

**Item Number:** 12  
**Application No:** 09/01372/FUL  
**Parish:** Settrington Parish Council  
**Appn. Type:** Full Application  
**Applicant:** The Birdsall Estate Company Ltd  
**Proposal:** Erection of 2 no. two bedroom semi-detached dwellings with associated parking/ amenity areas  
**Location:** Land At Corner Of Chapel Road And Forkers Lane Settrington Malton North Yorkshire

**Registration Date:** 11 January 2010  
**8/13 Wk Expiry Date:** 8 March 2010  
**Overall Expiry Date:** 20 February 2010  
**Case Officer:** Judith Vokes **Ext:** 329

#### CONSULTATIONS:

<b>Yorkshire Water Services</b>	Recommend conditions
<b>Archaeology Section</b>	Recommend conditions
<b>Building Conservation Officer</b>	No objection
<b>Tree &amp; Landscape Officer</b>	Recommend conditions
<b>Parish Council</b>	No objection in principle - some concerns
<b>Highways North Yorkshire</b>	Recommend conditions

**Neighbour responses:** Mr & Mrs K Herdman, Mrs Smith, Mr N W Smith,

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#### SITE:

This 0.07 ha greenfield application site lies at the junction of Forkers Lane and Chapel Road in Settrington. It forms an enclosed grassed area with boundary landscaping.

The site is set above Chapel Road at its southern boundary, rising northwards towards the north-west corner so that it falls broadly at the same level as the public highway at its northern boundary.

The site falls within the development limits for Settrington as well as within the village conservation area. Land to the east across Forkers Lane falls within the wider Wolds Area of High Landscape Value. To the west of 17 – 19 Chapel Street is a designated VIUA, which follows the path of Settrington Beck southwards. The site falls outside the historic core of Settrington, which lies to the west and south of the application site.

The site is adjoined to the west by the Grade II Listed terrace of dwellings known as 17 - 19 Chapel Road and to the north by more modern development off Forkers Lane. To the south across Chapel Road outbuildings with dwellings to their rear front the highway with open, agricultural land to the east.

There is no vehicular access currently available into the site although it is noted that the extent of the dropped kerb into the north-east corner of the site as well as a further dropped kerb in the south-west corner of the site indicate that access has previously been available.

## **PROPOSAL:**

Full planning permission is sought for the erection of two, two-bedroom semi-detached dwellings. A shared parking and bin storage area will be available to both dwellings directly off the proposed vehicular access into the north-east corner of the site.

The two dwellings are designed as a pair measuring in total approximately 15m in length by 6.5m in depth. The dwellings will have maximum eaves and ridge height of 4.4 m and 7 m respectively.

It is proposed that the dwellings be constructed from stone and pantile with timber windows and doors.

There are a number of trees and landscaping within and around the site boundary, which it is proposed to remove as part of this planning application and which is supported by the submitted arboricultural survey.

## **PLANNING HISTORY:**

This planning application follows the withdrawal of an application for a single dwelling on this site in 2008. At the time officers expressed concerns in respect of a number of matters including siting, scale and design of the dwelling.

## **POLICY:**

### National Policy Guidance

PPS1 - Delivery Sustainable Development 2005  
PPS3 - 'Housing' 2006  
PPS7 - Sustainable Development in Rural Areas  
PPG13 - 'Transport' 1994  
PPG15 - 'Planning and the Historic Environment' 1994  
PPG17 - 'Planning for Open Space, Sport and Recreation' 1991

### Regional Spatial Strategy

Policy H1 - Provision & Distribution of Housing  
Policy H2 - Managing and Stepping Up the Supply and Delivery of Housing  
Policy H5 - Housing Mix  
Policy RR1 - Remoter Rural sub area policy  
Policy YH6 - Local Service Centres and Rural and Coastal Areas  
Policy YH7 - Location of Development

### Ryedale Local Plan

Policy ENV3 - Development in the Areas of High Landscape Value (outside the site)  
Policy ENV5 - Visually Important Undeveloped Areas (outside the site)  
Policy ENV7 - Landscaping  
Policy H7 - Residential development within settlements  
Policy H12 - New development in Settrington and Scampston (outside the site)  
Policy T3 - Access to the local highway network  
Policy T7 - Parking

## Background Documents

Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 places a duty on Local Planning Authorities to pay special attention to the desirability of preserving and enhancing the character or appearance of the area.

Ryedale District Council – Rural Design Guide

### **APPRAISAL:**

The site lies within the development limits for Settrington where Local Plan Policy H7A supports applications for new residential development where it is in compliance with a range of detailed criteria. The main issues in the determination of this application are considered to be: -

- whether the development would reflect local distinctiveness in terms of its location, scale, proportions, layout and materials;
- whether the proposal would have an adverse impact on the amenities of neighbouring residents;
- landscape impact; and
- highway safety.

Settrington Parish Council has raised no objection in principle to the proposed development. The Parish Council notes, however, that the proposals are for dwellings, which are smaller than the neighbouring properties and there is a concern that the dwellings are being ‘cramped’ onto the site. The Parish Council is also concerned that the proposed parking area may not be large enough to allow for cars to manoeuvre.

Three letters have been received from local residents; including one from the occupier of a dwelling to the rear of the site raising highway safety concerns in respect of visibility at the site access. The remaining two letters are from the occupiers of a dwelling elsewhere in the village also raising concerns regards highway safety. In addition, objections are raised to the principle of development of the site nor are the proposed dwellings considered in keeping with their surroundings.

### **- Compliance with Policy H7(a) of the Ryedale Local Plan**

It needs to be considered whether the proposed development complies with the detailed criteria as set out in Policy H7A of the Ryedale Local Plan.

***Policy H7 (i) The development would not result in the loss of, or have any material adverse effect upon the character or appearance of any Visually Important Undeveloped Areas, land of recreational value, or other open spaces important to the character of the settlement.***

Both the Council's Building Conservation Officer and Tree and Landscape Officer have inspected the site and concur with officers view, by virtue of the detailed considerations set out below, that the development as submitted complies with the criteria of Policy H7(i). It is also noted that the Parish Council raises no objection in principle to the proposed development.

This justification is made with particular regard to the siting of the dwellings towards the rear of the site, retaining the openness and amenity value of this prominent, corner site as well as the high design quality of the development.

The site is privately owned with no public access and has limited recreational value. It does not form part of the designated VIUA to the west of 17 – 19 Chapel Street, which remains unaffected by the proposed development.

***Policy H7 (ii) The proposed development would provide a quality residential environment that reflects local distinctiveness in terms of location, scale, proportions, layout, materials, design, relationship to the street and size of plot and would maintain or enhance the character of the settlement. In addition, the density of the development would avoid the inefficient use of land whilst respecting local character;***

It is considered that the character of dwellings to the west and south of the site as well as elsewhere within the vicinity of the historic core of Settrington comprise a well defined and high quality character. Dwellings to the north of the site combine more modern dwelling types that are diverse in their character, positioning and scale.

The design objective has been to bring forward a development that is such that its scale and in particular height allows the proposed dwellings to be seen as a continuation of the listed terrace of dwellings to the west. This is further illustrated by a series of photomontages submitted in support of the application.

It is the view of officers that the scale, design and positioning of the dwellings within the plot allow for the development to preserve the character and appearance of the Settrington Conservation Area

The Building Conservation Officer along with the Tree and Landscape Officer were involved in detailed pre-application discussions with the applicant's agent prior to submission of the planning application. It is the professional view of both officers that, subject to appropriate conditions, the development will respect the context of the surrounding environment.

It is considered that allowing for the site constraints identified in this report the proposed development makes best use of the application site. It is recognised that the dwellings are of a limited size and due to the proximity of adjacent residential properties, particularly to the rear, a planning condition removing permitted development rights for future development and elevation change is recommended.

The concerns noted by the Parish Council in respect of the size of living accommodation provided are noted. Criticism has, however, previously been expressed that the provision of larger dwellings within the village reduces the opportunity to provide smaller, lower cost accommodation. In bringing forward this development the agent has advised that reference has been taken from other housing stock belonging to the applicant in the village, making best use of the land, meeting Building Regulation requirements as well as the need to achieve an acceptable and high quality design solution on the site. The objective of being able to view the proposed development as a continuation of the existing listed terrace to the west would not have been as readily achievable with a single dwelling positioned on the site.

Officers are satisfied that the development delivers an acceptable standard and layout of accommodation that meets key design objectives and without overdevelopment of the site.

***Policy H7 (iii) The proposed development would not have a detrimental impact upon the safety of pedestrians and road users (including cyclists) or the free-flow of traffic upon the highway network and, an appropriate amount of off-street parking would be provided;***

The Highway Authority has raised no objection to the proposed development.

It is noted that a number of concerns have been raised by local residents and the Parish Council in respect of access and parking arrangements.

Current highway advice is that there are no minimum parking standards and in line with national policy the Highway Authority is based on maximum requirements. Both dwellings propose two bedroom properties and in line with guidance three parking spaces are proposed. The provision of any additional resident or visitor parking within the application site curtilage would therefore be in excess of recognised advice. The provision of any additional spaces will also incur a further intrusion of built development into the application site.

The site boundary is presently marked by a heavily pruned native hedge and post and wire fencing part of which would need to be removed in order to allow for adequate visibility in the south-east corner of the site. The existing hedgerow is not considered to contribute greatly to the character and appearance of the conservation area. This is in contrast to the beech hedge opposite the site to the south of Chapel Street. It is therefore proposed by the applicant and supported by officers, including the Tree and Landscape Officer, that the existing hedge be removed in its entirety and replanted with beech hedging in a manner, which would allow for the recommended level of visibility.

Following the response from the Highways Authority, officers are of the view that a refusal of this planning application on the grounds identified by the objectors / Parish Council could not be sustained.

***Policy H7(iv) The proposed development will not have a material adverse effect upon the existing amenities of adjoining properties;***

The impact of positioning the dwellings towards the northern site boundary on the amenities of the occupiers of dwellings to the west and in particular the north of the site is noted.

The impact of the proposed two-storey dwellings on the gable end of the single storey dwelling to the north of the site has been given detailed consideration. The applicant has submitted a series of drawings to justify that the impact on the amenities of the occupiers of this dwelling will not be materially adversely affected by the development. This position is noted and accepted by officers.

It is not considered that the proposed development will have a material adverse effect on the amenities of the occupiers of any existing dwellings. There is considered to be a satisfactory level of separation, orientation and screening between the proposed dwellings and the adjoining properties.

As raised above a planning condition removing permitted development rights for future alterations and extensions to the dwellings is proposed.

***Policy H7(v) The proposed development will provide a satisfactory standard of residential amenity;***

The amount and standard of living accommodation proposed has been discussed in detail in section H7(ii) above and is considered to be satisfactory.

Whilst each property will be provided with its own off-street parking facilities and private residential curtilage the limitations of these are recognised by officers. Nevertheless the parking facilities meet policy requirements and have been considered satisfactory by the local Highway Authority. The provision of a bin store area serving both dwellings is also noted. There is adequate space available to provide domestic curtilage, however, the extent of private space available is limited but satisfactory.

***Policy H7(vi) The proposed development takes appropriate account of the local housing need requirements in terms of the type of dwellings to be provided;***

For clarification it is noted that the proposed development does not provide for affordable housing but will provide smaller, market housing. This is in contrast to the limited residential development that has taken place in the village since 2000, which has been primarily to provide larger residential units.

The Ryedale District Housing Needs Assessment (2006) identifies Settrington as falling within the Derwent Ward, where there is a demand for smaller residential units.

***Policy H7(vii) The site is not an important area for its nature conservation interest or historic or archaeological importance.***

The terrace of properties to the west of the site (17 - 19 Chapel Road) is Grade II listed in respect of its group value. Officers are satisfied that the proposed development will not cause harm to the setting of this group of buildings.

North Yorkshire Archaeology has identified the site as lying in an area of archaeological interest and as such recommends that a scheme of archaeological recording be undertaken.

The site is not deemed to be of ecological importance and the Countryside Management Officer has raised no objection to the development proposals. Informatives in respect of protecting nesting birds and bats are recommended.

### **- Summary and Conclusions**

It is considered that the proposed development is policy compliant and that there are no other identified material planning considerations, which are considered to override this policy compliance. The recommendation is one of conditional approval.

Ryedale Local Plan - Policy ENV3 - Development in the Areas of High Landscape Value  
Ryedale Local Plan - Policy ENV5 - Visually Important Undeveloped Areas  
Ryedale Local Plan - Policy ENV7 - Landscaping  
Ryedale Local Plan - Policy H7 - Residential development within settlements  
Ryedale Local Plan - Policy H12 - New development in Settrington & Scampston  
Ryedale Local Plan - Policy T3 - Access to the local highway network  
Ryedale Local Plan - Policy T7 - Parking  
Regional Spatial Strategy - Policy H1 - Provision and Distribution of Housing  
Regional Spatial Strategy - Policy H2 - Managing and Stepping Up the Supply and Delivery of Housing  
Regional Spatial Strategy - Policy H5 - Housing Mix  
Regional Spatial Strategy - Policy RR1 - Remoter Rural Sub Area Policy  
National Policy Guidance - PPS1 - 'Delivering Sustainable Development' 2005  
National Policy Guidance - PPS3 - 'Housing' 2006  
National Policy Guidance - PPS7 - 'Sustainable Development in Rural Areas' 2004  
National Policy Guidance - PPG13 - 'Transport' 1994  
National Policy Guidance - PPG15 - 'Planning and the Historic Environment' 1994  
National Policy Guidance - PPG17 - 'Planning for Open Space, Sport and Recreation' 1991

### **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            Before the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.

3            Prior to the commencement of any work on site, details of levels of the proposed development shall be submitted to and approved in writing by the applicant. Such details shall include existing levels across the site, together with finished floor levels, access and drainage runs.

Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.

- 4 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.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.

- 5 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 including lime mortar to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed.

Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.

- 6 Prior to the commencement of the development, details of all new external joinery, including cross-sections, method of opening, depth of reveal (at least 75mm) and external finish to lintels and cills shall be submitted to and approved in writing by the Local Planning Authority. Submitted information shall be at a 1:10 scale detailing.

Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.

- 7 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order), development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure.

Reason:- To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy Policy H7A criteria (i) and (ii) of the Ryedale Local Plan, as well as PPG15 - 'Planning and the Historic Environment' 1994.

- 8 All rainwater goods shall be constructed from cast iron and fitted on rise and fall brackets, unless otherwise agreed in writing by the Local Planning Authority.
- Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.
- 9 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- Reason:- The site is of archaeological interest, and in order to comply with the requirements of PPG16 - 'Archaeology and Planning' 1990.
- 10 Prior to the commencement of development, details of any mechanical extraction, flues, soil and vent pipes shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented.
- Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.
- 11 Notwithstanding drawing reference 858/105 'Proposed Elevations (January 2009)', details of the chimney width and detailing at a minimum scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.
- Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.
- 12 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- Reason:- In the interests of satisfactory and sustainable drainage, and to satisfy Policies U3 and U4 of the Ryedale Local Plan.
- 13 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
- Reason:- To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading, and to ensure compliance with Policy U3 of the Ryedale Local Plan, as well as PPS25 - 'Development and Flood Risk' 2006.



- 14 Within the first available planting season following completion of the development, the proposed new hedge along the eastern and southern boundaries of the site indicated on Drawing No.102 Rev. H, shall be planted in accordance with the following specification and shall include two new trees as specified below:

Minimum 45/60cm transplants planted in a double staggered row @the rate of 5-7 plants /metre, mulched along its length to a depth of 50mm and a width of 1.0 metre with well composted woodchips, and incorporating 2 No. standard trees set some 3.0 metres back from the inside of the hedge line and equally spaced between the south eastern corner of the new parking area and the southern point of the proposed new low timber rail fence, in accordance with the following specification:

2No. Container-grown 12/14cm stem girth Sorbus aucuparia (Mountain ash), suitably staked at a point i/3rd of the stem height of each tree, and mulched with well composted wood chips 50mm deep over a 1-metre circle around each tree.

Reason:- In the interests of the early formation of an appropriate boundary to the development in this part of Settrington Conservation area, to enhance the development and in compliance with Policies ENV7 and H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.

- 15 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:

(i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.

(ii)(c) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details on Drawing No. 102 rev H and Standard Detail number E6A.

(iii) Any gates or barriers shall be erected a minimum distance of 7.5 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details shown on drawing number 102 rev H and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 7.5 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 Policies T3 and T7 of the Ryedale Local Plan, 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.

- 16 No part of the development shall be brought into use until the existing access on to Chapel Road has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

Reason:- In accordance with Policy T3 of the Ryedale Local Plan, and in the interests of highway safety.

- 17 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 30 metres measured along both channel lines of the major road Forkers 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 T3 of the Ryedale Local Plan, and in the interests of road safety.

- 18 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 102 rev H. 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 T7 of the Ryedale Local Plan, and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 19 Prior to the commencement of development, details of all soft and hard ground surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of the character of the area, the amenities of neighbouring occupiers and to satisfy Policy H7 of the Ryedale Local Plan, and PPG15 - 'Planning and the Historic Environment' 1994.

- 20 Notwithstanding the provisions of Schedule 2, Part 2 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order), development of the following Classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that request:-

Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Reason:- To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy Policy H7A criteria (i) and (ii) of the Ryedale Local Plan, as well as PPG15 - 'Planning and the Historic Environment' 1994.

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

- 858/104 Rev B Site Existing
- 858/105 Proposed Elevations - Jan 09
- 858/102 Rev H Plans Proposed
- BS5837: 2005 Tree Survey Plan/Arboricultural Report.

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

## **INFORMATIVES**

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applied to whoever carries out the work.
2. Contact details: Natural England, Genesis 1, University Road, Heslington, York YO10 5ZQ  
Tel: 01904 435500
3. In respect of Condition 03, the Local Planning Authority requires that the ridge of the proposed dwellings matches that of the existing dwelling to the west (17 - 19 Chapel Road).
4. In relation to Condition 15. 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.
5. In relation to Condition 16. These works shall include, where appropriate, replacing kerbs, footways, cycleways and verges to the proper line and level.
6. In relation to Condition 17. An explanation of terms used above is available from the Highway Authority.

### **Background Papers:**

Adopted Ryedale Local Plan 2002  
Regional Spatial Strategy  
PPS1 - Delivery Sustainable Development 2005  
PPS3 - 'Housing' 2006  
PPS7 - Sustainable Development in Rural Areas  
PPG13 - 'Transport' 1994  
PPG5 - 'Simplified Planning Zones' 1992  
PPG17 - 'Planning for Open Space, Sport and Recreation' 1991  
Responses from consultees and interested parties