

North York Moors National Park Authority

| | |
|--|----------------------------------|
| Scarborough Borough Council Parish: Eskdaleside-Cum-Ugglebarnby | Application No: NYM/2016/0533/FL |
|--|----------------------------------|

Proposal: Variation of condition 2 (material amendment) of planning approval NYM/2013/0147/FL to regularise pumping station, layout, landscaping and hardsurfacing works, walls and fences, alterations to car ports and installation of street light columns together with erection of canopies, omission of rooflights, alterations to guttering and installation of gas boxes to dwellings

Location: Land off Eskdaleside, Sleights

Decision Date: 29 November 2016

Consultations

Parish – No objection.

Highways – No objections.

Environmental Health Officer – No objections.

Designing Out Crime Officer – No comments to make.

Site Notice Expiry Date – 7 October 2016.

Director of Planning's Recommendation

Approval subject to the applicant entering into a Section 106 Agreement to ensure the dwellings remain affordable in perpetuity to the local community, to regularise the pumping station and the following condition(s):

| 1. | PLAN 01 | The development hereby permitted shall not be carried out other than in strict accordance with the following documents: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------|--|----------------------|--------------|---------------|-------------------------------|--------------------|--------------|--------------|--------------------|--------------|--------------|--------------------|--------------|--------------|--------------------|--------------|--------------|--------------------|--------------|--------------------|--------------------|--------------|--------------------|--------------------|--------------|--------------------|--------------------|-------------------|--------------------|--------------------|--------------|-----------|--------------------|--------------|-----------|--------------------|--------------|-----------|--------------------|--------------|--------------------------------------|------------|------------------|---|------------|------------------|
| | | <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Document Description</th> <th style="text-align: left; border-bottom: 1px solid black;">Document No.</th> <th style="text-align: left; border-bottom: 1px solid black;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Site plan general arrangement</td> <td>1031_GA10_01 Rev E</td> <td>18 July 2016</td> </tr> <tr> <td>Block 1 plan</td> <td>1031_GA20_01 Rev H</td> <td>18 July 2016</td> </tr> <tr> <td>Block 2 plan</td> <td>1031_GA20_02 Rev F</td> <td>18 July 2016</td> </tr> <tr> <td>Block 3 plan</td> <td>1031_GA20_03 Rev E</td> <td>18 July 2016</td> </tr> <tr> <td>Block 4 plan</td> <td>1031_GA20_04 Rev J</td> <td>18 July 2016</td> </tr> <tr> <td>Block 1 elevations</td> <td>1031_GA30_-1 Rev H</td> <td>18 July 2016</td> </tr> <tr> <td>Block 2 elevations</td> <td>1031_GA30_02 Rev L</td> <td>18 July 2016</td> </tr> <tr> <td>Block 3 elevations</td> <td>1031_GA30_03 Rev H</td> <td>26 September 2016</td> </tr> <tr> <td>Block 4 elevations</td> <td>1031_GA30_04 Rev G</td> <td>18 July 2016</td> </tr> <tr> <td>Carport 1</td> <td>1031_GA50_01 Rev D</td> <td>18 July 2016</td> </tr> <tr> <td>Carport 2</td> <td>1031_GA50_02 Rev C</td> <td>18 July 2016</td> </tr> <tr> <td>Carport 3</td> <td>1031_GA50_03 Rev C</td> <td>18 July 2016</td> </tr> <tr> <td>E-mail & plan re landscaping/fencing</td> <td>Home Group</td> <td>16 November 2016</td> </tr> <tr> <td>E-mail re: landscaping on bank (heather planting)</td> <td>Home Group</td> <td>18 November 2016</td> </tr> </tbody> </table> | Document Description | Document No. | Date Received | Site plan general arrangement | 1031_GA10_01 Rev E | 18 July 2016 | Block 1 plan | 1031_GA20_01 Rev H | 18 July 2016 | Block 2 plan | 1031_GA20_02 Rev F | 18 July 2016 | Block 3 plan | 1031_GA20_03 Rev E | 18 July 2016 | Block 4 plan | 1031_GA20_04 Rev J | 18 July 2016 | Block 1 elevations | 1031_GA30_-1 Rev H | 18 July 2016 | Block 2 elevations | 1031_GA30_02 Rev L | 18 July 2016 | Block 3 elevations | 1031_GA30_03 Rev H | 26 September 2016 | Block 4 elevations | 1031_GA30_04 Rev G | 18 July 2016 | Carport 1 | 1031_GA50_01 Rev D | 18 July 2016 | Carport 2 | 1031_GA50_02 Rev C | 18 July 2016 | Carport 3 | 1031_GA50_03 Rev C | 18 July 2016 | E-mail & plan re landscaping/fencing | Home Group | 16 November 2016 | E-mail re: landscaping on bank (heather planting) | Home Group | 18 November 2016 |
| Document Description | Document No. | Date Received | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site plan general arrangement | 1031_GA10_01 Rev E | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Block 1 plan | 1031_GA20_01 Rev H | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Block 2 plan | 1031_GA20_02 Rev F | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Block 3 plan | 1031_GA20_03 Rev E | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Block 4 plan | 1031_GA20_04 Rev J | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Block 1 elevations | 1031_GA30_-1 Rev H | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Block 2 elevations | 1031_GA30_02 Rev L | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Block 3 elevations | 1031_GA30_03 Rev H | 26 September 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Block 4 elevations | 1031_GA30_04 Rev G | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carport 1 | 1031_GA50_01 Rev D | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carport 2 | 1031_GA50_02 Rev C | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Carport 3 | 1031_GA50_03 Rev C | 18 July 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-mail & plan re landscaping/fencing | Home Group | 16 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-mail re: landscaping on bank (heather planting) | Home Group | 18 November 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Application Number: NYM/2016/0533/FL

Conditions (Continued)

| | | |
|-----|---------|--|
| 2. | WPDR 01 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority. |
| 3. | MATS 00 | The materials used for the external surfaces of the development have been approved in writing by the Local Planning Authority and shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. |
| 4. | MATS 60 | All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 5. | MATS 00 | The paint colour/finish of the windows and doors has been approved in writing by the Local Planning Authority and shall be maintained in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 6. | MATS 47 | The external face of the frame to all new windows shall be set in a reveal of a minimum of 75mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 7. | MATS 00 | Unless otherwise agreed the guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 8. | MATS 72 | The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 9. | MISC 00 | Within three months of the date of this decision a scheme for the provision of suitable bird and bat nest boxes shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall be implemented within one year of the development being brought into use and maintained as such in perpetuity. |
| 10. | LNDS 00 | All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the next planting and seeding seasons in accordance with a programme agreed by the Local Planning Authority (referred to in Condition 1 above). Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. |
| 11. | MISC 00 | The system to generate energy on site from renewable sources to displace at least 10% of predicted CO2 emissions has been approved by the Local Planning Authority. The approved details shall be maintained in working order unless the prior written agreement of the Local Planning Authority has been obtained. |

Application Number: NYM/2016/0533/FL

Conditions (Continued)

| | | |
|-----|---------|--|
| 12. | DRGE 00 | A scheme of mitigation has been submitted to and approved by the Local Planning Authority to ensure that no building or other obstruction is located over or within 3m either side of the 315mm raw water main that is located within the site boundary. The development shall be maintained in accordance with the approved details in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 13. | DRGE 00 | The water pumping station within the red line plan hereby approved shall remain fully functional at all times and be properly maintained in perpetuity in accordance with the approved details. |

Informative(s)

| | |
|----|--|
| 1. | This consent is issued subject to the terms of the Agreement (under Section 106 of the 1990 Town and Country Planning Act) dated 10 February 2017 between the North York Moors National Park Authority and Home Group Limited to secure affordable dwelling criteria, housing need and local connection occupancy restrictions and vacancy advertising provisions. |
|----|--|

Reason for Condition(s)

| | | |
|---------|-------------|---|
| 1. | RSN PLAN 01 | For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park. |
| 2. | RSN WPDR 01 | In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development. |
| 3. | RSN MATS 01 | For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded. |
| 4 to 8. | RSN MATS 02 | For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded. |
| 9. | RSN MISC 04 | To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment. |
| 10.. | RSN LNDS 01 | In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features. |

Application Number: NYM/2016/0533/FL

Reasons for Conditions (Continued)

| | | |
|----------|-------------|---|
| 11. | RSN MISC 06 | In order to comply with the provisions of NYM Core Policy D which seeks to ensure that new development contributes to reduce carbon emissions. |
| 12 & 13. | RSN DRGE 01 | To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water. |

Application Number: NYM/2016/0533/FL

Background

This application is for variation of planning approval NYM/2013/0147/FL to regularise pumping station, layout, landscaping and hardsurfacing works, walls and fences, alterations to car ports and installation of street light columns together with erection of canopies, omission of rooflights, alterations to guttering and installation of gas boxes to dwellings at Land off Eskdaleside, Sleights.

The application site lies at the western edge of Sleights village. Eskdaleside runs along the northern boundary of the site with Hermitage Way forming the eastern boundary. The site was formerly part of a larger agricultural field which stretches south from Eskdaleside, the housing development site is now subdivided off from this.

A programme of affordable housing was approved on the site in January 2015 following consultation through the Parish Plan process. This proposal was supported with a 2011 Housing Need Survey carried out by the Rural Housing Enabler with support from the Parish Council. This survey provided a comprehensive picture of housing need in the parish. This data was assessed against a variety of other data sets on affordability and housing availability.

The development of ten affordable dwellings comprising four number three bed houses and six number two bed houses now occupy the site. All properties are for social rent and are being managed by Home Housing Association, a Registered Social Landlord and the sole owners of the site.

The approved scheme is of a courtyard design with access taken from Eskdaleside and running into the centre of the site. The design idiom adopted by the architect is to mimic a formal 'farmhouse' unit with attached 'converted barns'.

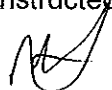
Materials are stone and pantile to the public frontages and a mixture of stone and wooden cladding to the enclosed spaces to the rear. Recessed wood infill panels are used where door and window inserts are proposed in the 'barn' elements.

This application has come about to regularise certain elements of the scheme which materially vary from the approved plans. Those being, a fresh red line plan to encompass the site pumping station necessary to pump waste water back to the main sewer situated at the entrance to Hermitage Way at the top of the hill.

The remaining elements are within the site itself to regulate small scale changes to plot layouts and properties including landscaping where this has generally been omitted for hard surfacing, addition of alternative pathways, walls and fences.

The 5 bay car port roof serving Plots 6 – 10 takes on a longer sloping roof on the inner facing elevation rather than a pitched roof with overhang element, changes to street light columns, erection of canopies to properties (Plots 5 - 7) omission of rooflights (Plots 9 & 10) and alterations to guttering to timber buildings to include fascia boarding (stone properties to use traditional method of gutter spikes). Brown/green coloured plastic gas boxes have been added to all property frontages sited close to the ground. Finally, the landscaping to the rear of Plots 1 – 5 has been altered from retaining walls with access to the upper levels to steep re-profiled grassy banks.

Access arrangements remain unaltered as constructed up to Highway Standards.



Application Number: NYM/2016/0533/FL

Main Issues

The relevant policies of the NYM Core Strategy and Development Management Policies Document are Core Policy K which is concerned with affordable housing on exception sites, Core Policy D concerned with climate change, and Development Policy 3 concerned with design.

Core Policy K seeks to permit the development of 100 percent affordable housing in order to maintain the sustainability of local communities, as an exception to normal housing policy where need has been identified and on sites adjacent to the main built up area of the Service Villages (of which Sleights / Eskdaleside is one). This policy states that the affordable housing provision must meet the needs identified through a current Housing Needs Survey and that robust arrangements must be demonstrated to ensure that all units remain affordable to the local community in perpetuity.

Development Policy 3 of the NYM Local Development Framework states that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Core Policy D seeks to address the cause of climate change and contribute to reducing greenhouse gas emissions in a number of ways, including generating energy from renewable sources where they are of a scale and design appropriate to the locality and which contribute towards meeting domestic, community or business energy needs within the National Park. This includes requiring housing development of five or more houses to generate energy on-site from renewable sources to displace at least 10 percent of predicted CO₂ emissions.

The south (rear) elevation of Plots 6 – 8 has solar panels incorporated on the roofslopes and therefore this isn't an issue currently being revisited as presumably the 10 per cent renewable energy provision is being achieved in terms of Core Policy D.

A key underlying theme of the Authority's approach to development is to ensure that new development is both deliverable and sustainable.

The proposed material amendments relate predominantly to the site functionalities, individual property elements or add-ons, carports and site layouts which have been finished to an unsatisfactory standard or are required to be regularised.

Although the majority of effort has clearly been put into delivering good quality built homes it is the remaining outside areas, carport roof, landscaping and planting that appear to have been spared the detail it requires to produce a well finished development.

Officers have advised Home Group that the site in its present state appears to be left in an unfinished condition and the applicant has acknowledged that further improvements will need to be made to bring the overall development up to a higher spec. This has resulted in a landscaping timetable/plan being drawn up for new and bolstered areas of planting which are currently proving sparse and/or have not been effective.



Areas around the site will be tidied and a plan for regular maintenance i.e. grass cutting, pruning, weed killing is to be addressed.

Fencing around the site is also inadequate and is neither stock/pet proof nor as shown on the original schematic drawings. Home Group has advised they are currently procuring a contractor to install additional rails and hope this work will be carried out within a couple of months.

The banking at the rear following recent spoil slippages into the rear gardens of the new properties, has been cleared, regraded and reseeded with a perennial meadow mix and will be covered with Plantex Cocomat and planted over with heathers. The new landscaping, planting and fencing will form part of the recommended conditions and furthermore it is recommended that this work is carried out 3 months of the date of any decision.

The proposed alterations to the approved housing development scheme does not alter the overall external dimensions or alter the character of the resultant dwellings and whilst it is considered that the original scheme would have been preferable in design terms, the amendments still result in a scheme that would be in accordance with Core Policy K, Core Policy D and Development Policy 3 of the NYM Core Strategy and Development Management Policies Document. Approval is recommended with a revised Section 106 Agreement tied to any new permission to include an amended red line around the pumping station and to ensure the dwellings remain affordable in perpetuity to the local community.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal so that it is both deliverable and is a sustainable development.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

