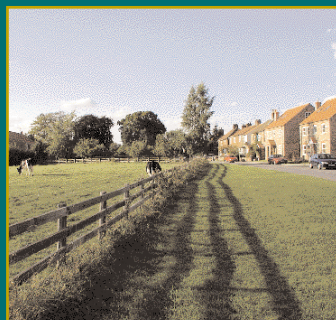


Murton Village Design Statement



**Supplementary
Planning
Guidance**



The Murton VDS Consultation Process

All village households received an invitation to an initial meeting. The meeting was well-attended. Seven residents of the village volunteered to form a Committee and many others have since helped with the preparation of this Village Design Statement.

A substantial exhibition *Murton: Past and Present* was organised by the Committee, with the help of many members of the village, who provided photographs, documents and reminiscences. It was attended by about 130 people, who were asked to complete a questionnaire to give their views about the village and its future. Questionnaires were also delivered to those who had not attended the exhibition and a final response rate of 50% of households and 45% of those on the electoral role was achieved. An input from the children of the village – tomorrow's residents – was obtained (see page 20).

A draft VDS document was circulated to residents, local businesses and other potentially interested parties.

A public meeting was held to discuss the draft VDS and responses to it.

A revised draft was submitted to the Planning Department of the City of York Council and was approved for formal consultation. Comments received were carefully considered and, where appropriate, were incorporated in the final document. The Murton Village Design Statement was approved as Supplementary Planning Guidance to the City of York Council's draft Development Control Local Plan on 13 December 2005.

The level of interest in the Exhibition, Public Meetings and VDS Consultation process has shown that the people of Murton have great concerns about the increasing pressures upon their village. There was a substantial unity in responses to the questionnaire from all parts of the village and, in particular, those responses show that all parts of the village community share similar concerns. The community of Murton is very keen to maintain the identity, integrity and environment of its village.

Some of the points raised amount to the hopes and desires of the community and it is recognised that some of these may be outside the control of the local planning authority. Although minor details in developments can often be significant to the village environment, they may also be outside the scope of the planning process. The role of the individual property owner is crucial in maintaining the traditional aspect of the village, which local people clearly want to retain.

Traffic density and speed through the village and local narrow, rural roads worried almost all villagers. Many were concerned that some recent development was not sympathetic to the nature of the village. The lack of local facilities, particularly for the many children, was stressed by many respondents. Litter and fly-tipping annoys many. The noise from the York by-pass appears to be a growing concern.

The villagers of Murton look forward to their Village Design Statement having a real impact on the future of the village and the quality of their lives in the village.





Introduction

*“Village Design Statements are intended to influence the operation of the statutory planning process. They will provide a context for new development, based on local character or sense of place. They are designed to help manage change, at whatever scale it occurs. They are not about **whether** development should take place; that is a job for the local plan. They are about **how** planned development should be carried out, so that it is in harmony with its setting and makes a positive contribution to the local environment.”* (Countryside Commission)

The objectives of Village Design Statements are

To describe the distinctive character of the village and the surrounding countryside.

To show how character can be identified at three levels

- ▶ the landscape setting of the village
- ▶ the shape of the settlement
- ▶ the nature of the buildings themselves.

To draw up design principles based on the distinctive local character.

To work in partnership with the local planning authority in the context of existing local planning policy, and to influence future policies. A Village Design Statement offers a positive way for local people to have an input to planning decisions which might affect the nature and character of their village, bearing in mind that a thriving and viable village has to strike a balance between its traditions and the needs of modern life. Local people are often best placed to identify and describe local character and what the essential features of their local community are. Local people are often best placed to understand local issues and problems.

A Village Design Statement therefore gives the local community a recognised say in planning processes in relation to the village. It draws the attention of planners to the essential features and characteristics of the village, which local people wish to retain. It provides the Parish Council with benchmarks for commenting on planning applications. It should help villages to influence their future and to indicate local priorities within the development process.

The Aims of the Murton Village Design Statement

To inform and guide planners, architects, builders, householders, businesses and all other interested parties about the character of the village and the wishes of residents of the village to maintain and enhance that character.

To ensure that future development is in sympathy with the character of the village.

To raise awareness that small changes within permitted development can affect the nature and character of the village.

To ensure that future development maintains and enhances the quality of life of village residents.

To preserve and enhance the character and appearance of the conservation area.



Murton's Past

Typically for such a small village, historical sources are limited. It is probable that, in common with most settlements in the Vale of York, it originated in the Saxon and Viking periods. What is certain is that the first recorded mention of Murton is to be found in the *DOMESDAY BOOK* compiled by direction of King William I in 1086, where Murton is described as follows:

"In Mortun likewise the Canons have 4 carucates of land where 2 ploughs can be. Waste."



There is some indication from the masonry and the south doorway that St James Church may date from c.1200 AD but the first written references to the Church, that we have traced, appear in the early 16th century. It was in ruins for most of the 19th century, during which period it was used as a pigsty. It was rebuilt in c.1914 maintaining its original small and simple form. It has not undergone long phases of rebuilding, typical of so many parish churches. The church is listed Grade II*.

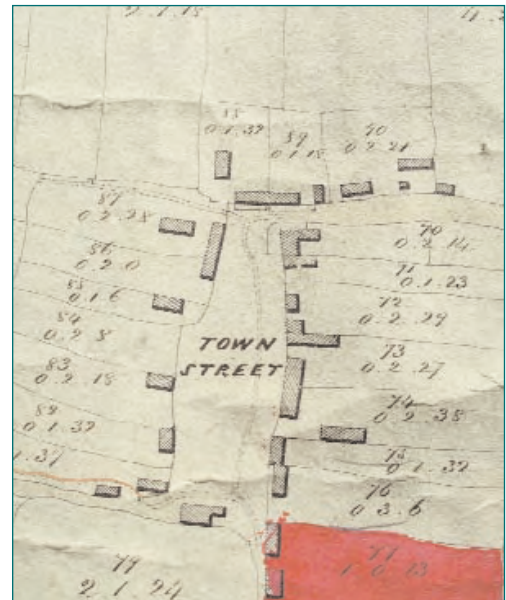
(From Nikolas Pevsner, *The Buildings of England. Yorkshire: The North Riding*. 1966)

St James Church

It is probable that the village has always been a small settlement. Existing field boundaries do not show the signs of a shrunken village. If current academic thought is correct, it is also likely that the basic linear form of the village was laid out shortly after the Norman Conquest, in the late 11th and 12th centuries AD. This layout is still evident today at the eastern side of the main street, where farmsteads and houses front the roadside with a line of garths (private gardens or enclosures) behind. Murton Hall suggests a location for a manor house typically placed at one entrance to the village.

The earliest known plan of Murton dates from 1796. It shows a wide village main street and a scattering of surrounding buildings. The form of the village, around the junction of three rural lanes, was well established by this date. It was a very small settlement of perhaps no more than 24 houses. Most properties were within large garths and fronted on to a broad main street.

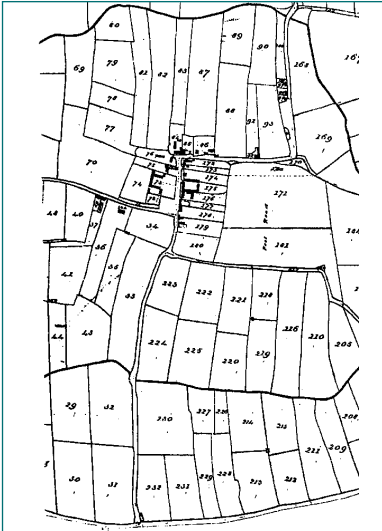
In 1836 much of the land at Murton was sold at auction. By that date there had been some significant changes to the village plan and buildings as the map of 1842 shows. Land to the front of buildings on the west side of the main street had been enclosed, creating a narrowing of the street and its verges. From the evidence of this map and surviving buildings, it is probable that most if not all of the west side property was rebuilt between 1796 and 1836.



Plan of Murton 1796

The building line of the east side of the main street is similar today to that shown on the 1796 plan.

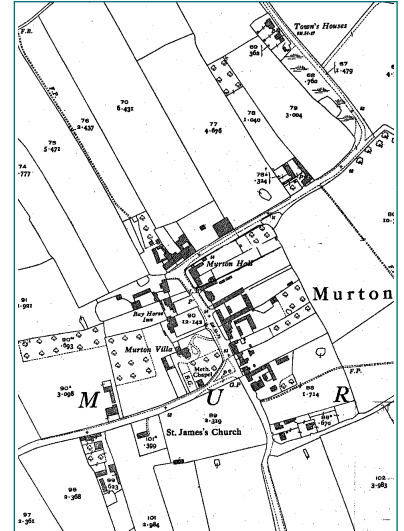




Murton c.1842



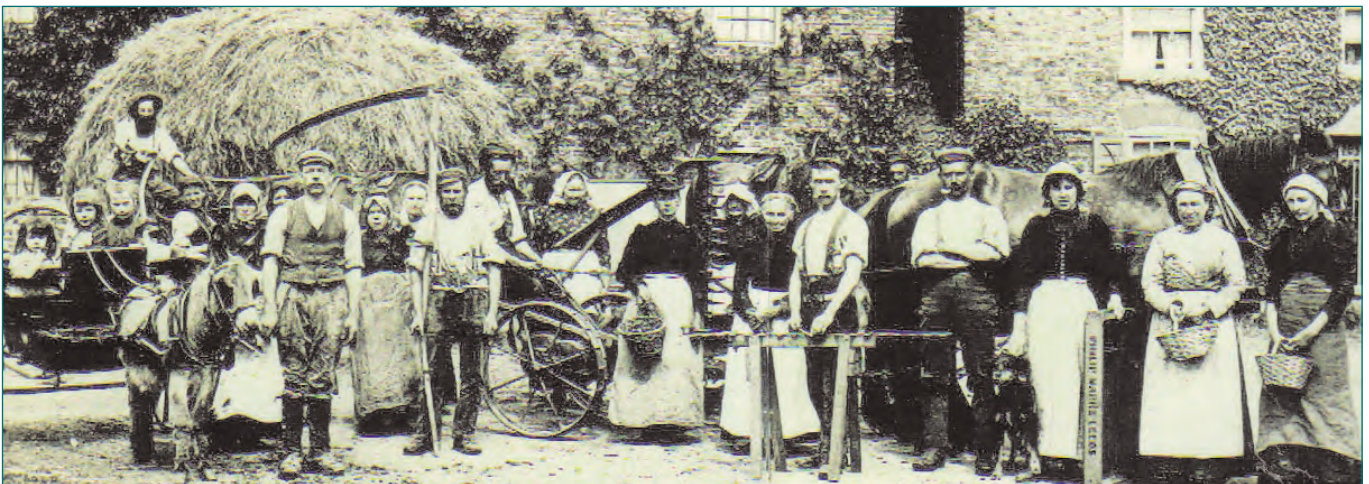
Murton c.1920



Murton c.1950

Nineteenth century trade directories indicate that Murton was primarily engaged in agricultural activity. Only a few residents had occupations outside the village. From c.1820s the village was a significant centre for the training of racehorses. Evidence of that activity survives both in some buildings and in the local field system. St. Giles, which won the 1832 Derby fraudulently, was co-owned by Robert Ridsdale, who lived in Murton Hall, and John Gully, both notorious racing rogues. Ridsdale lost his estate in Murton in 1836. This time he gambled unsuccessfully.

Local agricultural activity included the growing of flax and chicory. However, much agricultural output, throughout the nineteenth century, and until quite recently, was directed to the food supply needs of the city of York. Thus potatoes and other vegetables, and fruit, notably strawberries, were supplied from Murton.



The Schofield Family and their workers - market gardeners in Murton c.1890s

A significant event for Murton was the arrival of the Derwent Valley Light Railway in July 1913. It provided passenger and goods services to Layerthorpe in York and, in due course, a base for other commercial activity. A Russian petrol company had a depot at Murton Lane Station yard in the late 1930s. During the Second World War the station and its adjacent field, High Smary Close, were used as a petrol dump, with at one point over 1/2 million gallons of petrol being stored in 4 gallon cans. About 100 wagons were loaded with petrol in one day before D-Day.

In the 20th century, the development of the village was not substantial. Some buildings in the main street were replaced in the 1930s and several bungalows were built around that time on the southern edge of the village. Also in the 1930s, four semi-detached houses were built on the south east of the main street. In the 1960s a field, known as the Garth, was developed as a small estate of detached and semi-detached bungalows and 8 semi-detached bungalows were also built in Moor Lane. In the 1970s several small properties were built in Smary Lane. Since then some 15 new residential properties have been constructed within the village envelope. Most have been built on the footprint of previous agricultural or commercial buildings, notably the recent estate of large three storey “executive” houses at Blue Coat Farm.

There is an area to the south of the village, and within the parish, where there has been some development in recent decades, including the transfer of the Livestock Market and Clancey’s metal recycling business from York; the opening of the abattoir, feed mill and the Museum of Farming; and the construction of several industrial and commercial units at Fryer’s Close.

A recent description of the village by a Planning Appeal Inspector

“Murton is a typical Yorkshire agricultural street village with traditional properties on the east side of Murton Lane fronting the street and with long narrow plots to the rear. . . . the village of Murton is a very attractive one, retaining much of its eighteenth and nineteenth century built fabric and traditional form. It is, in my view, important to ensure that new development limited to the road frontage is an important surviving feature.”

Through the 18th and 19th centuries the major landowners lived elsewhere, or were institutions. They included the York Blue Coats’ charity, a charity for Beverley poor, the Merchant Tailors Company, and Sir Robert Pocklington. They presumably did not need to build large local residences. However the village still contains a variety of 18th and 19th century property, much of which retains original architectural features of merit, and which contributes significantly to the streetscape. Murton Hall is listed grade II and is a fine example of a late 18th century farmstead complete with boundary wall and coach-house. Of the unlisted buildings, South View is a good example of another 18th century farmhouse, whose plan form suggests earlier origins. Cherry Tree House, Lilac Tree House and The Villa are substantial houses displaying some status in their quality of design and materials.



Cherry Tree House with its garth



Lilac Tree House and Cottage



The Villa





There are four listed buildings in Murton village:

*Murton Hall: Late 18th century, with 19th century addition.
The coach-house to Murton Hall: Late 18th century.
The garden wall and gazebo to Murton Hall. Late 18th century.
The Church of St James. Circa 1200*



Murton Hall and Moor Lane



The wall and gazebo



The Coach House

See Appendix A, page 21 for a list of other significant buildings and features.

Murton: the present

The 2001 Census enumerated 293 people in 121 households in Murton village. Sixty three people were under the age of 18; 42 were over the age of 65. The village has the highest number and proportion of children in living memory. All but 10 households owned their own property. There are three holiday cottages in the village. In spite of changes, the village is geographically small. It is contained within an area of 0.25 square kilometres and extends no more than 400 metres north to south and 500 metres west to east. It is a typical Vale of York village, which is nonetheless individual and distinct and presents a traditional and rural character. There are shared characteristics of building materials, layout and scale, and a distinct quality in many 18th and 19th century buildings, including farm buildings.

The character of the village is focussed on the main street, where the typical village linear layout of two opposing building lines survives. Farmsteads and houses predominate with farm buildings and outbuildings found to the rear. At the eastern side, a line of garths has been preserved. Development to the east and north of the area is located close to the road, either directly so or separated by low walls and railings or hedgerows. At the western side, the building line is recessed from the roadside, reflecting the non-agricultural, residential and at times higher status nature of development in this area.

The field opposite the Chapel and adjacent to the Church brings the countryside into the heart of the village. With the exception of a few houses in Murton Garth, all properties in the village have views across open countryside.

THE POPULATION OF MURTON

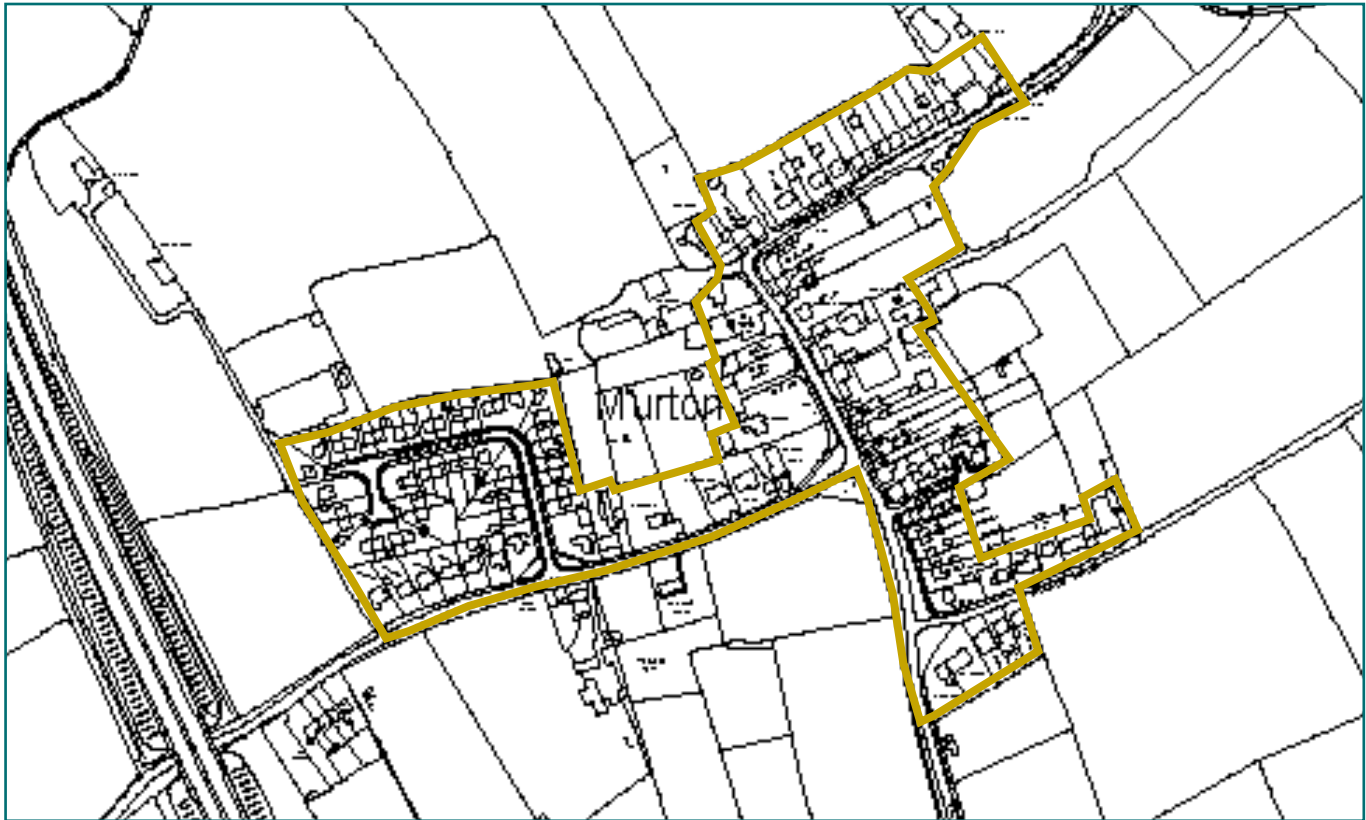
1801 110 1851 167 1901 189 1931 265 2001 293

The population of Murton has not grown very much since the Second World War, in spite of the new property built. This is perhaps explicable because agricultural activity required considerable labour and much of the pre-war property housed larger families and farm workers.



Murton village is “Washed Over” by the City of York Green Belt and the village is surrounded by Green Belt land. This is singularly the most important consideration with planning applications, including design. Policy GB2 in the local Development Control Local Plan stipulates that in settlements “Washed Over” by the Green Belt, planning permission for the erection of new buildings or the change of use, redevelopment or extension of existing buildings will be permitted provided:

- a) the proposed development would be located within the built-up area of the settlement; and
- b) the location, scale and design of the proposed development would be appropriate to the form and character of the settlement and neighbouring property; and
- c) the proposed development would constitute limited infilling and would not prejudice the openness or the purposes of the Green Belt.



The village envelope is indicated by the bold line drawn tightly around the current built up area

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Much of the village of Murton was designated a Conservation area in 2005, in recognition of the individual and distinct character of the core of the village, and the quality and characteristics of many buildings. The Conservation Area is highlighted on the centrefold map. Guidelines are formulated with the object of preserving and enhancing the village in accordance with this designation.





There is a broad economic and social mix of people within Murton village. Some families have roots in the village which go back to at least the 1840s, when there were substantial land ownership and rental changes. The farming families all have a long association with the village. But in recent years a lot of properties have changed ownership.

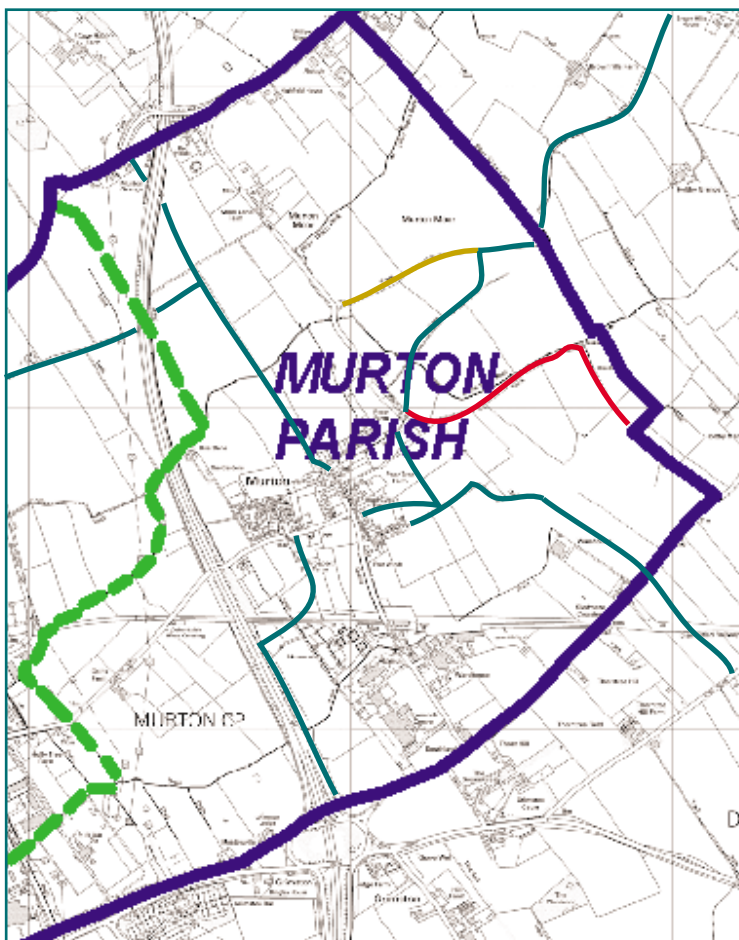
Murton has very few facilities for its inhabitants. Its shop closed about 50 years ago. Travelling shops no longer visit. There are no playing fields. There are no play facilities for the current high number of children in the village. Children are therefore vulnerable on the roads. There is only a very limited bus service to the village.

The Church provides a limited meeting place for the Parish Council and some other activities. The Bay Horse pub provides a focal point for some social activity. There is no village hall.








The Bay Horse

The Civil Parish of Murton covers a very much wider area and includes Cavendish Grove, and parts of Hull Road and Tranby Avenue in Osbaldwick, the Osbaldwick link road residential estate, B & Q, Inner Space Filling Station, the electricity transformer station, the north side of Grimston, the industrial and commercial area of Murton Lane, the House of James and a variety of property and businesses in Moor Lane and Sandy Lane to the north of the village.



Murton Civil Parish Boundary

-  WARD/PARISH BOUNDARY
-  PARISH BOUNDARY
-  Public Bridleway
-  Public Footpath
-  Conservation Walk

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The Murton Village Design Statement applies primarily to the village envelope, as indicated by the plan on page 8. However recommendations are also made in relation to developments elsewhere in the parish that might affect the village of Murton.



Murton: Setting and Landscape



Views of Murton main street c.1900

The Parish of Murton lies wholly within the City of York Green Belt. The village is some 4.5 km from York Minster. It is a small and well-defined village with a clear village envelope and only a few properties close to, but outside, that envelope. Its setting is rural. The village is bounded by fields on all sides, although the rural gap to the south is quite narrow. The boundary between the village and the surrounding fields is irregular, having been historically determined by field and plot boundaries. The view towards the village from all sides emphasises its rural nature and location. Likewise the views from the village are predominantly rural, with distant views of the Yorkshire Wolds and the North York Moors, including the Kilburn White Horse. To the south of the village the glacial moraine ridge is evident. York Minster is clearly visible from many properties in the village, although the proximity of the raised A1237 York by-pass masks that view for some.

Although so close to the City of York, the village retains a strong identity and a strong rural feel. The reasons for that may be because it is clearly defined in its boundaries; it is small enough for a sense of community; and there is continual agricultural activity in and around the village. The rural feel is influenced by the variety and size of plots, the large grass verges in most of the village, and the rural aspect from the majority of the properties in the village. Many of Murton's inhabitants have deliberately chosen to live in a village, rather than urban or suburban York.



Ivy House Farm



Rose Farm



Rose Farm and Moor Lane

There are three working farms located within the village envelope. They are an essential element of the village character. All three farm fields surrounding and close to the village. Other fields are farmed by farmers from elsewhere in the parish and from neighbouring parishes. The fields surrounding the village tend to be small and contained by hedgerows with a diverse mix of species. The scale of fields, their diversity of size and shape, and their relationship to farm buildings, to a great extent reflect the historic land use, including market gardening and the training of racehorses. Current farming activity around the village is a mixture of pasture and arable. Animal husbandry includes sheep, pigs, dairy farming and beef stock. Arable farming includes cereals (wheat, winter and spring barley and oats in 2004), fodder crops, potatoes and some vegetables. There are a number of paddocks for horses. The variety of the farming activity and the survival of a small field system contribute to the character of the village. The village is surrounded by a field network which, to a great extent, survives from that shown in the 1796 and 1842 plans. Policy NE1 in the Development Control Local Plan stipulates that trees, woodlands and hedgerows, which are of landscape, amenity, nature conservation or historical value, will be protected.

Several well-used footpaths and a bridleway link the village with the fields and surrounding areas.





St James Church and Prospect Farm from the main street



Murton village main street from the south across Town End Close

The village is flat and low-lying. It lies on slightly higher ground between Osbaldwick beck to the north and east and a smaller beck to the south. The water table is high and drainage is poor. Some traditional surface drainage channels between the village and the becks have become clogged or have been filled in. An area along the Osbaldwick beck to the north and east of the village is shown on the recent Environment Agency map as liable to flood and has indeed flooded in recent years. Standing water across all roads into the village is a frequent occurrence after heavy rain. During the consultation process, the Environment Agency advised that, for any development, surface water run-off should be restricted to existing rates. The Foss Internal Drainage Board also advised on the inadequacy of local surface watercourses and indicated that any increase in surface water discharges from new or redevelopment may cause problems.

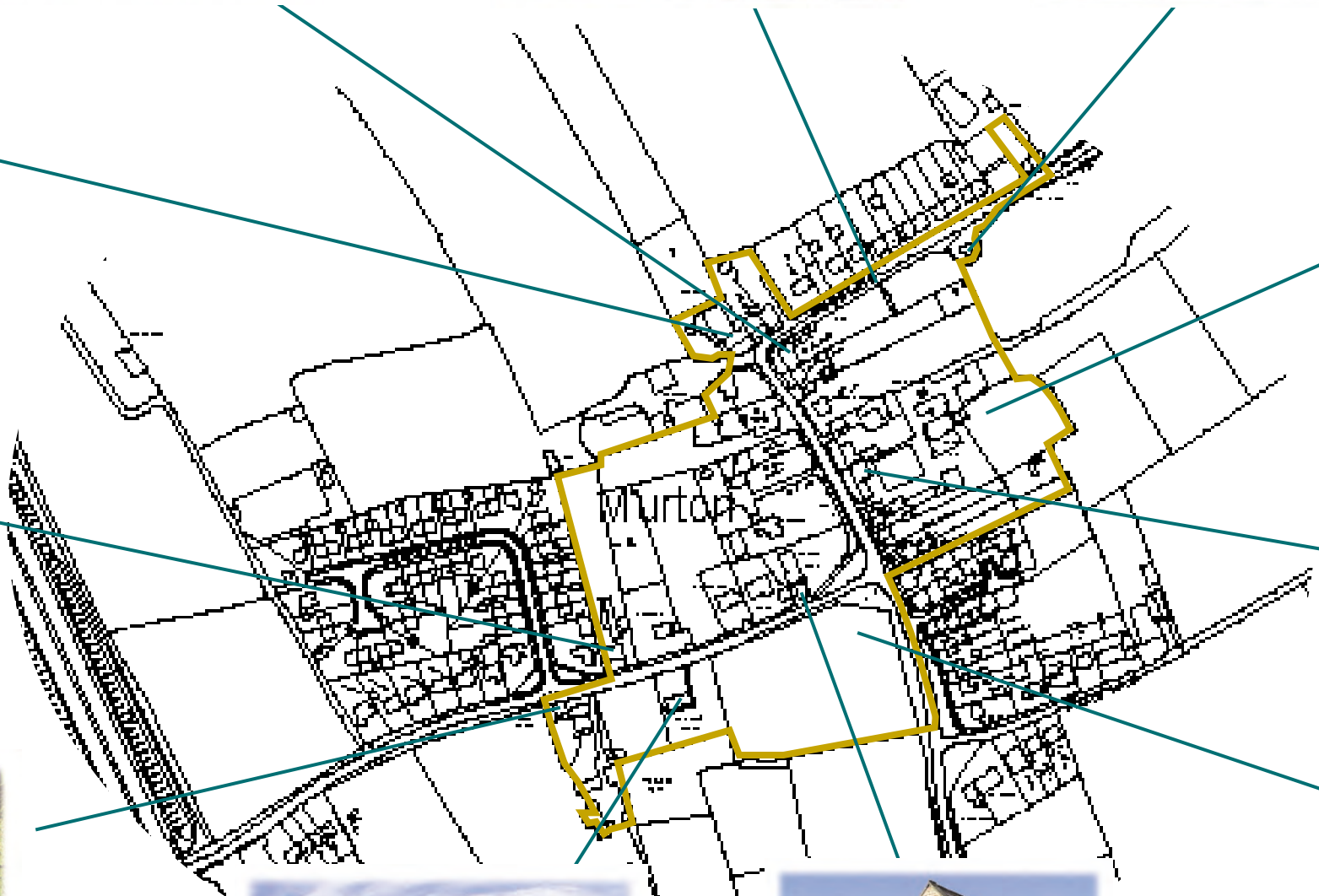
The public consultation process clearly indicated a very strong local desire to maintain the present village envelope, and thus the identity and integrity of the village, and to retain its rural setting.

Design Guidelines

- 1 *Murton village is “washed over” Green Belt. The current village envelope, as clearly defined in the draft Development Control Local Plan, is appropriate for Murton. Development at the periphery of the village settlement limit is controlled by Green Belt policy. Any permitted development at the periphery should not adversely affect the open character of the village’s setting and of entrances to the village.*
- 2 *Developments should enhance, rather than detract from, the rural character of the village. Any development should respect, maintain, or provide views through to the open countryside. The rural nature of approaches to the village should be preserved.*
- 3 *No development should be permitted that prejudices the farming activity of village farms. New development close to farms should be compatible with neighbouring farming activity.*
- 4 *The Church, churchyard and its setting, the village pond, the grass verges and village green are key features of the rural character of the village. New development should not dilute these features and should respect them.*
- 5 *Future development should ensure garden provision in keeping with the village, and appropriate in size to the property concerned, wherever possible.*
- 6 *Developments should respect and reflect the diverse character of plot size, shape and density. New plots should have an appropriate curtilage that contributes to the pattern of development within the village. The traditional garth layout should be respected. Subdivision of gardens or plots should take into account policy GP10 in the draft Development Control Local Plan.*
- 7 *Surface water run-off from new development should be managed so as not to increase the risk of flooding; to achieve this it is recommended that run-off be restricted to existing rates.*
- 8 *The use of footpaths and bridleways should be encouraged through improved access. All public rights of way should be clearly defined, kept free from obstruction, and their distinctive character maintained. All public rights of way should be protected against development, and, where absolutely necessary, diversions, rather than extinguishments, sought.*



• Conservation Area Boundary •



The Natural Environment of the Village

Murton has very diverse flora and fauna, both within the village and in the surrounding fields. Some 57 species of birds were recorded in 2004, including, within the village, barn, tawny and little owls. Some 18 species of mammals and over 200 species of wild plants, flowers and trees were also recorded within the parish.

However the village and surrounding area are not well-endowed with large trees. Some have been destroyed through recent development. The few large trees within the village envelope, including, notably, the copper beech trees at The Villa, are important to the visual impact of the village. The planting of a small, now maturing, wood, close to the centre of the village has significantly contributed to the village stock of trees and to habitat for birds. Currently no trees within the village envelope have preservation orders.

The Parish Council is investigating the possibility of preservation orders for some prominent trees. The village green, grass verges, village pond, and hedges along the approach lanes to the village likewise make an essential contribution to the rural nature and setting. However the recent Blue Coat open-plan development of seven large houses included no planting of trees and hedges.



The village green

Most property in Murton has gardens, the sizes of which vary. The variety of garden sizes and shapes adds character to the village. Gardens are essential to the rural nature of the village. Policy GP10 in the Development Control Local Plan controls the sub-division of existing garden areas (or plots) or infilling, to provide new development, where this would be detrimental to the character and amenity of the local environment.

A major issue which emerged during the local consultation stage of the Village Design Statement was concern about the erosion of grass verges and the amount of fly-tipping and litter in hedge bottoms and ditches. Like many communities on the edge of urban areas, Murton suffers continually from the dumping of, mainly commercial, waste. A number of locations close to the village are regularly used for dumping and fly-tipping. Fear of crime is an issue that concerns local people. A safe and secure environment is important to residents. National Planning Policy Guidance note 3 (PPG3) calls upon local planning authorities to 'promote design and layouts which are safe, and take account of public health, crime prevention and community safety considerations'.

Design guidelines

- 9 *New development should be sensitive to the existing natural environment of the village and such key features of that environment as the village green, verges, pond, hedges, significant trees, and rural approaches and views. New development should retain and, if possible, add to open aspects and space.*
- 10 *Any new development should respect and not encroach upon grass verges. New developments should complement and enhance the streetscape of Murton. Front boundaries and building lines should be appropriate to the streetscape.*
- 11 *Trees, woodlands and hedgerows in and around the village that are of landscape, amenity, nature conservation and historical value should be conserved and maintained wherever their condition warrants it, in accordance with Local Plan Policy NE1. The planting of new native broadleaf trees should be encouraged wherever possible*
- 12 *The visual impact of new development should be enhanced by the planting of appropriate landscaping schemes. The use of native species of trees and hedgerows should be encouraged where appropriate. Guidance on species can be sought from the Farming and Wildlife Advisory Group.*
- 13 *New development should be designed in such a way as to prevent crime and anti-social behaviour, and ideally should meet the security requirements of the police 'Secure by design' scheme, as long as these requirements can be implemented in a manner sympathetic to the village.*



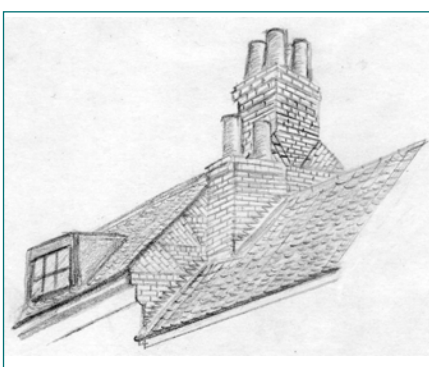
Building Characteristics

i. Introduction

The streetscape of Murton suggests little uniformity in period and style. But it is that diversity of property that gives visual variety, character and attractiveness to the village. Property spans over two hundred years in age. It is very diverse in scale and design. Some property shows features of classic Vale of York vernacular house style. Plot sizes, relationships of gardens to houses, irregular gaps between property and front walls, hedging and fencing add informality to the village streetscape. Some of the older property in the village main street retains early metal railings. Much of the character of the village is visible from the road, but much of it is concealed. Some older properties have unaltered outhouses and stables, and fine walled gardens. Most property has reasonable sized gardens.



Railings: Pear Tree Farm



Tumbled Gabling

ii. Roofs, eaves and chimneys

There are a variety of roof patterns. Older buildings, including farm buildings, generally have gabled side elevations. Some have raised gables with corbelled kneelers. Some roofs are built over raised brick courses, often with patterned brick detailing (dog-tooth or dentil). Some 19th century and more recent property has hipped roofs.

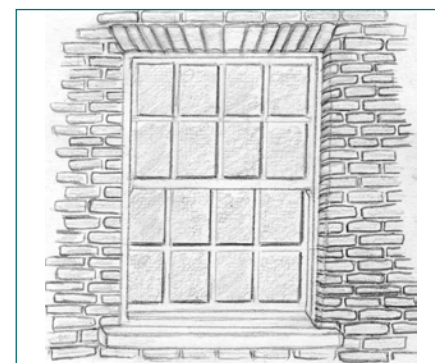
Roofing materials are generally either clay pantiles or blue slate. Some more recent property has concrete tiles. Most early and more recent property in the village has chimney stacks, topped with projecting brick courses and simple clay chimney pots. The nature and variety of roofing material contribute to the roovescape of the village and provide visual interest.



Projecting chimney 'drip'

iii. Windows

Few of the buildings in Murton retain their original windows. There is a wide variety of window style. Many properties have succumbed to modern window materials and style. Where original windows do survive in earlier houses there is no single style of design. But vertical sliding sashes beneath straight or arched brick lintels with either brick or stone sills are evident in some property. Some retain original 8 on 8/16 pane and 6 on 6/12 pane windows. Many of the earlier houses retain original window sizes appropriate to the scale and dimensions of those houses.

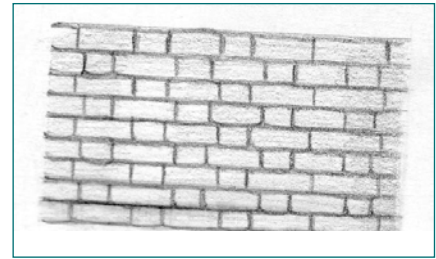


Multi-pane vertical sash window

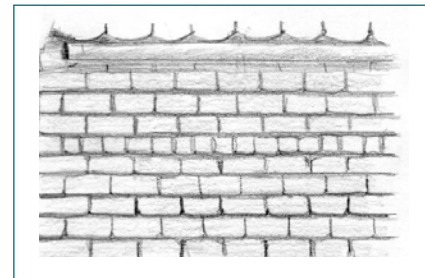
iv. Walls

With the exception of the church and Murton Hall, property in Murton is constructed of brick. Several building styles are evident. A brick string course can be seen in some older property. This is a characteristic of 18th century vernacular houses in the Vale of York. Flemish bond brick work in the shape of an interlocking cross may be seen in Jasmine Cottage. English garden wall bond, with headers and stretchers in the ratio 1:5, can be seen in the listed wall to the garden of Murton Hall and in other buildings. Otherwise “random brick” style predominates in older buildings, particularly agricultural buildings and outhouses. Tumble-brick gable ends are evident in several buildings. Some early buildings have been rendered or the brickwork has been painted. A variety of brick types and sizes is evident throughout the village. Brick features provide visual variety.

There is no predominant building style in Murton. However, on the whole, buildings do harmonise with each other and the variety adds character to the village.



Flemish Bond brick work



English Garden Wall bond

Design Guidelines

- 14 *New developments should respect and complement the scale, density and height of neighbouring building forms and they should not detract from the character of neighbouring buildings. They should avoid large areas of unbroken walling and roof elevations.*
- 15 *Extensions and alterations should accord in style and material to existing property. The mixing of styles and features in the same building should be avoided. Extensions should use original or sympathetic materials, and bricks should be matched as closely as possible.*
- 16 *Developers should be encouraged to create a variety of new property harmonious to the character of the village, and should avoid one house style, type and size. They should provide green space, with, where appropriate and possible, native broadleaved tree planting and grass verges.*
- 17 *New developments and extensions should use building materials appropriate to a rural village and sympathetic to neighbouring properties. Reclaimed materials should be used where appropriate. Traditional brick details should be acknowledged but detail in new buildings should not be too elaborate in quantity and mix. Sustainable development such as green building design and re-use of building material should be encouraged on appropriate sites in the village. (See Development Control Local Plan Policy GP4a and PPS1 and PPG3 for guidance).*
- 18 *Conversions to property should be done sympathetically in relation to existing and neighbouring property.*
- 19 *When former ancillary or functional outbuildings are converted, evidence of their original use or function should be retained wherever possible.*
- 20 *The height and pitch of roofs should be compatible with, and sympathetic to, surrounding property. New roofing should generally use traditional materials (e.g. clay pantiles or blue slate) and extensions or alterations must be sympathetic to the original.*
- 21 *Chimney stacks should be encouraged to accord with neighbouring property and to add visual interest to the roofscape.*
- 22 *Windows should be in proportion to the property and accord with the style of similar properties.*
- 23 *Windows in older properties should accord with the period style of those properties. Replacements should accurately reflect the styles of the originals, and the use of traditional materials should be encouraged. Reinstatement of original window styles should be encouraged.*
- 24 *Satellite dishes should be located discreetly, preferably avoiding front elevations.*





Highways, Traffic and Utilities

Murton village is at the junction of three rural roads: Moor Lane, Murton Lane and Murton Way. The 2001 Census enumerated 181 motor vehicles owned by the 121 households in Murton. The majority of property has parking/garaging associated with it, but there are several properties in the village main street with inadequate or no parking facilities. Some recent development has not incorporated adequate off-street parking and vehicle turning space. On street and on verge parking takes place. The vast majority of traffic through the village is generated by industrial and commercial activity outside the village and, particularly, by traffic avoiding the often heavily congested Grimston Bar interchange. Murton village provides a way to and from the A1079 and A166 and east, north and central York. At peak periods there is a constant flow of traffic through the village, much of it travelling very fast. During summer traffic jams on the York by-pass, Murton Lane and Moor Lane provide a much used alternative route. Although there is a 7.5 ton weight restriction on local roads through the village, this has not been enforced. The noise level from traffic on the York by-pass concerns many residents. The noise level has increased as the road surface deteriorates.

Two of the three lanes into the village have no footpath. Murton Lane has a lot of pedestrian use. Moor Lane has been widened in recent years by heavier traffic eroding verges and by piecemeal tarmac patching of potholes along the road edge. Until a few years ago, the lane was single-track for much of its length. Traffic can now pass but there are no foundations to much of the tarmac along both sides.

The local lanes are frequently used for horse riding, including by many children. Pedestrian use of two of the three roads into the village is significant. Village children need cycles to get around. Cycle route 66 of the National Cycle Network, connecting Stamford Bridge, Dunnington and York, passes through the village via Murton Lane and Murton Way. Both lanes carry heavy traffic which conflicts with cyclists. Sustrans has a long cherished ambition to relocate the cycle route and has purchased a strip of land parallel to part of the disused Derwent Valley Railway line. It hopes to develop this land into a traffic free cycling and walking route (perhaps also permitting horse riding).

There is a strong local desire for a traffic-calming scheme at entries to the village, particularly because of the current large number of children out and about in the village. The village is mainly free of overhead cables and street signs are not too intrusive. There is an adequate level of street lighting. The bus shelters, litter bins and notice board are in keeping with a village environment. Footpaths are clearly signed with appropriate oak finger posts and way-marking. It became clear during the local consultation process that there is a very high desire to maintain a safe environment for local people.

Design Guidelines

- 25 *Active considerations should be given to traffic speed calming through the village. Any form of traffic control should be in character with a rural village environment. Improved routes for cyclists and pedestrians should be welcomed. Opportunities should be sought to improve the safety of cyclists, including to re-route Cycle Route 66 off Murton Lane and Murton Way on to the strip of land parallel to the disused Derwent Valley railway land which has been purchased by Sustrans for this purpose.*
- 26 *Any advertising or signage should be kept to a minimum and be appropriate to the village environment; it should be low key (colour, size and lighting).*
- 27 *Seating and other street furniture should be of good quality, using natural materials where possible, and should be appropriate to a village environment.*
- 28 *Street lighting should be in keeping with a village environment. Light pollution should be minimized, including light pollution from outside the village envelope.*
- 29 *Wherever practicable, new overhead wires should be avoided and opportunities taken to remove existing overhead wires.*
- 30 *Adequate and unobtrusive, off-street parking and off-street turning should be provided for any new development, unless there are exceptional circumstances.*
- 31 *Opportunities should be sought to provide an open space for children's play.*



The Impact of Industrial and Commercial Activity

There is an area to the south of the village designated for industrial and commercial activity. Many of the businesses are agriculturally related, including the York Livestock Centre, the Abattoir, Thompson's feed mill and the Yorkshire Museum of Farming. All these concerns provide employment and contribute valuably to the economy and/or amenities of the village and the wider community. Villagers appreciate the availability of those services, particularly because of the dearth of facilities and services within the village. The area is washed over "green belt" and has a defined development envelope. Several of the businesses generate much activity. The village of Murton should retain its integrity by remaining a clearly separate community.

However activity from some businesses outstrips, at times, the available infrastructure, creating problems of parking and traffic congestion. Some businesses generate noise, odours, light pollution and considerable amounts of litter and dumping. Egress to the A166 is very slow and poor at times of peak traffic, leading to substantial amounts of traffic seeking alternative routes through the village. After large sales, the Livestock Centre directs traffic via Murton village to avoid the A166.

The amount of commercial activity in narrow Moor Lane has recently increased. The traffic generated is creating strains on the lane, including the erosion of verges and road edges.

Increased commercial and industrial activity between Murton and York has likewise increased traffic on local lanes. Some of this traffic is inappropriate to the width of the roads.

Design Guidelines

- 32 *The village of Murton should retain its integrity by remaining a clearly separate community. The "green gap" to the south of the village should be preserved to maintain village integrity and to ensure a barrier between residential property and commercial and industrial activity.*
- 33 *Future developments within and close to the parish of Murton should take account of the already substantial pressure on the rural lanes: Murton Way, Murton Lane and Moor Lane/Sandy Lane.*
- 34 *Consideration of further commercial and industrial development within the vicinity of Murton village, including in Murton Lane, and Osbaldwick/York boundary should take account of the likely impact on the residential community of Murton.*
- 35 *Any future industrial and commercial activity should be agriculturally compatible.*





The Planning Process

Detail, and subsequent changes to detail, can be of great significance in a village location. Clarity in applications for development is essential. Any uncertainties in applications should be clarified before they are considered. Alterations to initial plans, and building not accurately conforming to plan in elevation and location, can have significant consequences. Landscape detail is very important in a village environment.

Design Guidelines

- 36 *Planning applications should be encouraged to include drawings, which show how a proposed development would appear in scale to its immediate context, including neighbouring properties, open land or treescape, in order to demonstrate the integration of the proposals. Any elevations of adjoining building features should be both accurate and clear to read. Care should be taken to ensure that those elevations are accurate in construction.*
- 37 *Specific proposals for landscaping should be provided wherever appropriate, using native species for tree planting where suitable. Planning applications should clearly indicate any trees and hedgerows that would be destroyed and include details of replacement planting. They should show proposals for landscaping and boundary treatment.*
- 38 *Further public and neighbour consultation should be carried out when amendments to plans are likely to have a significant effect upon the character and amenity of the site and its surroundings. Even minor amendments can considerably influence the final appearance of development. Special care should be taken by planners over amendments to approved plans, where those amendments are not to be made available for public consultation.*
- 39 *The character and amenities of the village depends upon a strict adherence to planning conditions, e.g. for design, landscaping, building footprints, heights and materials.*
- 40 *Location plans should be contemporary and show all existing features and structures.*



Comments by local children

What do you like about Murton?

“I am in the countryside”

“The children are friendly and very kind”

“It is a small friendly village and everyone talks to each other”

“I have a lot of friends in Murton”

“It is nice to see all the fields and trees and countryside, but it is not too far out of the city”

“It is in the countryside”

“It’s quiet and away from York”

What would you like to see in Murton?

“A play area and more paths”

“We need an area to play in and see our friends”

“A playground because there is nowhere to play”

“I think Murton needs a wood”

“A place for children to play and meet up”

“A footpath to the Bridlington road junction”

“There is no regular bus service to York”

“We need a small play area or park”

“I would like Murton to be a safe place to play”





Appendix A

SIGNIFICANT BUILDINGS AND FEATURES IN MURTON

Four buildings within the village are listed

Murton Hall: Late 18th century, with 19th century addition.
The coach-house to Murton Hall: Late 18th century.
The garden wall and gazebo to Murton Hall. Late 18th century.
The Church of St James. Circa 1200

Many other buildings and features make a positive contribution to the character of Murton and are so important in the street scene that their value should be taken into consideration as part of any development proposal.

Among these buildings and features are:

The village pond
The churchyard
The village green
The Chapel

Red and Buff Cottages
Anvil Cottage and Prospect Farm
Fern View
Rose Farm

The Villa
Jasmine Cottage
Lilac Tree House
The Bay Horse
The Old Smithy
Cherry Tree House (formerly Lornik House)
Pear Tree Farm House
South View



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Aerial photograph of Murton (back cover)
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