

RYEDALE DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

MATTERS RESERVED BY A CONDITION OF OUTLINE APPROVAL

RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED THAT IT SHOULD BE APPROVED SUBJECT TO THE STATED CONDITIONS:

Application No: 17/01449/MREM

Proposal: Erection of 225 dwellings comprising 35no. 4 bedroom, 119no. 3 bedroom, 51no. 2 bedroom dwellings and 20no. 1 bedroom apartments together with associated landscaping, public open space to include children's play area, highways improvements, a balancing pond and allocation of land for use of the existing primary school (Details to outline application 13/01314/MOUT refers).

at: Land At Westfields New Road To Kirkdale Lane Kirkbymoorside North Yorkshire

for: Countryside Properties Ltd

Decision Date: 4 March 2020

REASON FOR APPROVAL

The proposed development is in accord with the following development plan policies and there are no other material considerations that outweigh those listed development plan policies:

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP3 Affordable Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Local Plan Strategy - Policy SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

CONDITIONS AND ASSOCIATED REASONS

01 The development hereby permitted shall be carried out in accordance with the following approved plan(s):.

Countryside Properties Ltd
Aeris
3200 Century Way
Thorpe Park
Leeds
LS15 8ZB

Location plan 4571-L-101 red line
Planning Layout SKY002-PL-01 Revision J
Boundary Plan SKY002-BP-01 Revision C
Landscape Master Plan- 3534 101 Revision B
Landscape Layout Plan - 3534 101 Revision B
Landscape Layout Plan - 3534 101 Revision B

House Type Drawing Pack Version 2 dated 9.12.19
The Alwin
The Ashop
The Bowmont
The Dee
The Ellesmere
The Foss
The Foss FCT
The Grantham
The Irwell
The Longford
The Lymington LG
The New Ashbourne LG
The New Walton LG
The Orwell
The Rippon A & B
The Weaver

Reason: For the avoidance of doubt and in the interests of proper planning.

- 02 Notwithstanding the indicative levels information shown on the submitted illustrative Street scene drawing Reference SKY 002-SC-01 Revision B, details of the finished floor levels the all of the dwellings hereby approved shall be submitted to the Local Planning authority for approval before the commencement any above ground works to any of the dwellings hereby approved. The levels information shall provide for information relative to existing ground levels and to a measurable datum point.

Reason. For the avoidance of doubt and to ensure that the development is carried out in the manner anticipated in the submitted reserved matters application in the interest of the visual and residential amenities of the locality and to satisfy Policies SP 16 and SP 20 of the adopted Ryedale Plan Local Plan Strategy 2013.

INFORMATIVE(S)

- 01 The applicants attention is drawn to the list of planning conditions listed on planning permission Ref 13/01314/MOUT dated 23.12.14 that are required to be discharged prior to the commencement of development on site
- 02 The outline planning permission Ref.13/01314/MOUT is also subject to a S106 legal agreement relating to developer contributions and obligations.

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Footnote :

In dealing with and determining this application, the Local Planning Authority have sought to take a positive approach to foster the delivery of sustainable development in accordance with the requirements of the National Planning Policy Framework. As such, the Local Authority has taken steps to work proactively with the applicant to seek solutions to problems that may have arisen in dealing with this application with a view to improving local economic, social and environmental conditions.

NO CONSENT OR APPROVAL HEREBY GIVEN REMOVES ANY REQUIREMENT TO SERVE NOTICES OR SEEK APPROVAL FROM THE DISTRICT COUNCIL WHERE SUCH ACTION IS REQUIRED BY THE BUILDING ACT 1984 OR OF ANY OTHER STATUTORY PROVISION. NO PART OF THE PROPOSED DEVELOPMENT SHOULD BE STARTED WITHOUT COMPLYING WITH SUCH REQUIREMENT.


PP HEAD OF PLANNING

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