

	REPORT TO PLANNING & DEVELOPMENT COMMITTEE TO BE HELD ON THURSDAY, 14 April 2016	
APPLICATION REFERENCE NO: 16/00148/RM	TARGET DATE: 22 April 2016	GRID REF: 488413-510584

REPORT OF THE PLANNING SERVICES MANAGER – PSM/16/99

SUBJECT: Reserved matters approval in relation to the Appearance, Landscaping, Layout and Scale of phase 1 (comprising of 190 dwellings) of the development approved in outline under reference 14/01376/OL for S Harrison Developments Limited And Tees Valley Housing Land To The South And West Of Sneaton Castle Farm Castle Road Whitby NORTH YORKSHIRE

1.0 THE PROPOSAL

1.1 The Planning and Development Committee resolved to grant outline planning permission for a development of up to 246 dwellings and an 80 bed care home on the site in November 2014. The resolution was subject to the completion of a Section 106 Agreement to cover commuted sums in respect of off-site sports provision, education provision and off-site junction improvements. The S106 was signed early this year and the outline planning permission issued on 20 January.

1.2 This current application seeks approval of reserved matters for the first phase of the development, which refers to the southern portion of the site and includes the vehicular accesses from High Stakesby Road and Castle Road, which were approved as part of the outline permission. The development in this phase comprises 190 dwellings. The scheme provides for 103 no. 2 bed houses, 59 no. 3 bed houses, 14 no. 4 bed houses and 14 no. 2 bed bungalows. 95 properties (50%) would be provided as affordable housing - the breakdown in affordable unit types being proposed as 45 no. 2 bed houses, 33 no. 3 bed houses, 5 no. 4 bed houses and 12 no. 2 bed bungalows.

1.3 Further reserved matters applications will need to be submitted in respect of the second phase of housing on the northern part of the site that has a frontage to Castle Road, and for the Care Home, which would be sited at the junction of High Stakesby Road and Castle Road and replaces the farm buildings at Sneaton Castle Farm.

1.4 The proposed site layout, which is closely based on the illustrative masterplan approved at outline stage, proposes that the majority of dwellings would be semi-detached or in small terraced combinations. The dwellings are generally two storeys in height, with a typical maximum height to eaves of 5.25m and to roof ridge of 9.75m, whilst the bungalows are approximately 2.5m to eaves and 6m to roof ridge. The proposed materials of construction include a mixture of multi red brick, buff brick and

render to reflect those materials used within the surrounding area, with red pantile and grey slate effect tiles for the roofs. It is proposed that the 2 bed dwellings would have one parking space, and the 3 bed and 4 bed dwellings would have space for at least 2 cars. Additional spaces for visitors and service vehicles would be provided. The development has been designed to meet requirements set out in 'Secured by Design' and the security requirements stipulated in the Building Regulations.

1.5 Detailed landscaping proposals for the site are outlined in a supplementary document prepared by Re-form Landscape Architecture, which forms part of the Design and Access Statement. The main provisions of the scheme include the retention of existing trees and field boundary hedgerows where possible, which will be augmented with new native species planting. New street trees are proposed to the primary route through the site with incidental trees on the secondary routes and within the courts supplemented with shrub and herbaceous planting in various locations. Hedgerows and trees are proposed to the site edges with a minimum width of 10m of planting to the western edge of the development comprising dense native shrub and tree planting. On-site public open space and play is proposed in accordance with the details agreed as part of the outline permission.

1.6 As approved at outline stage, the proposed development would be served by a sustainable drainage system, including surface water attenuation ponds on the sloping land to the south of the Phase 1 housing.

1.7 The Design and Access Statement includes an Anticipated Housing Delivery Plan for the first phase, which sub-divides the construction into five sections (A-E) with development programmed to commence at the south east of the site by forming the access from High Stakesby Road. The landscape phasing would follow the housing delivery with the intention that the open space and pedestrian connection with the north western corner of the site would be made following completion of the phase C housing.

2.0 SCREENING OPINION REQUIRED?

2.1 No.

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 The applicants publicised the proposals and submitted a Statement of Community Involvement (SCI) with the original outline application. The SCI gave details of the consultations undertaken, the comments received and any resulting changes to the proposals. Since the outline application was submitted and approved the applicants have not advised of any further community engagement.

4.0 CONSULTATIONS AND COMMENTS

The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.1 Whitby Town Council - No objections - recommend approval subject to traffic calming measures being installed on Castle Road and High Stakesby Road such as a speed reduction to a 20mph and the installation of digital slow signage; consideration given to sustainable development such as the use of solar panels, rain water catchment and installation of electrical charging points; ensure that the play park has a perimeter fence with a gate and is at least 10m away from the nearest properties.

(Officer comment: Highways matters were fully considered at outline stage and certain off-site measures agreed which are the subject of conditions.)

4.2 Highway Authority (NYCC) - The Local Highway Authority does not raise any objections to the submitted proposals. However, it does have concerns regarding a number of landscaping proposals which could interfere with visibility at junctions. The landscaping proposals should be amended to ensure the visibility splays are kept clear of obstructions. Trees are shown close to the carriageway in several locations and minimum distances should be adhered to (1.5m from footways and 2.5m from carriageways) in order to prevent damage to footways and carriageways.

4.3 Architectural Liaison Officer (North Yorkshire Police) - Notes that a response was submitted to the outline application which commented on a layout very similar to that submitted with this reserved matters application. It was recommended that the whole site attain Secured by Design certification.

4.4 Environmental Health (SBC) Environmental Regulation - Construction work can often give rise to complaints about noise and dust. Construction work should be limited to 0700-1800 Monday to Friday, 0800-1300 Saturday with no work allowed on Sundays and bank holidays.

(Officer note: A condition was imposed on the outline permission that requires the submission of a construction management plan for approval before works commenced on site.)

4.5 Environmental Health (SBC) Housing - Have no objections on housing grounds, subject to minimum room size requirements being met.

(Officer note: All dwellings provide bedroom accommodation exceeding the recommended minimum, which is 10.22sq.m for main bedrooms, 6.5sq.m for further bedrooms and 4.7sq.m for children under 10 years.)

4.6 Landscape Architect (SBC) - Notes that the general landscape arrangement has been agreed at outline stage but comments that the planting belt would benefit from the provision of a significant evergreen component to soften the edges of the development year round. Whilst the use of steel play equipment is considered preferable, a quality timber product is acceptable as an alternative. However, he requests that prior to installation the applicant contact him to review the range of play equipment for the play area. In addition it is recommended that the maintenance period covered should be 10 years post completion or to the date of adoption by the Local Authority if earlier and if applicable.

4.7 Housing Strategy Manager (SBC) - We are pleased to see that the applicants are proposing 95 no. affordable units within this application, which represents 50% of the phase. This also achieves the 40% affordable housing requirement for the whole

scheme, which is the requirement for the Whitby sub-market area as per the Council's Affordable Housing Supplementary Planning Document (SPD).

We are also pleased to see that the applicants are proposing that 71 no. out of the 95 no. affordable units will be affordable rented units. This is especially pleasing given the recent changes to funding for affordable housing, which will make delivery of affordable rented units more difficult to achieve in the future.

The delivery of the affordable housing is also welcomed given that there is an on-going high level of housing need in Whitby. The recent Strategic Housing Market Assessment (SHMA) commissioned by the Council in 2015 identified a need for 63 affordable homes per annum over a period of 5 years. The development of these units will help in meeting this need.

The affordable units are being delivered by Tees Valley Housing a Registered Provider, who already own and manage affordable housing at other sites within Whitby. The rented units will be allocated via North Yorkshire Homechoice, which is the choice based allocations system for the area, of which the Council is a partner.

4.8 Publicity - The consultation period expired on 24 March 2016 and objections have been received from the following:

32 objections have been received to the application, the majority being from residents in nearby streets, including Runswick Avenue, High Stakesby Road, Heworth Drive, Castle Road, Chancel Way, Mickleby Drive, Mayfield Road and Manor Close.

A number of points that have been raised in objection relate to the principle of developing the site, which has now been established through the grant of outline permission. Therefore, these are not included in this report, although they can be viewed online. The objections relevant to this reserved matters application can be summarised as follows:

1. The new properties are crammed in and are considered to be an overdevelopment with consequent lack of green space and planting for wildlife. The house plots and floor plans for the houses are too small.
2. The planting of a few trees to the west side of the site does not allow for the fact that the proposed development is out of character and scale with existing housing.
3. The scheme is poor and unimaginative and inflicts the concept of a 'shanty' town on the gateway to the beautiful and historic town of Whitby.
4. A revised scheme should be required which complements the existing properties in the area, addresses the highway issues, reduces the environmental and public service issues and mitigates damage to the gateway to Whitby
5. The 50/50 split between social and private housing will conflict with each other and result in the appearance of an ill designed estate.
6. The outline permission included 30 conditions to mitigate against damage to the area and it appears that many of these conditions have either not been met or completely ignored.
7. It is the responsibility of the Committee to leave a planning legacy that is the best than be achieved and not one which will be seen as so damaging and detrimental to the whole community.
8. The plans lack any appeal to the younger generations with inadequate space for children to play safely.

9. There is no character in the design of the houses and no fluidity in how they are positioned.
10. No garages seem to be provided which is a huge requirement for potential homeowners for storage and a safe place to keep a car.
11. There are insufficient parking spaces for residents and visitors which will result in cars parked on the road and pavements which will impede the flow of traffic in the estate. Most families have 2-3 cars before taking account of visitors.
12. The social housing has been relocated near to Runswick Avenue where previously it was to be sited nearer to Sneaton Castle.
13. The proposal is completely different to what was passed at the outline stage with the layout changing dramatically from the original plans
14. The pumping station next to the Switchbacks main road would be unsightly.
15. No provision appears to be made for wheelie bin storage.
16. The dwellings should be stone not brick to match in with the majority of the houses in this area which include the listed buildings of Castle View, The Croft and Sneaton Castle.

5.0 RELEVANT SITE HISTORY

5.1 2010 - Refusal of planning permission for a part outline and part detailed planning application for retail food store, car park, petrol filling station, 93 affordable homes, residential extra care facility, medical centre and new vehicular access (10/00668/FL).

5.2 2016 - Outline planning permission granted for a development of up to 246 dwellings and an 80 bed care home (14/01376/OL).

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan (Saved Policies)

- E1** - Protection of Open Countryside
- E5** - Road and Rail Approaches to Resort Towns
- E12** - Design of New Development
- E27** - The Protection of Significant Views
- E39** - Development Affecting Hedgerows and Trees
- H10** - Protection of Residential Amenity
- R2** - Open Space Provision within New Residential Developments
- C6** - Developer Contributions
- C7** - Foul and Surface Water Disposal

Scarborough Borough Local Plan (Proposed Submission)

SD 1 - Presumption in Favour of Sustainable Development
SH 1 - Settlement Hierarchy
DEC 1 - Principles of Good Design
DEC 3 - The Efficient Use of Land and Buildings
DEC 4 - Protection of Amenity
DEC 5 - The Historic and Built Environment
HC 3 - Affordable Housing
HC 5 - A Balanced Housing Market
HC 11 - Health Care and Education Facilities
HC 15 - Open Space and Sports Facilities
ENV 3 - Environmental Risk
ENV 5 - The Natural Environment
ENV 7 - Landscape Protection and Sensitivity
ENV 8 - Green Infrastructure
INF 3 - Sustainable Transport and Travel Plans
HC 1 - Supporting Housing Development

National Planning Policy Framework

NPPF6 - Delivering a wide choice of high quality homes
NPPF7 - Requiring good design
NPPF11 - Conserving and enhancing the natural environment
NPPF12 - Conserving and enhancing the historic environment

Scarborough Borough Supplementary Planning Documents

Affordable Housing
Transport Assessments
Education Payments
Travel Plans
Green Space (Adopted November 2014)

Local Planning Policy Guidance

None relevant

7.0 ASSESSMENT

7.1 The principle of the development of this site was established through the grant of outline planning permission. This reserved matters application seeks approval for the details of layout, appearance, scale and landscaping of the scheme. The vehicular and pedestrian access arrangements to the site from Castle Road and High Stakesby Road were approved at outline stage.

7.2 The main policy of the current adopted Local Plan which this application needs to be assessed is Policy E12 which states that:

"Planning permission will not be granted for development which by virtue of its design would detract from the appearance of the area in which it is located. The design of new development should result in visually attractive buildings which are not visually intrusive, which complement the character and appearance of their surroundings and which

contribute to the maintenance or creation of attractive places. In assessing development proposals account will be taken of the following aspects of design in relation to the building itself and the surrounding area:

- (i) scale;
- (ii) form;
- (iii) height;
- (iv) layout;
- (v) materials;
- (vi) colouring;
- (vii) fenestration;
- (viii) architectural detailing, including brickwork and stonework; and,
- (ix) landscaping.

Layout

7.3 Condition 2 attached to the outline permission requires that the development of each phase shall be implemented in general accordance with the principles set out in the Design and Access Statement including the Landscape Chapter and the illustrative masterplan subject to the consideration of any requirements set out in the other conditions of the planning permission granted under Decision No. 14/01376/OL. The layout of the site in this phase of the development aligns very closely with the illustrative masterplan as shown in Drawing No. 2433-D-00-46B. Access to all housing within the site is from the new main road, which runs through the middle of the site and links two entry points from Castle Road and High Stakesby Road, as approved at outline stage. The central position of the main road allows for short secondary and tertiary roads to be served off the primary road with these roads constructed as cul-de-sacs. The predominant building form is that of small terraced and semi-detached combinations with most dwellings set back from the roadways by over 6m with curtilage parking on the frontages although some parking would be provided in small parking courts.

7.4 An area of open space, incorporating play features for children, is proposed along the west boundary of the site. A public route through the open space would allow views of Sneaton Castle, and would connect through to the main vehicular/pedestrian street through the site. Other areas of green space are proposed within the site to provide amenity, to soften the development and to enable the retention of existing trees and hedgerows where practicable. Some 1.54 hectares (3.8 acres) at the southern end of the site, where the topography becomes steeper, is to remain undeveloped to provide space for surface water attenuation features, as approved at outline stage.

Scale, Character and Appearance

7.5 In terms of scale, the scheme generally comprises of two storey dwellings with some bungalows (14no.) at the northern end of the site. This scale of development is not considered to be out of character in this location. The properties to the east of this part of the site and immediately opposite are a mix of single, one and a half and two storey properties and whilst it is appreciated that the density of the proposed development is higher than these neighbouring properties, the numbers and site layout closely reflect the details already approved by the outline permission. It should be noted that densities do vary considerably within Whitby, with very dense development in its historic heart, with a mix of low, medium and high densities elsewhere within the overall extent of its urban area. Whilst a number of the objectors have criticised this aspect of

the scheme and regard the proposals to be an overdevelopment the proposed density of 41 dwellings per hectare is considered to be appropriate, and will ensure the efficient use of the site. This is considered important given that development land around Whitby is limited due to a number of factors, in particular topography and visual impact on the setting of Whitby itself and the National Park. Making efficient use of suitable development sites is therefore considered important.

7.6 With regard to appearance, the scheme design seeks to provide appropriate responses for different contexts with the boundary treatments and development at the site edges of particular importance. The western boundary incorporates substantial planting comprising a minimum width of 10m of dense native shrub and tree planting and offers the opportunity to provide an appropriate edge to the Castle grounds and should also soften the setting of the new development when approaching the town from the higher ground to the west. The eastern boundary provides for the retention of the existing copse within which healthy trees are to be retained, with the planting of new trees to replace those that require felling. This approach will preserve aspects of the rural outlook from High Stakesby properties, although the site will clearly take on a developed appearance. The housing fronting the site entrance off High Stakesby Road have been designed to provide a gateway into the site, with the development having a more urban appearance, whilst the development on the southern boundary overlooks open fields and the dwellings have been placed side-on or separated from the site's edge by rear gardens and screened by boundary tree planting using species such as Field Maple, Hawthorn, Holly and Mountain Ash, to help integrate the new development into the existing landscape context. The northern site boundary to this reserved matters application includes the site access, which necessitates the removal of a section of the existing boundary wall and the rebuilding of part of it to accommodate visibility splays. These details were approved as part of the outline permission and conditions are imposed to cover detailed matters.

7.7 The design detailing and materials of construction proposed for this development are considered to be acceptable in this location. The dwellings opposite the bulk of the site (Runswick Avenue/Mickleby Drive) are 20th Century in origin, brick built with tiled roofs of relatively modern design with either pitched rooflines running parallel to the highway or with gabled frontages. This type of detailing has been incorporated within the design of the proposed dwellings. A mixture of multi red brick, render and buff brick is proposed to reflect those materials used around the site. Buff brick would be used for houses fronting High Stakesby Road to blend in with the existing stone wall which runs along the boundary and also to complement the modern stone built properties in Manor Close, which date from the late 1970s/early 1980s. A buff brick is also indicated for the houses that lead into the development at the entrance from High Stakesby Road and along the western boundary to reflect the stone buildings at Sneaton Castle. Render has been used on key houses to form stop ends to terraces and to create focal points throughout the site. Gabled frontages have also been introduced at ends of the key terraces to provide a visual stop end with dwellings at junctions designed to turn the corner or have additional windows on side elevations/gable ends, where this is practical. The predominant roofing material in the locality is either red pantile or grey slate and the proposal incorporates the use of both pantile and slate effect roofing, which would be co-ordinated with the wall material and finish.

7.8 Elevation treatments are relatively simple. The window styles on this development have a vertical emphasis with white uPVC frames. Artstone cills are proposed to windows in all the dwellings with artstone heads to the buff brick properties, brick soldier

heads to the red multi brick units with all windows to be set in reveal. Front doors are placed on front elevations and generally served by canopies and would also be white. Bay windows are proposed to key plots as are first floor projecting windows to break up elevations and add interest to the streetscene.

7.9 The streets are designed to have trees within them, in particular to soften the appearance of the frontage parking areas. The surface material proposed for the roads and footpaths is tarmac with a different coloured tarmac to differentiate visitors parking bays. Private drives will also be in tarmac with the exception of drives on the main spine road which would be surfaced using block paving to ensure the scheme is visually attractive and not dominated by tarmac on the principal estate road.

7.10 A comment has been received that the pumping station close to High Stakesby Road would be unsightly. The south elevation of this building will be sat behind a landscaping belt with the landscaping proposals providing for 3no. holly trees in this location with a cherry tree to be planted to the north east corner of the building, which should assist in softening its appearance.

Landscaping and Open Space

7.11 Conditions 9, 10 and 11 attached to the outline planning permission relate to landscaping and open space: This scheme includes detailed landscaping proposals for the site, including the provision to be made for childrens play, details of which are set out in the Landscape Strategy and Design Section of the Design Access Statement prepared by re-form landscape architecture. The main landscaping provisions include the planting of street trees throughout the development; the retention of existing trees and existing field boundary hedgerows (where possible) to be augmented by new native planting with species selected to increase ecological diversity on the site; the provision of structured landscape edges to the site boundaries with a 10m strip of landscaping to the western edge. Play for younger children is provided for in an equipped play area which is to be situated near to the open space provision on the western boundary.

7.12 The application includes a Landscape Maintenance Plan (as required by Condition 37), detailed planting schedules for each phase of development, the layouts of the play areas and information on tree protection for those trees to be retained. The Council's Landscape Architect made a number of suggestions in terms of the landscaping proposals when the outline application was considered, which have been included within the scheme and he is broadly supportive of the current proposals included with this application. The specific comments made by the Council's Landscape Architect are noted in Section 4.6 above and these are matters that will be considered as part of the discharge of conditions application, which will need to be submitted in respect of the conditions attached to the original outline permission.

Access and Highway Matters

7.13 As noted previously the locations of the two vehicular/pedestrian access points to the site and a puffin crossing along with technical issues such as junction types and necessary visibility have been agreed through pre-application consultation with the Highway Authority and during consideration of the outline application. Condition 19 of the outline permission requires further technical information to be submitted in respect of the highway works for each phase of development. The Highway Authority has confirmed that it has no objections to the submitted proposals, subject to a number of

slight amendments to ensure landscaping does not impinge on visibility at a number of junctions, and that trees are planted at reasonable distance from footways and carriageways.

7.14 A substantial proportion of the objections to the current proposals involve concerns about highway safety and the ability of the local road network to carry the additional traffic movements that would be generated by this development. The location of the puffin crossing, which several objectors consider to be sited in a dangerous position, has also been raised as a concern, as has the suggestion that a roundabout be provided at the junction of High Stakesby Road with Castle Road. These matters have previously been considered by the Highway Authority at outline stage with the layout of the roads serving the estate, access points and pedestrian crossing located with guidance from the Highway Authority.

Other Issues

7.15 In addition to the reserved matters raised above, a number of issues that are of relevance to the application are detailed below.

Drainage

7.16 A Drainage Strategy and Flood Risk Assessment was submitted as part of the outline application and conditions added to the outline permission to deal with surface and foul water discharges from the site. The foul and surface water drainage strategy has been agreed, although further details in respect of the surface water outfall and a management plan for the approved surface water attenuation basins are required by condition of the outline permission. These will need to be the subject of a 'discharge of condition application' in due course. The concerns of residents are noted and the developers will need to comply with the requirements of Yorkshire Water.

Affordable Housing

7.17 50% of the housing within this first phase are proposed to be provided as 'affordable', which achieves the 40% affordable housing requirement for the whole scheme required by the outline permission. The Council's Housing and Strategy Officer is satisfied with the mix and in particular that most of the properties will be affordable rented units. The affordable units are being delivered by Tees Valley Housing, (a Registered Provider), already owning and managing affordable housing at other sites within Whitby.

7.18 Some objectors query the need for affordable housing however there is a recognised and on-going high level of housing need in Whitby as evidenced in the recent Strategic Housing Market Assessment (SHMA) commissioned by the Council in 2015. Others have objected to the 50/50 split between social and private housing which they suggest will conflict with each other - the 'pepper potting' of social and private housing has always been regarded as best practice rather than to separate the tenure types. Concerns have also been raised about who would occupy the affordable housing. The rented units will be allocated via North Yorkshire Homechoice, which is the choice based allocations system for the area, of which the Council is a partner. Tees Valley Housing has indicated that it would be prepared to enter into a local lettings agreement with the Council which would give extra priority to Whitby households.

Crime and Security Issues

7.19 The scheme will be built to meet Section 2 of Secured by Design and the physical security of dwellings is now a requirement of Building Regulations. The Police Architectural Liaison Officer (PALO) has indicated that as there was early dialogue with the developer this has been reflected in the quality of the layout with quite good provision as far as security is concerned. As the current application incorporates play facilities the PALO has suggested signage indicating times that the play park is open and permitted uses and the provision of lockable gates to the play area and car parks with maintenance agreements in place for perimeter fencing (Officer Note: These are matters relating to the management of the site and are not issues that can be dealt with by planning condition however an informative could be attached to the decision to suggest the developers give consideration to the comments made by the PALO).

Lack of Garage Provision and Wheelie Bin Storage

7.20 The lack of garage provision has been highlighted with concern that storage for outdoor equipment and for vehicles will be problematic. All properties have dedicated parking spaces to accommodate vehicles (2 bedroom dwellings have one space and, dwellings of 3 bedrooms or more, space for at least two cars with additional spaces for visitors/service vehicles). The affordable houses will be provided with a rear garden shed and the private houses all have rear gardens capable of accommodating sheds should the individual householder require it.

7.21 The provision for wheelie bin storage has been queried. The Design and Access Statement notes that all properties have provision for keeping wheelie bins within their rear gardens and that all gardens have external gated access either directly from the street or via rear access paths with designated refuse collection points.

Emerging Local Plan Policies

7.22 Whilst there has been no significant changes in planning circumstances since the granting of outline planning permission a new Local Plan is in the course of preparation and is at the 'Proposed Submission' stage. Feedback on the consultation exercise indicates that some weight can be given to a number of the emerging policies. Policy SD1 notes the presumption in favour of sustainable development; SH1 sets out the hierarchy of settlements and notes that only those places within the defined development limits are classified as settlements (the application site was previously outside of the development limits which have been redefined in the new Local Plan to include this area as a 'Committed Housing Site').

7.23 Policy DEC 1 refers to design detailing; DEC3 refers to the efficient use of land and buildings and encourages appropriate densities for residential developments on a site specific basis - the density of this site has already been agreed at outline stage; DEC4 concerns residential amenity and is similar in content to the current Local Plan Policy H10 against which the outline submission was assessed; DEC5 concerns the historic environment - the setting of Sneaton Castle, which is a listed building, was taken into consideration during the determination of the outline application with the proposal developed to reflect the comments made by the Council's Conservation Officer.

7.24 Policy HC1 refers to supporting housing development - the application site is noted on the Proposals Map as a committed site as outline planning permission has already

been granted for the site; HC3 relates to affordable housing and the thresholds are as per the Council's Supplementary Planning Document which this proposal satisfies; HC5 requires a balanced housing market which it is considered is met by this proposal which provides for a range of property types and tenure to meet housing needs; Policy H11 encourages access to high quality education and health care facilities - this scheme includes a commuted sum for education to improve existing facilities and whilst not part of this reserved matter application a new care home is also proposed to the north of the site; HC15 requires developers to make provision for open space through development - open space and play facilities are included in the scheme and also a commuted sum for off-site provision has been agreed as part of the S106 Agreement relating to the site.

7.25 Policy ENV3 refers to environmental risk and climate change - a Flood Risk Assessment and Drainage Strategy was considered in the outline submission; Policies ENV5, ENV7 and ENV9 consider the natural environment, landscape protection/sensitivity and green infrastructure to improve connectivity which have been developed through a Landscape Strategy for the site following a detailed Landscape and Visual Assessment; INF3 requires the submission of sustainable Travel Plans and Assessments - the outline application was supported by a Transport Assessment which was updated to include the impact of the new Park and Ride facility and to include a number of other developments with further assessment work for the roundabout junction of High Stakesby Road and Guisborough Road. A contribution is to be provided towards improvements at the Mayfield Road/Prospect Hill traffic light controlled junction.

8.0 CONCLUSION

8.1 The reserved matters application submitted in respect of this part of the site provides for a scheme that is considered to be acceptable in terms of layout, design detailing and materials and as such is considered to accord with the requirements of Local Plan Policy E12. It is recommended that the application be approved with an informative to advise that consideration be given to the comments made by the Police Architectural Liaison Officer concerning the management of the play area.

POSITIVE AND PROACTIVE STATEMENT

The proposals were subject of pre-application discussions between the applicant and the Local Planning Authority. By both parties acting positively and proactively, this reduced the need for revisions during the course of the application.

RECOMMENDATION

That APPROVAL OF RESERVED MATTERS BE GRANTED subject to the following condition(s):

1 The development hereby granted shall be carried out in strict accordance with the following plans unless any amendment is first approved by the Local Planning Authority:

List of plans to be inserted.

Reason: For the avoidance of doubt.

Notes

1 For the avoidance of doubt please note that the conditions attached to the outline planning permission 14/01376/OL will need to be fully complied with and any outstanding conditions formally discharged.

2 The Police Architectural Liaison Officer has recommended that a Management Plan for the Play Area be prepared which includes signage indicating opening times and permitted uses, the provision of lockable gates if appropriate with maintenance agreements in respect of perimeter fencing.

David Walker

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MRS C BRUCE ON 01723 232457 email carol.bruce@scarborough.gov.uk

