusion.

The proposed drawings clearly detail the existing elevation and the proposed elevation, in relation to the neighbouring property to the north. The new window at the existing (clear glazed) window opening on the northern elevation of the building is proposed to be obscured glazed. The potential for overlooking is therefore mitigated. The gable end of the building faces the neighbour to the north. The apex height of the nearest section of the property to this neighbour will remain unchanged although the profile of this end of the building will change as this section is extended to form part of the single storey lean-to extension on the western side of the application building. It is considered that the proposed form of the building and its height and profile in relation to the neighbour to the north, together with existing garden trees, the development would not have an unacceptable impact on the amenity of the occupants of the neighbouring property to the north.

The proposed 30cm increase in eaves/ ridge height of the middle section of the property will result in some loss of daylight to No1 The Green Crescent. However, given the existing relationship between the properties it is considered that this will result in a relatively minor additional loss of daylight over and above what is currently experienced. The proposed rooflights will not result in any increased potential

for overlooking, given that there is direct overlooking of the property from existing windows in the application building at ground level.

It is considered that the proposed increase in height/mass of the end section of the building will have a greater impact on the occupiers of No2 The Crescent Green. This property currently faces the single storey section of the application building. The proposed increase in height and resulting mass of the building will result in some additional loss of daylight to this property. The relationship between the buildings, the small size of the garden to No 2 The Crescent Green, together with the single storey nature of that building mean that the proposed development will have an increased overbearing effect on this neighbouring property. However, the increase in height and mass of this section of the application building does not run the entire length of the rear boundary of No 2. The end section of the application building will remain single storey in height. Additionally, the application building does not sit against the entire boundary of No2. This arrangement ensures that some space between properties is retained and that No2 will not experience the feeling of being completely 'hemmed in'. The application also proposes the removal of one window opening on the eastern elevation of the property which currently results in direct overlooking of No2. In this respect, the proposal is considered to improve the current situation. The impact of the proposal on No 2 is considered to be finely balanced. However, in view of the improvement in respect of direct overlooking and the fact that the increase in height of the application building does not run the entire length of the boundary with No2, the proposal is considered to be acceptable.

The proposed rooflights and larger areas of glazing on the western elevation of the building are c.17m from the nearest neighbour. It is considered that these proposed details will not have an impact on neighbouring properties.

Conclusion and Recommendation

The application is considered to comply with Policies SP12, SP16 and SP20 of the Ryedale Plan and the NPPF and conditional approval is recommended.

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 plans:

PL30 Rev C Proposed Elevations
PL20 Rev D Proposed Floor Plans
PL40 Proposed Sections A-A and B-B
PL10 Rev A proposed Site Location Plan

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

- 3 Before the walling of the facing stone is commenced, details and samples of the materials to be used on the exterior of the proposed extensions shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

- 4 The obscured windows and rooflights detailed in the approved drawing shall be permanently glazed with frosted or opaque glass of a type to be submitted and approved in writing by the Local Planning Authority.

Reason: To protect the privacy of adjoining properties.

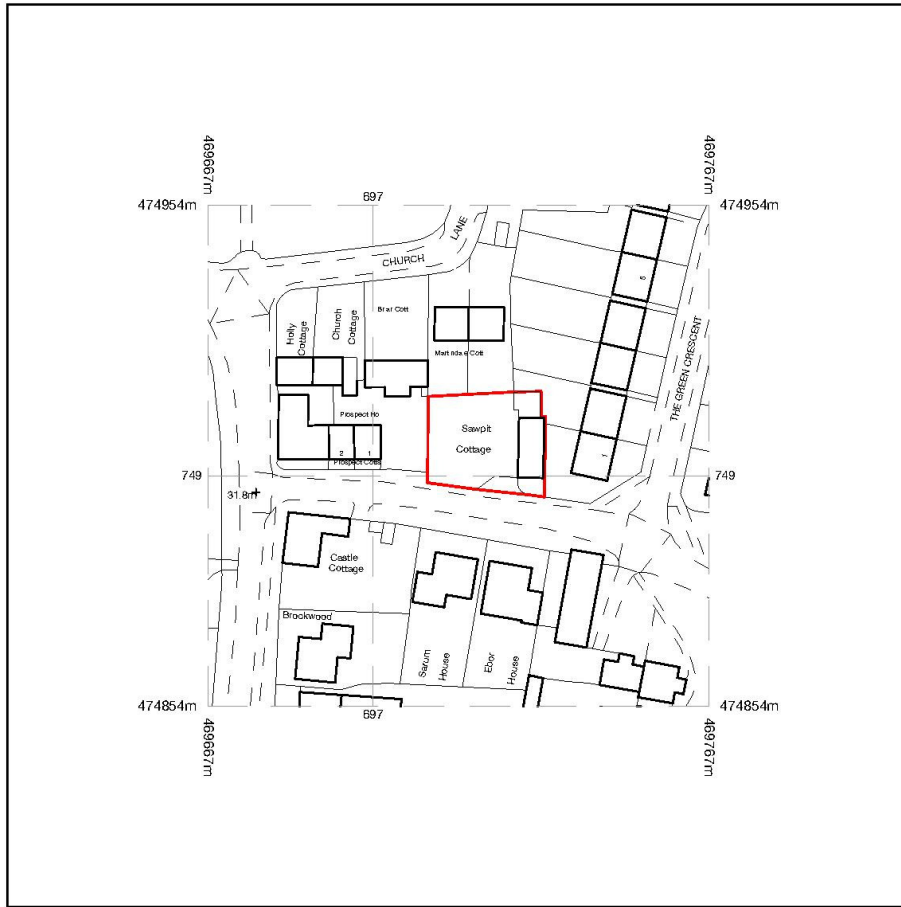
- 5 The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number DC/E6.

The final surfacing of any private access within 2 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.

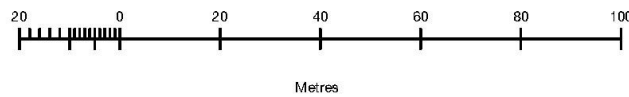
Reason:- In accordance with Policy SP20 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 6 No part of the development shall be brought into use until the existing access on to The Green has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

Reason:- In accordance with Policy SP20 and in the interests of highway safety.



date valid 09/05/2019



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The Studio, 7b Saville Street, Malton, North Yorkshire, YO17 7LL

Job
Sawpit Cottage
Address
The Green, Slingsby, YO82 4AA
Client
Mr and Mrs Milner
Drawing

SBA Internal Cad File ref - 4502 Sawpit Cottage MK3 PLANNING.dwg			
Scale	First Issue Date	Drawn	Checked
1:1250	21/02/19	ED	BS
Job No.	Dwg Type or CUS/Code	Sheet No.	Revision
4502	EX10	01	A
			Sheet size
			A4

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date valid 09/05/2019



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Note: Site boundary taken from OS data.
Garden area not surveyed.



PRELIMINARY

No. Date Drawn (DWG) Description
01 Existing Site Plan (S) Client Change to Final (S) Garden
02 Additions (S) Change agreed by client & authority

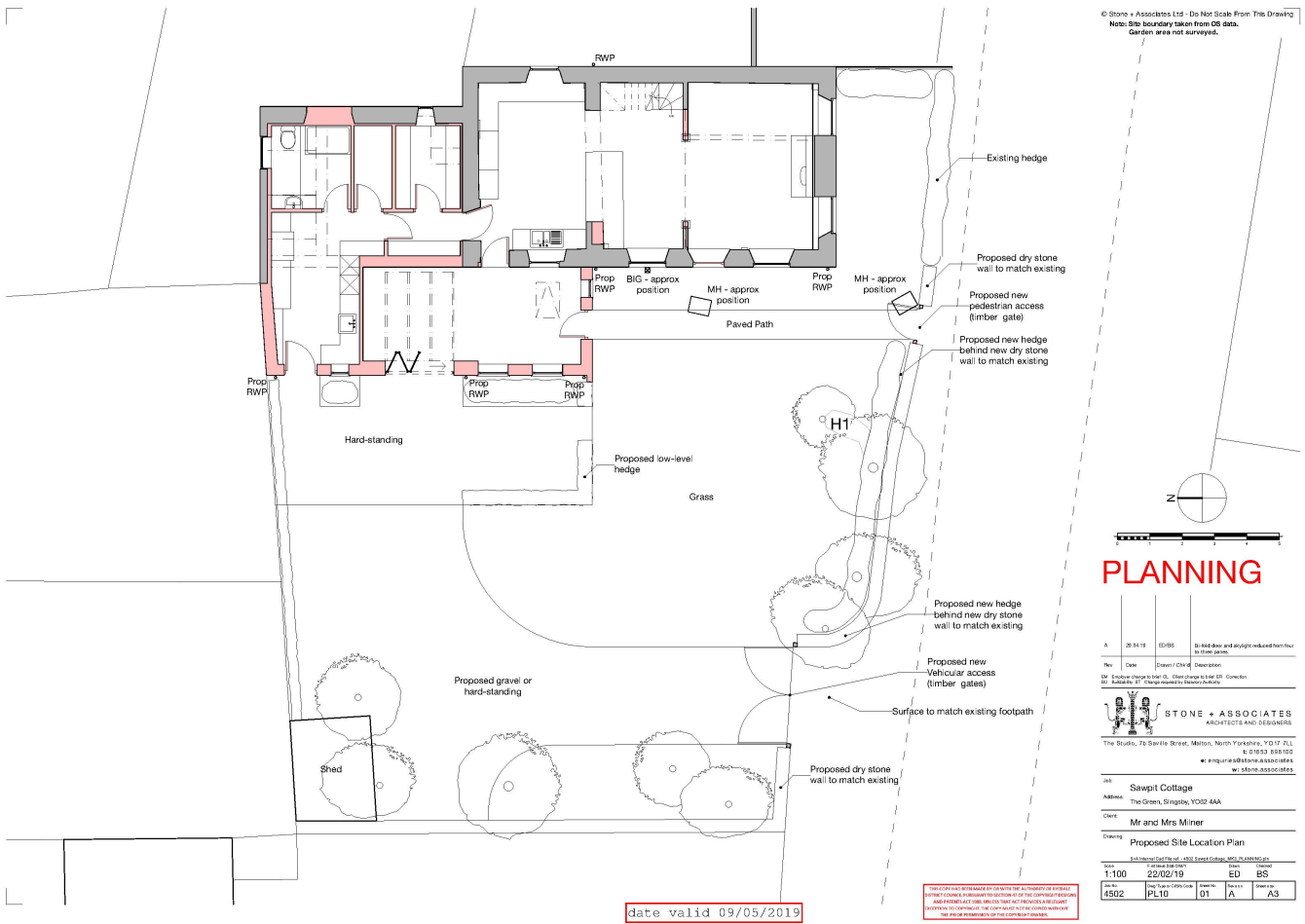
STONE + ASSOCIATES
ARCHITECTS AND DESIGNERS
The Studio, 70 Saville Street, Milton, North Yorkshire, YO17 7LL
t: 01533 608100
e: enquiries@stoneassociates.co.uk
w: www.stoneassociates.co.uk

Job: Sawpit Cottage
Address: The Green, Singsley, YO18 4AA

Client: Mr and Mrs Milner

Drawing: Existing Site Location Plan

Scale:	1:100	Drawn By:	22/02/19	Drawn:	ED	Check:	BS
File No:	4502	Project Code:	EX10	Sheet:	02	Sheet No:	A3



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PLANNING

Day	Date	Owner	CM #	Description
10	10.06.00	000		10 first door and study in reduced from four to three pairs.
11	10.06.00	000		Adjusted to each doorway has added from 00 data.
12	10.06.00	000		Office removed, entry, entrance more and delivery signal moved.
13	10.06.00	000		Adjusted to correct design strategies. Moving comments from the plan.



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ARCHITECTS AND DESIGNERS

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e: enquiries@stenaassociates
w: stenaassociates

Sawpit Cottage
The Green, Singsby, YO62 4AA

Client **Mr and Mrs Milner**

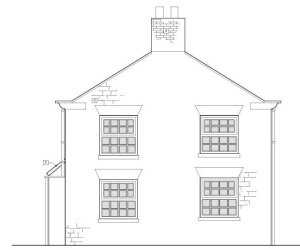
Drawing **Proposed Floor Plans**

Sub-Internet Cell Block - 900 Speed Outage 1/1/15 (AMPS) (h)				
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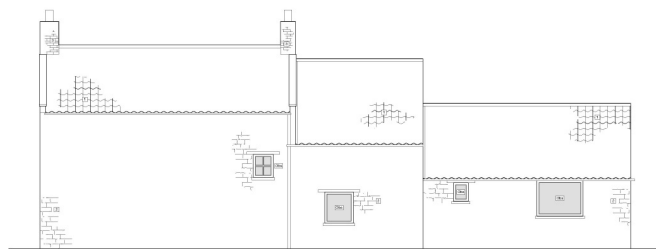
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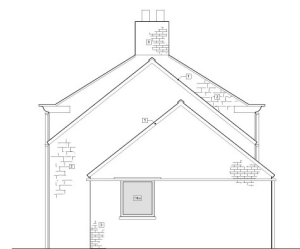
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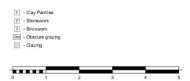
Existing South Facing Elevation



Existing East Facing Elevation

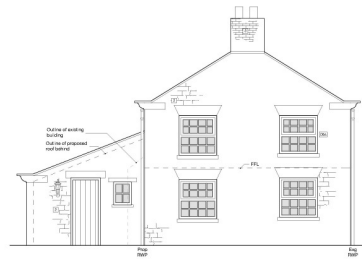


Existing North Facing Elevation

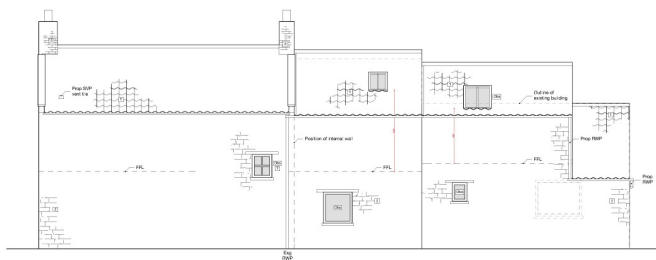




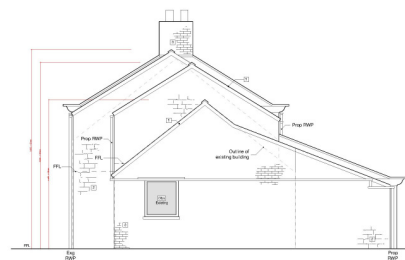
Proposed West Elevation



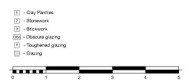
Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



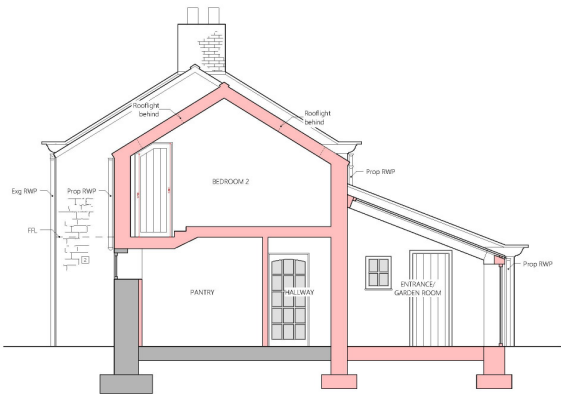
PLANNING

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Tel: 01904 688100
Email: info@stone-associates.co.uk
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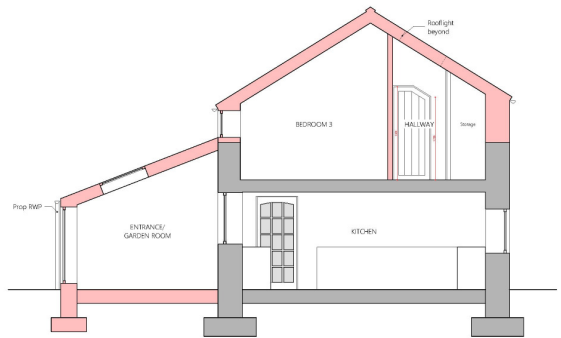
Site	Sawpit Cottage
Address	The Green, Gillingham, YO92 4AA
Client	Mr and Mrs Milner
Project	Proposed Elevations
Scale	1:100 (Overall), 1:50 (Details)
Drawn	ED
Checked	MT
Date	10/11/18
Project No.	4502
Drawn By	PL30
Scale	D1
Sheet	C
Block	A1

Auto: Walled 09/05/2019

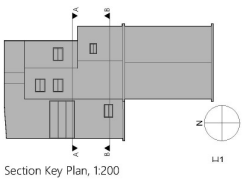
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Section A-A, 1:50



Section B-B, 1:50



Section Key Plan, 1:200



PLANNING

Rev | Date | Drawn | Date | Description
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e: enquiries@stone-associates.co.uk
w: stone-associates.co.uk

Job: Sawpit Cottage
Address: The Green, Slingby, YO62 4AA
Client: Mr and Mrs Milner
Drawing: Proposed Sections A-A and B-B

Scale	Rev	Date	Drawn	Checked
1:50	ED	27/02/19	ED	MT

Job No.	Drawn	Scale	Sheet No.	Revision	Sheet Size
4502	PL40	01	-	A2	

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date valid 09/05/2019

Subject: Consultee Comments for Planning Application 19/00540/HOUSE

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 9:43 AM on 22 May 2019 from Mrs Gail Cook on behalf of Slingsby Parish Council.

Application Summary

Reference: 19/00540/HOUSE

Address: Sawpit Cottage The Green Slingsby Malton North
Yorkshire YO62 4AA

Proposal: Erection of lean-to side extension, raising of part of
existing roof and creation of vehicular access with
associated landscaping

Case Officer: Emma Woodland

[Click for further information](#)

Comments Details

Comments: No objections

RYEDALE DISTRICT COUNCIL

APPLICATIONS DETERMINED BY THE DEVELOPMENT CONTROL MANAGER IN ACCORDANCE WITH THE SCHEME OF DELEGATED DECISIONS

8th July 2019

1.

Application No:	18/01186/REM	Decision: Approval
Parish:	Norton Town Council	
Applicant:	Rockliffe Homes Ltd (Mr Alex Spencer-Mills)	
Location:	Land To North Of Sutton Grange Langton Road Norton Malton North Yorkshire	
Proposal:	Erection of 3no. four bedroom dwellings (Plots 1,3 and 6) and 3no. five bedroom dwellings (Plots 2,4 and 6) with garaging and landscaping (outline refusal 15/00099/MOUT dated 22.07.2015 as allowed on appeal ref: APP/Y2736/W/15/3136233 dated 22.07.2016 refers)	

2.

Application No:	19/00134/FUL	Decision: Approval
Parish:	Great & Little Barugh Parish Council	
Applicant:	Mr & Mrs Bell	
Location:	Willow Garth Farm Barugh Lane Great Barugh Malton North Yorkshire YO17 6XD	
Proposal:	Erection of shower block, 3no. holiday cottages and domestic garage following demolition of existing shower block and outbuilding	

3.

Application No:	19/00218/HOUSE	Decision: Approval
Parish:	Pickering Town Council	
Applicant:	Mr William Wilson	
Location:	12 Hallgarth Pickering YO18 7AW	
Proposal:	Demolition of existing single storey rear extensions and erection of single storey rear extension to allow kitchen and wet room	

4.

Application No:	19/00227/LBC	Decision: Approval
Parish:	Pickering Town Council	
Applicant:	Mr William Wilson	
Location:	12 Hallgarth Pickering North Yorkshire YO18 7AW	
Proposal:	Demolition of existing single storey rear extensions and erection of single storey rear extension to allow kitchen and wet room	

5.

Application No:	19/00280/HOUSE	Decision: Approval
Parish:	Hovingham Parish Council	
Applicant:	Mr & Mrs W Dewsnap	
Location:	Brinkburn Farm Brookside Hovingham YO62 4LG	
Proposal:	Rebuilding of boundary wall including addition of access gate and erection of steel rail fencing	

6.	Application No: 19/00281/LBC	Decision: Approval
	Parish: Hovingham Parish Council	
	Applicant: Mr & Mrs W Dewsnap	
	Location: Brinkburn Farm Brookside Hovingham YO62 4LG	
	Proposal: Internal and external alterations to include replacement rainwater goods, rebuilding of boundary wall including addition of access gate, erection of steel rail fencing and demolition of brick garage and tin shed	
<hr/>		
7.	Application No: 19/00289/FUL	Decision: Approval
	Parish: Barton-le-Willows Parish	
	Applicant: Mr David Wilkinson (Kridan Handling Ltd)	
	Location: S A Bell Old York Road Barton Hill Malton North Yorkshire YO60 7JX	
	Proposal: Change of use of land from B1 and B8 (light industrial) to allow mixed use including B2 (general industrial) together with erection of workshop/storage building and workshop/storage/showroom building following demolition of existing hopper building and warehouse	
<hr/>		
8.	Application No: 19/00296/HOUSE	Decision: Approval
	Parish: Welburn (Malton) Parish Council	
	Applicant: Mr & Mrs Steve Barrow	
	Location: Garth Cottage Church Lane Welburn Malton YO60 7EG	
	Proposal: Extension and alterations to include erection of two storey extension to north and west elevations, alterations to existing fenestration to allow main access from east elevation, re-render of existing dwelling, alterations to first floor patio and formation of vehicular access off Church Lane following demolition of existing store and detached garage.	
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9.	Application No: 19/00378/LBC	Decision: Approval
	Parish: Pickering Town Council	
	Applicant: Coopland & Son (Scarborough) Ltd	
	Location: 10 Market Place Pickering YO18 7AA	
	Proposal: Replacement timber beam above archway between No. 10 and No. 11 Market Place	
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10.	Application No: 19/00435/HOUSE	Decision: Approval
	Parish: Pickering Town Council	
	Applicant: Mr J Brown	
	Location: Millstream Cottage Mill Lane Pickering North Yorkshire YO18 8DJ	
	Proposal: Internal and external alterations to include the erection of first floor side extension and single storey rear extension	
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11.	Application No: 19/00447/LBC	Decision: Approval
	Parish: Pickering Town Council	
	Applicant: Mr J Brown	
	Location: Millstream Cottage Mill Lane Pickering North Yorkshire YO18 8DJ	
	Proposal: Internal and external alterations to include the erection of first floor side extension and single storey rear extension	
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12.

Application No: 19/00474/HOUSE **Decision: Approval**
Parish: Warthill Parish Council
Applicant: Mr Mark Little
Location: 1 Warthill Crossing Common Lane Warthill Sand Hutton YO19 5XS
Proposal: Erection of rear single storey kitchen extension and removal of existing conservatory

13.

Application No: 19/00495/HOUSE **Decision: Approval**
Parish: Pockley Parish Council
Applicant: Mr Ian Bell
Location: Swale House Farm Main Street Pockley Helmsley YO62 7TE
Proposal: Installation of timber glazed door set on the southern elevation

14.

Application No: 19/00496/73 **Decision: Approval**
Parish: Welburn (Malton) Parish Council
Applicant: Mr & Mrs Anderson
Location: Penton House Crambeck Welburn Malton North Yorkshire YO60 7EL
Proposal: Variation of Conditions 02 and 04 of approval 18/01379/HOUSE by substitution of the approved Drawing Nos 181 206 01A, 02 and 03A by Drawing Nos 190 202 10, 11 and 12 to include the approved one and a half storey extension being constructed as a single storey extension

15.

Application No: 19/00514/HOUSE **Decision: Approval**
Parish: Weaverthorpe Parish Council
Applicant: Mr Paul Dervey
Location: The Old School House Main Road Weaverthorpe Malton North Yorkshire YO17 8EX
Proposal: Erection of two storey side extension following demolition of existing garage

16.

Application No: 19/00513/HOUSE **Decision: Approval**
Parish: Sand Hutton Parish Council
Applicant: Mr & Mrs Dominic Squires
Location: Pine Top House 16 Main Street Sand Hutton Malton North Yorkshire YO41 1LB
Proposal: Erection of part two storey and part single storey side and rear extension, alterations to front dormer window and installation of 5no. front elevation roof lights

17.

Application No: 19/00518/FUL **Decision: Approval**
Parish: Malton Town Council
Applicant: Malton Town Council (Mrs Gail Cook)
Location: Play Area Rainbow Lane Malton North Yorkshire
Proposal: Alteration to existing multi use games area by increasing the height of the fencing on three sides by installation of Medium Duty Sports Fencing

18.

Application No: 19/00527/FUL **Decision: Approval**
Parish: Langton Parish Meeting
Applicant: Mr V Y Clarke
Location: Building Off Langton Road Norton Malton North Yorkshire
Proposal: Erection of equestrian storage building following demolition of existing building

19.		
Application No:	19/00534/LBC	Decision: Approval
Parish:	Henderskelfe Parish Meeting	
Applicant:	Mrs Vicky Howard	
Location:	Castle Howard Estate Castle Howard York North Yorkshire YO60 7BY	
Proposal:	Internal alterations to the Lake Sitting Room within the East Wing to include remove low level timber wall panelling and replace with new carved and gilded skirting and dado joinery to match adjacent rooms, installation of carved and gilded door cornices to match adjacent rooms and replacement of the existing 1953 timber and composite chimneypiece with a solid marble chimneypiece	

20.		
Application No:	19/00538/HOUSE	Decision: Approval
Parish:	Gillamoor Parish Meeting	
Applicant:	Mr & Mrs L Thackeray	
Location:	Gales Cottage Kirkby Lane Gillamoor Kirkbymoorside YO62 7HT	
Proposal:	Erection of a single storey extension	

21.		
Application No:	19/00541/HOUSE	Decision: Approval
Parish:	Aislaby, Middleton & Wrelton Parish	
Applicant:	Mr Simon Wrench	
Location:	Sunnyside Middleton Carr Lane Middleton Pickering YO18 8PU	
Proposal:	Replacement of flat polycarbonate conservatory roof with tiled pitched roof with gabled fascia	

22.		
Application No:	19/00552/HOUSE	Decision: Approval
Parish:	Habton Parish Council	
Applicant:	Mr A Raines	
Location:	Rye Cottage Riggs Road Ryton Malton YO17 6SA	
Proposal:	Erection of two storey extension to the front elevation	

23.		
Application No:	19/00555/HOUSE	Decision: Approval
Parish:	Pickering Town Council	
Applicant:	Mr Derek Lythe	
Location:	19 Swainsea Lane Pickering North Yorkshire YO18 8NE	
Proposal:	Erection of single storey rear extension and installation of glazed lantern rooflight to conservatory	

24.		
Application No:	19/00557/73A	Decision: Approval
Parish:	Pickering Town Council	
Applicant:	Pickering Medical Practice (Mrs S Gorman)	
Location:	Pickering Medical Practice Southgate Pickering North Yorkshire YO18 8BL	
Proposal:	Variation of Condition 02 of approval 18/00781/FUL dated 01.10.2018 - amendment of approved plans	

25.

Application No:	19/00634/HOUSE	Decision: Approval
Parish:	Gilling East Parish Council	
Applicant:	Mr And Mrs Kendrew	
Location:	Applegarth Church Lane Gilling East Helmsley North Yorkshire YO62 4JQ	
Proposal:	Erection of a single storey side extension	

26.

Application No:	19/00640/HOUSE	Decision: Approval
Parish:	Kirkbymoorside Town Council	
Applicant:	Mrs Karen Parker	
Location:	Manor Vale View 23 Castlegate Kirkbymoorside YO62 6BW	
Proposal:	Erection of replacement car port, single storey front link extension, single storey part side/part rear extension, removal of existing conservatory and replacement with entrance bay, installation of 7no. rooflights to front elevation and enlargement of rear dormer	
