

**Item Number:** 7  
**Application No:** 18/01358/73M  
**Parish:** Pickering Town Council  
**Appn. Type:** Major Material Amendment  
**Applicant:** David Wilson Homes  
**Proposal:** Variation of Condition 28 of approval 17/01220/MFULE dated 05.10.208 by replacement of Drawing no. 1655.01.Rev W Planning Layout by Drawing no. 1655.01.Rev Z Planning Layout to allow retention of the existing farm house  
**Location:** Land At Whitby Road Pickering North Yorkshire  
**Registration Date:** 17 December 2018  
**8/13 Wk Expiry Date:** 18 March 2019  
**Overall Expiry Date:** 30 January 2019  
**Case Officer:** Gary Housden **Ext:** 307

#### CONSULTATIONS:

<b>Archaeology Section</b>	No objection
<b>Pickering Town Council</b>	Concerns raised
<b>Designing Out Crime Officer (DOCO)</b>	No comments
<b>Highways North Yorkshire</b>	No objection
<b>Flood Risk</b>	No objection to amendment
<b>Sustainable Places Team (Environment-Agency Yorkshire Area)</b>	
<b>Yorkshire Water Land Use Planning</b>	No comments required

**Neighbour responses:** Angela Overton, Mrs M Armstrong, Mr Matthew France, Mr Stephen Jennings, E Hazlewood Bell, Derek And Ann Bales, Mr Paul Littlewood,

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#### SITE:

This application site extends to approximately 8.3 hectares in total. It is located to the north of properties in Corbin Way and Marshall Drive and to the rear of properties on the eastern side of Whitby Rd and High Back Side. The site is identified in the Council's submitted Sites Document as an allocation reference SD(5). The site also benefits from the grant of full planning permission for 239 dwellings under Reference 17/01220/MFULE (see below).

#### THE PROPOSAL:

The current application has been submitted as a material amendment proposal to the earlier approved scheme. The essence of the changes are set out below, however they are derived from a desire in the current proposal to retain the existing farmhouse and associated garaging which is located in the north western corner of the site.

In retaining the farmhouse revisions have been made to the layout and amendments to previously approved Plots 1-6(inc) and Plots 223-225. The applicant's agent has identified the following points for consideration under the current proposals:

- *The scheme still includes the same number of homes at the site as approved under the original application (239).*
- *The road layout remains unchanged from the original application.*
- *Original plots 223-225 have been exchanged with two detached properties and amendments have been made to original plots 3 to 6 to accommodate 6 homes across the northern section of*

*the proposed re-plan area (new Plots 1 to 6). This has also led to the relocation of a number of garages to the plots in this location.*

- On the southern section of the re-plan area, original plots 1 and 2 have been exchanged with three new homes at new plots 223 to 225. The new plots mirror those originally approved on the northern section of the re-plan area at original plot reference 223-225.*
- All of the proposed house types within the proposed re-plan area were all approved as part of the original planning application.*
- The proposed housing mix of the 239 homes remains the same as the 3 x 4 bedroom detached houses approved on original Plots 1, 2 & 225 will be replaced by those at new plots 1, 2 & 225. The 2 x 3 bedroom semi-detached properties on original plots 223 & 224 have been retained at new plots 223 & 224.*
- The re-plan area is located some distance from existing residential properties and as such we do not consider it having a material impact on them.*

There is no change to the housing mix of the new dwellings proposed which includes 16 No. 1 bed units; 65 No. 2 bed units; 97 No. 3 bed units and 61 No. 4 bed units. 83 affordable units are retained in the scheme which is the same as previously approved as are the number of single storey units proposed (15 No. In total) comprising 6.2% of the total number of new dwellings. Similarly all of the house types proposed are the same as previously approved.

Beyond the immediate north eastern corner of the site (and the Plots listed above) no other changes to the approved scheme are proposed. To assist Members a copy of the previously approved planning layout is attached together with the current layout proposed with this current application. Plans and elevations of the house types in relation to these plots are also appended.

#### **PLANNING HISTORY:**

07/01220/MFULE. Planning permission granted on 5th October 2018 for 61 four bed dwellings, 97 three bed dwellings, 65 two bed dwellings and 16 one bed dwellings with associated garaging, parking and amenity areas, open space, landscaping, associated infrastructure and formation of vehicular access.

#### **PLANNING POLICY:**

Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP3 Affordable Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

Local Plan Strategy - Policy SP10 Physical Infrastructure

Local Plan Strategy - Policy SP11 Community Facilities and Services

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP15 Green Infrastructure Networks

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources

Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Local Plan Strategy - Policy SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

National Planning Policy Framework

National Planning Practice Guidance

## CONSULTATION RESPONSES:

The Council has consulted the same list of technical consultees as for application Ref 17/01220/MFULE.

No adverse responses have been received to date. NYCC Highways have not objected to the application. RDC Officers have however drawn NYCC officers attention to detailed comments made in relation to third party comments regarding emergency vehicle access. The following further comments have been received in response from NYCC Highways:

*The short section of access road from the A169 until the start of the internal loop road is designed as a transition road, ie 6m wide (as opposed to 5.5m) with two 2m footways, so even with a one lane completed blocked you would still expect emergency vehicles to be able to get through. Ideally we would not have any individual accesses off the transition road, so the old layout, with farmhouse knocked down would have been preferable as the first driveway to the new housing was located after the start of the loop road and the transition road had finished. Retaining the farmhouse means there will be a single driveway within the transition road but on balance given it's a single dwelling I'm not sure we could say this was a severe problem.*

*Visibility at the farm house driveway shouldn't be an issue, the minimum we would look for here is 2 x 33m which is the splay for 25mph. This appears achievable on the proposed layout, clear of the railings. A 2.4 x 33m splay would be desirable which might mean the railings would need to be set back very slightly.*

The agent has been made aware of these comments in relation to the potential for a minor revision to the estate railings and Members will be advised of the response on the Late Pages or at the meeting

At the time of writing this report six responses from local residents have been received. These are from the occupiers of numbers 15,17,23,28 & 29 Marshall Drive, and Whernside, Whitby Rd. The full response letters can be viewed on the Council's website. In summary however the following points of concern have been raised which are listed below in respect of the amendments to the scheme:

- . Concern over 'loss' of previously approved area of open space at site entrance
- . Potential or bottleneck/ congestion at site entrance- emergency vehicle access
- . Concern about use of House type H470 near site entrance (3 storey)
- . Concern about restricted visibility arising from new boundary treatments
- . In addition to the above comments third parties have reiterated views expressed in relation to the earlier application relating to the density of dwellings proposed, number of affordable houses proposed, archaeological matters, ecological issues, and retention of existing trees

Pickering Town Council has commented noting that one of their Members was in favour of retaining the farmhouse to retain the character of and Landscape of Whitby Rd. However the overall view was that the demolition of the farmhouse would enable better access into the site and keep more open space at the site entrance for amenity value and access for emergency vehicles.

A query was raised whether the new plan included a wall around the existing farmhouse that might limit visibility. Also a view as expressed that three storey properties were not appropriate in this location and that all existing trees should be retained where possible.

## APPRAISAL:

The principle of development of this for estate scale development has been established by the grant of full planning permission as set out earlier in this report.

The amended application remains to be determined in relation to the adopted development plan, the detailed differences between it and the earlier approved scheme and on its planning merits.

In this case therefore the matters of the principle of the development, the housing mix, amount and type

of affordable housing proposed, foul & surface water drainage, ecology, archaeology, wider landscape impacts and effect on trees are considered by Officers to be unaffected in this amended proposal.

The matters for further consideration relate to detailed matters of access & highway safety and site layout & design.

#### Access /Highway safety

The access point onto the A169 and layout of the proposed estate roads remains as previously approved under application Ref 17/01220/MFULE. However a single access point is proposed to serve the retained farmhouse and this is located approximately 10 metres nearer to the junction with the main road than was previously shown for the nearest dwellings (previously shown as Plots 224 and 225). Nevertheless the access as currently proposed remains over 20 metres into the site at a point where the estate road has a width of 6 metres together with 2 metre wide footways either side. NYCC Highways do not object to this revision on highway safety grounds -nor is it considered that the revised arrangements are likely to result in any impediment to emergency vehicles.

Concern had also been raised in relation to the revised boundary treatments for the retained farmhouse. These are however confirmed to be low level estate railings no more than 1.2 metres in height with vision splay that are appropriate to the likely speed of vehicles at this point on the highway. Currently splay of 2metres x 33 metres are achievable although ideally a minor relocation of the estate railings could improve this to 2.4 metres x 33 metres. This has been raised with the agent and Members will be advised if amended plans are received.

Subject to the comments above no objections are raised on highway safety grounds and the proposal is considered to satisfy these aspects of Policies SP16 and SP20 of the adopted Ryedale Plan - Local Plan Strategy

#### Site layout and Design

The layout is very similar to that previously approved. The only variances in relation to Plots 3,4,5 and 6 relate to their precise position on the plots and garage locations, the house types are however identical to the approved scheme.

Plots 1 and 2 and been switched with Plots 223 to 225 with House type changes shown on Plots 1 and 2. House types H470 and H411 are proposed in place of types H456 and H421.

Some concern has been raised in relation to House Type 470 -referring this to a 3 storey unit. This is however a two storey dwelling with a 'rooms-in-roof' design. It is also a house type has already been approved elsewhere on the site. It is a narrow-spanned unit with eaves and apex heights of 5.3 and 9.3 metres respectively. It is also important to note that these dimensions are no greater than those of the two storey dwellings on the adjacent plots. Officers are of the opinion that the design and orientation of house type H470 is in keeping and that its orientation would result in an attractive entrance to the site with no adverse amenity impacts being evident on either the existing farmhouse or other adjacent neighbours. The nearest dwelling outside of the site is over 65 metres away and it is considered therefore that there are no neighbour amenity issues arising from the revisions to the layout.

The retention of the farmhouse and its garaging does result in the loss of one small open area at the site entrance (in comparison to the approved scheme). However the current proposal does retain the existing farmhouse, which is a traditional brick and tile building, and which is considered to a building that adds to the quality of the street scene in this part of Whitby Rd. No additional trees are felled arising from the amendments to the applications. Overall officers consider that the revisions showing the retention of the farmhouse and minor alterations to the overall layout are acceptable and that the scheme satisfies these aspects of Policies SP16 and SP20.

## Recommendation

That (subject to the amended plans conditions) this application is approved with the same conditions listed to accompany application ref 17/01220/MFULE and subject to the same s106 requirements relating to affordable housing provision.

### **RECOMMENDATION:                      Approval Subject to the amended plans conditions**

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

1655.01 Rev Z Planning Layout  
1655.H411.01 House Type H411 Elevations and Floorplans  
1655.H417.01 House Type H417 Elevations and Floorplans  
1655.H421.01 House Type H421 Elevations and Floorplans  
1655.H470.01 House Type H470 Elevations and Floorplans  
1655.P341.02 House Type P341 Elevations and Floorplans  
1655.P382.01 House Type P382 Elevations and Floorplans

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