

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hawsker-cum-Stainsacre	App Num. NYM/2011/0633/FL
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Proposal: Construction of 6 no. two storey affordable dwellings with associated parking

Location: Land off Scraper Lane, Stainsacre, Whitby, North Yorkshire, YO22 4NP

Applicant: Mr Ian Simpson, 6 Killingbeck Court, Leeds, West Yorkshire, LS14 6UF

Agent: Brewster Bye Architects Ltd, 5A North Hill Road, Leeds, West Yorkshire, LS6 2EN

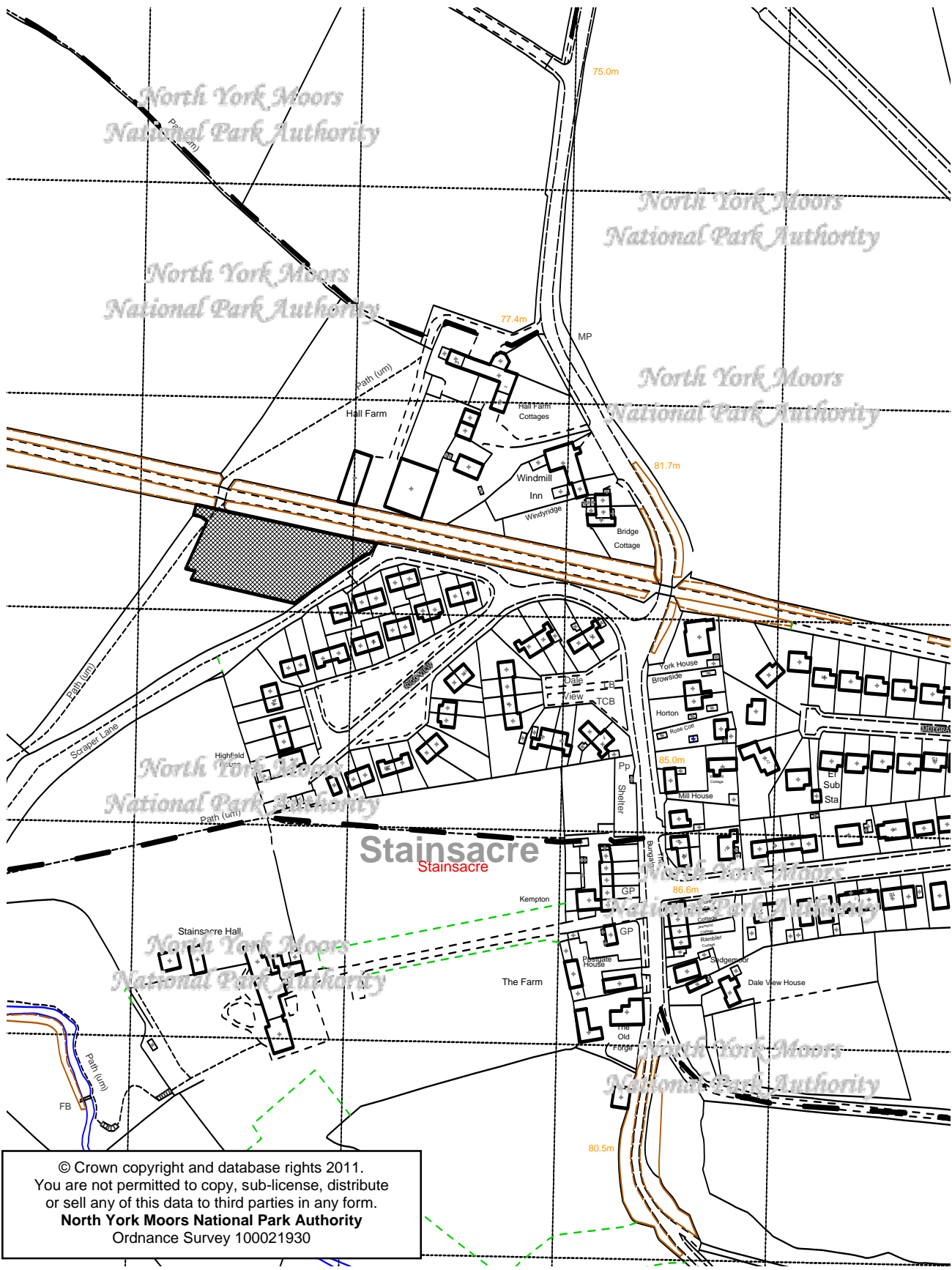
Date for Decision: 15 November 2011

Grid Ref: NZ 491215 508507

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 and that the houses whether for part ownership or rent meet the requirements of Core Policy K and the following conditions:

1. TL03 Standard three year commencement date
2. AP07 Strict accordance with plans/specifications or minor variation
3. PD01 Withdrawal of all PD Parts 1 & 2
4. GA07 External lighting - submit details
5. MT08 Brick and tiles to be approved
6. MT46 Window frames in reveals - 65-70mm
7. MT70 Guttering fixed by gutter spikes
8. MT72 Black coloured rainwater goods
9. DR02 Surface water disposal details
10. DR00 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 metres either side of the centre line of the sewer i.e. a protected strip width of 6 metres that crosses the site.
11. DR00 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
12. MIS0 The development hereby permitted shall not be brought into use until full details of measures to generate energy on-site from renewable sources to displace at least 10% of predicted CO² emissions have been submitted to and approved by the Local Planning Authority. The approved details and measures shall then be completed prior to the occupation of the dwellings and shall be maintained in working order unless the prior written agreement of the Local Planning Authority has been obtained.
13. HC01 Detailed Plans of Road and Footway Layout (Outline All Types)
14. HC02 Construction of Roads and Footways Prior to Occupation of Dwellings (Residential)
15. HC12A Approval of Details for Works in the Highway
16. HC12C Completion of Works in the Highway (before occupation)
17. HC18A Precautions to Prevent Mud on the Highway
18. HC21 Highway Condition Survey
19. HC24 On-site Parking, on-site Storage and construction traffic during Development
20. LS02 Landscaping scheme to be implemented
21. LS04 Trees/hedging retained in accordance with plans



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North York Moors National Park Authority
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Scale: 1:2500 



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Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. 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 Core Policy A and NYM Development Policy 3.
4. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
5. 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.
- 6 to 8. 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 & 11. 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.
10. In order to allow sufficient access for maintenance and repair work at all times.
12. In order to comply with the provisions of NYM Core Policy D, which seeks to ensure that new development contributes to reduce carbon emissions.
13. In accordance with NYM Development Policy 23 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.
14. In accordance with NYM Development Policy 23 and to ensure safe and appropriate access and egress to the dwellings, in the interests of highway safety and the convenience of prospective residents.
15. In accordance with NYM Development Policy 23 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
16. In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
17. In accordance with NYM Development Policy 23 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
18. In accordance with NYM Development Policy 23 and in the interests of highway safety and the general amenity of the area.
19. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
20. 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.
21. In order to comply with the provisions of NYM Core Policy C which seeks to ensure that trees, woodlands and hedgerows of landscape amenity, nature conservation or historical value are safeguarded.

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Consultations

Parish - Support this application. It is a well put together development and the Parish appreciates the needs for these homes. However, the colour of the brick is of concern and a lighter brick is requested.

Highways - Conditional approval.

Environmental Health Officer -

Yorkshire Water - Conditional approval

North Yorkshire Police - Crime analysis shows this is an area of low risk in respect of crime and disorder. The proposed design and layout will provide residents with a safe and secure environment in which to live. This complies fully with the advice contained within Planning Policy Statement 1.

Advertisement Expiry Date - 24 October 2011.

Others - Mrs S Swales, 5 Scrapper Lane - Oppose this application due to noise (both during and after construction), invasion of privacy and loss of wildlife habitat. No need for the houses as there isn't any employment and people won't be able to afford to stay in them. There is unoccupied property at Stainsacre Hall and plenty of houses for sale so no more are needed. Also Stainsacre has no shops and no decent public transport

Caroline Longden, Atlanta, High Hawsker - This application is a must for the local community. Properties for sale within the vicinity are being sold off as holiday homes which is taking permanent residential accommodation away from the local people. Also the price of a property within this sought after local area is highly valued because of the outstanding beauty making it difficult for the average person to purchase.

Background

This application relates to agricultural land located on the western side of the village of Stainsacre, approximately 1.75 miles south-east of Whitby. Immediately to the east of the site is an existing mix of single and two storey brick and pantile development (Rigg View). The west of the site is bounded by the old railway line which is used as a permissive path by walkers. The site would be accessed from the existing road, Scrapper Lane, which narrows down to a single width track beyond the proposed access point (where there is an existing field access). The lands slopes gently down from south west to north east with a fall of approximately 2 metres.

Planning permission is sought for an affordable housing scheme under the Authority's 'Exceptions Policy' and envisages the erection of six units comprising three pairs of semi detached units giving three 3 bedroom and three two bedroom dwellings. The layout of the dwellings has been partly dictated by a mains water pipe and public sewers, with the three pairs being set in a fairly linear position, fronting directly onto the new access road, providing a strong street frontage, and avoiding direct overlooking of the existing development to the east.

Although the dwellings are marked 'social rented' housing on the application form, it is likely that one of the two bedroom houses and 2 of the three bedroom houses will be for 'affordable rent' and the others will be for shared ownership.

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Background (continued)

The layout has been designed to generally comply with 'Secure by Design' principles with car parking located adjacent to dwellings and in clearly supervised locations, although 1.2 metres high timber post and rail fencing with low level shrubbery is proposed as the rear boundary treatment facing out onto the remaining field, in order not to "over-fortify" the character of the scheme. A total of 13 parking spaces are proposed, with each dwelling having two "on plot" spaces, and three visitor spaces provided on the new access road.

It is proposed that the dwellings will meet the 'Code for Sustainable Homes Level 3' and thus incorporate renewable energy sources. Solar PV and solar thermal panels have been identified as the most suitable for use here, although no details have been provided to date.

To create a more informal character to the development it is proposed to keep hard surfacing to a minimum, utilising shared pedestrian and vehicle surfaces which would be block paved. A footpath (not a Public Right of Way) runs along the western boundary but this would be unaffected by the development.

A landscaping plan has been submitted with the application and it is proposed to undertake external boundary hedge planting with the inclusion of a small number of garden trees.

Information has also been submitted with the application detailing the Housing Need Assessment undertaken in 2009 by the Rural Housing Enabler which identified ten households within the Parish needing affordable housing. However, a subsequent Community Open Day held in November 2010 indicated that there was a far larger demand than the needs survey had indicated.

An application for 11 affordable homes was submitted in 2008, but this application did not involve a Rural Housing Enabler and the application was subsequently withdrawn.

Main Issues

Policy Context

Core Policy K seeks to permit the development of 100% 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, or on sites which could accommodate more than one unit within the main built up area of the Local Service Villages (of which Stainsacre 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.

Core Policy D seeks to address the causes 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% of predicted CO² emissions.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

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Policy Context (continued)

Development Policy 4 seeks to ensure that proposals for development within or adjacent to a Conservation Area will preserve or enhance the character and appearance or setting of the area. Features which make a significant contribution should be retained and the scale, design details and materials of any new development should respect the existing architectural and historic context of the Conservation Area.

Further guidance contained in the Authority's Housing Supplementary Planning Document, Renewable Energy Supplementary Planning Document and Design Guide is also relevant to this application.

Need for Affordable Housing in Hawsker-cum-Stainsacre

The proposal should be considered as an 'Exception Site' development under Core Policy K. The site lies at the north western edge of the built up area of the village close to the old railway embankment and is in a suitable location within walking distance of the main part of the village.

The proposals have been worked up in conjunction with the Rural Housing Enabler following a Housing Needs Survey of Hawsker cum Stainsacre Parish, carried out in 2009. The survey report showed ten households in need of affordable housing, the majority requiring two or three bedroom houses. There was need for shared ownership as well as rented accommodation. An Open Day was held in the village hall in November 2010 and a number of other households in need of affordable housing expressed interest in the scheme. Sanctuary's proposal for a small development of two and three bedroom houses is appropriate to meet the needs identified in the survey and at the Open Day.

Stainsacre is one of the smaller villages in the National Park and classed as an 'Other Village' in the settlement hierarchy. A sustainability appraisal is therefore required in support of the proposal and has been provided with the application. Stainsacre shares facilities with Hawsker where there is a church, pub and small primary school and there is a well used village hall on the A171 which serves both communities. There is also a regular bus service to Whitby and Scarborough. The appraisal acknowledges the lack of facilities in Stainsacre itself but makes a good case that the proposed affordable housing will help to sustain the primary school and pub in Hawsker and also notes that the scheme is close to the Whitby Business Park where there may be opportunities for local employment.

Working With the Local Community

The Rural Housing Enabler has worked actively with Hawsker-cum-Stainsacre Parish Council and the National Park Authority trying to find a suitable site for affordable homes. Information has also been submitted with the application detailing the Housing Need Assessment undertaken in 2009 by the Rural Housing Enabler which identified ten households within the Parish needing affordable housing. However, a subsequent Community Open Day held in November 2010 indicated that there was a far larger level of need than the survey had indicated.

Affordability

Dwellings built under Core Policy K must be affordable for local people both now and in perpetuity. Sanctuary has provided details of costs and values for both the rented and the shared ownership dwellings.

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Affordability (continued)

The affordable rents will be 80% of the local market rent, estimated to be £400 per month for the two bedroom house and £450 for the three bedroom houses. Using the 'affordability' guideline in the Authority's Housing Supplementary Planning Document (housing costs should be no more than 30% of total household income), the proposed rents would be affordable for households with incomes of £16,000 and £18,000 respectively. This falls within the median income for the local area indicated by the recent Strategic Housing Market Assessment and would therefore be affordable for local people. However, it should be noted that some of the specific households identified in 2009 local Housing Needs Survey had much lower incomes and would require housing benefit to meet the proposed rents.

The shared ownership dwellings would be valued at £140,000 and £150,000 and monthly mortgage costs for occupiers are likely to be £556 for the two bedroom houses and £595 for the 3 bedroom house. These costs are similar to those approved for the shared ownership dwellings at Glaisdale and fall within the Authority's guidelines for assessing affordability for low cost home ownership schemes.

Suitability of Proposed Site Location

The Authority's adopted Housing Supplementary Planning Document notes that exception sites should be well related to village facilities and whilst this particular village does not have its own shop or school, the local primary school is nearby, close to the village of High Hawsker and Whitby itself is less than 2 miles away with a local bus route.

In terms of the suitability of the site, the plot offers development along an existing road, with housing development immediately to the east. The site would not be considered to be a single dwelling infill site in accordance with Core Policy J and as such would not be considered suitable for local occupancy housing. However in terms of an exception to normal policies, the site is not considered unduly prominent in the landscape being adjacent to existing housing development which forms part of the existing village. 'Exception Sites' should generally be small in scale and the proposed development of six dwellings is considered appropriate given the extent of the needs identified in the local housing survey.

Whilst the development would be visible from the wider landscape, particularly to the west from the non Public Right of Way footpath, it would be seen in the context of the surrounding development around the site without having a significant impact. Having regard to the separation distances from properties at Rigg View, combined with aspect and orientation, the development would not cause any significant problem of loss of privacy or overshadowing to immediate neighbours.

In conclusion the location is satisfactory as an 'Exception Site' and Sanctuary's proposals meet the policy requirements of Core Policy K to provide affordable housing to meet a locally identified need.

Nationally there has been much concern that affordable housing in rural areas is not being provided at anywhere near the rate needed. This reflects the very many issues which can frustrate such schemes. The Housing Needs Surveys clearly demonstrate that there is a high level of need for two and three bedroom affordable housing units within the parish of Hawsker-cum-Stainsacre and the proposed location at the edge of the village of Stainsacre and the town of Whitby, provides new residents with access to a range of services and employment opportunities. The scheme is considered to comply with Core Policy K.

Stainsacre has a variety of architectural styles, but mainly the development here is of more modern design, with a number of brick built bungalows, rather than traditional stone and pantile development. The proposed new dwellings would be of brick under clay pantiles, as many of the properties here are constructed.

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Suitability of Proposed Site Location (continued)

Overall the massing design and detailing of the scheme is considered acceptable in this location therefore the proposals comply with Development Policy 3 and approval is recommended.

Ecology

An environmental report has been submitted by the applicant which concludes that the site is of low ecological value with no evidence of protected species being found, although it accepted that certain species may utilise the hedgerows for feeding and foraging.

Recommendation

Officers are pleased to be able to support a proposal for affordable housing which would be administered by a Housing Association, otherwise known as a Registered Social Landlord, which has established mechanisms in place to ensure that the units remain affordable and available to local people in perpetuity. If Members are minded to approve the application, a Section 106 Agreement will be negotiated (will not be charged for) and agreed between the interested parties to ensure that the accommodation provided is initially limited to people living in the Parish of Hawsker-cum-Stainsacre.

If this does not result in full occupation within a stated time period, people in housing need from the adjoining parishes (Sneaton, Fylingdales and Fylindales Moor) would be eligible, with the final "cascade" area being people in housing need in the National Park. In view of the scale of local need in Fylingdales Parish Council shown by the housing survey however, it is not thought there will be any issues in finding tenants for these houses from the local area.

Reason for Approval

There is a proven need for affordable housing in Hawsker-cum-Stainsacre Parish and it is considered that the proposed site can be satisfactorily developed without having an adverse impact on the special qualities of the National Park or the character of the locality. The proposal is therefore in accordance with Core Policies K and D and Development Policies 3 and 4 of the NYM Local Development Framework.