

**Item Number:** 8  
**Application No:** 21/00518/MOUT  
**Parish:** Kirkbymoorside Town Council  
**Appn. Type:** Major Application  
**Applicant:** Mulgrave Developments Ltd And Crossco (1377)  
**Proposal:** Hybrid Planning Application comprising:  
1) Application for full planning permission for the erection of a commercial building for the immediate expansion of Sylatech (Phase 1), together with the reorganisation of the existing car park, formation of new access from West Lund Lane, parking and landscaping.  
2) Full planning permission for the erection of 67no. dwellings comprising 11no. four bedroom dwellings, 42no. three bedroom dwellings and 14no. two bedroom dwellings, together with new access from West Lund Lane and associated parking, landscaping and drainage works.  
3) Outline planning permission for the extension of the first phase building (Phase 2) with further commercial development to the East of West Lund Lane (Phase 3). Approval sought for access only.  
4) Full planning permission for works to West Lund Lane and the former railway bridge.  
**Location:** Land East Of West Lund Lane, Kirkbymoorside

## 1.0 INTRODUCTION

This is a major application which is the subject of 37 objections from interested third parties. It is therefore an application that will ultimately be required to be determined by The Council's Planning Committee.

## 2.0 SITE:

The proposed development is located adjacent to the south western periphery of the town to the south of the A170. It is bounded by open countryside to the west and to the south. The west and southern boundaries are adjacent to West Lund Lane and Gawtersykes Lane respectively. The site abuts the existing boundaries of the existing Sylatech premises to the north and east. Existing residential properties are located further to the north along West Lund Lane, Slingsby Garth and Parkers Mount. Further to the east there are residential properties fronting onto or accessed off Ings Lane with one property located at the corner of Gawtersykes Lane.

The northern part of the site is identified as potential expansion land for Sylatech in the Council's Sites document – Policy SD 13

## 3.0 PROPOSAL:

The application has been submitted as a hybrid proposal and seeks planning permission for:

- Full planning permission for the erection of a commercial building for the immediate expansion of Sylatech (Phase 1) together with the reorganisation of the existing car park and the formation of a new access from West Lund Lane with additional parking and landscaping.
- Full planning permission for the erection of 67no. dwellings comprised of 2no. one bed bungalows, 11no. two bed dwellings, 43no. three bed dwellings and 11no. four bed dwellings together with new access off West Lund Lane and associated parking, landscaping and drainage.
- Outline planning permission for the extension of the first phase commercial building (mentioned above) and further commercial development to the east of West Lund lane (0.5Ha) (Reserved matters approval sought for access only)

#### **4.0 HISTORY:**

There is no planning history that is directly relevant to the planning application site that is under consideration.

#### **5.0 POLICY:**

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 Policies Map (2019)

The Local Plan Sites Document (2019)

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

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

Policy SP1 General Location of Development and Settlement Hierarchy

Policy SP2 Delivery and Distribution of New Housing

Policy SP3 Affordable Housing

Policy SP4 Type and Mix of Housing.

Policy SP6 Delivery and Distribution of Employment Land

Policy SP13 Landscapes

Policy SP14 Biodiversity

Policy SP16 Design

Policy SP17 Managing Air Quality, Land and Water Resources

Policy SP19 Presumption in Favour of Sustainable Development

Policy SP 20 Generic Development Management Issues

Policy SP22 Planning obligations, developer contributions and CIL

##### The Ryedale Plan- Local Plan Sites Document (27 June 2019)

Policy SD13 Expansion Land for Existing Employers

##### Material Considerations:

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

#### **6.0 APPRAISAL**

Members will appreciate that the application currently remains under consideration and a variety of matters are under negotiation/further discussion with the developer. A detailed report will be provided to a future meeting of the Planning Committee that deals with the key considerations involved.

#### **7.0 RECOMMENDATION**

It is recommended that a Member Site Inspection take place in order to gain an understanding of the proposed development in the context of the surrounding land, significant landscape features, the local highway network and its relationship to existing residential development prior to the determination of the application at a future meeting of the Committee.