

Item Number: 13
Application No: 16/01824/FUL
Parish: Whitwell-on-the-Hill Parish Council
Appn. Type: Full Application
Applicant: Miss Serena Brotherton And Mrs Sarah Brotherton
Proposal: Erection of 2no. semi-detached two bedroom dwellings with formation of associated parking area
Location: Land Off Main Street Whitwell On The Hill Malton

Registration Date:
8/13 Wk Expiry Date: 5 January 2017
Overall Expiry Date: 22 February 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

| | |
|-------------------------------------|---------------------------|
| Foss Internal Drainage Board | Recommend conditions |
| Parish Council | Observations made |
| Archaeology Section | Recommend condition |
| Highways North Yorkshire | Recommend conditions |
| Paul Jackson AONB Manager | Observations made |
| Land Use Planning | No views received to date |
| Public Rights Of Way | Recommend informative |

Neighbour responses: None

SITE:

The site is located on the southern side of Main Street, on the western end of the village of Whitwell on the Hill. The site measures 451 square metres (0.451 hectares) in area. Main Street is to the immediate north, with the back lane running to the south. The site is located within the Howardian Hills Area of Outstanding Natural Beauty.

PROPOSAL:

Erection of 2no. semi-detached two bedroom dwellings with formation of associated parking area.

Members should note that Officer's raised concerns regarding the initial scheme to erect 2no. semi-detached three bedroom dwellings. Furthermore, the Parish Council also raised concerns to the scheme. A letter was sent to the agent, stating the following:

Whilst there is no objection in principle to residential development on this site, it is considered that due to the limited size of the site in terms of its width and it tapering away south eastwards, the two dwellings would appear to be visually cramped and an over-development of the site. The site is prominent, exposed and the rises slightly from north to south. It is also a visual end stop to the built form on the southern side of the village. The eastern most dwelling proposed is also located in very close proximity to the west facing gable of the property Two Gables which has a large window on this elevation. It is also unclear from the plans as to where the exact boundary is on the eastern side of the site and whether there would be any boundary treatment here.

The proposed dwellings incorporate a further bedroom and en-suite in the roof. This has resulted in the dwellings being higher compared to neighbouring properties and properties opposite. They would appear dominant in relation to these existing properties and would not reinforce local distinctiveness of the settlement in terms of the heights. It is also unclear as to how the site levels would work on the ground.

Following these comments, a revised scheme was submitted, making the following amendments:

- Each of the dwellings are now 2 bedrooms and not 3 resulting in dwelling that are smaller in scale.
- The dwellings will be positioned 0.792 metres below the existing site level.
- From the proposed finished site level, the dwellings will measure 7.594 metres to the ridge and 4.755 metres to the eaves. The dwellings previously measured 8.113 metres to the ridge and 4.854 metres to the eaves from the proposed finished site level to allow for a second floor (room in the roof space).
- The dwellings are now positioned 3.4 metres to the west of the neighbouring property of Two Gables. Initially, they were 1.8 metres to the west of Two Gables.
- The applicant has provided clarity that the eastern facing ground and first floor windows on the property of Two Gables serve a pantry, kitchen, back hall, bathroom and landing/stairs. It should be noted that the kitchen also has a front facing window.
- The front (north) elevation fenestration details have been amended.
- Further information regarding the need for 2 small market dwellings in this location.

HISTORY:

There is no relevant planning history in connection with the site.

POLICY :

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP1 General Location of Development and Settlement Hierarchy

Policy SP2 Delivery and Distribution of New Housing

Policy SP4 Type and Mix of New Housing

Policy SP12 Heritage

Policy SP13 Landscapes

Policy SP16 Design

Policy SP17 Managing Air Quality, Land and Water Resources

Policy SP18 Renewable and Low Carbon Energy

Policy SP19 Presumption in Favour of Sustainable Development

Policy SP20 Generic Development Management Issues

Policy SP21 Occupancy Restrictions

Policy SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

National Planning Policy Framework (2012)

Chapter 6. Delivering a wide choice of high quality homes

Chapter 7. Requiring good design

Chapter 11. Conserving and enhancing the natural environment

Chapter 12. Conserving and enhancing the historic environment

National Planning Practice Guidance (2014)

APPRAISAL:

The main considerations to be taken into account when considering the proposal are:

1. The Principle of Development
2. Local Needs Occupancy
3. Scale, Form and Detailed Design
4. Impact upon the Howardian Hills Area of Outstanding Natural Beauty (AONB)

5. Highway Safety
6. Impact upon Neighbouring Amenity
7. Archaeology
8. Drainage
9. Land contamination
10. Community Infrastructure Levy
11. Other Matters
12. Conclusion

1. The Principle of Development

The site is located within the Development Limits of Whitwell-on-the Hill. Whitwell-on-the Hill is classified as an 'other village' within the Ryedale Plan - Local Plan Strategy. Policy SP2 (Delivery and Distribution of Housing) is supportive of infill development (small open sites in an otherwise continually built up frontage) restricted to Local Needs Occupancy within 'other villages'. It is considered that residential development would continue the built form on the southern side of the village. Therefore, the principle of residential development is acceptable in this location, subject to the Local Needs Occupancy restriction.

2. Local Needs Occupancy

The applicants currently provide a large number of rented properties within the village. They have stated that due to the increased demand for family homes in this location, they would like to build a further two homes for rental. A letter has also been received from the Estate Agents Routhwaite and Woodhead that outlines there is a significant shortfall of affordable 2/3 bedroom cottages to rent in Whitwell on the Hill and the surrounding area. They are currently trying to find rental properties for 2 young local people and 3 couples who are all gainfully employed in the area. The adjoining Parishes to Whitwell on the Hill are Welburn, Bulmer, Foston, Barton Le Willows, Crambe and Westow. It is considered that it has been demonstrated that there is a local need for 2 units in this location and therefore the Local Needs Occupancy restriction can be satisfied.

3. Scale, Form and Detailed Design

The semi-detached properties will have a total width of 10.6 metres along the frontage and run ridge-parallel to the road. They will have a depth of 11 metres and to the rear, have single storey off-shoots that form a kitchen. The applicants have recently built two properties further to the east of the village of similar scale, form and detailed design.

It is considered that the proposed development would follow the grain of settlement of Whitwell on the Hill in terms of the scale, siting, orientation, boundaries and spaces between the proposed dwellings. The dwellings also have adequate private amenity space commensurate to the size of the dwellings. Boundary treatments will be agreed at condition stage.

The architectural style and materials would mimic the local vernacular however it is recommended that conditions are attached requiring the submission of a sample panel of the materials to be used to ensure a satisfactory external appearance and to ensure the dwellings would comply with of Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy. Solar panels are also proposed on the southern roof slope. A low level retaining wall with a step down from the road level will be erected along the frontage.

4. Impact upon the Howardian Hills Area of Outstanding Natural Beauty (AONB)

The AONB Manager stated the following with regard to the initial scheme.

I have the following observations to make on this proposal:

1) *The applicants have demonstrated their ability to deliver well-designed and appropriately-sized housing units in Whitwell for many years and this proposal follows in that tradition.*

2) *The reduction in site ground level to match the adjacent property to the east will be particularly important in ensuring that the new dwellings don't overpower the vernacular cottages next door.*

Based upon these comments, it was decided not to re-consult on the revised scheme. It is therefore considered that the proposal will not detract from the natural beauty and special qualities of the AONB, complying with Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy.

5. Highway Safety

The Local Highway Authority stated the following with regard to the initial scheme.

Whilst no highway authority objections are raised in principle to the development, I have concerns that further vehicular use of the Back Lane, in order to access the new properties, will cause deterioration of the access construction at its junction with Main Street, thereby leading to debris being brought out onto the public highway. Please note that similar access arrangements are in place for the development approved under planning ref. 14/00983/FUL.

Clarification is therefore sought that the applicants (who are stated as being the owners of many properties in the village), can bring the first six metres of Back Lane up to a bound macadam standard, and include this as part of the development proposals. Some of the car parking spaces proposed will require vehicles to reverse out onto grass beside the surface of Back Lane on the opposite side, and it is recommended that additional areas are stoned-up to withstand this traffic.

The agent subsequently submitted revised plans, addressing the comments raised above.

The Local Highway Authority has stated the following with regard to the revised scheme:

In response to the comments forwarded from the Parish Council, the application site frontage is already subject to a visibility sight line condition attached to application refs. 14/00983/FUL & 15/00477/73A. The revised plan shows the first 6 metres of Back Lane to be made up and surfaced in macadam, and the existing Main Street carriageway is, in fact, the same width all along its length.

Consequently the Local Highway Authority recommends that the following Conditions are attached to any permission granted:

These conditions relate to the construction requirements for the private verge crossing, the parking for dwellings to be retained at all times, precautions to prevent mud on the highway and onsite parking, on-site storage and construction traffic during development.

The Public Rights of Way team at NYCC have advised that an informative is attached to the Decision Notice if planning permission is granted regarding the adjacent public right of way.

6. Impact upon Neighbouring Amenity

The nearest residential property to the site is Two Gables to the immediate east of the site. There are also residential properties over the road to the north of the site, approximately 18 metres away. These properties are known as Holly Tree House and Caroldene.

It is considered that due to the orientation of the properties, the positioning of the proposed openings and the what the windows on the western elevation of Two Gables serve, there will not be a material adverse impact upon neighbouring occupiers. This is in terms of being overbearing in presence, causing loss of light or loss of privacy, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy. No comments have been received from the occupiers of these properties. Boundary treatments will be agreed at condition stage.

7. Archaeology

The Heritage Officer at North Yorkshire County Council (NYCC) has stated the following with regard to the proposal:

There is a record for the village of Whitwell on the Hill in Domesday book from the 11th century and also in the 14th century lay subsidy roll. The present village appears to reflect the original medieval layout of two opposing rows with evidence for the medieval field system, visible as broad earthwork ridge and furrow, holloways and boundaries behind the village rows and beyond. The proposed development site lies on the street frontage in line with what would have been the original village layout, and appears to have been undeveloped since the 1st edition OS Map. Therefore there is the potential for undisturbed remains of medieval date to exist within the site.

Therefore, I would advise that a scheme of archaeological mitigation recording is undertaken in response to the ground-disturbing works associated with this development proposal. This should comprise an archaeological watching brief to be carried out during excavations for new foundations and new drainage or services, to be followed by appropriate analyses, reporting and archive preparation. This is in order to ensure that a detailed record is made of any deposits/remains that will be disturbed. This advice is in accordance with the historic environment policies within Section 12 of the National Planning Policy Framework, CLG, 2012 (paragraph 141)

In order to secure the implementation of such a scheme of archaeological mitigation recording, I would advise that the following condition be appended to any planning permission granted:

Condition:

A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording*
- 2. Community involvement and/or outreach proposals*
- 3. The programme for post investigation assessment*
- 4. Provision to be made for analysis of the site investigation and recording*
- 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 6. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This condition is imposed in accordance with Section 12 of the NPPF as the site is of archaeological interest.

The above condition will be attached to the Decision Notice if planning permission is granted.

8. Drainage

The Foss (2008) Internal Drainage Board have stated the following with regard to the proposal:

The Board does have assets adjacent to the site in the form of Bulmer Beck/Spittle Beck and Outgang Drain; these watercourses are known to be subject to high flows during storm events.

The Board wishes to state that where possible the risk of flooding should be reduced and that, as far as is practicable, surface water arising from a developed site should be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development. This should be considered whether the surface water arrangements from the site are to connect to a public or private asset (watercourse or sewer) before out-falling into a watercourse or, to outfall directly into a watercourse in the Board's area.

The site is in an area where drainage problems could exist and development should not be allowed until the Authority is satisfied that surface water drainage has been satisfactorily provided for. Any approved development should not adversely affect the surface water drainage of the area and amenity of adjacent properties.

The Board notes that this is an application for the erection of 2 semi-detached, three-bedroom, dwellings along with formation of associated parking areas. This will enlarge the impermeable area on site and has the potential to increase the rate of surface water run-off from the site if this is not effectively constrained.

The Board notes that the application form indicates that the surface water from the development is to be disposed of via a soakaway. The Board welcomes this approach to surface water disposal however the application does not indicate if this is an existing facility or it is to be newly constructed for the purpose.

If the soakaway already exists the Board would suggest that the Local Authority seek confirmation of its location and that the system is working effectively, and also have evidence that it is capable of handling the additional volume of water that will be generated by the site. It is not sufficient for the applicant to rely on anecdotal evidence of its past performance.

If the soakaway is to be newly constructed the Board recommends that the applicant be asked to carry out soakaway testing, in accordance with BRE Digest 365, in order to ascertain that the soil structure is suitable for a soakaway system. Should the testing prove to be successful the applicant should then submit a design for the soakaway, for approval by the Planning Authority, which would fully accommodate a 1:30 year storm event with no overland run-off for a 1:100 year event plus a 20% allowance for climate change.

If the testing of either an existing or a newly created soakaway proves unsatisfactory then the applicant will need to reconsider their surface water drainage strategy.

The Board has no objection to the principal of this development but suggests that any approval granted to the proposed development should include the following condition:

EFFECTIVE SOAKAWAYS

The suitability of new soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 to the satisfaction of the Approving Authority, who is generally the Local Authority.

If the soakaway is proved to be unsuitable then in agreement with the Environment Agency and/or the Drainage Board, as appropriate, peak run-off must be attenuated to 70% of the existing rate (based on 140 l/s/ha of connected impermeable area).

If the location is considered to be detrimental to adjacent properties the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

The suitability of any existing soakaway to accept any additional flow that could be discharged to it as a result of the proposals should be ascertained. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

Reason: To ensure that the installation of soakaways provide an adequate method of surface water disposal and reduce the risk of flooding.

The above condition will be attached to the Decision Notice if planning permission is granted.

9. Land contamination

The plot was formally used as a domestic garden space for Two Gables. The submitted Contamination Assessment Screening Assessment Form does not identify any evidence of contamination on the site.

10. Community Infrastructure Levy (CIL)

The proposal is the subject of the Community Infrastructure Levy. The applicant has assumed liability and the charge will be calculated at £85 per square metre (gross internal floor area).

11. Other Matters

Whitwell on the Hill with Crambe Parish Council stated the following with regard to the initial scheme.

We have considered the application and have the following observations regarding the access, scale of proposed buildings and enhancement.

1. It appears from the plans and after a site visit for perspective, that the site seems too small for 2 properties and that we suggest a bungalow which would be in keeping with the site line down the village where there are single story houses in-between semi detached properties.

2. There are several apparent drawbacks with the current position of the properties such that the road narrows at the proposed site, and this is likely to hinder access to the road for existing tenants whereby their drives enter onto Main Street and will be a foreseeable safety risk. Please can you inform us if Highways have commented on the proposed plans and if so what their opinion is of the road safety on Main Street at the proposed site.

3. Current tenants' cars and delivery vehicles and community service vehicles easily block safe access along Main Street particularly at the proposed site and it is likely that new tenants at the proposed site will park out side their front door which appears habitual for existing tenants, despite rear car parking.

4. There is substantial evidence of the visiting cricketer players parking their cars during the summer months causing such a safety hazard where the Main Street narrows at the proposed site.

5. A suggestion could be that proposed buildings are set further back off the main road and the road widened in front of the properties to allow for a delivery vehicle or community service vehicle for example to reduce the foreseeable ability of risk of an accident due to poor visibility.

6. In addition this would enable good visibility for the existing tenants in properties near to the proposed site to join Main Street in a safe manner.

7. The existing track to the east of the proposed buildings is in poor condition and we have observed numerous potholes- a new tarmac surface would be beneficial.

8. From the plans it appears that the proposed buildings are below road level- please can this be clarified.

9. We suggest that the ridge level of the proposed buildings should not be higher than the adjacent property.

10. Further that the eaves level of the proposed buildings should not be higher than the adjacent property.

11. It is not apparent from the plans whether the proposed buildings are in scale with the adjacent property and of those on the opposite side of the road- please can this be clarified.

12. Long term tenants and residents enjoy excellent views from their properties and it is important that the character of the village remains intact within the Area of Outstanding Beauty and new buildings are sensitively considered.

13. Whitwell on the Hill has signs on the A64 only for direction and the Parish Council request as an enhancement for the village should the planning be successful that 2 stone plinths are erected at each end of the village and it is hoped that funding will be available for 2 signs from AONB.

Whitwell on the Hill with Crambe Parish Council then stated the following with regard to the re-consultation of the revised plans:

Our comments were carefully considered at length and we are disappointed that the revisions are not reflective of this.

For example, the ridge level could be the same as the adjacent existing house and perhaps incorporating a dormer into the roofspaces that would fit with the existing street line.

There appears no acknowledgment of the potential hazards of the cars parking on the front of the properties and this could have been accommodated by moving the houses back. We remain of the opinion that this is a serious safety concern with likely impeded access and egress of the residents currently opposite the proposed houses.

We stand by our former comments regarding the tarmacking of the road and with only 6 meters being restored this will likely discourage new residents from using the formal car parking at the rear of the property.

We also have not received information regarding your planning colleagues suggestion of planning gain and the new sign posts at each end of the village for example.

Response to the Parish Council comments

Some of the points raised by the Parish Council in their initial response were requiring clarity on certain matters.

Their recent comments on the revised proposal conclude that the ridge level could be the same as the adjacent existing house. The proposed ridge height of the new dwellings is 7.59 metres (from the finished site level), with the ridge height of the adjacent property of Two Gables being 6.8 metres from the finished floor level. The difference therefore being 0.79 metres. A variety of the properties within the village are not the same height and vary in ridge and eave level.

The predominant character of the village is that of dwellings which run ridge parallel to the road, which these dwellings will also do. With regard to incorporating dormer windows, the agent has outlined that if dormers were to be included to the rear, there would not be enough roof space to then incorporate the solar panels. The solar panels are being installed to generate low carbon sources of energy.

In light of the comments made by the Parish Council in terms of highway safety, the Local Highway Authority are of the view that the proposal is acceptable in terms of highway safety, subject to conditions relating to the construction requirements for the private verge crossing, the parking for dwellings to be retained at all times, precautions to prevent mud on the highway and onsite parking, on-site storage and construction traffic during development.

New signs at the each end of the village are not considered to be relevant to this planning application and cannot therefore be reasonably required by way of a planning condition.

12. Conclusion

In light of the above considerations, the erection of 2no. semi-detached two bedroom dwellings with formation of associated parking area is considered to satisfy the relevant policy criteria outlined with Policies SP1, SP2, SP4, SP12, SP13, SP16, SP17, SP18, SP19, SP20, SP21 & SP22 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the following conditions.

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 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, 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 Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 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 Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 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

c. The existing Back Lane access onto Main Street shall be improved by upgrading of layout as shown on Drawing Number PD211-01-C and upgrading of construction specification as shown on Standard Detail number DC/E9A for the first six metres, as measured from the carriageway edge of Main Street.

g. Provision to prevent surface water from Back Lane (beyond the first six metres to be upgraded) discharging onto the existing or proposed highway shall be constructed in accordance with details that shall be submitted and agreed with the local planning authority in consultation with the local highway authority in advance of the commencement of the development and maintained thereafter to prevent such discharges.

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 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number PD211-01-C. 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.

- 6 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.

- 7 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:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

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.

- 8 Condition (A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. Community involvement and/or outreach proposals
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan - Local Plan Strategy and Section 12 of the NPPF as the site is of archaeological interest.

- 9 No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan - Local Plan Strategy and Section 12 of the NPPF as the site is of archaeological interest.

- 10 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan - Local Plan Strategy and Section 12 of the NPPF as the site is of archaeological interest.

- 11 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details of the proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, complying with Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 12 The suitability of new soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 to the satisfaction of the Approving Authority, who is generally the Local Authority.

If the soakaway is proved to be unsuitable then in agreement with the Environment Agency and/or the Drainage Board, as appropriate, peak run-off must be attenuated to 70% of the existing rate (based on 140 l/s/ha of connected impermeable area).

If the location is considered to be detrimental to adjacent properties the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

The suitability of any existing soakaway to accept any additional flow that could be discharged to it as a result of the proposals should be ascertained. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained.

Reason: To ensure that the installation of soakaways provide an adequate method of surface water disposal and reduce the risk of flooding, complying with Policy SP17 of the Ryedale Plan - Local Plan Strategy.

- 13 Prior to the commencement of the development hereby permitted, 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 Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 14 The dwelling hereby approved shall only be occupied by a person(s) together with his/her spouse and dependents, or a widow/widower of such a person, who:

- Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving military service; or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years

Reason: To satisfy the requirements of Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

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

REVISED PLAN - OS SITE LOCATION PLAN & SITE BLOCK PLANS - Drawing Number PD211-01-C dated 07/02/2017.

REVISED PLAN - AS PROPOSED ELEVATIONS - Drawing Number PD211-03-D dated 07/02/2017.

REVISED PLAN - AS PROPOSED FLOOR PLANS AND TYPICAL SECTION - Drawing Number PD211-02-B dated 07/02/2017.

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

INFORMATIVES:

- 1 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.

- 2 The applicant should be aware that the application site frontage is subject to a visibility sight-line condition applied under previous planning approvals. References: 14/00893/FUL (Condition 06) & 15/00477/73A (Condition 04).

Background Papers:

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