

Item Number: 12
Application No: 15/01163/FUL
Parish: Kirkbymoorside Town Council
Appn. Type: Full Application
Applicant: Mr R Smith
Proposal: Demolition of Ravenswick Hall together with adjacent lodge and majority of associated outbuildings and former agricultural buildings and erection of a replacement 10 no.bedroom country house and associated buildings, inc. leisure building, service building, detached quadruple garage, gatehouse, pool house, outdoor swimming pool, garden store, tennis court, landscaped gardens with temple and grotto, 2no.belvederes (parkland structures) and 2 no.linked pools and erection of 1 no. four bedroom staff dwelling with attached double garage and 3 no. three bedroom staff dwellings with attached single garages
Location: Ravenswick Swineherd Lane Kirkbymoorside YO62 7LR

Registration Date:
8/13 Wk Expiry Date: 3 December 2015
Overall Expiry Date: 2 December 2015
Case Officer: Gary Housden **Ext:** 307

CONSULTATIONS:

Parish Council	Support
Tree & Landscape Officer	No objection
Countryside Officer	No objection
Environmental Health Officer	No response received to date
Building Conservation Officer	No Objection
Highways North Yorkshire	Recommend conditions
NYM National Parks	No objection
Neighbouring Parish Council	No objection
Neighbour responses:	None

SITE:

Ravenswick Hall is located approximately 1km north of Kirkbymoorside. The estate comprises approximately 76.ha of land adjacent to the River Dove which is located in the parishes of both Kirkbymoorside and Hutton-le-Hole.

This application site comprises just over 8 hectares of land including Ravenswick Hall and associated buildings to the south of Young Bank Lane (approx 6.5 ha) and a smaller area of land directly opposite to the north of Young Bank Lane which includes a former walled (kitchen) garden, agricultural buildings and hardstanding areas (approximately 1.6 ha)

The main hall and outbuildings are located within wooded areas which effectively screen the complex from wider public views. The main site is screened from the River Dove and the adjacent area of the North York Moors National Park by a well established woodland which runs along the steeply sided river valley. The Hall has been unoccupied for over nine years and the house and associated buildings are in a dilapidated/derelict condition. The applicant describes the site as being subject to "systemic vandalism over an extended period of time.

The entire site is located within the Fringe of the Moors Area of High Landscape Value.

PROPOSAL:

The proposal is for the demolition of the existing Ravenswick Hall building together with the adjacent lodge and majority of the associated outbuildings and former agricultural buildings and the erection of a replacement 10.no bedroom country house and associated buildings, including a leisure building, a service building, a detached quadruple garage, gate house, pool house, outdoor swimming pool, store, tennis court, landscaped gardens with temple/grotto, 2 no. prefabricated studios, 2 no. linked pools and erection of 1 no. 4 bedroomed staff dwelling and 3 no. 3 bedroomed staff dwellings.

Details of the proposals are appended to this report and a model of the scheme has also been submitted. The model will be displayed at the Committee Meeting for Members information.

The proposal has been the subject of pre-application discussion and has been publicised locally by the applicant prior to submission of the formal application. In addition to the submitted plans the following technical documents have also been submitted in support of the proposals:-

Planning Statement
Design and Access Statement
Historical Site Appraisal
Ecological Survey
Arboriculture Impact Assessment
Transport Statement (including Draft Contribution Traffic Management Plan)
Geocultural Site Investigation
Demolition Specification - Drainage Strategy
Statement of Community Involvement
Flood Risk Note

The Planning and DAS are appended to the report for Members information. The full text of the remaining reports may be viewed on the Councils website or on the working planning file.

HISTORY:

A comprehensive description of the relevant recent planning history is set out in Section 3 of the Planning Statement submitted on behalf of the applicant. For ease of reference this is repeated below - setting out the detail of a number of applications submitted in 2007/08.

3.01 The buildings at Ravenswick were the subject of a number of planning applications submitted in 2007 and 2008, mainly in connection with the programme of extensions and refurbishment works that was subsequently abandoned by the previous owner. Whilst the Council's decisions in respect of those applications have little direct bearing on the current planning application, they do serve to indicate that even before the property became derelict and vandalised, it was not regarded as having such heritage value that a significant level of alteration and change would be unacceptable. In such circumstances, it is appropriate to note the key details of relevant previous applications, as follows.

Application Ref. 07/00972/FUL: Erection of Garage Block with Storage Above

3.02 Planning application ref 07/00972/FUL was submitted to Ryedale District council on 25 October 2007. The application sought consent for the erection of a substantial two storey building to be located to the north east of the hall, and east of the stables and outbuildings. Whilst as submitted the application proposed the development of a building capable of accommodating four double garages, the plans were amended to provide for two triple garages. Planning permission was granted on 07 January 2008, but it was not implemented.

Application Ref. 07/00975/FUL - Extension to Cover Outdoor Swimming Pool, Gymnasium, Orangery and Associated Leisure Facilities

- 3.03 Planning application ref. 07/00975/FUL was submitted on 25 October 2007, and proposed an extension to the hall to incorporate the pre-existing outdoor swimming pool and to provide an orangery, gymnasium and leisure areas. The proposal involved the erection of a substantial building to the east of the hall, with a roof height equivalent to the eaves height of the existing house. Planning permission was granted on 04 January 2008,¹ and whilst preliminary works to implement the consent were started, the development was not completed.

Application Ref. 07/00976/FUL: Single Storey Garage Extension, Glazed Roof over Inner Courtyard and First Floor Balustrade on South Elevation

- 3.04 Planning application ref. 07/00976/FUL was submitted on 25 October 2007, and proposed an extension to the outbuildings to provide a single storey garage, the introduction of a glazed roof over the inner courtyard to provide a 'tropical area' and the addition of a balustrade at first floor level on the south elevation of the hall. Planning permission was granted on 04 January 2008.

Application Ref. 07/00977/FUL: Formation of Helipad and Provision of Associated Winsock

- 3.05 Planning application 07/00977/FUL was submitted on 25 October 2007, and proposed the formation of a helipad and the provision of a windsock on land to the south of Ravenswick Hall (in the vicinity of the existing tennis court). Planning permission was granted on 09 January 2008, but the consent was not implemented.

Application Ref. 07/00974/FUL: Erection of Building to House Hay Burner

- 3.06 Application ref 07/00974/FUL, which was submitted on 25 October 2007, proposed the erection of a building to accommodate a hay burner, which was intended to provide heating for the hall. The building was proposed to be sited immediately to the north of Young Bank Lane, and it was intended that it should replace the smaller of the metal clad buildings described in Section 2. The replacement building was agricultural in appearance, with walls of blockwork and Yorkshire boarding, and a profiled sheet roof. Planning permission was granted on 07 January 2008 but it was not implemented.

Application Ref. 08/00500/FUL: Change of Use and Alteration of Stable Block to form Staff Accommodation

- 3.07 Application ref 08/00500/FUL was submitted on 23 May 2008, and proposed the change of use and alteration of the stable block north of Young Bank Lane (i.e. the traditional building referred to in Section 2) to form staff accommodation. Planning permission was granted on 25 July 2008 but the consent was not implemented.

Application Ref. 08/00501/FUL: Formation of Helipad and Provision of Associated Windsock

- 3.08 Application ref 08/00501/FUL was submitted on 23 May 2008, and proposed the formation of a second helipad with windsock, to the north of the agricultural buildings. The application indicated that this additional helipad was necessary to allow for helicopter movements in all wind conditions, and the officer's report noted that it would be sited next to a new agricultural building then under construction (i.e. the building referred to in Section 2 as being erected between 2007 and 2009 before being subsequently removed). Planning permission for the helipad was granted on 18 July 2008.

Application Ref. 08/00627/FUL: Change of Use and Alteration of Stable Block to form Three Self-Contained Guest Accommodation Units

- 3.09 Application ref 08/00627 was submitted on 26 June 2008, and proposed the change of use of the stable block adjacent to the hall to provide three self-contained guest accommodation units. Planning permission was refused on 05 September 2008 on the grounds that insufficient information had been provided to demonstrate that the proposals 'will not have an adverse impact on the existing bat roost in the building, and adequate mitigation measures have not been submitted'.

Application Ref 08/00943/FUL: Change of Use and Alteration of Stable Block to form Three Self-Contained Guest Accommodation Units

- 3.10 Application ref. 08/00943/FUL was submitted on 03 October 2008. Planning permission was granted on 23 December 2008, on the basis that the issue of bats had been satisfactorily addressed (although a condition attached to the permission required the provision of additional information prior to the commencement of the development). In common with all of the other permissions granted in 2007 and 2008, this consent was not implemented.

POLICY:

National Policy Guidance

National Planning Policy Framework - The NPPF includes a number of paragraphs that are considered to be relevant to the conditions of this application.

Core Principles

Para 17- Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Section 6 - Delivering Wide Choice of High Quality Homes

Para 55 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

Such a design should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.

Section 7 - Requiring Good Design

Para 56 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57 - It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Para 60 - Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Para 61- Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Para 63 - In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Para 66 - Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

Section 11 - Conserving and Enhancing the Natural Environment

Para 117 - To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

Para 118 - When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - listed or proposed Ramsar sites;²⁶ and
 - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Section 12 Conserving and Enhancing the Historic Environment

Para 128 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130 - Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 135 - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly 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.

Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP2 - Delivery and Distribution of new housing

Policy SP9 - Land Based and Rural Economy

Policy SP12 - Heritage

Policy SP14 - Biodiversity

Policy SP16 - Development

Policy SP19 - Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

Policy SP21 - Occupancy Restrictions

APPRAISAL:

The main issues to be considered in respect of this application are:

- The principle of the development
- Design Approach
- Landscape impact/including impact on trees
- Heritage implications
- Impact on biodiversity
- Access/Construction Traffic Issues
- Consultee responses

Principle

The site is located in open countryside. Policy SP2 of the development plan permits in principle the erection of replacement dwellings in such locations and also permits the erection of dwellings necessary to support the local-based economy where the need for development in that location can be justified.

Currently there are two lawful dwelling houses on the site, Ravenswick Hall itself and the Lodge. Both of these are proposed to be demolished.

The submitted proposal is for a replacement hall, (main dwelling) and four cottages for staff accommodation to be occupied in association with the running of the new country house and the remainder of the estate and gardens.

The applicants propose that the staff cottages will remain in the ownership on the estate, their use being ancillary to that of the main house. Their occupancy would therefore be limited by way of an appropriate planning condition as required by Policy SP21 of the Local Plan Strategy.

The applicants have drawn attention to the earlier planning history (Planning ref 08/005001/FUL - see earlier in this report) where a condition was previously imposed on the conversion of the former stable block for staff accommodation. That condition stated *'The accommodation hereby permitted shall be and shall remain ancillary to the dwelling currently known as Ravenswick Hall and shall not be sold or let off separately and shall be used only by members of staff employed in the day to day running of Ravenswick Hall or Ravenswick hall Estate, unless otherwise agreed in advance in writing with the local planning authority'*.

In principle, therefore, it is considered that the erection of a replacement country house with ancillary accommodation is acceptable in policy terms subject to the limitations described above in respect of the new staff accommodation.

National Policy (the NPPF) also promotes sustainable development in rural area. Isolated homes should be avoided unless special circumstances exist, including the erection of a building of exceptional quality or innovative design which are required to be truly outstanding or innovative, helping to raise standards of design more generally in rural areas, reflect the highest standards in architecture; significantly enhance its immediate setting and be sensitive to the defining characteristics of the area. (para 55)

Design Approach

The Design Approach is set out in the submitted Design and Access Statement produced by ADAM Architecture on behalf of the applicant and Section 4 of the Planning Statement. The design approach is heavily influenced by traditional country house design in particular references are made to Duncombe Park near Helmsley as Ravenswick was once part of the Duncombe Park Estate.

The proposed replacement house will occupy a slightly revised siting, further south of Young Bank Lane in order to create a more meaningful setting for the new house. The ancillary accommodation and gardens are proposed to be located to the northern side of Young Bank Lane. The Design & Access Statement also includes details of the various different design approaches that were contemplated prior to the submission of the application scheme. The buildings are proposed to be constructed from locally sourced sandstone with slate roofs and pantiles to the cottage. Windows are all proposed to be painted timber.

Members may wish to note that Adam Architecture are a practice who have a national reputation for the successful delivery of new 'country houses' and examples of their previous schemes are set out at the end of the Design & Access Statement for Members information.

It is considered by officers that the design of the scheme proposed is clearly of the highest standard envisaged by Para 55 of the NPPF, and that the development will significantly enhance its immediate setting.

Landscape Impact/Impact on Trees

The Design & Access Statement also appraises the landscape setting of the site, defining the different character areas and explain the design vision and landscaping proposals.

Whilst the site is located in an Area of High Landscape Value, the current appearance of the site and surroundings is considered to detract significantly from the visual appearance of the locality.

The Council's Tree & Landscape Officer has appraised the application, and following a detailed site inspection, raises no objection to the proposals. Whilst some trees are removed as part of the re-development of the site, these are not visible from public viewpoints... "the whole site is hidden by prevailing landforms and other areas of woodland and scrub. Mitigation is also proposed with new tree planting around the new house. A Method Statement is required in respect of the protection of trees to be retained during construction. A Woodland Management Plan is also required to be submitted.

Subject to conditions, the proposal is considered to satisfy Policy SP13 of the Ryedale Plan - Local Plan Strategy.

Heritage Implications

None of the buildings on site are listed or within a Conservation Area. Whilst the existing hall could be described as a non-designated heritage asset, its value is much diminished as the building has been vandalised and most features of interest removed or badly damaged. The Council's Building Conservation Officer, therefore, has no objection to the proposal and Policy SP12 of the Ryedale Plan - Local Plan Strategy is considered to be satisfied.

Biodiversity

The Biodiversity impacts of the scheme have been considered by the Council's Countryside Management Officer who has made several recommendations in respect of Bats, Swallows, Barn Owls, Old Trees and Management of adjacent woodlands areas. The applicant's agent has confirmed by e-mail agreement in respect of the following conditions:

Bats

We agree that the protection and provision of built mitigating habitat can be dealt with by planning condition in association with obtaining a bat licence from Natural England.

With regard to bats and trees, all trees of medium value or above that are proposed to be removed to achieve the landscape vision (or because they are structurally compromised), will be surveyed before felling to determine if they are used by bats. Any that are used by bats will be included in the Natural England licence with appropriate mitigation. At this stage, we expect to provide at least 18 bat boxes on other trees across the site.

Swallows

We can agree to a condition that requires mitigation for the loss of swallow nest sites and are considering the best location for this, i.e. where there would be some cover overhead, i.e. in roof voids.

Barn Owls

We can agree to a condition that requires a box on a pole and a nest site to be accommodated in the gable ends of either the bat barn, gatehouse or garage.

Woodland Management Plan to Enhance Biodiversity

We can agree to a condition requiring a woodland management plan to be submitted. This plan will protect the woodland under storey, ground flora and soil layer.

Large Old Trees

Where trees have been identified to be removed, this is only necessary to achieve the landscape design and/or because they are structurally compromised. Overall, the proposal will plant significantly more new trees than will be removed. We would propose to leave some of the trees in situ as 'habitat monoliths', where this does not compromise the landscape design (i.e. in the south east area). In other areas, we would propose to leave some of the removed material on the ground within the woodland to support invertebrate and fungal communities. We would suggest that this could be dealt with as part of the woodland management plan.

Subject to these provisos, the Countryside Management Officer has no objection to the proposal.

Access/Construction Traffic Issues

The application is accompanied by a Transport Statement from Bryan G Hall Associates. The statement describes the existing highway network in the vicinity of the site, lists accident data and assesses the likely impact of the development on the local highway network. The entire construction period, including site preparation, demolition and all construction work is estimated to take 23 months, with up to 100 staff on site at peak.

Temporary passing spaces are proposed on Swineherd Lane and at the junction of Young Bank Lane, and vehicles will be routed via the A170 and Swineherd Lane only. Members will note that this proviso would meet the requirements of Hutton-le-Hole Parish Council. NYCC Highways have no objection subject to a number of conditions to be imposed on the decision notice if permission is granted. These include agreement to a Construction Traffic Management Plan in respect of the routing of construction traffic.

Representations

Both Kirkbymoorside Town Council and Hutton-le-Hole Parish Council support the application. Their comments are attached in full to this report. There have been no other third part comments received in respect of the application.

Conclusion

The proposed development is considered to accord with the relevant policies contained in the development plan and also with the advice contained in the National Planning Policy Framework, subject to the conditions listed below.

RECOMMENDATION: Approval

- 1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 Other than for the purposes of creating the temporary access no vehicles shall be allowed onto the construction site. Once created no vehicles shall access the site except via the approved temporary access as shown as part of the agreed Construction Traffic Management Plan. The access shall be constructed in accordance with details approved in writing by the Local Planning Authority in consultation with the Highway Authority for a minimum distance of 20 metres into the site. Any damage to the existing adopted highway occurring during use of the access until the completion of all the permanent works shall be repaired immediately unless otherwise agreed in writing by the Local Planning Authority.

Before the development is first brought into use the highway verge/footway shall be fully reinstated in accordance with the scheme approved in writing by the Local Planning Authority.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.

- 3 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of highway safety.

- 4 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(ii)(c) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number DC/E9A.

(iii) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(vi) The final surfacing of any private access within 10 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 5 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 45 metres measured along both channel lines of the major road Young Bank Lane from a point measured 2.4 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of road safety.

- 6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, and demolition works activities within the site except for investigative works, or the depositing of material on the site in connection with the construction of the access road or building(s) or other works until:

(i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

(iii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include:

a. Provision of passing places and improvement of existing passing place along Young Bank Lane and Swineherd Lane in accordance with the appropriate specification of the highway authority and as generally indicated on the submitted Transport Statement and appendices and to include, where appropriate, kerbing, highway drainage and prescribed signing.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.

- 7 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority there shall be no excavation or other groundworks, except for investigative works and demolition works activities contained within the site or the depositing of material on the site until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of the safety and convenience of highway users.

- 8 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved Site Plan drawing number 5766/01. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

- 9 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety

- 10 During construction works there shall be no:

(a) Heavy Goods Vehicles exceeding 7.5 tonnes permitted to arrive, depart, be loaded or unloaded on Sunday or a Bank Holiday nor at any time, except between the hours of 08.00 to 17.30 on Mondays to Fridays and 08.00 to 12.30 on Saturdays.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to avoid conflict with vulnerable road users.

- 11 Unless otherwise approved in writing by the Local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing highway (Old Road, Swineherd Lane and Young Bank Lane) has been carried out in a manner approved in writing by the Local Planning Authority in consultation with the Highway Authority and thereafter the condition of the highway and verges along these routes shall be monitored and if necessary as a result of site construction activities repaired/reinstated by the applicant in a manner approved in writing by the Local Planning authority in consultation with the highway authority.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and in the interests of highway safety and the general amenity of the area.

- 12 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

- 13 Prior to the commencement of the development hereby approved, there shall be no site clearance, demolition, excavation or depositing of material in connection with the construction of the development until the temporary traffic management measures as outlined in the draft Construction Traffic

Management Plan have been submitted to and agreed in writing in accordance with the programme/timetable of works approved under condition 6 by the local Planning authority in consultation with the highway authority and the relevant licences obtained. The Construction Traffic Management Plan shall provide for routes that avoid the use of the minor road network with the parish of Hutton-le-Hole.

Reason: In the interests of road safety and the general amenity of the area and in compliance with Policies SP16 and SP20 of the Ryedale Plan – Local Plan Strategy.

- 14 The staff dwellings hereby approved shall be and shall remain ancillary to the replacement country house hereby approved and shall not be sold or let off separately and shall be used only by members of staff (and their dependants) employed in the day to day running of the replacement country house and estate, unless otherwise approved in writing by the Local Planning Authority.

- 15 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy

- 16 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy

- 17 Prior to the commencement of the development, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy

- 18 Prior to the commencement of the development, including any tree felling or pruning, an Arboricultural Method statement with reference to the recommendations within BS 5837:2012 'Trees in relation to demolition, design and construction - Recommendations' for the protection of trees to be retained on the site shall be submitted for approval in writing by the Local Planning Authority. The Method Statement shall include the following aspects:

Pre commencement site meeting between the arboricultural consultant and development staff.

List of contacts including

Tree felling and removal from site.

Design of protective fencing and alignment of.

Any necessary ground protection or specially constructed surfaces in connection with the development near trees to be retained.

Locations for site huts and workforce parking areas.

Demolition near trees to be retained and storage of materials in relation to demolition works.

Storage of materials and mixing of materials for the construction of the new development in the vicinity of trees to be retained.

Alignment of new underground services in connection with the development

Any proposed landscaping within Tree Root Protection Areas of trees to be retained.

Reason: To ensure that the trees to be retained are not adversely affected as a consequence of the development, and in accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy

- 19 Any conditions required by the Countryside Management Officer

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

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

INFORMATIVES

1. These works may include replacing carriageway, kerbs, footways, cycleways and verges to the proper line and level. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The local office of the Highway Authority will also be pleased to provide the detailed construction specification referred to in this condition.

2. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
3. An explanation of the terms used above is available from the Highway Authority
4. There must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and the Highway Authority.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties