

Case No. 19/04375/REMMAJ

Item No.01

Location: Land comprising Field at 438082 456352 Station Road, Goldsborough, North Yorkshire

Proposal: Reserved Matters application for the erection of 36 dwellings (with appearance, landscaping, layout and scale considered) under outline permission 18/02118/OUTMAJ

Applicant: Stonebridge Homes Limited and Henry Bernard Webster

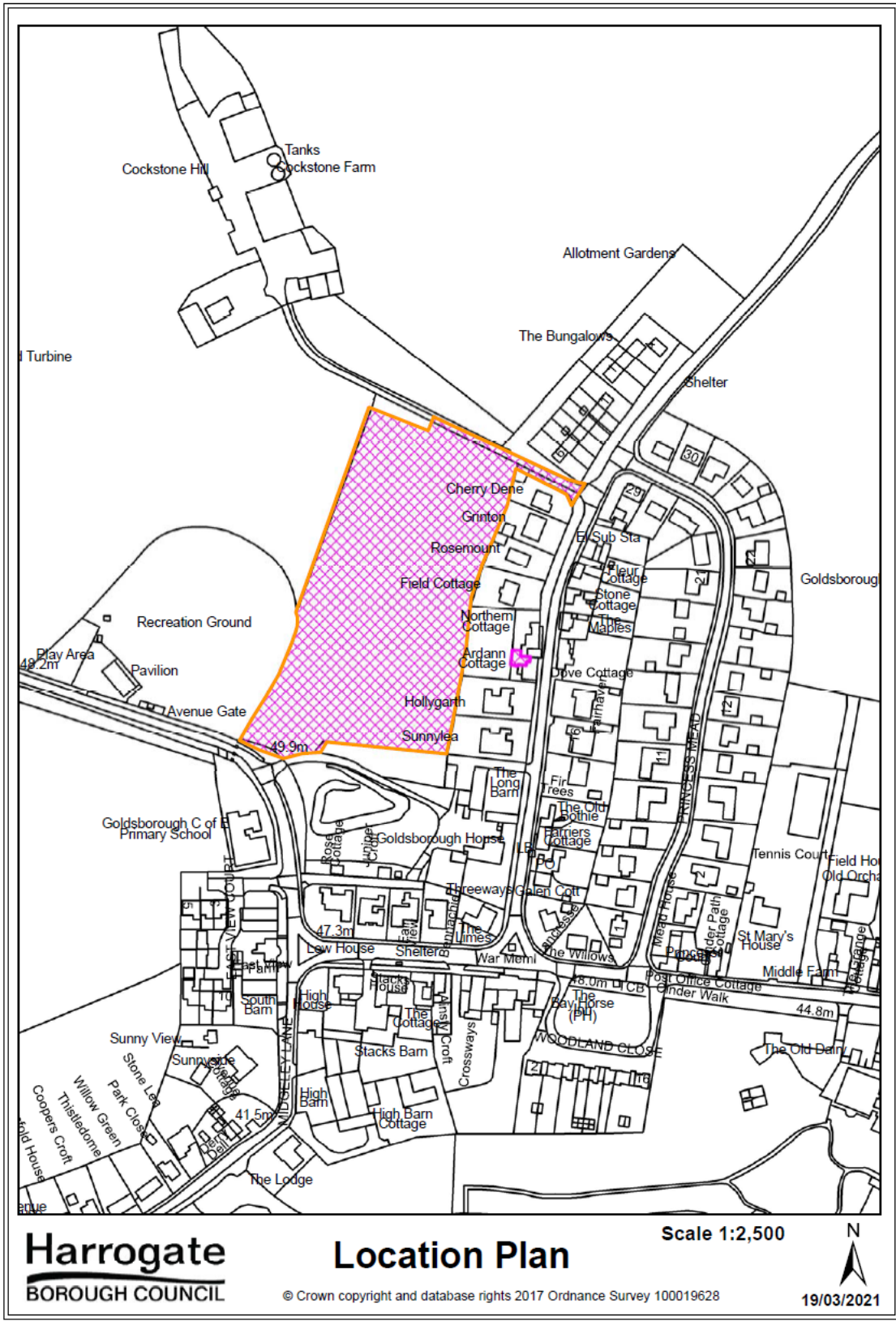
SUMMARY

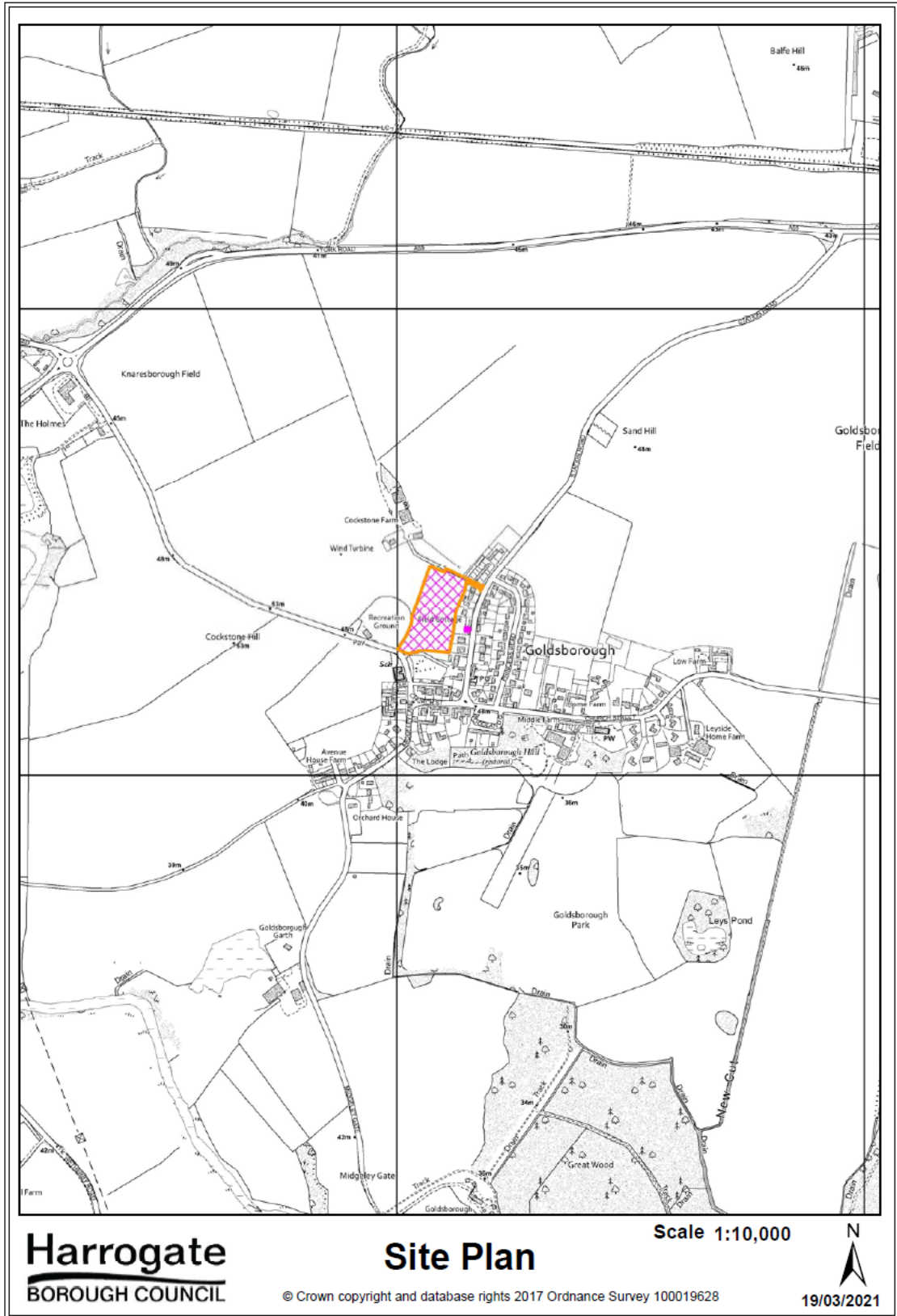
This is a reserved matters submission for the erection of 36 dwellings, including 14 affordable dwellings, following the approval of the outline application 18/02118/OUTMAJ in June 2019, which included approval of the matter of access. The remaining matters to consider under this application are appearance, landscaping, layout and scale.

The application site is situated on the north western edge of Goldsborough, between the rear of dwellings along Station Road and the Goldsborough Cricket Club. It is identified as housing allocation GB4: Land adjacent to Cricket Ground, Goldsborough in the adopted Local Plan. The site lies outwith but adjacent to the Goldsborough Conservation Area.

The matters under consideration are considered compliant with the overarching policies of the development plan and national requirements. The proposed development will make a valuable contribution to meeting the district's housing need. The proposal will have an acceptable impact upon the character and appearance of the area. The development constitutes sustainable development.

RECOMMENDATION: Approve subject to conditions





1.0 PRELIMINARY MATTERS

- 1.1 Access to the case file on Public Access can be found here:- [view file](#)
- 1.2 This application is to be presented to the Planning Committee as the outline application was determined by the Planning Committee and the site is considered to be sensitive in nature.

2.0 THE OUTLINE PERMISSION

- 2.1 Outline planning permission was granted under application 18/02118/OUTMAJ in June 2019 for the residential development of up to 36 dwellings with access considered. This relates to 1.59 hectares of land located on the north western edge of Goldsborough village, between the cricket pitch to the west and existing residential dwellings fronting Station Road to the east.
- 2.2 The legal agreement attached to the outline permission requires:
 - On-site affordable housing provision;
 - Financial contributions towards the provision of open space/village halls;
 - Financial contributions towards education provision; and
 - Future management of on-site open space and surface water drainage.
- 2.3 The positioning of the access from Station Road, using the existing access to Cockstone Farm was approved as part of the outline permission.

3.0 MAIN ISSUES

- 3.1 The main issues for consideration are those matters reserved for approval following approval of the outline permission, which comprise:
 - Appearance;
 - Scale;
 - Layout;
 - Landscaping.

4.0 ASSESSMENT

- 4.1 The principle of residential development for up to 36 dwellings has already been established through the outline permission. The site is identified as a housing allocation in the adopted Local Plan with an indicative yield of 36 dwellings. The only matters for consideration are therefore appearance, scale, landscaping and layout. The principle of development is not a material issue for

consideration as that has already been determined through the grant of outline approval.

4.2 Appearance

- 4.3 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires attention to be paid to preserving or enhancing the character or appearance of a Conservation Area. Section 66(1) of the Act requires special regard to be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 4.4 Local Plan Policies HP2: Heritage Assets, HP3: Local Distinctiveness, NE4: Landscape Character and NE5: Green and Blue Infrastructure set out expectations of well-designed schemes and consideration of heritage assets.
- 4.5 Section 16 of the NPPF (Conserving and enhancing the historic environment) sets out national policy in relation to heritage assets. Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 194 advises that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 196 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 197 advises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The policies seek to protect the significance of heritage assets but also advocate a balanced approach, weighing any harm against the benefits of the proposal.
- 4.6 Section 12 of the NPPF places great emphasis on the importance of good design. In consideration of "appearance", it is necessary to consider those aspects of a building or place within the development, which determine the

visual impression of the development. These include the external built form, its architecture, materials, decoration, lighting, colour and texture.

- 4.7 The proposed dwellings are of an appropriate appearance given the site's location adjacent to Goldsborough Conservation Area. There will be a mix of detached and semi-detached dwellings and eleven different house types. Materials will be reflective of the local area and will be a similar palette of handmade brick with red pantiles. A condition is included to request samples of materials to be agreed. Details reflect those found in the village including arched brick headers and brick detailing along eaves and verges, art stone cills, voussoir brick heads, chimneys and a mix of gable and hipped roofs.
- 4.8 Parking is a mix of side, frontage and rear parking with garages provided for some of the open market dwellings.
- 4.9 Boundary treatments will be a mix of 1.8m high brick wall and fence, 1.8m and 1.2m timber fences, 1.2m timber fence with 300mm trellis and 450mm timber post and rail fences. The boundary to open space adjacent to the cricket ground is discussed separately below.
- 4.10 Fourteen affordable houses are proposed, all semi-detached, in line with Policy HS2. The affordable dwellings are spread around the site in maximum groups of three pairs. There are also five pairs of open market semi-detached dwellings, which ensures that the affordable houses are indistinguishable from the market housing.
- 4.10 Impact of the appearance of the scheme upon the character and appearance of the conservation area and the character and setting of the listed gate piers is considered to be acceptable and will preserve the appearance of both. The Conservation Officer has commented that the frontage onto the cricket pitch will be an attractive outlook with dwellings that are of locally distinctive form. The break between the two groups of dwellings is helpful in softening impact of the development.

4.11 Scale

4.12 Considerations of scale relate to height, width and length of each building proposed within the development and in relation to its surroundings, as required by Policy HP3: Local Distinctiveness.

4.12 The majority of the dwellings would be two stories in height, with the exception of the 'Ganton' house type which is 2.5 stories high.

4.13 The sizes of the semi-detached dwellings would be:

- 1-bed (affordable) – one pair 60.sqm;
- 2-bed (affordable) – four pairs 73sqm;
- 3-bed (affordable) – two pairs 86sqm;
- 3-bed (market) – four pairs 91.7sqm & 108.2sqm.

4.14 The sizes of the detached dwellings are:

- 3-bed (market) – one 108.2sqm;
- 4-bed (market) – seven 116.2/158sqm/143.6sqm.;
- 5-bed (market) – six 177.7sqm/216sqm/230.1sqm.

4.15 The proposed dwellings meet the Nationally Described Space Standards, according with Policy HS5: Space Standards..

4.16 Layout

4.17 "Layout" is an assessment of the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development. Such an assessment forms a key component of Local Plan Policy HP3: Local Distinctiveness, which seeks to ensure that developments respect the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas.

4.18 Local Plan Policy HP4: Protecting Amenity requires development to be designed to ensure that it will not result in significant adverse impacts upon the amenity of occupiers and neighbours.

- 4.19 Local Plan Policy NE7: Trees and Woodlands requires developments to protect and enhance existing trees and new development should be designed to ensure a satisfactory relationship between buildings and new and existing trees to safeguard the future health of the trees.
- 4.20 A number of trees adjacent to the south western boundary of the site are included in Tree Preservation Order 01/1952 G5 and three trees, located off-site along the eastern boundary are within the conservation area. All trees will remain and buildings are positioned outside of their root protection areas. A detailed landscaping scheme has been submitted showing additional soft landscaping and planting, which will be conditioned along with appropriate conditions regarding the protection of root protection areas.
- 4.21 Local Plan Policy HS1: Housing Mix and Density identifies that new housing development will be expected to achieve a minimum net density of 30 dwellings per hectare. Development may be permitted at a lower density where it can be demonstrated that development at these densities will be detrimental, relate poorly to the character or amenity of the location or site constraints would prevent these densities from being achieved. The proposal has a density of 25 dwellings per hectare, based upon the net site area, which is considered to be appropriate at this edge of village location.
- 4.22 An indicative layout was provided at outline stage, which suggested a double curve layout. The submitted scheme proposes a single curve, with dwellings facing the western boundary towards the cricket pitch and also facing outwards towards the northern boundary. The remaining dwellings face into the site with gardens abutting the boundaries.
- 4.23 Historic England has responded that, in their view, the submitted scheme is a missed opportunity to create a characterful development that responds positively with the edge and setting of the Goldsborough Conservation Area and cricket ground. The Council's Conservation Officer has considered the scheme and advises that "*the frontage onto the cricket pitch will be an attractive outlook with dwellings that are of locally distinctive form. The break between the two groups of dwellings is helpful softening the impact of the development*". It is considered that the layout is an appropriate response to the context of the site

with rear gardens abutting existing rear gardens outside the site. Dwellings along the northern and western boundaries face out of the site to create a positive edge to the development.

4.24 An area of open space is provided along the south western corner. This corresponds to a buffer zone kept free of built form adjacent to the cricket ground to act as a ball drop zone. The open space meets the Local Plan site requirements in that it:

- Minimises harm and enhances the setting of the listed village entrance gate piers;
- Maintains the view from the rear of the cricket ground across the south-western corner of the site;
- Creates an open area at the edge of the site to minimise harm to the view east along York Road towards the village gate piers and conservation area; and
- Retains the recreational and amenity value of the public footpath.

4.25 The ball drop zone will have restricted public access and will be enclosed by a 1.2m railing fence and new hedge planting. It should be noted that an existing Public Right of Way crosses this area at the southwestern corner and it is therefore not possible to fully restrict public access. Sport England and the England Cricket Board have objected to the height of the fence, requiring that this should be 1.8 metres high and fully enclosing the ball drop zone to prevent unauthorised access. It is Officer's view that consideration needs to be given to the outlook for the proposed dwellings adjacent to this area and also heritage impact in terms of views across the site. Balancing the benefits and the harm, it is felt that the proposed 1.2 metre fence will provide an appropriate enclosure whilst ensuring an acceptable outlook for dwellings and views across the site. Goldsborough Cricket Club has not objected to the 1.2 metre fence. Signage will also be erected to advise of caution when entering this area when cricket matches are being played.

4.26 Landscaping

- 4.27 Local Plan Policy NE4: Landscape Character states that proposals will protect, enhance or restore the landscape character of Harrogate district. Policy HP3: Local Distinctiveness, seeks inter alia, to take into account urban and landscape design that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the area. Landscaping is a key aspect in consideration of the proposal and covers issues including the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the surrounding area.
- 2.28 Further to Local Plan Policy NE7: Trees and Woodland, it is a site requirement of the Local Plan allocation that existing trees and hedgerows should be retained and enhanced where possible with any unavoidable loss mitigated with the planting of new native trees. New native tree planting should be provided within the site in order to provide breaks in the built development and provide connectivity to wildlife. Condition 15 of the outline permission requires the existing hedge along the western boundary to be retained and incorporated into the landscaping proposals for the site.
- 2.29 A detailed landscaping plan has been provided, which retains existing hedgerows along the west, east and southern boundaries and existing protected trees. New native hedge and tree planting is proposed along the site boundaries and within the internal layout. The areas of public open space are to be a mix of grass seed and wildflower seed with the details of the landscaping plan to be controlled by condition.
- 2.30 An Ecological Mitigation and Enhancement Plan (Rev C) has been submitted, as required by Condition 17 of the outline permission. This includes native planting, wildflower seeding and the incorporation of bat and bird boxes within the dwellings. It also includes measures to protect the existing trees and ecology within the site pre-construction, during construction and post-construction management.

4.0 PLANNING BALANCE AND CONCLUSION

- 4.1 The principle of residential development has been established through the outline approval for up to 36 dwellings on this site. The scheme under

consideration is the reserved matters submission in respect of matters of appearance, scale, layout and landscaping only. The application is consistent with the terms of access approved as part of the outline application.

4.2 The matters under consideration are compliant with the overarching policies of the development plan and national requirements. The proposal respects the edge of village location adjacent to the cricket ground, heritage constraints and protected trees. The development conforms with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.0 RECOMMENDATION

5.1 That the application be **APPROVED** subject to conditions

6.0 PLANNING CONDITIONS

- Time limit of 2 years for development to be begin.
- List of approved plans
- Details of materials to be approved
- Arboricultural requirements regarding root protection areas
- Ten Days notice of tree work
- Replacement planting
- Development carried out in accordance with Ecological Mitigation and Enhancement Plan.
- Details regarding footpath connection through wall to be approved.
- Details of signage for public open space to be approved.
- Details to confirm 25% dwellings will meet accessible homes standards.
- Conditions relating to levels/storage of materials.

INFORMATIVES

- Related S106
- Affordable housing as part of S106
- Trees protected by TPO
- Adjacent to PROW

In the event of any changes being needed to the wording of the Committee's decision

(such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Chief Planner has delegated authority to do so in consultation with the Chairman of the Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

APPENDICES

7.0 Consultations

- 7.1 Sport England – Object to height of proposed railings around ball drop zone.
- 7.2 Environmental Health – Recommend conditions.
- 7.3 HBC Estates Manager – No Objections.
- 7.4 Ramblers Association – Objects.
- 7.5 Lead Local Flood Authority – No Comments.
- 7.6 North Yorkshire Police – Comments on layout.
- 7.7 NYCC Public Footpath Officer – Impose informative relating to PROW.
- 7.8 Arboriculture – Recommend conditions.
- 7.9 Historic England – Would prefer form and layout suggested at outline stage to be implemented.
- 7.10 Housing Officer – No objections.
- 7.11 Yorkshire Water – No comments.
- 7.12 NYCC Heritage – No objections.
- 7.13 Principal Ecologist – No objections, conditions recommended.
- 7.14 Yorkshire Water – No objections.
- 7.15 NYCC Education – No further comments to outline permission.
- 7.16 HBC Conservation and Design - Comments on detailing, materials and layout.

8.0 Representations

8.1 Representations received from 47 authors with following matters raised:

- Surface water flood risk;
- Design, scale. height and materials;
- Positioning of affordable housing;
- Density;
- Impact upon the conservation area and listed gate piers;
- Lack of green open space;
- Proximity to existing dwellings;
- Traffic Impact and limited bus service to village;
- Too many dwellings;
- Too close to cricket ground;

9.0 Views of parish council

9.1 The Parish Council objects to the proposal on the following grounds:

- Too many dwellings/ density too high;
- Not sympathetic to existing scale of Goldsborough;
- Lack of green space and planting;
- Proximity to existing dwellings on Station Parade;
- Proximity to cricket ground;
- Affordable houses clustered together;
- Inadequate parking;
- Design and impact upon the character of the village.

Case Officer: Gerard Walsh

Expiry Date:

Insert date 20 September 2020