

North York Moors National Park Authority

Parish: Egton

App No: NYM/2020/0913/RM

Proposal: reserved matters (access only) following outline approval NYM/2020/0324/OU for construction of 2 no. principal residence dwellings

Location: land east of 12 Esk View, Egton

Applicant: The Mulgrave Estate
fao: Mr Robert Childerhouse, The Estate Office, Mulgrave Castle, Lythe, Whitby, YO21 3RJ

Agent: John Long Planning
fao: Mr John Long, 45 The Street, Surlingham, Norwich, NR14 7AJ, Norfolk

Date for Decision: 07/01/2021

Extended to: 10/02/2021

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME05A The development hereby permitted shall be commenced on or before whichever is the earlier of the following dates:
 - i) three years from the date of the outline permission (ref NYM/2020/0324/OU);
 - ii) the expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. TIME06 The development hereby permitted shall not be commenced until details of the following reserved matters have been submitted to and approved by the Local Planning Authority:
 - i) the siting, design and external appearance of the building, including a schedule of external materials to be used;
 - ii) the landscaping of the site; and
 - iii) the existing ground levels and proposed finished floor and ground levels.
3. HWAY00 The access must be constructed in accordance with the approved details on drawing number 2008004 Rev B dated 26 January 2021. All works must accord with the approved details.
4. HWAY00 There must be no access or egress by any vehicles between the highway and the application site at Esk View until splays are provided giving clear visibility of 43 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

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Informative(s)

1. INF00 Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:
https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf .
 The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

2. INF00 An explanation of the terms used above is available from the Local Highway Authority.

Reason(s) for Condition(s)

1. TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
3. HWAY00 In accordance with Policy CO2 of the North York Moors Local Plan and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.
4. HWAY00 In accordance with Policy CO2 of the North York Moors Local Plan and to secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

Consultations

Parish –

Highways – 10 December 2020 – No objections subject to conditions. The design layout shown on drawing number 2008004 dated December 2020 addresses the highway issues for vehicular access to the two proposed properties and the field behind along with pedestrian access being extended, visibility splays provided and the direction sign to be relocated. The plans show the speed limit signs to be relocated but this will only be possible if a Traffic Regulation Order is approved. The plans show a new highway drainage gully to be installed but it does not show where it will be connected to or where it will discharge to.

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Site Notice Expiry Date – 14 December 2020

Dr Rebecca Hodgson, Honeybee House, Egton - 1 December 2020 - The schematic provided indicates the construction of an access roadway that appears to be of equivalent size to the existing main road, which is disproportionate in relation to existing access arrangements for mine and other nearby properties and carries with it a significant environmental and visual impact. The schematic indicates that cars will be parked at the rear of the properties, which is at odds with existing properties and unnecessary. The expectation for access to two residences would be two driveways at the front with space for parking at the front of each property.

What is proposed results in the development extending significantly beyond the 'line' of existing homes and gardens, creating a much larger impact that seems necessary for access to two houses. There is also the potential for a negative auditory impact given cars will be driving much further down the site than might be expected.

It is unclear why access to the rear of the site/into the field from the main road is required for farm vehicles as this does not currently exist; this field is accessed from the rear via the farm and this access will continue regardless of the proposed development. The addition of farm traffic to the access route is unnecessary and results in a much larger development than is needed. This in turn has a much greater environmental impact.



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Background

This application relates to a field at the eastern end of the village of Egton. The fields is situated between existing residential development of the row of dwellings known as Esk View and the detached property now known as Honeybee House (previously known as Overdale) and is considered to be located within built up area of the village.

Egton is designated as a 'Larger Village' in the Draft Local Plan.

Outline planning permission for the construction of 2 principal residence dwellings was approved in 2020. An indicative plan was submitted illustrating a pair of semi-detached dwellings and new agricultural access to the side.

This current application seeks permission for the reserved matters in relation to access to the site only and proposes a central access road, to serve both the proposed dwellings and the field access. This differs from the indicative sketch submitted at outline stage and now indicates a pair of detached dwellings with the access road running between them.

This layout is required as this central part of the site has the best visibility and is the only section where the visibility splays required by the Highway Authority can be achieved.

The scheme has been amended to reduce its engineered appearance.

Main Issues

The principle of this development and its compliance with Policy CO7 of the Local Plan has already been accepted with the approval of the outline application.

The relevant policy to be considered is Policy CO2 which only permits new development where it is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.

The scheme as originally submitted was considered to be overly engineered and provided too wide a road, which would have a detrimental impact on the character of the area. However, following advice from the Highway Authority that this was the only position in the site that safe access could be achieved, a revised scheme, with a narrower entrance has been negotiated which is considered to be acceptable in terms of its impact on the character of the area.

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In conclusion, it is considered that the proposal would be in accordance with the requirements of Policies CO2 and CO7 of the NYM Local Plan and would be unlikely to have a detrimental impact on the character of the area. Consequently, approval is recommended.

Pre-commencement Conditions

N/A

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including reduction in width of access, so as to deliver sustainable development.