

Item Number: 13
Application No: 18/00120/FUL
Parish: Harome Parish Council
Appn. Type: Full Application
Applicant: Ryedale Methodist Circuit (Revd. Ruth Duck)
Proposal: Change of use and alteration of former Methodist chapel, attached school room and detached outbuilding to form a 4 bedroom dwelling, detached 2 bay garage and associated amenity space.
Location: Harome Methodist Church Chapel Lane Harome Helmsley YO62 5JL
Registration Date: 12 February 2018
8/13 Wk Expiry Date: 9 April 2018
Overall Expiry Date: 6 April 2018
Case Officer: Alan Goforth **Ext:** Ext 332

CONSULTATIONS:

Parish Council	No response received to date
Highways North Yorkshire	Recommend conditions
Building Conservation Officer	Recommend conditions
Yorkshire Water Land Use Planning	No comments

Neighbour responses: Mr Gary Barnes, Mr Neil Shimmins, Sue and John Ansbro, Mr Terry Collins.

SITE:

The Harome Methodist Church (referred to as ‘the Chapel’) is situated within the village of Harome 3.5km south-east of Helmsley and 2.5km south-west of Nawton Beadlam. The application site is within the village development limits and Conservation Area but outside of the Area of High Landscape Value (AHLV) which comprises the fields to the north and south of the village. The application site which comprises the chapel, rear garden, access strip and single storey stone outbuilding amounts to 541 square metres. The Chapel and schoolroom has a footprint of approximately 180 square metres and the outbuildings 50 square metres. The building closed for use in 2017.

The Chapel, which dates from 1909, is of double storey height constructed from smooth red brick with stone quoins and mouldings. The roof covering is Welsh slate with two lead capped lanterns. There is an elaborated double door entrance on the south facing elevation with black painted cast iron railings with central ornamental gates. The building comprises a main nave with a school room/community hall on the western side. The majority of windows in the Chapel comprise leaded lights with coloured stained glass floral insets although the windows in the school room are plain glazed. The building is considered to be an undesignated heritage asset.

The Chapel fronts Chapel Lane to the south beyond which are open fields. Vehicular access is gained along the eastern side of the site between the Chapel and two semi-detached cottages to the east (Aban Cottage & Mabrouk Cottage). Other dwellings in the area comprise Chapel Garth to the north and Primrose Cottage and Tariq Cottage to the north east. The rear, south facing elevation of Chapel Garth overlooks the rear garden area of the Chapel.

Kirby Cote is to the north west and immediately to the west and north west is land to the rear of Kirby Cote beyond which is Mulberry House which stands 22 metres from the west elevation of the Chapel.

PROPOSAL:

The application seeks permission for the change of use and alteration of the former Methodist chapel, attached school room and detached outbuilding to form a 4 bedroom dwelling, detached 2 bay garage and associated amenity space. The application is seeking planning permission for the development without the Local Needs Occupancy condition.

The ground floor of the chapel would form the open living space with a partial, stand-alone master bedroom mezzanine above allowing for a kitchen below. The school room would contain a further three double bedrooms and bathrooms across two levels.

The external alterations to the Chapel would comprise the installation of five rooflights, a new timber window to the basement on the north elevation and first floor timber casement windows with stone lintel and cill to the new bedroom on the west elevation gable end. In addition the existing casement windows would have lower panes modified to allow opening (stippled glass) and the upper panes fixed shut with a cladding panel (granite grey) in lieu of glazing to conceal the new floor level. A wood burner flue and soil vent pipe terminal vent (both black) would protrude from the roof. To improve thermal performance internal double glazing would be installed throughout.

The existing access off Chapel Lane is largely grassed over but as part of the works would be improved with a harder but permeable surface that would continue into the rear area of the site to form an outdoor parking area (for two vehicles) and turning space. The existing stone outbuilding comprising two stores and a WC would be retained and converted to two single open sided garages (facing into the garden area) and the current external dimensions would be unchanged. The building would require new timber lintels over the garage openings and a new red clay pantile roof.

The existing boundary walls and fences would be retained and the rear area would be divided between a hard surface vehicle access and parking area adjacent to the garages on the eastern side and a grassed garden/amenity area on the western side.

HISTORY:

There is no planning history relevant to the application under consideration.

POLICIES:

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to ensure that special attention is paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

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

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

Local Plan Strategy -Policy SP11 Community Facilities and Services

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP16 Design

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

PLANNING COMMITTEE

8th May 2018

Material Considerations

National Planning Policy Framework 2012 (NPPF)
National Planning Practice Guidance 2014 (PPG)

APPRAISAL:

The main considerations in the determination of this application are considered to be:

- i) Principle of the development;
- ii) Protection of Community Facilities;
- iii) Local Needs Occupancy;
- iv) Design, appearance and impact on heritage assets;
- v) Impact on neighbouring amenity;
- vi) Drainage;
- vii) Highways impact;
- viii) Impact on a Protected Species; and
- ix) Other matters.

Principle of the development

In accordance with S38(6) of the Planning Compulsory Purchase Act 2004 planning applications must be considered against the adopted Development Plan unless material planning considerations indicate otherwise. Whilst the Ryedale Local Plan - Local Plan Strategy should be read as a whole, Policy SP1 sets (General Location of Development and Settlement Hierarchy) and is concerned with the distribution of development. The settlement hierarchy, directs the majority of development to the Market Towns, then to Service Villages. Development in 'Other Villages' such as Harome will only be supported where it can be demonstrated it is necessary to support a sustainable, vibrant and healthy rural economy. The principle of housing in this location is therefore supported by SP1 (General Location of Development and Settlement Hierarchy).

Protection of Community Facilities

Policy SP11 refers to the protection of existing community facilities including places of worship such as the Harome Methodist Chapel. The policy recognises the contribution such facilities make to the vitality of villages and the well-being of local communities. The policy states that such facilities "*will be protected from loss/redevelopment unless it can be demonstrated that: i) there is no longer a need for the facility or suitable and accessible alternatives exist, or ii) that it is no longer economically viable to provide the facility, or iii) Proposals involving replacement facilities provide an equivalent or greater benefit to the community and can be delivered with minimum disruption to provision*".

The Chapel is relatively large and was built to accommodate a congregation of approximately 120 people (Harome has a population of approx. 260) but due to declining numbers of worshippers it closed for use in 2017. The Applicant points to a general decline in regular church membership particularly for the smaller rural chapels and, in this case, the local Methodist worshippers have been encouraged to join larger congregations in neighbouring villages. In recent years chapel closures have also occurred in the District at Barton le-Willows, Wrelton, Rillington, Marton, Lockton and Cropton.

With decreasing congregations and resulting loss of income old and underused buildings such as Harome Chapel become a maintenance burden for the Ryedale Methodist Church circuit. Furthermore the redundant buildings are open to vandalism, theft and structural deterioration. It is acknowledged that there is a point when it is no longer viable to retain the building as a place of worship.

As a public building the Chapel lacks disabled access and dedicated washing facilities and the limited on-site parking and narrow lane would be problematic for a large congregation or function. With regard to the criteria listed in Policy SP11 the Applicant has highlighted that there is a new, purpose-built village/community hall on the north-western side of Harome and the Anglican St Saviour's Church on Main Street also provides a larger community space for worship and assembly.

Taking account of the village population, declining Church membership and the existence of other similar and purpose built local facilities it is considered that the change of use of the Chapel from a public building to a private dwelling would not have a significant impact on the availability of community facilities in the locality and the development would not conflict with the overall aims of Policy SP11.

Local Needs Occupancy

Policy SP2 (Delivery and Distribution of New Housing) states that the conversion of existing buildings for residential uses is normally supported providing that it is subject to a Local Needs Occupancy condition in line with Policy SP21(a) (Occupancy Restrictions). The purpose of the Local Needs Occupancy condition is to ensure that the relatively limited number of new houses coming forward in 'Other Villages' and the open countryside reflect the housing requirements for the locality. The restriction means that occupants must have lived in the parish, or an adjoining parish, for three years, have another long-standing connection, a full-time local job or an "essential need" due to age or infirmity. However, this application is seeking planning permission for the alterations and change of use from a Chapel to a dwellinghouse without the Local Needs Occupancy condition.

In line with S38(6) of the Planning Compulsory Purchase Act 2004 planning applications must be determined in accordance with the adopted Development Plan unless material planning considerations indicate otherwise. The Applicant has put forward a viability argument as part of the application which highlights that as a result of factors such as the high cost of conversion, the distinctive appearance and unusual plan layout, the property may only appeal to a small section of the property market. Members will appreciate that the financial information accompanying the application is treated as confidential and as a result is not included with the application documents in the public domain.

The conversion costs are similar to those associated with the permitted Barton le Willows Chapel change of use (planning ref. 15/01435/FUL) that was granted without the LNO condition and subsequently sold. A number of the other closed Chapels remain on the market. In comparison to Barton le Willows the Harome site and buildings have a larger footprint and subsequently higher conversion costs. The Applicant notes that the catchment in the village and the surrounding parishes for local occupancy is larger in this case but the requirement for specialist conversion work to ensure that external and internal character features remain intact limits the appeal to a limited section of the market in terms of taste and affordability.

As referred to earlier in this report the responsibility for maintaining Chapels falls back to the Church Circuit once they become unviable and the building is closed. The buildings become a serious maintenance burden and the Circuit seek to dispose of them in a timely manner once a viable alternative use is confirmed and a purchaser found.

As discussed later in this report the building is a heritage asset of significance within the Conservation Area and the Applicant recognises the importance of retaining the character of the building and preserving the appearance of the Conservation Area through sensitive conversion and limited alterations. As a result the specialist conversion would be relatively costly.

A material consideration that weighs in favour of the development being permitted without the LNO restriction is that the greater part of funds raised through sale of these properties by the Church Circuit is retained and reinvested for the management and improvement of other Church Circuit facilities in the community which aligns with the overarching aims of Policy SP11.

Officers have considered the information submitted and consider that in this instance, on balance, the benefits to be derived from converting the existing Chapel outweigh the conflict with SP2 and SP21 in so far as it relates to the imposition of the Local Needs Occupancy restriction.

Design, appearance and impact upon the heritage assets

The building makes an important and significant contribution to the character and special interest of the Conservation Area and is also considered a non-designated heritage asset having a degree of significance meriting consideration in planning decisions. However, unlike a number of other Chapels in the District, this building does not occupy a prominent or central position within the village. The Chapel is positioned on a quiet lane on the edge of the village Conservation Area facing out across open fields. Chapel Lane marks the boundary of the rear gardens of properties that face onto Main Street and Mill Lane. No residential properties front the Chapel building.

The proposal involves limited external alterations and there would be no change to the external dimensions of the chapel or outbuildings. The external additions comprise two extra windows, conservation roof lights and flue and vent stacks. It is proposed to retain and repair leaded stained glass windows to improve thermal performance (internal glazing) and other externally features such as the slate roof covering, timber entrance doors, steps and iron railings would remain unchanged.

To further preserve the special character of this non designated heritage asset internal architectural features such as the wood panelling to dado level, pitch pine work, carved stone features, the raised pulpit and the front entrance porch would be retained unaltered. The removal of pews is unavoidable to create the open living area although some could be retained for domestic use.

The rooflight additions would be sensitively designed to ensure that they do not noticeably protrude from the slate roof covering and the additional casement windows would be small resulting a limited loss of building fabric and would be constructed from materials in keeping with the existing building. The flue and vent stacks would be set back and coloured to blend with the appearance of the roof.

The Building Conservation Specialist has raised no objection to the proposed development subject to the inclusion of conditions securing the prior approval of external materials, window and door fittings and the submission of a schedule of all the interior fittings and fixtures proposed for removal. It is considered that the proposed development would preserve the character and appearance of the Conservation Area and would not harm the significance of the building as a non-designated heritage asset and would not conflict with the NPPF or Policies SP12 and SP16.

Impact on neighbouring amenity- overlooking/loss of privacy

An objection has been received from the occupant of Mulberry House which raises loss of privacy concerns in relation to the installation of two windows in the west elevation of the Chapel that they state would overlook their front garden.

The two timber casement windows (each 0.5m wide and 4.5m above ground level) would be inserted in the gable end of the west elevation at first floor level providing light into bedroom number 3. In addition a roof light would be installed in the west facing side of the pitched roof (7m above ground level) providing light to the master bedroom.

The new windows would face toward the east facing gable end of Mulberry House which contains no windows at first floor level. Small windows from the entrance porch and side door entrance of Mulberry House face east (i.e. non-habitable rooms). The main windows of the Mulberry House face front and back (south and north respectively) and the principal garden area is to the rear of the property. The front garden faces onto the road and is not screened by any built development. Due to its position at the front of the site it is currently overlooked by users of the footpath and road. The development would not result in two habitable rooms facing one another and the front garden is over 20 metres from the west gable end of the chapel and is separated from the chapel by the land to the rear of Kirby Cote which includes

an existing vehicular access and hedgerow boundary treatment. In conclusion it is considered that the levels of privacy currently enjoyed by Mulberry House would not be impacted by the development and the removal, resizing or addition of obscured glazing would not be warranted in this instance.

Two rooflights would be inserted in the north elevation of the Chapel. The land immediately to the west of the Chapel (at the rear of Kirby Cote) comprises a row of stone outbuildings which benefit from planning permission ref. 17/00155/FUL for the change of use to form a two bedroom dwelling with parking and amenity areas. The permission has been implemented and once converted the front east facing elevation of the dwelling would be 15m north-west of the Chapel. The dwelling would be no closer than the existing outbuildings and not directly facing the Chapel. In addition a stone wall of 1.2m rising to 1.8m would screen the east facing elevation. The approved plans for the converted outbuildings indicate that the area of the land immediately to the west of the Chapel would be the driveway off Chapel Lane and parking area for the new dwelling and a small amenity area with a 1.2m high fence and hedgerow along the western boundary and a 1-1.3m high stone wall along the eastern boundary with Kirby Cote.

It is considered that due to the boundary treatments and driveways, the positioning of the openings in the Chapel would not have a material adverse impact upon neighbouring occupiers of Mulberry House or Kirby Cote, including the converted outbuildings. 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.

With regard to other new openings the rooflight in the east elevation serving the master bedroom would face towards the gable end of Aban Cottage but would be positioned at higher level than the adjacent cottage and would not face towards a habitable room. The rooflight in the south elevation would serve a bathroom and face across open fields having no impact on residential amenity. It is not anticipated that the existing ground floor windows that would serve other habitable rooms in the converted building would result in any adverse amenity conditions.

Impact on neighbouring amenity- visual amenity

The Applicant's maintenance/service strip at the northern end of the site is partly overlooked by ground and first floor windows of Primrose Cottage and also Tariq Cottage. In their objection the occupants of Primrose Cottage state that they have previously kept the strip of land tidy and have raised concerns that, following conversion to a private dwelling, without maintenance, the condition of the land has the potential to impact upon their visual amenity. The strip of land is currently part grass and part gravel.

The occupants of Primrose Cottage request that this is controlled by a planning condition requiring the occupants of the converted Chapel to properly maintain the area.

It is not anticipated that the change of use from a chapel to a residential property would result in the deterioration of the condition of the service strip and the relevant drainage condition (see next sub section) would require the making good of the land following the completion of any drainage works.

Whilst impact on visual amenity is a material planning consideration it is considered that to condition or enforce 'maintenance' of the service strip or any other part of the rear garden area in perpetuity is ultra vires and a condition to this effect would not meet the tests set out in the paragraph 206 of the NPPF. It is the view of the Officer that this is a civil matter be dealt with outside the planning system. In conclusion it is considered that the change of use and alterations would not have an adverse impact on the amenity of neighbours and complies with the requirements of Policy SP20.

Drainage

It is proposed that the surface water from the new drainage channel at the entrance flows to an on-site soakaway located within the amenity space at the rear of the building. This is considered acceptable subject to percolation tests to be secured by condition.

There is an existing sink in the Chapel and toilet in the outbuilding which connect to existing foul drainage runs. It is proposed that, subject to survey, the new foul drainage runs would feed into the existing inspection chamber at the rear of the site and be carried away as existing to the public sewer.

The application boundary includes a finger of land/service strip at the northern end of the site which is at the rear of Primrose Cottage and Tariq Cottage. The rights of access to run drainage and maintain services is a civil matter outside of planning control but a concern raised by the occupant of Primrose Cottage to the north is that works could be undertaken in the service strip to the rear of their property so the land would need to be made good on completion of the works. To address this concern a standard condition requiring the prior approval of the drainage works shall also include a requirement that the land (within the application red line boundary) is made good on completion.

Yorkshire Water have been consulted and have verbally confirmed that they have no comments to make on the application.

Highways impact

The vehicular access to the Chapel is near to a blind corner to the east. However, Chapel Lane is a service road that is not significantly used by through traffic. The land to the rear of the Chapel would allow sufficient space for parking and turning and it is not anticipated that the change to a residential use would result in an unacceptable increase in vehicular movements along the lane.

The LHA observe that although no new or altered access is proposed, the existing access is generally of un-bound construction and should be up-graded to cater for the vehicles likely to be associated with the existing building conversion phase and operational use of the existing building thereafter. Subject to the recommended conditions the LHA has raised no objection to the proposed development. In light of the above it is considered that the development would not result in conditions prejudicial to road safety and complies with the relevant part of Policy SP20.

Impact on a protected species

The application is accompanied by an Ecology report which assessed the potential impact of the alterations on protected species. The report concluded that whilst there was roost habitat available no bat activity was found and also there would be no impact on nesting birds or barn owls. It is considered therefore that there would be no net loss to biodiversity and the proposed development includes replacement roosting habitat which will be secured by condition and the proposal is considered to be compliant with Policy SP14.

Other matters- Rights of access

Objections have been received from the owner/occupants of Aban Cottage and Mabrouk Cottage which stand adjacent to the Chapel access. The concern is that their rights of access to the rear of their properties provided by the route between the Chapel and the cottages would be impeded by a 1.8m high timber gate across the access, initially shown on the Proposed Site Plan. In response the Applicant has amended the Plan to remove the timber access gate from the application. The Applicant is aware of the existing rights of access and any outstanding access issues would be a civil matter to be resolved between landowners. It is considered that the aforementioned objections have been addressed by the amended Plan.

Conclusion

The principle of the development is in line with national and local planning policy and represents a viable alternative use that would preserve the character and appearance of both the non-designated heritage asset and the wider Conservation Area. The conflict with Policies SP2 and SP21 has been weighed against the benefits of the conversion and on balance greater weight is given to the

preservation of the character features of the Chapel and the granting of planning permission (without the Local Needs Occupancy Condition) is considered to be acceptable. The recommendation to Members is therefore one of approval.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Location Plan, drawing ref. 4445EX10 01, dated 22.01.2018

Proposed Site Plan (amended), drawing ref. 4445AR20 01 Rev B, dated 12.02.2018

Chapel & School Room Proposed Plans, drawing ref. 4445AR20 02 Rev A, dated 12.02.2018

Chapel & School Room Proposed Elevations, drawing ref. 4445AR30 02 Rev A, dated 22.01.2018

Chapel & School Room Conservation Rooflight Detail, drawing ref. 4445AR50 02, dated 12.02.2018

Proposed Sections, drawing ref. 4445AR40 01 Rev A, dated 12.02.2018

Chapel Out-building Proposed Plan and Elevations, drawing ref. 4445AR50 01, dated 22.01.2018

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

3 Before the development hereby permitted is commenced, details and samples of the materials to be used on the exterior of the converted Chapel and garages (including rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

4 Before the development hereby permitted commences, details of the ground surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

5 Unless otherwise agreed in writing, a written inventory of all the interior fittings and fixtures proposed for removal in conjunction with clear photos should be submitted and approved in writing by the Local Planning Authority.

Reason: To retain the character of the undesignated heritage asset.

6 No external lighting shall be provided within the application site without the prior written approval of the Local Planning Authority.

Reason: To comply with the requirements of Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 7 Unless otherwise agreed in writing by the Local Planning Authority all conservation rooflights are to be top hung opening.

Reason: To ensure a satisfactory external appearance.

- 8 Prior to the commencement of the development, details of all new mechanical extraction/ventilation flues shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To comply with the requirements of Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 9 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, the Local Plan Strategy.

- 10 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

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason: To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s).

- 11 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order revoking, re-enacting or amending that Order), no windows, other than those shown on the plans hereby approved, shall be formed in the walls or roof of the dwelling(s) hereby permitted without the prior written consent of the Local Planning Authority following a specific application in that respect.

Reason: To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s).

- 12 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
- Reason: To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development.
- 13 Prior to the commencement of the development hereby approved full details of the soakaway and siting of it, including percolation tests should first be agreed in writing with the Local Planning Authority.
- Reason: In the interest of satisfactory drainage.
- 14 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby permitted shall not be occupied until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The land shall be made good on completion of the drainage works.
- Reason: In the interests of the satisfactory drainage of the site.
- 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 to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
- a. The existing access shall be improved by upgrading of construction specification in accordance with Standard Detail E6C to cater for construction / delivery traffic during the conversion phase of the building and domestic / operational traffic allied to the occupation of the building thereafter.
 - b. The final surfacing of any private access within 2.0 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.
- Reason: 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 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Proposed Site Plan (amended), drawing ref. 4445AR20 01 Rev B, dated 12.02.2018 for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.
- Reason: To ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
- 17 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of 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.

Reason: To provide for appropriate on-site vehicle parking and the storage facilities, in the interests of highway safety and the general amenity of the area.

- 18 All works shall be carried out in accordance with the details contained within Section 9 of the Bat, Breeding Bird and Barn Owl Scoping Survey, dated July 2017 produced by MAB Environment & Ecology Ltd.

Reason: In line with Policy SP14.

INFORMATIVE (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.